

# CHAMBERS GROUP

RFP FOR ON-CALL PLANNING  
AND ENVIRONMENTAL  
SERVICES  
CITY OF BEAUMONT



MARCH 16, 2023

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Resumes



## **A. Cover Letter**

March 16, 2023

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

### **Subject: City of Beaumont On-Call Planning and Environmental Services**

Dear Grace:

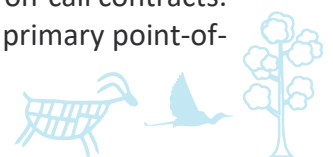
The City of Beaumont's (City) growth and continued transportation improvements since its incorporation in 1912 have molded the City to become an exceptional location for new development and expansion opportunities. This is reflected with the recent focus by the City Council's revitalization of the downtown business corridor with the announcement of the Downtown Business Incentive Program and being the recipient of the Operating Budget Excellence Award. Chambers Group looks forward to witnessing the continued growth and excellence in the City. For the City to service new and expanding businesses, they require on-call environmental consulting services from a qualified consultant who understands not just the stringent environmental regulatory and approval process associated with its projects, but one that will also meet or exceed high expectations—a firm that offers speed of response, local history, regulatory expertise, customer service, and an extreme degree of flexibility. Chambers Group is that firm.

For over 40 years Chambers Group's focus has been helping public government agencies keep their projects in compliance with the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and other environmental impact regulations related to natural and cultural resources. In fact, in the last 10 years, we've held over 200 on-call contracts with public agencies. Drawing from this experience and from the firm's proven and streamlined on-call project management process, Chambers Group is prepared to provide the City with on-call environmental consulting services.

Chambers Group is excited to continue to provide CEQA and environmental compliance support services to the City including:

- Peer review of Applicant-prepared CEQA document and technical studies
- Peer review of City-prepared CEQA document and technical studies
- On-call advisory services for applicability of CEQA review and recommendations for appropriate CEQA compliance
- Notification and consultation with Native American Tribes in compliance with Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18)
- Attendance and presentation at Planning Commission and/or City Council meetings
- Providing suggestions to streamline City review and processing of applications
- Review of CEQA documents prepared by surrounding jurisdictions for adequacy of analysis and issues important to the City

The Chambers Group team is structured in such a way that is efficient and effective for on-call contracts. The team will be led by Eunice Bagwan as Project Manager. She will also serve as the primary point-of-



contact and will proactively collaborate with the City. Supporting her will be Saraiah Skidmore as the Biological Resources Task Manager and Lucas Tutschulte, Cultural Resources Task Manager. Vista Environmental will act as a subconsultant for air quality, climate change/global warming, and noise. In addition, Chambers Group has a deep bench of trusted subconsultants that we utilize based on specific project needs and can include in project work based on approval from the City. Alternatively, we would be happy to use the City's preferred subconsultants, as appropriate.

With this letter, Chambers Group certifies under perjury that the firm complies with state and federal non-discrimination requirements. I have the authority to negotiate and contractually bind Chambers Group to the City of Beaumont: Mike McEntee, Chief Operating Officer, 5 Hutton Centre Drive, Suite 750, Santa Ana, CA 92707, mmcentee@chambersgroupinc.com, 949.261.5414.

We graciously appreciate the opportunity to continue our relationship with the City of Beaumont and look forward to assisting the City reach its goals. For any questions, clarifications, or to further discuss our team capabilities and approach, you may reach Eunice at ebagwan@chambersgroupinc.com, 949.261.5414 extension 7325.

**CHAMBERS GROUP, INC.**



Mike McEntee  
Chief Operating Officer



## B. Introduction/Information

Chambers Group submits this proposal to the City of Beaumont (City) to provide On-Call Planning & Environmental Services. Drawing from our experience of having managed 200 on-call contracts in the last 10 years, and with previous experience in working with the City, we are confident in our ability to apply our streamlined on-call project management process along with our quality client service and collaborative team-work approach to provide the City with the highest standard of environmental documents. In addition to working with the City, Chambers Group has also worked directly with project applicants and their consultants so that projects can move forward. We are excited at the opportunity to leverage the work we have done with the City of Beaumont and look forward to continuing to provide streamlined CEQA review for important development projects within the City.

### Understanding

Chambers Group understands that the City is in need of a qualified consultant to provide on-call environmental services. In accordance with California State Laws and regulations, the City requires the implementation of CEQA. The contracted consultant will be responsible for the preparation of Environmental Impact Reports (EIR), Environmental Impact Statements (EIS), Negative Declarations (ND), Mitigated Negative Declarations (MND), technical studies, and other CEQA and NEPA documentation for proposed projects. The contracted consultant is also expected to attend public meetings, regularly interface and communicate with City staff and other City consultants, and attend regularly scheduled coordination meetings, as necessary, when work is in progress. We also understand we will provide services to augment City staff as it relates to CEQA, including review of submitted documents for private developments and assisting with the AB 52 consultation process. Under the direction of the City’s Community Development Director, we will serve as a coordinator and will provide the range of expertise necessary to carry out the normal functions of CEQA.

### Location of Company offices:

Firm Name, Address & Phone Number	<p><b>Chambers Group, Inc.</b></p> <p>Headquarters - 5 Hutton Centre Drive, Suite 750 Santa Ana, CA 92707, (949) 261-5414, (866) 261-3100 (fax)</p> <p>Los Angeles County Office - 201 North Brand, Suite 200, Glendale, CA 91203, (213) 623-1859, (866) 261-3100 (fax)</p> <p>San Diego County Office - 9620 Chesapeake Drive, Suite 202, San Diego, CA 92123, (858) 541-2800, (866) 261-3100 (fax)</p>
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This contract will be managed from our Santa Ana office with support from our other locations if needed. Eunice Bagwan, Project Manager, can be reached at ebagwan@chambersgroupinc.com, at 909.335.7068 extension 7325. In addition our key staff is fully available for all project activities and will prioritize task orders with company resources and responsiveness.

### Subconsultants

Should any project require analysis beyond what Chambers Group provides in-house, we have worked with the below trusted subconsultant on a variety of projects in the past.



### Vista Environmental Services: Air Quality, Energy, GHGs, and Noise Analyses

Vista Environmental specializes in air quality, energy, greenhouse gas (GHG) emissions, and noise impact analyses for governmental agencies and the business community and has completed numerous complex studies that conform to both CEQA and NEPA requirements. Vista utilizes California Emissions Estimator Model® (CalEEMod) (Version 2020.4.0) to calculate air quality and GHG emissions and to estimate energy usage. Vista Environmental's experience includes a wide range of project types, including residential, commercial, industrial, and recreational projects as well as public projects that include specific plans and general plans. Greg Tonkovich with Vista has prepared studies to specific standards and formats such as Caltrans Air Quality and Noise Study Reports and has completed air quality and/or noise analyses in over 200 different local jurisdictions throughout California.

## C. Approach

To accomplish the objectives of the scope of services, we will apply our streamlined on-call project management process, client service standards, and collaborative teamwork approach. Upon a Task Order approval and work authorization, Chambers Group will initiate a project kick-off meeting to achieve the following:

- Establish communication and reporting protocols
- Discuss staff roles, responsibilities, and expectations
- Gather project description information and all associated pertinent data including schedule and budget
- Address any project concerns or issues

The next steps are listed below to briefly demonstrate the typical workflow during the preparation of a CEQA/NEPA environmental document:

1. Finalize Project Description
2. Review/Scope Potential Significant Issues
3. Attend Formal Scoping Meeting (when required)
4. Prepare Draft CEQA/NEPA Document and Notices and Conduct/Manage Technical Studies
5. Attend Public Hearing on Draft CEQA/NEPA Document
6. Review/Respond to Public Comments on Draft CEQA/NEPA Document
7. Prepare Final CEQA/NEPA Document and Notices

Chambers Group is available to provide support during all stages of CEQA document development and would look to further our approach that engaging early in the process will help shape the scope of the analysis provided and prevent timely and costly re-work during the later stages of project development. Our quality control and assurance (QA/QC) protocol is integrated throughout the life cycle of the document preparation process. Our objectives are to prepare the necessary environmental document, circulate it, respond to comments, and prepare a final document for circulation and certification.

## D. Firm Profile

Founded over 43 years ago, Chambers Group is guided by the principles of the NEPA, CEQA, Clean Water Act, Endangered Species Act, Migratory Bird Treaty Act, National Historic Preservation Act,



Archaeological Resource Protection Act, and the Native American Graves Protection and Repatriation Act. Our knowledge and expertise in these areas enable us to interpret and advise clients on complex federal, state, and local environmental regulations and legislation. Chambers Group has held on-call contracts with public agencies in the Inland Empire including, but not limited to, the counties of Riverside and San Bernardino and the cities of Beaumont, Palm Springs, Riverside, Indio, San Bernardino, Redlands, Yucaipa, and Fontana.

Chambers Group is an S-Corporation (#C1610973) incorporated in the State of California on May 25, 1979. Chambers Group is owned by Chambers Group Employee Stock Ownership Trust and governed by a Board of Directors. Chambers Group is an employee-owned Department of General Services-certified Small Business Enterprise (SBE) with project work throughout the state.

## CEQA Experience

Conducting environmental analyses and documentation for development projects, including complex and sensitive projects, is Chambers Group's specialty. We are experienced in preparing appropriate CEQA documents and technical studies. Chambers Group's staff has ongoing relationships with many state and local agencies, and the firm maintains an understanding of evolving environmental legislation and meeting the stringent requirements of federal, state, and local regulatory agencies. Our team of technical experts will provide scientific objectivity, environmental expertise, defensible environmental analysis, and technical documentation to support the City in meeting its project goals.

Chambers Group's environmental planners in association with other members of our team have decades of experience providing CEQA compliance services on both publicly and privately initiated development such as residential development, commercial development, mixed-use development, energy and communications, and agency-sponsored projects such as transportation upgrades and improvements, parks, stormwater, and municipal planning projects. We have extensive experience in general plan amendments, rezones, design reviews, conditional use permits, and specific plans. Many of our planners currently serve on their respective Chapter of the Association of Environmental Professionals (AEP) Board which allows our planning team to stay informed of the rapidly changing regulatory environment. We use this access and knowledge to help our clients stay ahead of upcoming changes and hot buttons as we navigate the CEQA process. Our team combines our experience with proven management techniques that focus on flexibility, responsiveness, and accountability. We work seamlessly with project Applicants and City staff to meet schedules, work within budget, and produce environmental documentation that is thorough and complete. Our team offers experience from being on both sides of the counter.

Chambers Group is known for providing subject matter experts (SMEs) who are exceptionally responsive and communicative with our clients. Chambers Group has built this reputation on decades of experience preparing appropriate CEQA and NEPA documents for complex projects; preparing required resource agency permit applications, preparing mitigation plans, and monitoring construction activities for compliance.

<b>Number of Professionals</b>	48	<b>Years in Business</b>	43
<b>Office Locations</b>	Santa Ana, Glendale, San Diego		



<b>Organizational Structure</b>	ESOP; S Corporation
<b>Areas of Particular Expertise</b>	CEQA/NEPA environmental planning and compliance; regulatory permitting and coordination; technical studies for aquatic, biological, and cultural resources; mitigation planning and monitoring; California landscape and habitat restoration; and GIS.

### E. Office Location

Our Orange County office will serve as the principal office responsible for implementation of a contract with the City. Our project team is readily available to come into your office whenever it is needed.

<b>Firm Name</b>	Chambers Group
<b>Mailing Address</b>	5 Hutton Centre Drive, Suite 750 Santa Ana, CA 92707
<b>Phone Numbers</b>	t   949.261.5414 Ext 7325 f   866.261.3100
<b>Name of Contact</b>	Eunice Bagwan
<b>Email Address</b>	ebagwan@chambersgroupinc.com

### F. Proposed Team

Key Personnel, Roles, & Responsibilities	Similar Past Projects Experience
<p><b>Eunice Bagwan</b>  <b>Project Manager and Point of Contact.</b>                      Project management and document preparation.</p>	<ul style="list-style-type: none"> <li>• City of Beaumont On Call for Environmental Services, Task Order Hidden Canyon Industrial Park Plot Plan, Beaumont, CA</li> <li>• City of Beaumont On Call for Environmental Services, Task Order IS/MND for Commercial Center, Beaumont, CA</li> <li>• City of Beaumont On Call for Environmental Services, Task Order Oakridge RV Storage, Beaumont, CA</li> <li>• City of Beaumont On Call for Environmental Services, Task Order Any Size RV and Boat Storage CEQA Peer Review, Beaumont, CA</li> <li>• City of Beaumont On Call for Environmental Services, Task Order Beaumont Brookside, Beaumont, CA</li> <li>• City of Beaumont On Call for Environmental Services, Task Order, General Plan Update EIR Peer Review AB52, Beaumont, CA</li> </ul>
<p><b>Mike McEntee</b>  <b>Chief Operating Officer</b>  <b>Principal in Charge</b></p>	<ul style="list-style-type: none"> <li>• City of Beaumont On Call for Environmental Services Contract with various task orders, Beaumont, CA</li> </ul>
<p><b>Meghan Gibson</b></p>	<ul style="list-style-type: none"> <li>• City of Beaumont On Call for Environmental Services, Task Order Legacy Highlands EIR Peer Review., Beaumont, CA</li> </ul>





<p><b>Environmental Planner</b> Support to project management and document preparation.</p>	<ul style="list-style-type: none"> <li>• City of Beaumont On Call for Environmental Services, Task Order EIR Peer Review AB52, Beaumont, CA</li> <li>• On-Call for Environmental Consulting Services, City of Moorpark, Moorpark, CA</li> <li>• 2041 Facilities Master Plan Supplemental Environmental Impact Reports, Long Beach Community College District (LBCCD), Long Beach, Los Angeles County, CA</li> </ul>
<p><b>Victoria Boyd</b> <b>Environmental Planner</b> CEQA/NEPA reviews</p>	<ul style="list-style-type: none"> <li>• City of Beaumont On Call for Environmental Services, Task Order EIR Peer Review AB52, Beaumont, CA</li> <li>• City of Beaumont On Call for Environmental Services, High Sands IS/MND Peer Review CUP2020-0049, Beaumont, CA</li> <li>• City of Beaumont On Call for Environmental Services, Task Order Legacy Highlands EIR Peer Review., Beaumont, CA</li> <li>• Coachillin Environmental Impact Report, Desert Hot Springs, CA</li> </ul>
<p><b>Paul Morrissey</b> <b>Director of Biology</b> Lead for biological resources needs.</p>	<ul style="list-style-type: none"> <li>• City of Beaumont On Call for Environmental Services, High Sands IS/MND Peer Review CUP2020-0049, Beaumont, CA</li> <li>• TL 637 Wood to Steel Pole Replacement, Surveys, and Jurisdictional Delineations, San Diego Gas &amp; Electric (SDG&amp;E), Creelman Substation to Santa Ysabel Substation, San Diego County, CA</li> <li>• 09-360 CNF Master Services Use Permit, Surveys, Jurisdictional/Wetland Delineations, and Vegetation Mapping, San Diego Gas &amp; Electric (SDG&amp;E), San Diego County, CA</li> <li>• Wood to Steel Transmission Line and Distribution Projects, Biological and Water Resources Surveys, San Diego Gas &amp; Electric (SDG&amp;E), San Diego, San Diego County, CA</li> </ul>
<p><b>Saraiah Skidmore</b> <b>Biological Resources Task Manager</b> Task and activities lead for biological resources needs.</p>	<ul style="list-style-type: none"> <li>• City of Beaumont On Call for Environmental Services, Task Order IS/MND for Commercial Center, Beaumont, CA</li> <li>• City of Beaumont On-Call for Environmental Services, Task Order Xenia Residential Project CEQA Peer Review, Beaumont, CA</li> <li>• City of Beaumont On Call for Environmental Services, Task Order Initial Study/Mitigated Negative Declaration Peer Review, Beaumont, CA</li> <li>• City of Beaumont On Call for Environmental Services, Task Order Oakridge RV Storage, City of Beaumont, CA</li> <li>• City of Beaumont On Call for Environmental Services, Task Order Any Size RV and Boat Storage CEQA Peer Review, City of Beaumont, CA</li> <li>• City of Beaumont On Call for Environmental Services, Task Order Beaumont Brookside, Beaumont, CA</li> </ul>



<p><b>Jackelyn Mayfield</b> <b>Biologist/Botanist</b></p>	<ul style="list-style-type: none"> <li>• City of Beaumont On Call for Environmental Services, Task Order Beaumont Brookside, Beaumont, CA</li> <li>• City of Beaumont On-Call for Environmental Services, Task Order Xenia Residential Project CEQA Peer Review, Beaumont, CA</li> <li>• Atwell Development Project Phases 3-8, Tri Pointe Homes, Banning, CA</li> <li>• Southern Tarplant Mitigation at Fairview Park and ASCON Landfill Site Interim Removal Measure, Huntington Beach, CA</li> </ul>
<p><b>Lucas Tutschulte</b> <b>Cultural Resources Task Manager</b> Task and activities lead for cultural resources and Tribal Cultural Resources needs.</p>	<ul style="list-style-type: none"> <li>• City of Beaumont On Call for Environmental Services, Task Order IS/MND for Commercial Center, Beaumont, CA</li> <li>• City of Beaumont On-Call for Environmental Services, Task Order Xenia Residential Project CEQA Peer Review, Beaumont, CA</li> <li>• Coachella Avenue 48 Widening Project, Coachella, CA</li> <li>• Joshua Tree Project, Pedestrian field survey, Joshua Tree, BP Wind, San Bernardino County, CA</li> <li>• CEQA and NEPA Compliance Services for Willey Reservoir Bank Stabilization Project, Imperial Irrigation District, San Diego County, CA</li> <li>• Environmental Programs Contractor Support- Cultural Resources, SDG&amp;E, San Diego, CA</li> </ul>
<p><b>Richard Shultz</b> <b>Cultural Resources</b> Support for cultural resources and Tribal Cultural Resources needs.</p>	<ul style="list-style-type: none"> <li>• City of Beaumont On Call for Environmental Services, Task Order EIR Peer Review AB52, Beaumont, CA</li> <li>• City of Beaumont On Call for Environmental Services, Task Order Pennsylvania Street Commercial Peer Review, Beaumont, CA</li> <li>• City of Beaumont On Call for Environmental Services, Task Order CEQA Initial Studies, Southwest Corner 8th and Highland, Beaumont, CA</li> <li>• G Guild Cultivation Project Peer Review, City of Desert Hot Springs, CA</li> <li>• CEQA Initial Studies, Desert Hot Springs Dreamfields, Desert Hot Springs, CA</li> </ul>
<p><b>Phillip Carlos</b> <b>GIS</b> Technical support for data and figure needs</p>	<ul style="list-style-type: none"> <li>• Big Tujunga Dam and Reservoir Cleanout Project, Phase II, Monitoring, Los Angeles County of Public Works (LACPW), Sunland, Los Angeles County, CA</li> <li>• Potential Well Sites Investigation CEQA, Lake Arrowhead Community Services District, Tidewater Inc., Lake Arrowhead, San Bernardino County, CA</li> <li>• CEQA-NEPA Compliance Services for Willey Reservoir Bank Stabilization Project, Imperial Irrigation District, San Diego County, CA</li> </ul>



<p><b>Greg Tonkovich</b>  <b>Vista Environmental</b>                  Air Quality, Energy, GHGs,                  and Noise Analyses</p>	<ul style="list-style-type: none"> <li>• City of Beaumont On Call for Environmental Services, Task Order Any Size RV and Boat Storage CEQA Peer Review, City of Beaumont, CA</li> <li>• City of Beaumont On Call for Environmental Services, Task Order IS/MND for Commercial Center, Beaumont, CA</li> <li>• City of Beaumont On Call for Environmental Services, Task Order Beaumont Sixth Street Sewer Peer Review, Beaumont, CA</li> <li>• City of Beaumont On Call for Environmental Services, Task Order Oakridge RV Storage, City of Beaumont, CA</li> <li>• City of Beaumont On Call for Environmental Services, Task Order Beaumont Brookside, Beaumont, CA</li> </ul>
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## G. References

### City of Beaumont On-Call for Environmental Consulting Services, Riverside County, Beaumont, CA

Client: City of Beaumont, Contact: Christina Taylor, Community Development Director, 550 East Sixth Street, Beaumont, CA 92223, (951) 572-3212, [Ctaylor@beaumontca.gov](mailto:Ctaylor@beaumontca.gov)

**Key Team Members:** Mike McEntee—Principal, Eunice Bagwan—Environmental Planner, Victoria Boyd—Environmental Planner, Paul Morrissey—Biological Services Lead, Richard Shultz—Cultural Resources, Vista Environmental

**Dates: 04/2016 – Ongoing**

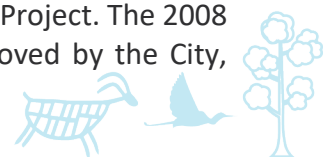
Commencing in July 2016, Chambers Group has completed a series of task orders to support the City with general CEQA compliance as well as conduct peer review of project applications and CEQA documents. Chambers Group has provided guidance and assistance with the preparation of all required environmental impact documentation (including CEQA documents, Consistency Evaluations, Environmental Check Lists, etc.); preparation and/or peer review of technical environmental reports and analyses (GHG studies, traffic studies, noise studies, surveys, water supply assessments, etc.); participation and testimony in public meetings; consultation on CEQA processes and requirements. The following are examples of task orders under this contract:

#### **High Sands Initial Study/Mitigated Negative Declaration (IS/MND) Peer Review CUP2020-0049, Beaumont, CA**

Chambers Group conducted peer reviews and AB 52 consultation for the development of a drive-thru-restaurant and a 6,400 square foot office building, and the remodel of an existing car wash on a 2.38-acre on Highland Springs Avenue, in the City of Beaumont, Riverside County. Highland Springs Avenue will be widened to 55 feet along the vacant parcels, thereby reducing the buildable area of the Project site to 2.31 acres. Chambers Group was able to work with the City and Applicant and their consultant team to ensure that the review comments were completed, and the document was ready for public review.

#### **Legacy Highlands Partially Recirculated Draft EIR (PRDEIR) Peer Review, Beaumont, CA**

The City of Beaumont certified the Legacy Highlands Specific Plan Project Environmental Impact Report, SCH No. 2005031155 (the 2008 EIR), and approved the Legacy Highlands Specific Plan Project. The 2008 EIR evaluated potential environmental impacts of the Project. The Project, as approved by the City,



would provide for a total of up to 2,868 dwelling units (1,107 single family residential units and 1,761 active adult, low density residential units), 100 acres (approximately 1.20 million square feet) of commercial/industrial uses, a 20 acre school site, various neighborhood parks, undeveloped open space, and all supporting infrastructure and utilities. The EIR was published in 2007. In 2009, the Superior Court of California, County of Riverside released a Statement of Decision to revise portions of the EIR, thus, a Partially Recirculated Draft EIR (PRDEIR). Chambers Group reviewed the PRDEIR and the associated Water Supply Assessment to confirm that the requested analyses were completed to comply with the Statement of Decision. The reviews were completed, and the document was circulated for public review. In addition to reviewing the PRDEIR, Chambers Group provided feedback on the response to comments after the public review period.

**General Plan Update (GPU) EIR Peer Review and AB 52 Consultation**

Chambers Group contributed to the preparation of all 20 resource areas of the City of Beaumont’s EIR for the GPU 2040. This included the Executive Summary, Introduction, Project Description, Environmental Impact Analysis, Consistency with Regional Plans, Alternatives, and other CEQA Considerations sections. The EIR included a discussion of the City’s Regional Housing Needs Allocation (RHNA) fair share of regional housing needs. The RHNA was a mandated State Housing law that is part of periodic process of updating the housing elements of the General Plan. On behalf of the City, Chambers Group reviewed and edited the GPU EIR to ensure it would meet all of the requirements of as outlined in the CEQA’s guidelines, Section 15166, for preparing an EIR for a general plan. Chambers Group also assisted the City in conducting AB 52 and SB 18 consultation, which requires public agencies to consult with Native American tribes that are traditionally and culturally affiliated to a project area or geographic area of jurisdiction. Following consultation, Chambers Group successfully completed an expedited review of all sections of the EIR within the requested timeframe which allowed the document to be circulated for public review and be approved by City Council within the year.

**Hidden Canyon Industrial Park Plot Specific Plan Updated Site Plan Review, Beaumont, CA**

The City of Beaumont requested the assistance of Chambers Group to support the City for the Hidden Canyon Industrial Park Plot Plan. The Project proposes to construct a 2.89 million square foot warehouse project in two buildings. A CEQA review was conducted for the Hidden Canyon Specific Plan in 1995. The EIR was prepared and certified. An addendum was prepared and certified to the EIR by the City in 2012 during plan modifications. A letter was received requiring further explanation on the Project’s compliance / or non-compliance with CEQA. Chambers Group provided support to City Staff in reviewing the proposed project plot plan and preparing Staff reports and presentations. Chambers Group cited Section 15183 of the CEQA guidelines which demonstrated that the Project was consistent with the Specific Plan and required no further action, allowing the project to move forward. Further, Chambers Group attended and answered questions from elected officials and the public at planning commission and City Council meetings.

**Southwest Corner 8th and Highland, Beaumont, CA**

Chambers Group conducted a peer review of the CEQA document and associated technical reports for the development of a 3,500 square foot quick service restaurant, gas station, and convenience store. Chambers Group also worked with the City to conduct AB 52 consultation to discuss the Project’s potential impacts to TCRs.



### **Elm/Olive Storage Yard Project, Beaumont, CA**

The Project is the construction of a storage yard for freeway construction maintenance materials on an industrial site in the City. The site included an abandoned/unused residence that would be used for storage of additional equipment. Chambers Group conducted a peer review of the IS/MND for the Project, including assisting the City in conducting an AB 52 consultation to discuss the Project's potential impacts to TCRs. Chambers Group also worked alongside the Applicant and their consultant to ensure that all documents and reports were prepared in compliance with the City guidelines and ready for public review.

### **Environmental Services On-Call, City of Desert Hot Springs, Riverside County, CA**

**Client:** City of Desert Hot Springs, CA

**Contact:** Patricia Villagomez, Associate Planner, [pvillagomez@cityofdhs.org](mailto:pvillagomez@cityofdhs.org), (760) 329-6411 Ext. 243

**Key Team Members:** Eunice Bagwan-Project Manager, Victoria Boyd-Environmental Planner, Richard Shultz-Cultural Resources, Vista Environmental

**Dates:** 06/2019 - Current

Chambers Group supported the City by peer reviewing project applications and CEQA documentation. Reports reviewed include IS/MNDs, EIRs, Addendums, air quality/GHG analyses, biological resources reports, cultural resources, noise studies, water supply assessments, and traffic studies. Examples of various task orders including projects relating to specific plan developments, cannabis cultivation, commercial resort development, and industrial development projects.

Because of the cultural sensitivity of the City, Chambers Group conducted Tribal Consultation on behalf of the City to comply with Assembly Bill 52 (AB 52). Chambers Group coordinated with the Native American Tribes (Tribes) that requested to be consulted for projects within the City. This effort includes preparation of AB 52 letters, scheduling tribal consultation calls, as well as discussing locations of TCRs within the City.

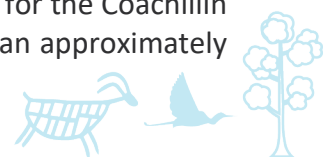
The peer review and tribal consultation process of several projects within the City overlapped with the release of Executive Order N-54-20 as a response to the pandemic in early 2020. Chambers Group worked with the Tribes to ensure that they received adequate time to review the environmental documents and provide recommendations to mitigate TCRs while keeping the City and project Applicants updated on the statuses of the projects.

### **GPU EIR Addendum, Desert Hot Springs, CA**

Chambers Group is assisting the City of Desert Hot Springs in preparing an Addendum to the City's General Plan Update. The City prepared and adopted the GPU in May 2020. The City is proposing a zone change for four parcels, two are currently developed and two are vacant. The land use and zone change would allow expanded development for commercial uses for the vacant parcels and will update the zoning of the two developed parcels to be consistent with existing uses. Chambers Group will be reviewing the GPU's EIR to determine if the Project meets the criteria set forth in Section 15162 of the CEQA Guidelines which requires the preparation of a subsequent or supplemental EIR. In addition to preparing an Addendum, the Project will include the preparation of an Air Quality, GHG and Noise to supplement their analysis.

### **Coachillin Anaerobic Digester Peer Review of IS/MND, Desert Hot Springs, CA**

The City requested the assistance of Chambers Group to provide peer review services for the Coachillin Anaerobic Digester Peer Review Project (Project). The Project is the development of an approximately





9.6-acre anaerobic digester facility that will take organic waste from local jurisdictions in the Coachella Valley and convert it to electricity. An IS/MND was prepared to tier from the Program EIR completed by the California Department of Resources, Recycling and Recovery assessing the potential environmental effects of Anaerobic Digester facilities in California. Chambers Group staff and selected subconsultants reviewed the IS/MND and associated technical studies for CEQA consistency and technical accuracy. Chambers Group provided City support during Tribal Consultation as required under AB 52.

### **Cal Meadows Cannabis Cultivation Facility Peer Review of IS/MND, Desert Hot Springs, CA**

Chambers Group was contracted to conduct a peer review of the IS/MND for the development of a 25,641 square foot cannabis cultivation facility. The City of Desert Hot Springs is reviewing an application submitted by Cal Meadows Development to develop a 0.98-acre (42,689 square-foot) parcel within the southern portion of the City of Desert Hot Springs. The proposed project will involve the construction of a new two-story 25,641 square-foot cannabis cultivation facility. The property has a General Plan and zoning land use designation of Light Industrial.

### **On-Call for Environmental Consulting Services, City of Moorpark, Ventura County, Moorpark, CA**

**Client:** City of Moorpark, **Contact:** Douglas Spondello, Planning Manager, 799 Moorpark Avenue, Moorpark, CA 93021, [dspondello@moorparkca.gov](mailto:dspondello@moorparkca.gov), (805) 517-6251

**Key Team Members:** Meghan Gibson–Project Manager, Eunice Bagwan–Environmental Planner, Paul Morrissey–Biological Services Lead, Heather Clayton-Biologist, Heather Franklin–Biologist, Lisa Louie-Permitting, Lucas Tutschulte–Cultural Resources Lead, Vista Environmental

**Dates:** 09/2019 – Ongoing

Commencing in September 2019, Chambers Group has worked on a series of task orders to support the City with the peer review of project applications and CEQA documents. Chambers Group is providing guidance and assistance through the peer review of environmental reports and technical analyses (traffic studies, noise studies, geologic assessments, hazardous materials assessments, hydrology studies, biological studies, cultural assessments, etc.). The following are examples of task orders under this contract:

#### **Hitch Ranch Peer Review Project, Moorpark, CA**

The City of Moorpark requested the assistance of Chambers Group to support the City for the Hitch Ranch Project. The Project involved the development of approximately 271.8 acres of land housing a maximum of 755 residential units (approximately 261 single-family units and 494 multiple-family units). An EIR was completed. Chambers Group provided support to City Staff in reviewing the Biological Resources Assessment, Cultural Resources Assessment, Geological Assessment, Hydrology Study and Phase 1 Environmental Site Assessment (ESA) prepared for the Project.

#### **High Street Station Mixed-Use Project, On-Call for Environmental Consulting Services, Moorpark, CA**

The City of Moorpark requested the assistance of Chambers Group to support the City for the High Street Station Mixed-Use Project. The Project involved the development of approximately 2.15 acres including 91 multi-family residential units, 13,656 square feet of commercial development, and associated surface parking spaces within the Moorpark Downtown Specific Plan Area. As part of project construction, the existing vacant granary, restaurant, and industrial buildings onsite were proposed to be demolished. An IS/MND was prepared by the City for this Project.



Chambers Group provided support to City Staff in providing peer review of the Traffic and Noise Study conducted for the Project. Chambers Group staff and selected subconsultants reviewed these technical studies for CEQA consistency as well as SME review of the technical analysis.

### **6000 Condor Drive Warehouse CEQA Documentation, Moorpark, CA**

Chambers Group provided CEQA services to the City of Moorpark for a project that involves the conversion of an existing 200,668 square foot warehouse building with 176,044 square feet of warehouse space at 6000 Condor Drive as a future local distribution center as well as development of an adjacent, vacant parcel as a parking lot. The project entails a lot merger, construction of a new parking lot, and tenant improvements for the conversion of the existing warehouse building on site for use as a distribution center. Chambers Group initially conducted peer review of Applicant-prepared technical studies as an extension of City staff and provided comments on analysis that needed updating. Chambers Group subsequently provided CEQA documentation support including an IS/MND, as well as technical studies including air quality and GHG analysis and biological resources assessment. A Draft IS/MND was circulated for public review in February 2020, and Chambers Group prepared the Final MND for the City including responses to comments received during the public review period.

### **On-Call Environmental Services for County of Los Angeles Public Works (LACPW), CA**

**Client:** Los Angeles County Public Works, **Contact:** Jimena Gonzales, Civil Engineering Assistant, Fiscal Division Accounts Payable, P.O. Box 7508, Alhambra, CA 91802-7508, (626) 458-6132, [jjgonzalez@dpw.lacounty.gov](mailto:jjgonzalez@dpw.lacounty.gov)

**Team in Common:** Meghan Gibson–Environmental Planner, Mike McEntee-Principal, Paul Morrissey–Project Manager, Heather Clayton-Biologist, Heather Franklin-Biologist, Lisa Louie-Permitting, Eunice Bagwan-Environmental Planner, Lucas Tutschulte–Cultural Resources, Phillip Carlos-GIS

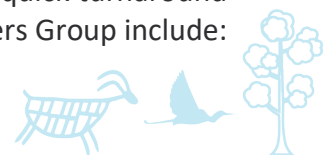
**Dates:** 1993 - Ongoing

Chambers Group has provided on-call environmental services to LACPW since 1993 for Programs Development Division, Water Resources Division, Flood Maintenance Division, Flood Control District, including biological studies and functional analysis, threatened and endangered species surveys, wetlands delineations, streambed bioassessment procedures, habitat restoration and revegetation plans and implementation, CEQA compliance, cultural, air quality, noise, and aesthetics, and providing environmental analysis and reports for specialized flood control projects, bridge repair/replacement projects, and road improvements/repairs, soft-bottom flood channels clean-out, and decommissioning of historic flood control dams.

Projects have included:

- Conducting a variety of technical studies including cultural, biological, water quality, air quality, noise, aesthetics, and other environmental topics
- Providing CEQA compliance by preparing EIRs, MNDs, and Categorical Exemptions
- Preparing documents for Public Works projects
- Decommissioning of historic flood control dams
- Providing environmental analysis and reports for specialized flood control projects, bridge repair/replacement projects, reservoir and basin cleanout projects, and road improvements/repairs

Chambers Group continues to provide services to Public Works, frequently providing quick turnaround to meet Public Works scheduling requirements. Types of services provided by Chambers Group include:



- CEQA and NEPA analysis
- Biological studies
- Nesting bird management plans
- Nesting bird surveys
- Nesting bird and bat survey training for Public Works employees
- Focused surveys for state and federally listed species
- Sensitive species relocation plans and relocations.
- Vegetation mapping
- Constraints analysis
- Wetlands and waters delineations
- Native tree and tree health assessments
- Permit applications
- Compliance monitoring
- Mitigation and Monitoring Plans
- Best Management Practice (BMP) and Water Quality Plans
- Habitat restoration and revegetation plans and implementation
- Small unmanned aircraft system (sUAS) analysis

### On-Call Biological Resources Services in support of various projects for the Sanitation Districts of Los Angeles County, Los Angeles County, CA

Client: Sanitation Districts of Los Angeles County, Contact: Bryan Langpap, Supervising Engineer, 1955 Workman Mill Road, Whittier, CA 90601, (562) 908-4288, [blangpap@lacsdc.org](mailto:blangpap@lacsdc.org)

**Key Team Members:** Mike McEntee-Principal, Paul Morrissey-Biological Services Lead, Heather Clayton-Biologist, Heather Franklin-Project Manager, Lisa Louie-Permitting, Eunice Bagwan-Environmental Planner, Phillip Carlos-GIS

**Dates:** 2008 - Ongoing

Chambers Group provided On-Call biological services to the Sanitation Districts beginning in 2008. Based on these excellent services, Chambers Group was awarded an extension in 2010, renewal of the On-Call Contract in 2012, and an extension in 2014 for services through 2016, and second On-Call Contract from 2017 - 2022.

Chambers Group's staff was responsible for coordinating with the Sanitation Districts' Project Managers, contractors, and regulatory agencies, providing oversight for CEQA compliance, conducting biological surveys, and performing mitigation monitoring. The Sanitation District's required biological/environmental support to construct, operate, and maintain facilities to convey, treat, recycle, and dispose of sewage/industrial wastes and generate recycled water, electrical power, and biosolids as part of the treatment process.

#### Sample of task orders that Chambers team accomplished were:

- Puente Hills Water Storage and Well Installation Projects





- Joint Outfall “A” Unit 6 Trunk Sewer Rehabilitation Project
- Joint Outfall “J” Unit 1E Trunk Sewer between Manholes J 219 and J 221 Project
- San Gabriel River and San Jose Creek 1211 Petition Project
- District’s Sewer Joint Outfall “B” Unit 6 J Site Project

## H. Scope of Services

Chambers Group is excited to continue to provide CEQA and environmental compliance support services to the City including:

- Peer review of CEQA documents and technical studies

Applicant and City-prepared CEQA documents and technical studies will be reviewed by Chambers Group to ensure that each resource area have been adequately analyzed and questions in the checklist have been answered thoroughly. Chambers Group will review any regulatory information pertinent to the project and call out any changes required based on guidelines published by the Office of Planning and Research if applicable. Either CEQA-level or detailed technical reviews will be completed on technical studies provided depending on the level of effort needed by the City or Applicant.

- Notification and consultation with Native American Tribes in compliance with Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18)

Chambers Group has considerable experience in cultural and paleontological resources management related to archaeology (both historic and prehistoric), built environments, ethnography, and fossil remains for public and private sector clients including areas within Riverside County. Chambers Group can lead the consultation efforts or provide general support during the outreach process. Given that tribes in the region may overlap for various projects, we can coordinate meetings directly with the tribes to discuss project-specific concerns and mitigation measures.

- On-Call Services and Meetings

In addition to peer reviewing documentation, our services include close interactions with the City to streamline City review and applications, attending project meetings, and attending presentations at Planning Commission and/or City Council meetings. Chambers Group will provide the City with on-call advisory services for the applicability of CEQA review and recommendations for appropriate CEQA compliance. We understand the importance of face-to-face interaction and we will provide support to both the City and Applicants during project reviews and approval.

Additionally, Typical tasks of this On-Call contract may include CEQA/NEPA documentation preparation and/or technical studies needed. Technical studies will be prepared on a project-by-project basis. The information below provides Chambers Group’s technical approach to accomplish the items outlined in the scope of services and includes technical approaches typically required for projects.

### Environmental Studies and Minor Environmental Documentation

Chambers Group’s environmental planners, in association with other members of our team, have decades of experience providing CEQA compliance services for planning and development (residential, commercial, industrial) projects, water and sewer projects, transportation projects, buildings, parks, storm drains, restoration activities and other engineering-type projects. Our team combines our



experience with proven management techniques that focus on flexibility, responsiveness, and accountability.

Chambers Group also realizes that the complex processes necessary to produce legally-defensible environmental documentation cannot be accomplished without a close relationship with City staff, and an in-depth understanding of the City, project details, and characteristics of the local environment. Chambers Group will work seamlessly with City staff to meet schedules, work within budget, and produce environmental documentation that is thorough and complete.

Because we expect the majority of environmental documentation required will be in compliance with CEQA, the approaches delineated below are regarding CEQA compliance. If, however, a project is proposed that will receive federal funding or requires approval from a federal agency, a NEPA document will be required. Our approach to NEPA documents follow closely our CEQA approach and every attempt will be made to combine efforts for both processes, saving both time and costs.

### CEQA Categorical Exemption

For the purpose of this scope, it is assumed that the City will have made the initial determination that a project is categorically exempt. However, Chambers Group does have experience advising agencies whether a project is categorically exempt. Chambers Group will prepare the supporting statements and required forms for filing of the Categorical Exemption (CE).

### CEQA Initial Study

An IS is typically prepared to determine the appropriate environmental document for a project which could be an ND, MND, or EIR. An IS would include a description of the project, including the location of the project; an identification of the environmental setting; a preliminary identification of environmental effects by use of a checklist, matrix, or other method, with some evidence to support the entries; and a preliminary discussion of the ways to mitigate the significant effects identified, if any. The IS also includes a discussion of the environmental factors outlined in the Appendix G checklist. The results of the IS will determine the appropriate environmental document and/or technical studies required to analyze the project to ensure its compliance under CEQA.

### CEQA Negative Declaration/Mitigated Negative Declaration

There are instances when an IS and MND can be large and complicated, as in construction on undeveloped land within sensitive cultural resource areas or projects that may involve controversial matters. Technical studies may be required to support the findings in the IS and to develop mitigation measures. These studies could include biological resources technical reports, archaeological resources technical reports, historic structures evaluations, noise studies, air quality studies, geotechnical and traffic studies, all of which can be performed with Chambers Group's project team. Chambers Group's approach includes brief reconnaissance-level field studies by an environmental analyst, biologist, and archaeologist to determine if more detailed technical studies are required.

### Environmental Impact Report

In the event a project may warrant the preparation of an EIR, Chambers Group will review and prepare the needed technical studies, notices, and drafts in accordance with CEQA guidelines. Such documents will include technical reports, a draft EIR, a notice of preparation, responses to comments, mitigation and monitoring plans, and the final EIR. Chambers Group will coordinate with our subconsultants, and approved subconsultants of the City to prepare legally defensible environmental documents for City projects.



### Preparation of Technical Studies and Special Studies

It is anticipated that during development of Initial Studies and minor environmental documentation, air quality, energy, GHG, and noise analyses will be required. It is expected that if other technical studies are required such as hydrology/water quality, traffic, or geotechnical, the City will use approved consultants identified under those categories. Our approach to these is as follows:

#### Air Quality/GHG – Vista Environmental

Beaumont is located within the South Coast Air Basin and the air emissions in the Air Basin are regulated by the South Coast Air Quality Management District (SCAQMD). Specifically, the City is responsible for the assessment and mitigation of air emissions resulting from its land use decisions. The City relies on the expertise of the SCAQMD and utilizes the SCAQMD CEQA Handbook as the guidance document for the environmental review of plans and development proposals within its jurisdiction.

The approach used for air quality analyses are dependent on if it is to be prepared for CEQA, NEPA, or Caltrans standards but typically includes identifying the air quality setting, obtaining the criteria pollutant concentrations from the nearest monitoring station, providing a summary of all applicable air quality regulations, identifying the applicable thresholds of significance, evaluating and quantifying regional criteria pollutant emissions from construction and operations through use of CalEEMod, evaluating localized criteria pollutant concentrations through use of SCAQMD Look-Up Tables or through use of AERMOD, providing an odor analysis that identifies potential odor sources and sensitive receptors that may be impacted, and determining if any thresholds have been exceeded and, if necessary, providing mitigation to reduce impacts to less than significant levels.

The approach used for GHG emissions analyses typically includes identification of GHG pollutants and their impacts to climate change, identification of applicable plans, policies and regulations and thresholds of significance, evaluation, and quantification of GHG emissions from construction and operations through the use of CalEEMod, determination of any thresholds have been exceeded, and if necessary develop mitigation to reduce impacts to less than significant levels, and provide a consistency analysis to determine if the project would conflict with any applicable plan for reducing GHG emissions.

#### Biological Resources

Chambers Group's biology task may utilize our deep bench of well-rounded biologists allowing for scheduling of simultaneous tasks at multiple sites. Our biological resources staff hold permits from the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) for collecting select species, conducting protocol surveys of sensitive species, and following specialized habitat evaluation procedures. The biology staff includes botanists and restoration ecologists who survey for sensitive plant species as well as specialize in restoration, revegetation, and soil analysis. In addition, Chambers Group staff are certified to perform wetland delineations.

Chambers Group biologists will prepare biological technical documents, develop mitigation measures during the final design to avoid, minimize, and/or compensate for impacts to biological resources, and prepare any required restoration and mitigation monitoring plans. Chambers Group biologists will coordinate with wildlife agencies and assist in a full range of consultant services under federal and state endangered species acts. Our staff provides permit assistance for all project aspects (including a U.S. Army Corps of Engineers [USACE] Clean Water Act Section 404 permit, CDFW Section 1602 Lake and Streambed Alteration Agreement, and Regional Water Quality Control Board [RWQCB] Section 401 Water Quality Certification). In addition, our staff will communicate and coordinate with the City's engineer and environmental staff, resource agencies, and construction contractors regarding project



schedules and the effects of design changes on the environment. Our staff will anticipate issues and provide solutions to avoid conflict.

### Cultural/Paleontological Resources

The cultural resources task will be supported by our in-house archaeological, historical resources and paleontological staff. The team is well equipped to respond to a wide range of cultural resources-related situations and provide expeditious resolution to complex challenges. The firm's staff is highly trained in all aspects of cultural resources, historic preservation and paleontological laws. Moreover, all team members have been trained in the Assembly Bill 52 (AB-52) requirements regarding Native American Tribal Cultural Resources and Consultation, part of the CEQA environmental review effective July 1, 2015. Additionally, the Chambers Group team meets or exceeds the Secretary of the Interior's standards and guidelines for archaeology, history, and historic architecture and meets the professional standards in paleontology. The team has conducted thousands of cultural and paleontological resource assessments, including survey, testing, data recovery, and construction monitoring.

The Chambers Group team has considerable experience in cultural and paleontological resources management related to archaeology (both historic and prehistoric), built environments, ethnography, and fossil remains for public and private sector clients. Chambers Group has worked throughout Riverside County and is very familiar with the types of cultural and paleontological resources within this area. In addition, our firm has had experience in coordinating directly with tribes that have interests within the Beaumont community. These tribes include but are not limited to: Cahuilla, Luiseno, Morongo, Kumeyaay, and Serrano.

Our experience includes:

- CEQA AB 52 Native American consultation and Tribal Cultural Resources
- Sacred Lands file searches with the Native American Heritage Commission
- Conducting small to large-scale record searches and archival research
- Cultural resources inventory surveys and site assessments
- Paleontological resources inventory surveys and site assessments
- Mobile tablet-based survey and inventory capabilities
- Historic district identification and nominations
- Preparation of Department of Parks and Recreation (DPR) 523 series forms
- Technical reports in support of environmental documents
- Development and implementation of mitigation and treatment programs
- Preparation and implementation of cultural resources awareness training
- Construction monitoring services
- Development of and participation in public workshops, commission presentations, and community engagement services
- Preparing Historic American Building Survey (HABS)/Historic American Engineering Record (HAER) documentation
- Development and management of cultural resources databases
- Coordination with the State Historic Preservation Officer



### Noise – Vista Environmental

The approach used for noise analyses typically includes identifying noise sources in the project study area, obtaining noise measurements of the existing ambient noise levels in the vicinity of the project site, evaluating construction-related noise impacts at the nearby sensitive receptors through use of FHWA's Roadway Construction Noise Model (RCNM), utilizing FHWA's RD-77-108 or TNM noise models to model traffic noise increases created by the project, utilizing reference noise measurements and standard drop-off rates or the SoundPlan model to analyze noise impacts from non-transportation noise sources, and determining if any thresholds have been exceeded and, if necessary, providing mitigation to reduce impacts to less than significant levels.

## I. Cost Proposal

The cost proposal is included in a separate envelope.

## J. Additional Information

### Customer Service Philosophy

Here at Chambers Group, providing our clients with top-notch customer service begins with listening. We will always first listen to your needs, concerns, and issues, and apply our expertise to solving your environmental challenges. We are here to help you anytime – we are available by phone (office and cell), text and email. Our customer service best practices are built to gain a trusting relationship and includes responding to messages as early as possible within a 24-hour period, submitting deliverables on time, and to notify you of any issues as early as can be foreseen or as they arise, not after the fact. Chambers Group employees provide all clients with mutual respect, professional integrity, and a positive can-do approach.

### Communication and Project Management Approach

Our firm has developed a systematic approach to project management of on-call contracts. Because our business includes regularly renewed on-call/as-needed contracts, our staff is adept at managing simultaneous tasks at multiple sites, expediting project schedules, and ensuring consistent, high-quality delivery, from preparing permit packages and organizing preconstruction surveys to overseeing compliance monitoring and restoration.

Chambers Group has a fully integrated Resources Scheduling and Budgeting component for advanced resource management to ensure a project is completed on time and on budget while maintaining top quality documents and customer service. Our methods of effective communication and project management coordination will provide the City the necessary tools to manage the environmental process for private development and City initiated projects. Strict and defined communication procedures are vital for contract success, and as such, Chambers Group will provide the City with a communication protocol, including the chain of communication during all project work with whom and when to contact. In addition, the firm has developed an efficient system for managing subconsultants in order to keep abreast of subconsultants' progress on the project and identify potential problems before they arise. This plan is in place to minimize delays during unforeseen circumstances so that other team members can easily step in to perform the needed tasks.



**Conflict of Interest**

We assure the City that Chambers Group or any of our affiliates do not have any financial, business, or other relationships with the City or any other entity that may pose as an actual, potential, or perceived conflict of interest. Should an actual or perceived conflict be found, the Chambers Group shall make full disclosure of such conflict to all involved parties and obtain the informed consent of all parties before proceeding on any project.





## K. Insurance

Chambers Group has the appropriate professional liability insurance required to carry out our professional services to the City. Such insurances will name the City of Beaumont as additional insured and will be in force at the time of contract execution.

		<b>CERTIFICATE OF LIABILITY INSURANCE</b>		DATE (MM/DD/YYYY) 5/26/2022																	
<p><b>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</b></p> <p><b>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</b></p>																					
<b>PRODUCER</b>  Driscoll & Driscoll Insurance Agency, Inc. 41235 11th St West, Suite B Palmdale CA 93551		<b>CONTACT NAME:</b> PHONE (A/C, No. Ext): (661) 266-9390 FAX (A/C, No.): (661) 266-9391 E-MAIL ADDRESS: Certs@DriscollandDriscoll.com																			
<b>INSURED</b>  Chambers Group, Inc 5 Hutton Center Drive, Suite 750 Santa Ana CA 92707		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Nautilus Insurance Company</td> <td></td> </tr> <tr> <td>INSURER B: Key Risk Insurance Company</td> <td></td> </tr> <tr> <td>INSURER C: Insurance Company of the West</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>			INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Nautilus Insurance Company		INSURER B: Key Risk Insurance Company		INSURER C: Insurance Company of the West		INSURER D:		INSURER E:		INSURER F:				
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				AUTHORIZED REPRESENTATIVE Ross Driscoll, Sr/DM																	

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**Appendix A: Resumes**





## Eunice Bagwan

Project Manager / Environmental Planner

### Education

MS, Environmental Management and Planning, Johns Hopkins University, Baltimore, MD 2015

BS, Environmental and Occupational Health and Safety, California State University, Northridge, CA 2011

### Training

NEPA Basics – Fundamentals: 2018

Advanced CEQA Essentials: 2019

SCE's EDGE Program Safety First Workshop 2016

### Affiliations

Association of Environmental Professionals: Inland Empire Vice President of Membership

Conservation Steward: North Etiwanda Preserve

### Professional Experience

Eunice Bagwan has a background in CEQA and NEPA environmental impact assessments as well as technical writing and editing. She has assisted with the preparation, writing, and editing environmental documents, such as IS/MNDs, Categorical Exemptions, EIRs and safety related documents such as job hazard safety forms and safety plans. Eunice has also managed and co-managed various projects as a Deputy Project Manager and Project Manager.

### Project Experience

#### Oakridge RV Storage, City of Beaumont, Beaumont, CA

**Environmental Planner.** The proposed project would develop a recreational vehicle storage facility on a 2.67-acre parcel in the City of Beaumont east of Maple Avenue and north for First Street. The project site is located on a privately owned, undeveloped property in the City of Beaumont. Chambers Group evaluated the Cultural Resources Report, Biological Survey Report, Draft IS/MND, and Air Quality and Noise analyses.

#### Hidden Canyon Industrial Park Plot Plan, City of Beaumont, Beaumont, CA

**Assistant Environmental Planner.** Eunice supported the City for the Hidden Canyon Industrial Park Plot Plan. The project proposed to construct a 2.89 million square foot warehouse project in two buildings. Amendments to the plan were processed in 2005 and 2012 utilizing addendums to the EIR. The City proposed to approve an update to the project plot plan, however, delays were met due to responses from LIUNA that the project required a new CEQA review due to plot changes from the original project. Chambers Group provided the City guidance by identifying CEQA guidelines that applied to the project on identifying whether a new CEQA process was required.

#### IS/MND for Commercial Center, City of Beaumont, Beaumont, CA

**Assistant Environmental Planner.** Eunice evaluated the permit application for compliance with the City's General and Specific Plan and conducting peer review of the applicant prepared IS/MND to evaluate impacts associated with the project and ensure compliance with CEQA. The proposed commercial shopping center consisted of approximately 37,800 square feet of shopping center, a 4,300 square foot bread/donut/bagel shop, a 4,370 square foot car wash, and an 8-service bay tire store. The proposed project site covers a total of 7.07 acres. The remaining area of the project site would consist of 56,991 square feet of landscaping and 188,947 square feet of roads and walkways.



### Beaumont Brookside, City of Beaumont, Beaumont, CA

**Environmental Planner.** The proposed project consisted of drafting an IS for an existing RV storage facility in the City of Beaumont. The existing RV storage facility, located on a 24.77 acre-site, was constructed prior to the annexation of the project area and was not issued a Conditional Use Permit. Chambers Group reviewed the IS supporting the adoption of an MND and technical studies such as a Trip Generation Analysis, Biological Resources Study, Cultural-Archaeological Study, and Air Quality, GHG, and Noise models.

### Environmental Services On-Call, Coachillin Anaerobic Digester Peer Review, Desert Hot Springs, Riverside County, CA

**Deputy Project Manager.** Chambers Group provided peer review services for the Coachillin Anaerobic Digester Project for the City of Desert Hot Springs. The Project is the development of an approximately 9.6-acre anaerobic digester facility that will take organic waste from local jurisdictions in the Coachella Valley and convert it to electricity. An IS/MND was prepared to tier from the Program Environmental Impact Report completed by the California Department of Resources, Recycling and Recovery assessing the potential environmental effects of Anaerobic Digester facilities in California. Chambers Group staff and selected subconsultants reviewed the IS/MND and associated technical studies for CEQA consistency as well as technical accuracy. As the Deputy Project Manager, Eunice developed the comment review matrix and coordinated with the team on reviewing the IS/MND and associated technical studies.

### Emergency Storm Projects – Preliminary Environment Studies, Los Angeles County Department of Public Works, Various Sites in Los Angeles County, CA

**Assistant Environmental Planner.** Eunice supported the Project Manager in the development and delivery of a Preliminary Environment Study (PES) for nine sites as per Caltrans District 7 requirements including mapping out potential hazardous sites nearby the project locations. The PES included project information, a project description complete with a Purpose and Need statement, location maps, photographs, a Visual Impact Assessment, an Envirostor Map, a Geotracker Map and a FEMA/Floodplain Map.

### Mountain View Affordable Housing Community Project, Lake Forest, CA

**Environmental Planner.** The Project involved the demolition of an existing office building located at 24551 Raymond Way and construct a 71-unit affordable housing apartment complex on the proposed 1.965 acre site. The development will provide several recreational amenities, including an approximately 2,050 square-foot community center, a small playground for young children, outdoor fireplace with seating areas, and large activity lawn. The Project required approval of a General Plan Amendment, Zone Change, Tentative Parcel Map, Site Development Permit, Affordable Housing Agreement, and Planned Sign Program. The Project proposed to provide affordable units to households earning less than 60% of the Area Median Income, of which 12 of the units will be set aside for Permanent Supporting Housing.

### Superior Avenue Pedestrian and Bike Bridge and Parking Lot, City of Newport Beach, Orange County, CA

**Environmental Planner.** Eunice aided the project team as an Environmental Planner for the Superior Avenue Pedestrian and Bicycle Bridge and Parking Lot project. The project intended to expand recreational options in the City as well as provide improved safety and access to Sunset Ridge Park for pedestrians and bicyclists. The entire project site is located within the boundary of the coastal zone as established by the California Coastal Act and is therefore under the land use planning and regulatory



jurisdiction not only of local government agencies, but also the California Coastal Commission. The project required consideration of two architectural design options, application for a Coastal Development Permit, as well as completion of a Visual Assessment, a Hazards Assessment, a Jurisdictional Delineation under Section 404 of the Clear Water Act, a NEPA categorical exclusion, a Biological Technical Report, and various documents for the California Department of Transportation. Eunice assisted the project team by preparing and analyzing sections of the IS/MND and incorporated technical information from the NES and Hazardous Materials Assessment. She also assisted in preparing a Visual Technical Memo to evaluate the potential impacts to visual resources of the project. Eunice also drafted the Final MND as well as assisted the Project Manager in drafting Responses to Comments received during the public review period.

### **22-Unit Condominium Project, EIR, La Puente, CA**

**Environmental Planner.** Eunice worked on preparation of CEQA documentation for the 22-unit condominium project that would include the demolition of a historic theater. The Project included technical analysis for air quality, GHG emissions, and a historical assessment.



## Mike McEntee

Principal-in-Charge | President

### Education

BA, Biology, California State University, Fullerton, 1995

### Training

Southwestern Willow Flycatcher Workshop, Southern Sierra Research Station

Marine Corps Certified Range control OIC/RSO

BLM Flat-Tailed Horned Lizard Training

### Certifications

California gnatcatcher: authorization to survey, locate and monitor nests, remove brown-headed cowbird eggs and chicks from parasitized nests; USFWS Permit #TE099463-0; Least Bell's vireo: authorization to locate and monitor nests, remove brown-headed cowbird eggs and chicks from parasitized nests; USFWS Permit #TE099463-0

### Affiliations

Member of the USFWS and USGS least Bell's vireo, southwestern willow flycatcher, and yellow-billed cuckoo recovery working group

### Professional Experience

Mike McEntee is an environmental professional with over 20 years of consulting experience. He has extensive experience working on a broad range of complex and highly controversial environmental issues with an emphasis in natural resources and regulatory compliance. He has managed multidisciplinary teams and prepared technical analyses in compliance with CEQA, NEPA, the federal and state Endangered species Act, Safe Drinking water Act, and other state and federal regulations.

Mike has a proven background as a Project Principal providing environmental solutions for construction and engineering projects. He focuses on engaging team members to communicate, solve problems, and deliver the highest quality solution.

### Project Experience

#### City of Beaumont On-Call for Environmental Consulting Services, Beaumont, CA

**Principal in Charge.** Commencing in July 2016, Chambers Group has completed a series of task orders to support the City with general CEQA compliance as well as conduct peer review of project applications and CEQA documents. Chambers Group has provided guidance and assistance with the preparation of all required environmental impact documentation (including CEQA documents, Consistency Evaluations, Environmental Check Lists, etc.); preparation and/or peer review of technical environmental reports and analyses (GHG studies, traffic studies, noise studies, surveys, water supply assessments, etc.); participation and testimony in public meetings; consultation on CEQA processes and requirements.

#### Superior Avenue Pedestrian and Bicycle Bridge, Newport Beach, Orange County, CA

**Principal in Charge.** Chambers Group is working with the City of Newport Beach in the construction of a pedestrian and bicycle bridge overcrossing Superior Avenue, a new larger parking lot with a range of 100 to 128 parking spaces and a fenced dog park on an approximately 3.4-acre site in the City of Newport Beach. The proposed bridge will connect Sunset Ridge Park to the new asphalt parking lot located at the northeast corner of West Coast Highway and Superior Avenue. Due to the location of the project and being partially funded by federal funding, Chambers Group is responsible for preparing CEQA documentation, NEPA documentation and California Coastal Development Permits for the project. Technical Studies (air quality, GHG emissions, energy and noise analyses, initial site assessments, hazardous materials analysis, Coastal California Gnatcatcher focused surveys, visual



assessment) and a subsequent IS/MND were prepared as an appropriate CEQA documentation to provide the public and responsible agencies with information about the potential environmental impacts associated with implementation of the proposed Project. This IS/MND includes a project-level analysis of the potential effects associated with the Project. As a part of the NEPA documentation, Chambers Group was responsible for coordination with the Caltrans Local District and the resulting preparation of a Categorical Exclusion as the appropriate form of NEPA documentation.

### Sanitation Districts of Los Angeles County On-Call, Los Angeles County, CA

**Program Manager.** Mike was responsible for coordination with Los Angeles County Sanitation Districts' project managers, contractors, regulatory agencies, and oversight for CEQA compliance, biological surveys, and mitigation monitoring. The project involved numerous sites located within the Districts' 800-square mile service area. The Districts required biological/environmental support to construct, operate and maintain facilities to convey, treat, recycle, and dispose of sewage and industrial wastes and generate recycled water, electrical power, and biosolids

### On-Call Environmental Services, Los Angeles County Public Works, Los Angeles County, CA

**Principal Biologist.** Mike was responsible for coordination with Public Works and oversight for CEQA compliance, biological surveys, and wetlands delineations, involving numerous sites located in Los Angeles County and the Angeles National Forest. Over 100 task orders have been completed on the on-call contract over the past decade. The surveys and reports were required by the USFS to allow Los Angeles County to conduct maintenance and improvement activities. Individual projects have included: Angeles Forest Highway Over Mill Creek, NES and Biological Assessment; Big Tujunga Wash Master Mitigation Bank Plan, Biological Services; Sierra Highway Widening and Realignment, Biological Services, Jurisdictional Delineation, and Permitting; Cooks Canyon Crib Dam M1-A Debris Basin Dewatering System, Vegetation Surveys; Live Oak Reservoir Cleanout, Environmental Services; Spunky Canyon Road Sediment Removal, Biological Services; Avalon Bridge Over Dominguez Channel, Biological Resource Survey and Jurisdictional Delineation; Fitch Avenue Bridge Replacement, Biological and Cultural Services; and Sierra Highway Over Mint Canyon Wash, Biological Survey.

### Marblehead Coastal Development Project, SunCal, San Clemente, Orange County, CA

**Principal Biologist.** This 250-acre site is the last large coastal property to be developed along the Orange County coastline. Mike provided environmental consulting services, which included supplying technical assistance needed to acquire a Coastal Development Permit and ensure compliance with all other applicable permits, as well as conduct focused gnatcatcher surveys, construction monitoring, ecological restoration, and performance monitoring for five years. He ensured compliance with all conditions of the Habitat Management Plan (HMP) during initial vegetation clearing/grubbing, erosion control and project construction phases. Restoration efforts included enhancement of native grasslands and coastal bluff scrub. The HMP was designed to maximize the habitat value for coastal California gnatcatcher and other species dependent on sage scrub as well as to enhance the functional value of the preserved/restored wetlands within the canyons by improving connectivity and allowing for wildlife movement between each area.





## Meghan Gibson

Environmental Planner

### Education

MPP, Public Policy, Environmental Policy, University of Southern California, 2013

BS, Environmental Management, University of Redlands, 2009

### Training

AEP Advanced CEQA Workshop, February 2020

NEPA Advanced Workshop October 2019

### Affiliations

Association of Environmental Professionals, Los Angeles Chapter President 2018-present

Association of Environmental Professionals, Los Angeles Chapter Vice President of Membership, 2018

Association of Environmental Professionals, Los Angeles Chapter Secretary, 2017

Women of Renewable Industries and Sustainable Energy Member

### Professional Experience

Meghan Gibson has more than 15 years of experience providing environmental documentation, environmental planning, and policy services to public and private clients. She has experience managing both large- and small-scale projects that involved CEQA and NEPA documents. She is responsible for preparing CEQA documentation, including ISSs, MNDs, and EIRs. In addition to her CEQA experience, Meghan has prepared multiple joint CEQA/ NEPA documents, again, for both public and private clients. She also has extensive experience preparing mitigation monitoring summary reports and compiling information from both survey and monitoring data. Meghan has multiple years of experience providing project management support to projects of various complexities throughout the western U.S.

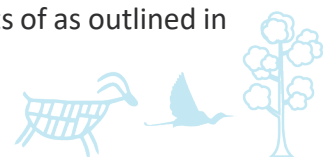
### Project Experience

#### Legacy Highlands EIR Peer Review, City of Beaumont, Beaumont, CA

**Environmental Planner.** Legacy Highlands PRDEIR Peer Review City of Beaumont (City) certified the Legacy Highlands Specific Plan Project Environmental Impact Report, SCH No. 2005031155 (the 2008 EIR), and approved the Legacy Highlands Specific Plan Project (Project). The 2008 EIR evaluated potential environmental impacts of the Project. The Project, as approved by the City, would provide for a total of up to 2,868 dwelling units (1,107 single family residential units + 1,761 active adult, low density residential units), 100 acres (approximately 1.20 million square feet) of commercial/industrial uses, a 20-acre school site, various neighborhood parks, undeveloped open space, and all supporting infrastructure and utilities. The EIR was published in 2007. In 2009, the Superior Court of California, County of Riverside released a Statement of Decision to revise portions of the EIR, thus, a Recirculated Draft EIR has been prepared.

#### General Plan Update Environmental Impact Report Peer Review and AB 52 Consultation, Beaumont, CA

**Environmental Planner.** Chambers Group contributed to the preparation of all 20 resource areas of the City of Beaumont's Environmental Impact Report for the General Plan Update 2040 (GPU EIR). This included the Executive Summary, Introduction, Project Description, Environmental Impact Analysis, Consistency with Regional Plans, Alternatives, and other CEQA Considerations sections. The EIR included a discussion of the City's RHNA fair share of regional housing needs. The RHNA was a mandated State Housing law that is part of periodic process of updating the housing elements of the General Plan. On behalf of the City, Chambers Group reviewed and edited the GPU EIR to ensure it would meet all of the requirements of as outlined in



the CEQA's guidelines, Section 15166, for preparing an EIR for a general plan. Chambers Group also assisted the City in conducting AB 52 and SB 18 consultation, which requires public agencies to consult with Native American tribes that are traditionally and culturally affiliated to a project area or geographic area of jurisdiction. Following consultation, Chambers Group successfully completed an expedited reviewed all sections of the EIR within the requested timeframe which allowed the document to be circulated for public review and be approved by City Council within the year.

### On-Call for Environmental Consulting Services, City of Moorpark, Moorpark, CA

**Project Manager.** Commencing in September 2019, Chambers Group is working on a series of task orders to support the City with the peer review of project applications and CEQA documents. Chambers Group is providing guidance and assistance through the peer review of technical environmental reports and analyses (traffic studies, noise studies, geologic assessments, etc.).

### Hitch Ranch Development Project, City of Moorpark, CA

**Project Manager.** Meghan is the Project Manager acting as an extension of City staff for the peer review of the Hitch Ranch Development Project CEQA documentation. The City of Moorpark requested the assistance of Chambers Group to support the City for the Hitch Ranch Project. The Project involves the development of approximately 271.8 acres of land housing a maximum of 755 residential units (approximately 261 single-family units and 494 multiple-family units). An EIR is underway. Chambers Group is providing support to City Staff in reviewing the Biological Resources Assessment, Cultural Resources Assessment, Geological Assessment, Hydrology Study and Phase 1 ESA conducted for the Project. The technical peer review includes coordination with multiple subconsultants and analysis of project conformance. Support for this project is ongoing as the applicant submits reports for review, Chambers Group will continue to provide review for both CEQA sufficiency and technical analysis. In addition, Chambers Group is closely coordinating with City staff with both internal meetings and peer reviews to ensure that the technical reports and CEQA documentation are legally defensible and meet the standard of review.

### High Street Station Mixed Use Project, City of Moorpark, CA

**Project Manager.** Meghan is the Project Manager acting as an extension of City staff for the peer review of the technical reports for the High Street Station Mixed Use Project. The City of Moorpark requested the assistance of Chambers Group to support the City for the High Street Station Mixed-Use Project (Project). The Project involves the development of approximately 2.15 acres including 91 multi-family residential units, 13,656 sf of commercial development, and associated surface parking spaces within the Moorpark Downtown Specific Plan Area. As part of project construction, the existing vacant granary, restaurant, and industrial buildings onsite were proposed to be demolished. An IS/MND was prepared by the City for this Project. Chambers Group provided support to City Staff in providing peer review of the Traffic and Noise Study conducted for the Project. Meghan managed both Chambers Group staff and selected subconsultants reviewed these technical studies for CEQA consistency as well as a subject matter expert review of the technical analysis. Meghan managed subconsultants and coordinated with the City throughout the effort.



## Victoria Boyd

Environmental Planner

### Education

BS Environmental Management and Protection, California Polytechnic State University, San Luis Obispo

### Affiliations

Member, Association of Environmental Professionals

### Certificates

Certificate of Completion (Esri), Going Places with Spatial Analysis

Certificate of Completion (Esri), Working with CAD Data in ArcGIS Desktop

### Professional Summary

Victoria Boyd has more than 9 years of experience in environmental planning and permitting. Her background in environmental analysis within a variety of fields enables her to provide thorough assistance in the research and preparation of environmental documents. She has successfully worked on several projects complying with CEQA and NEPA, assisting and acting as a project manager with a wide variety of projects in Santa Barbara, Ventura, Los Angeles, and San Bernardino Counties. Additionally, she has written WSAs for several projects. In addition, Victoria utilizes GIS as needed to assist with environmental documentation and planning, and she has created maps for various projects, including the Los Angeles World Airports EIR and the Newhall Ranch EIR.

### Project Experience

#### General Plan Update Environmental Impact Report Peer Review and AB 52 Consultation, Beaumont, CA

**Environmental Planner.** Chambers Group contributed to the preparation of all 20 resource areas of the City of Beaumont’s Environmental Impact Report for the General Plan Update 2040 (GPU EIR). This included the Executive Summary, Introduction, Project Description, Environmental Impact Analysis, Consistency with Regional Plans, Alternatives, and other CEQA Considerations sections. The EIR included a discussion of the City’s RHNA fair share of regional housing needs. The RHNA was a mandated State Housing law that is part of periodic process of updating the housing elements of the General Plan. On behalf of the City, Chambers Group reviewed and edited the GPU EIR to ensure it would meet all of the requirements of as outlined in the CEQA’s guidelines, Section 15166, for preparing an EIR for a general plan. Chambers Group also assisted the City in conducting AB 52 and SB 18 consultation, which requires public agencies to consult with Native American tribes that are traditionally and culturally affiliated to a project area or geographic area of jurisdiction. Following consultation, Chambers Group successfully completed an expedited reviewed all sections of the EIR within the requested timeframe which allowed the document to be circulated for public review and be approved by City Council within the year.

#### High Sands IS/MND Peer Review CUP2020-0049, Beaumont, CA

**Environmental Planner.** Chambers Group conducted peer reviews and Assembly Bill 52 consultation for the development of a drive-thru-restaurant and a 6,400 square-foot office building, and the remodel of an existing car wash on a 2.38-acre on Highland Springs Avenue, in the City of Beaumont,





Riverside County. Highland Springs Avenue will be widened to 55 feet along the vacant parcels, thereby reducing the buildable area of the Project Site to 2.31 acres.

### Legacy Highlands EIR Peer Review, Beaumont, CA

**Environmental Planner.** Legacy Highlands PRDEIR Peer Review City of Beaumont (City) certified the Legacy Highlands Specific Plan Project Environmental Impact Report, SCH No. 2005031155 (the 2008 EIR), and approved the Legacy Highlands Specific Plan Project (Project). The 2008 EIR evaluated potential environmental impacts of the Project. The Project, as approved by the City, would provide for a total of up to 2,868 dwelling units (1,107 single family residential units + 1,761 active adult, low density residential units), 100 acres (approximately 1.20 million square feet) of commercial/industrial uses, a 20-acre school site, various neighborhood parks, undeveloped open space, and all supporting infrastructure and utilities. The EIR was published in 2007. In 2009, the Superior Court of California, County of Riverside released a Statement of Decision to revise portions of the EIR, thus, a Recirculated Draft EIR has been prepared.

### Superior Avenue Pedestrian and Bicycle Bridge and Parking Lot MND Addendum, Newport Beach, CA

**Environmental Planner.** Prepared the addendum to the Final MND for the Superior Avenue Pedestrian and Bicycle Bridge and Parking Lot project which analyzed the potential environmental impacts that would result from changes to the original project description and cumulative conditions since the previous certification. The Project involved minor modifications to the bridge design as well as a future project considered in the same area that required a cumulative analysis.

### Buena Park 7-Eleven Technical Studies, Buena Park, CA

**Project Manager.** Managed preparation of technical studies for a proposed 7-Eleven in Buena Park to assist in project approval. The project proposed to construct a 6,964 square feet (SF) market/restaurant which would consist of a 1,170 SF restaurant and a 4,284 SF market. The project also included 16 fueling dispensers of which approximately 3 million gallons per year (MGPY) of gasoline and approximately 2 MGPY of diesel fuel would be pumped. Technical studies prepared for the project included air quality analysis, greenhouse gas analysis, health risk assessment, noise analysis, traffic impact assessment, vehicle miles traveled assessment, and a parking analysis.

### Otay Lakes Campground MND County of San Diego, Boy Scouts of America, San Diego County, CA

**Environmental Planner.** Victoria prepared an IS Checklist and associated CEQA notices, coordinating with subcontractors, and responding to public comments for the renovation and construction of camping facilities and supplemental amenities. The project requires coordination with the County of San Diego Parks and Recreation Department and the Boy Scouts of America to develop new camping facilities, a flag plaza, archery range, fire ring and amphitheater, zip-line, Camporee Field, and COPE course; renovate the existing restroom; construct a fenced storage facility; and complete minor road improvements.



## Paul Morrissey

Biological Services Lead

### Education

MS, Biology, California State University, Dominguez Hills, 2005

BS, Biology, California State University, Dominguez Hills, 2001

### Certifications

USFWS Permit, #TE182550-1, CDFW Scientific Collector's Permit, #SC-008151

Board of Directors, Los Cerritos Wetlands Trust

USACE, Wetland Training Institute, Wetland Delineator Certification

Desert Tortoise Surveying Techniques Workshop, Desert Tortoise Council, qualified desert tortoise biologist

CDFW authorized to take, possess, and transport flat-tailed horned lizards, 2007 Marvin M. Black Excellence in Partnering Award for the San Gabriel River Project

Southwestern Willow Flycatcher Workshop, Southern Sierra Research Station;

Basic Tracking, Earth Skills

Electrofishing and Fish Handling Techniques

### Professional Experience

Paul Morrissey has more than 16 years of experience participating in and conducting terrestrial and aquatic/marine studies, with a comprehensive background in both collecting data and performing biological monitoring surveys. He is an experienced biologist, field manager, and project manager. He has coordinated with state and federal agencies to develop and implement effective mitigation and monitoring plans for listed and sensitive species and to ensure compliance with state and federal laws. Working on and managing complex projects in LACPW On-Call contracts for Program Development Division, Flood Maintenance, and Water Resources, as well as contracts for Los Angeles Sanitation District for almost two decades, he is familiar with the agencies' concerns and provides studies and analysis to support documents that satisfy CEQA compliance. He has conducted wetland delineations pursuant to Section 404 of the CWA and riparian delineations pursuant to Section 1601/1603 of the CDFW Code. He has also prepared jurisdictional delineation reports and prepared permit applications for the USACE, CDFW, and RWQCB. He has performed agency consultations, prepared CDFW and USFS and USFWS permits for state and federal-listed species and developed habitat mitigation monitoring plans and restoration plans for associated impacts. He has authored technical biological sections of IS/MNDs, EIRs, and Caltrans compliance documents such as NES and NES-MI. Paul has successfully negotiated mitigation measures with the agencies to receive authorization of construction projects.

### Project Experience

#### High Sands IS/MND Peer Review CUP2020-0049, Beaumont, CA

**Lead Biologist.** Chambers Group conducted peer reviews and Assembly Bill 52 consultation for the development of a drive-thru-restaurant and a 6,400 square-foot office building, and the remodel of an existing car wash on a 2.38-acre on Highland Springs Avenue, in the City of Beaumont, Riverside County. Highland Springs Avenue will be widened to 55 feet along the vacant parcels, thereby reducing the buildable area of the Project Site to 2.31 acres.

#### On-Call for Environmental Consulting Services, City of Moorpark, Moorpark, CA

**Lead Biologist.** Commencing in September 2019, Chambers Group is working on a series of task orders to support the City with the peer review of project applications and CEQA documents. Chambers Group is providing guidance and assistance through the peer review of technical environmental reports and analyses (biological assessments, tree reports, traffic studies, noise studies, geologic assessments, etc.).



### Superior Avenue Pedestrian and Bicycle Bridge, Newport Beach, Orange County, CA

**Biological Services Lead.** Chambers Group is working with the City of Newport Beach in the construction of a pedestrian and bicycle bridge overcrossing Superior Avenue, a new larger parking lot with a range of 100 to 128 parking spaces and a fenced dog park on an approximately 3.4-acre site in the City of Newport Beach. The proposed bridge will connect Sunset Ridge Park to the new asphalt parking lot located at the northeast corner of West Coast Highway and Superior Avenue. Due to the location of the project and being partially funded by federal funding, Chambers Group is responsible for preparing CEQA documentation, NEPA documentation and California Coastal Development Permits for the project. Technical Studies (air quality, GHG emissions, energy and noise analyses, initial site assessments, hazardous materials analysis, Coastal California Gnatcatcher focused surveys, visual assessment) and a subsequent IS/MND were prepared as an appropriate CEQA documentation to provide the public and responsible agencies with information about the potential environmental impacts associated with implementation of the proposed Project. This IS/MND includes a project-level analysis of the potential effects associated with the Project. As a part of the NEPA documentation, Chambers Group was responsible for coordination with the Caltrans Local District and the resulting preparation of a Categorical Exclusion as the appropriate form of NEPA documentation.

### Mountain View Affordable Housing Project, Lake Forest, CA

**Director of Biological Services.** The Project involved the demolition of an existing office building located at 24551 Raymond Way and construct a 71-unit affordable housing apartment complex on the proposed 1.965 acre site. The development will provide several recreational amenities, including an approximately 2,050 square-foot community center, a small playground for young children, outdoor fireplace with seating areas, and large activity lawn. The Project required approval of a General Plan Amendment, Zone Change, Tentative Parcel Map, Site Development Permit, Affordable Housing Agreement, and Planned Sign Program. The Project proposed to provide affordable units to households earning less than 60% of the Area Median Income, of which 12 of the units will be set aside for Permanent Supporting Housing.

### On-Call Environmental Services, Orange County Public Works, Orange County, CA

**Project Manager.** Paul provides oversight in Chambers Group coordination with OCPW regarding regulatory permits, including coastal permits, biological resource surveys for sensitive species/habitat, protocol-level surveys, environmental documentation, jurisdictional delineations of waters and wetlands, and construction monitoring in support of regulatory permits in Orange County.

### Marblehead Coastal Development Project, SunCal, San Clemente, Orange County, CA

**Principal Biologist.** This 250-acre site is the last large coastal property to be developed along the Orange County coastline. Paul provided environmental consulting services, which included supplying technical assistance needed to acquire a Coastal Development Permit and ensure compliance with all other applicable permits, as well as conduct focused gnatcatcher surveys, construction monitoring, ecological restoration, and performance monitoring for five years. He ensured compliance with all conditions of the Habitat Management Plan (HMP) during initial vegetation clearing/grubbing, erosion control and project construction phases. Restoration efforts included enhancement of native grasslands and coastal bluff scrub. The HMP was designed to maximize the habitat value for coastal California gnatcatcher and other species dependent on sage scrub as well as to enhance the functional value of the preserved/restored wetlands within the canyons by improving connectivity and allowing for wildlife movement between each area.



## Saraiah Skidmore

Biology Project Manager

### Education

BS, Biology, California State University, Fullerton, 2006

### Certifications

Scientific Collector's Permit # 009105, California Department of Fish and Wildlife (CDFW) Surveying, Monitoring, and Handling Techniques Workshop, Desert Tortoise Council  
BLM Flat-tailed Horned Lizard Training

Intro to Birding Workshop – Sea and Sage Audubon Society

### Professional Experience

Saraiah Skidmore has 12 years of experience as a biologist providing project management on small-and large- scale projects, field studies, data analyses, regulatory compliance, mitigation, and reporting. She is familiar with the identification of wildlife and plant species as well as major plant communities and vegetation. She has experience coordinating with multiple agencies.

She has performed field studies including biological reconnaissance-level surveys, habitat assessments, nesting bird surveys, vegetation community mapping, plant transects for habitat success maintenance and monitoring, and jurisdictional delineations. Following current protocols, she has conducted focused surveys for federal- and state-listed wildlife species and California special concern species including: desert tortoise, burrowing owl, snowy plover, least Bell's vireo, coastal California gnatcatcher, coast range-newt, southwestern pond turtle, flat-tailed and coast horned lizards, as well as listed and/or rare plant species. Sara has authored and co-authored many biological and environmental reports.

### Project Experience

#### City of Beaumont On Call for Environmental Services, Task Order Initial Study/Mitigated Negative for Commercial Center, Beaumont, CA

**Biologist.** The team evaluated the permit application for compliance with the City's General and Specific Plan and conducting peer review of the applicant-prepared IS/MND to evaluate impacts associated with the project and ensure compliance with CEQA. The proposed commercial shopping center consisting of approximately 37,800 square feet of shopping center, a 4,300-square foot bread/donut/bagel shop, a 4,370-square foot car wash, and an 8-service bay tire store. The proposed project site covers a total of 7.07 acres. The remaining area of the project site would consist of 56,991 square feet of landscaping and 188,947 square feet of roads and walkways.

#### City of Beaumont On Call for Environmental Services, Task Order Initial Study/Mitigated Negative Declaration Peer Review, Beaumont, CA

**Biologist.** Chambers Group was selected to provide on-call environmental services to the City of Beaumont. Services include peer review of previously prepared IS/MND for various City projects. The team assisted in peer review of the environmental documents focusing on technical sections such as Aesthetics, Agricultural Resources, Geology/Soils, Hazardous Materials, Hydrology, Land Use, Mineral Resources, Public Services, Recreation, and Utilities/Service Systems.



### City of Beaumont On Call for Environmental Services, Task Order Oakridge RV Storage, Beaumont, CA

**Biologist.** The proposed project would develop a recreational vehicle storage facility on a 2.67 acre parcel in the City of Beaumont east of Maple Avenue and north for First Street. The project site is located on a privately owned, undeveloped property in the City of Beaumont. Chambers Group evaluated the Cultural Resources Report, Biological Survey Report, Draft Initial Study / Mitigated Negative Declaration, and Air Quality and Noise analyses.

### City of Beaumont On Call for Environmental Services, Task Order Beaumont Brookside, Beaumont, CA

**Biologist.** The proposed project consists of drafting an Initial Study for an existing RV storage facility in the City of Beaumont. The existing RV storage facility, located on a 24.77 acre-site, was constructed prior to the annexation of the project area and was not issued a Conditional Use Permit. Chambers Group reviewed the Initial Study supporting the adoption of an MND and technical studies such as a Trip Generation Analysis, Biological Resources Study, Cultural-Archaeological Study, and Air Quality, Greenhouse Gas, and Noise models.

### City of Beaumont On Call for Environmental Services, Task Order Any Size RV and Boat Storage CEQA Peer Review, Beaumont, CA

**Biologist.** A 3.15 acre project site consisting of two parcels located on the north side of Sixth Street between Xenia Avenue and American Avenue in the City of Beaumont. The proposed project is to develop an outdoor storage facility of RV's, trailers, and boats. Chambers Group evaluated the Archaeological Survey, Water Quality Management Plan, Initial Study and Air Quality studies for the proposed project.

### JMD Hospitality, Home2Suites by Hilton Hotel Project, Environmental Studies, Redlands, CA

**Biologist.** Saraiah was part of the team for the preparation of environmental studies for the proposed hotel development in the City of Redlands. The project was a hotel commercial development on vacant land, nearby existing commercial facilities. She coordinated with the Client and City in obtaining updated traffic data. Chambers Group provided a quick turn-around in completing the technical studies to meet submission deadlines of the Client.

### The Rincon Development Project Initial Study/Mitigated Negative Declaration (Formerly Golden Triangle), City of Chino Hills, CA

**Biologist.** Saraiah assisted in the development and approval of the biological resources sections of an IS/MND consistent with CEQA. Chino Hills Golden Triangle LLC proposes to develop a 10.42-acre parcel located in the City of Chino Hills at the southwest corner of the Soquel Canyon Parkway off-ramp and State Route 71 (SR 71) as a 157,100-square-foot mixed commercial center. Since the approval of the IS/MND, the developer has revised the site plan and Saraiah is assisting with the biological resources sections of a Subsequent MND to analyze the changes to the original Project.





## Jackelyn Mayfield

Biologist

### Education

BS, Environmental Biology, California State University, Northridge

AS, Biological and Physical Science, College of the Canyons

### Training

Introduction to Desert Tortoises and Field Techniques, Desert Tortoise Council, 2016

Five Fundamentals for Successful Restoration of Disturbed Lands, S&S Seeds and Profile, 2016

Certified Erosion and Sediment Control Lead (CESCL) in Washington and Oregon, May 2020

Using the Revised Washington State Wetland Rating System (2014) in Western Washington, March 2021

### Affiliations

Washington Native Plant Society

Native Plant Society of Oregon

### Volunteer Work

Certified Docent-Naturalist at Placerita Canyon State Park, Newhall, California.

Volunteered in the ecology lab of Dr. Paul Wilson cataloging mosses of Sequoia National Park.

### Professional Experience

Jackie Mayfield is a biologist with 8 years of environmental consulting experience and has provided support for projects in energy (wind, solar, gas), public works, transportation, telecommunications, development, restoration, water resources, and mining sectors. Her experience includes biological monitoring, restoration monitoring, construction monitoring, environmental monitoring and compliance, wetland and jurisdictional delineation (California and Washington state), conducting habitat assessments, erosion and sediment control, botanical and wildlife surveys (birds, reptiles, mammals) and focused surveys for special status plant and wildlife species including desert tortoise, burrowing owl. Jackie possesses a diverse skillset combining knowledge of ecology, conservation, wildlife, botany, vegetation restoration, plant identification, vegetation mapping, environmental compliance, field support, data collection and analysis, data management, research, technical report writing and QA/QC, and project management. She assists with the management of large-scale, and high-profile projects to help produce quality and on-time deliverables. Jackie is an active member of both the Washington Native Plant Society and the Native Plant Society of Oregon and is a Certified Erosion and Sediment Control Lead in Oregon and Washington State.

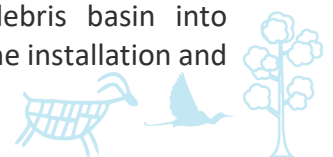
### Project Experience

#### City of Beaumont On Call for Environmental Services, Task Order Beaumont Brookside, Beaumont, CA

**Biologist.** The proposed project consists of drafting an Initial Study for an existing RV storage facility in the City of Beaumont. The existing RV storage facility, located on a 24.77 acre-site, was constructed prior to the annexation of the project area and was not issued a Conditional Use Permit. Chambers Group reviewed the Initial Study supporting the adoption of an MND and technical studies such as a Trip Generation Analysis, Biological Resources Study, Cultural-Archaeological Study, and Air Quality, Greenhouse Gas, and Noise models.

#### Debris Basin Surveys, Los Angeles County Public Works (LACPW) - Flood Maintenance Division, Alhambra, Los Angeles County, CA

**Biological Monitor.** Jackie performs biological monitoring and water quality monitoring during debris removal, and regularly scheduled basin maintenance activities at various debris basins throughout Los Angeles County. Duties include pre-construction nesting bird surveys, monitoring the safety of wildlife and relocating wildlife out of work areas as necessary, monitoring the quality of water flowing from the debris basin into downstream culverts during debris removal, monitoring the installation and



proper function of BMPs and monitoring the mowing, trimming and removal of vegetation. In addition, Jackie conducts pre- and post-maintenance surveys for annual basin mowing and vegetation removal activities. During pre-maintenance surveys Jackie flags the proper mow contour line within each basin, any sensitive resources that require avoidance, and perennial weeds/weeds of special concern on the project for proper removal and disposal off site prior to maintenance activities. Any flowing water is noted and investigated to determine whether it is a natural or nuisance source. Detailed written and photographic documentation is recorded for each basin using Collector, an ArcGIS application.

**Semeniuk Slough Dredging Project, Subconsultant to Noble Consultants, Inc., Newport Beach, Orange County, CA**

**Biologist/Biological Monitor.** Participated in the capture and down-stream relocation (towards the Santa Ana River Salt Marsh) of fish and other marine animals, including ray and shark species, prior to the dredging and excavation of Semeniuk Slough. As a stormwater conveyance system, dredging of the slough is required in order to provide the slough the ability to handle runoff from a high-intensity rain event and avoid flooding of Pacific Coast Highway (PCH) and developments adjacent to PCH and the slough.

**Agua Caliente Cultural Museum, Interwest Consulting Group, Palm Springs, Riverside County, CA**

**Biologist/Botanist.** Jackie conducted pre-construction focused plant surveys, with primary attention given to the presence/absence of Coachella Valley milk-vetch (*Astragalus lentiginosus* var. *coachellae*, CVMV), a California Native Plant Society (CNPS) List 1B.2 species, along the project's 1,500-foot linear route. Several local areas with known populations of CVMV were also surveyed as reference sites to ensure proper identification of CVMV due to the late-season timing of focused surveys. In addition, Jackie conducted pre-construction burrowing owl surveys (September 2016), and performed biological monitoring during the initial clearing and grubbing stages of construction. Jackie was responsible for all reporting tasks including weekly monitoring reports and survey reports.

**Elizabeth Lake and San Francisquito Road Surveys, Los Angeles County Public Works (LACPW) - Programs Development Division, Lake Elizabeth, Los Angeles County, CA.**

**Biologist.** Jackie assisted in conducting pre-construction bat surveys and assisted in conducting post-construction mitigation monitoring at culverts along San Francisquito Road in the Angeles Nation Forest. Bat surveys were conducted at night and required the use of a recording device and SonoBat echolocation detection software, to identify any bat species present within the culverts and standpipes surveyed.



## Lucas Tutschulte

Cultural Resources Director

### Education

BS, Anthropology  
emphasis in Archaeology;  
University of Kansas,  
2006 Minor - Geography  
emphasis in Cultural  
Geography

Huaca de la Luna y Sol  
Project, Field School  
Program, 2005; Pontificia  
Universidad Catolica,  
Trujillo, Peru

### Training

GIS Software: Working  
applicable knowledge of  
ESRI ArcMap

GPS Hardware: Highly  
fluent with Trimble  
HT/XT, and Yuma models  
using TerraSync, ArcPad,  
and ESRI software.

Various Garmin handheld  
model

### Affiliations

Society for American  
Archaeology

Society for California  
Archaeology

Association of  
Environmental  
Professionals

### Professional Experience

Lucas Tutschulte has 15 years of cultural resource management experience including prehistoric and historic period archeological sites. Lucas has extensive experience leading archaeological field surveys, conducting cultural resources literature searches, historic/archival research, Native American coordination, site recordation and mapping, and construction monitoring. He has experience creating and implementing archaeological resource treatment plans; and is familiar with both laboratory, field testing and data recovery procedures throughout North America with the majority of experience within California. Lucas meets the Secretary of the Interior Professional Qualifications Standards for History. He maintains an understanding of relevant regulations and ordinances that affect cultural resources and historic properties. He has applied his understanding to a breadth of impacts assessments and determinations of eligibility across a range of administrative levels including local, state, and National Register of Historic Places (NRHP). Additionally, he has performed and directed cultural and historic resource investigations under Section 106 and 110 of the National Historic Preservation Act (NHPA), NEPA, CEQA, and the Secretary of Interior Standards for the Treatment of Historic Properties. Among the agencies served by Lucas are the Bureau of Indian Affairs (BIA), Department of Defense (DOD), BLM, National Park Service (NPS), California Energy Commission (CEC), Federal Communications Commission (FCC), Caltrans, California Public Utilities Commission (CPUC), and the State Historic Preservation Offices of several different states throughout North America.

### Project Experience

#### IS/MND for Commercial Center, City of Beaumont, Beaumont, CA

**Cultural Resources.** Eunice evaluated the permit application for compliance with the City's General and Specific Plan and conducting peer review of the applicant prepared IS/MND to evaluate impacts associated with the project and ensure compliance with CEQA. The proposed commercial shopping center consisted of approximately 37,800 square feet of shopping center, a 4,300 square foot bread/donut/bagel shop, a 4,370 square foot car wash, and an 8-service bay tire store. The proposed project site covers a total of 7.07 acres. The remaining area of the project site would consist of 56,991 square feet of landscaping and 188,947 square feet of roads and walkways.





**Collier Park Archaeological Testing Project, La Mesa, San Diego County, CA**

**Field Director.** Lucas served as the Field director for the systematic subsurface testing conducted for the City of La Mesas' Collier Park Historic District. The project actions included the design and implementation of a subsurface testing plan to determine the nature of subsurface deposits encountered in earlier studies of the Historic District.

**Orange County Fire Authority Station 10 Project, Yorba Linda, Orange County, CA**

**Associate Historian.** Lucas conducted background historical research and provided an assessment of the history and physical integrity of the subject property. He conducted the intensive field survey of the existing Fire Station 10, capturing photo documentation and recording findings with the appropriate DPR523 Series forms. Lucas performed an evaluation of the resource in accordance with Section 15064.5(a)(2)-(3) of CEQA. Additionally, he compiled the associated historical resources report, submitted to Orange County Fire Authority.

**Temecula Public Library Parking Lot Expansion Project, Temecula, Riverside County, CA**

**Cultural Resources Specialist.** Lucas conducted cultural resources management tasks related to the parking lot expansion project. As the scope of work for the project proposed expansion into a previously undisturbed portion of the adjacent property, tasks included background research, an archival records search, a field survey, and a technical report to document the findings. This study was done quickly but thoroughly, allowing the project to move forward with the appropriate CEQA-level analysis.

**Environmental Programs Contractor Support- Cultural Resources, SDG&E, San Diego, CA**

**Cultural Resources Contractor Support.** Lucas has been providing direct support to SDG&E Environmental Programs as an archaeologist and cultural resources contractor for over three years. Lucas conducts cultural resources reviews; including background research, conducts field surveys, monitoring and determining appropriate mitigation measures to prevent unnecessary impacts to new or previously recorded archaeological and historical resources. This task also includes the use of ESRI ArcMap GIS to research and generate appropriate map documents to support the necessary mitigation and/or coordination with local, state, and federal agencies. Lucas assists in delegating survey and monitoring tasks to many cultural resources consultants working under contract with SDG&E. He supports management of ongoing operations and maintenance activity throughout the northern districts of SDG&E service area. Lucas has assisted the cultural resources team in reviewing and supporting management of hundreds of individual operations and maintenance projects to ensure compliance with local, state, and federal regulations pertaining to cultural resources.

**CEQA and NEPA Compliance Services for Willey Reservoir Bank Stabilization Project, Imperial Irrigation District, San Diego County, CA**

**Cultural Resources Specialist.** Chambers Group managed the preparation of the IS/MND and associated technical studies for the project; additionally, Chambers Group prepared the 401, 404 permit application and 1602 notification letter. The project involves the stabilization of 525 linear feet of the embankment separating the New River from Willey Reservoir.



## Richard Shultz, MA, RPA

Principal Investigator

### Education

MA, Cultural Resources Management, Sonoma State University

BA, Anthropology, San Diego State University

### Registrations

Register of Professional Archaeologist, 15841

### Affiliations

Society for California Archaeology

### Training

OSHA 10-Hour Training Course in Construction Safety and Health

OSHA 40-Hour HAZWOPER

Unexploded Ordnance Safety Training for Archaeological Survey and Excavation Programs, MCAGCC 29 Palms, MCB Camp Pendleton, Fort Irwin, and Naval Air Facility, El Centro

ARC-GIS 9.x - BLM Cultural Tool Database System

## Professional Summary

Richard Shultz is a Secretary of the Interior Qualified historic and prehistoric archaeologist, with an interest in architecture and architectural history. He maintains a Caltrans PQS Equivalent certification as Principal Investigator in Prehistoric Archaeology and Principal Architectural Historian. As a Principal Investigator and Senior Archaeologist, he has over 30 years of practical experience. Richard's experience emphasizes California planning, CEQA NEPA, the NHPA, and associated orders and legislation. He has documented and evaluated historical resources for local, state, and federal jurisdictions, leading to both local and federal agencies, the State Historic Preservation Office (SHPO), concurrence with several evaluations and recommendations for various buildings, sites, and objects. Richard has experience with the BLM Bureau of Reclamation for projects associated with Western Area Power Administration and Sempra Energy, RWQCB and various national telecommunications companies, as well as for Federal Energy Regulatory Commission, U.S. Customs and Border Patrol, Department of Homeland Security, USACE, and the FAA.

## Project Experience

### General Plan Update EIR, City of Beaumont, Riverside County, CA

**Cultural Resources Specialist.** Richard performed CEQA peer review on the proposed City of Beaumont General Plan. Chambers Group contributed to the preparation of all 20 resource areas of the City of Beaumont's Environmental Impact Report for the General Plan Update 2040 (GPU EIR). This included the Executive Summary, Introduction, Project Description, Environmental Impact Analysis, Consistency with Regional Plans, Alternatives, and other CEQA Considerations sections. The EIR included a discussion of the City's RHNA fair share of regional housing needs. The RHNA was a mandated State Housing law that is part of periodic process of updating the housing elements of the General Plan. On behalf of the City, Chambers Group reviewed and edited the GPU EIR to ensure it would meet all of the requirements of as outlined in the CEQA's guidelines, Section 15166, for preparing an EIR for a general plan. Chambers Group also assisted the City in conducting AB 52 and SB 18 consultation, which requires public agencies to consult with Native American tribes that are traditionally and culturally affiliated to a project area or geographic area of jurisdiction. Following consultation, Chambers Group successfully completed an expedited reviewed all sections of the EIR within the requested timeframe which allowed the document to be circulated for public review and be approved by City Council within the year.



**Pennsylvania Street Commercial Peer Review, City of Beaumont, Riverside County, CA**

**Cultural Resources Specialist.** Richard performed project management, CEQA peer review, and consultation and coordination services to the City of Beaumont for the proposed development project. Chambers Group performed CEQA Initial Studies for a proposed Mitigated Negative Declaration. Unique challenges on this project included coordinating with interested parties during Covid-19 shut down and precautions.

**Southwest Corner 8th and Highland, City of Beaumont, Riverside County, CA**

**Cultural Resources Specialist.** Richard performed project management, CEQA peer review, and consultation and coordination services to the City of Beaumont for the proposed development project. Chambers Group performed CEQA Initial Studies for a proposed Mitigated Negative Declaration. Unique challenges on this project included coordinating with interested parties during Covid-19 shut down and precautions.

**Desert Hot Springs 109 Industrial Park, City of Desert Hot Springs, Riverside County, CA**

**Cultural Resources Specialist.** Richard performed project management, CEQA peer review, and consultation and coordination services to the City of Desert Hot Springs for the proposed development project. Chambers Group performed CEQA Initial Studies for a proposed Mitigated Negative Declaration. Unique challenges on this project included coordinating with interested parties during Covid-19 shut down and precautions, while successfully concluding AB 52 consultation between requesting tribal governments and the City of Desert Hot Springs.

**Desert Hot Springs Dreamfields, City of Desert Hot Springs, Riverside County, CA**

**Cultural Resources Specialist.** Richard performed project management, CEQA peer review, and consultation and coordination services to the City of Desert Hot Springs for the proposed development project. Chambers Group performed CEQA Initial Studies for a proposed Mitigated Negative Declaration. Unique challenges on this project included coordinating with interested parties during Covid-19 shut down and precautions, while successfully concluding AB 52 consultation between requesting tribal governments and the City of Desert Hot Springs.

**G Guild Cultivation Project Peer Review, City of Desert Hot Springs, Riverside County, CA**

**Cultural Resources Specialist.** Richard performed project management, CEQA peer review, and consultation and coordination services to the City of Desert Hot Springs for the proposed development project. Chambers Group performed CEQA Initial Studies for a proposed Mitigated Negative Declaration. Unique challenges on this project included coordinating with interested parties during Covid-19 shut down and precautions, while successfully concluding AB 52 consultation between requesting tribal governments and the City of Desert Hot Springs.



## Phillip Carlos

GIS Analyst

### Education

BA, Geography, Sonoma State University, 2017

## Professional Summary

Phillip Carlos has 5 years of experience in the GIS field. His GIS expertise includes aerial imagery analysis, spatial analyses of potential project impacts to biological resources, incorporating field-collected GPS data into GIS for report mapping and analysis, and natural resource mapping. He is familiar with industry data standards and cartographic requirements to produce figures and maps for reports. He is proficient in his use of Esri's ArcGIS 10.X software including Desktop, Server, ArcGIS Online, Collector, and Survey123. He has regularly been part of a multidisciplinary team and is experienced in working with public agencies and on projects involving interagency coordination.

## Project Experience

### Big Tujunga Dam and Reservoir Cleanout Project, Phase II, Monitoring, County of Los Angeles, Sunland, Los Angeles County, CA

**GIS Analyst.** Phillip managed GIS databases and supported mapping of the revegetation enhancement of upland and riparian habitat in the 200-acre mitigation bank for LACDPW. The revegetation components of the master plan included the restoration of existing riparian habitat by removing exotic plant species and revegetating with native plant species.

### Potential Well Sites Investigation CEQA, Lake Arrowhead Community Services District, Tidewater Inc., Lake Arrowhead, San Bernardino County, CA

**GIS Analyst.** A draft IS was prepared to analyze the environmental impacts of the construction and operation of the wells in five locations within the District's service area. Recommendations were also provided to provide further analysis on impacts to biological resources, cultural resources, noise, and Tribal Cultural resources.

### Marblehead Coastal Development, SunCal Marblehead, LLC, San Clemente, Orange County, CA

**GIS Analyst.** Supported team with mapping for protocol-level focused surveys and nest monitoring for coastal California gnatcatcher during the breeding season. Mapped active coastal California gnatcatcher nests at various stages and the buffer/foraging area during vegetation removal in the vicinity.



**Boy Scouts of America, Otay Lakes Campground, San Diego County, CA**

**GIS Analyst.** Chambers Group performed cultural resources technical study for the development of an EIR for a campground development in Otay Mesa. Conducted a desktop analysis, led archaeological survey, recorded new sites and submitted DPR Site Forms, and prepared cultural resources report following CEQA and San Diego County guidelines.

**Heber I Repower Project IS/MND, County of Imperial, CA**

**GIS Analyst.** Chambers Group scope includes the preparation and submittal of forms associated with an Imperial County Conditional Use Permit (CUP), preparation of technical studies, and document preparation and noticing in compliance with the CEQA.

**CEQA-NEPA Compliance Services for Willey Reservoir Bank Stabilization Project, Imperial Irrigation District, San Diego County, CA**

**GIS Analyst.** Managed GIS for the preparation of the IS/MND and associated technical studies for the project; additionally, Chambers Group prepared the 401, 404 permit application and 1602 notification letter. The project involves the stabilization of 525 linear feet of the embankment separating the New River from Willey Reservoir.

**Operations and Maintenance, Major Projects, and Restoration MSA, SDG&E, San Diego, CA**

**GIS Analyst.** Chambers Group performs Environmental reviews and releases, record searches, cultural resource surveys and reporting, subsurface testing, and construction monitoring to help meet project goals for this MSA. Phillip supports the team as a GIS Analyst.

**Skookumchuck Wind Project and Eagle/Large Avian Use Studies, RES America Developments Inc, Lewis & Thurston Counties, WA**

**GIS Analyst.** Phillip managed an Enterprise GIS system for this multi-disciplinary team in support of a proposed 100 mW wind energy in Washington state. Phillip managed our in-house web app viewer to view project data, planning and land use data among other pertinent data. This viewer allowed the project team to access project-related data from their desktops, or from mobile devices in the field, and allowed project design update changes to be streamlined immediately throughout the team. Phillip was also relied upon by the project team as a point-of-contact for a variety of site-specific concerns regarding access, site safety, among other project-related needs.

**Truckhaven Geothermal Exploratory Wells EA/MND, Ormat Technologies, Inc., Imperial County, CA**

**GIS Analyst.** Chambers Group contracted with Imperial County to prepare an IS/MND for the Truckhaven Geothermal Exploratory Wells Project in accordance with CEQA. Portions of the Project are located on land managed by the U.S. BLM; therefore, there is a federal nexus for the Project. Chambers Group is also contracted through Ormat Technologies, Inc. to prepare the NEPA document (EA) for the Project.





## Greg Tonkovich, AICP, INCE

Air Quality, Greenhouse Gas, Noise Impacts

### Vista Environmental

#### Education

MS, Electrical Engineering,  
University of Southern  
California

BS, Planning and  
Development, University of  
Southern California

#### Certifications

American Institute of  
Certified Planners (AICP)

American Planning  
Association (APA)

Institute of Noise Control  
Engineering (INCE)

State of California General  
'B' Contractors License

#### Training

Stays up to date with  
modeling techniques and  
regulations through  
continuing education courses

#### Professional Experience

Greg Tonkovich has over 15 years of environmental consulting experience and over 13 years of air quality and noise analysis experience. He specializes in air quality and noise impact analyses for governmental agencies and the business community and has completed numerous complex air and noise studies that conform to both CEQA and NEPA requirements.

Greg's air quality analysis experience includes global climate change analyses and health risk assessments. He is proficient in utilizing CalEEMod, URBEMIS2007, CALINE4, ISCST3, AERMOD, EMFAC2014, and OFFROAD2011 models, in order to quantify emissions impacts as well as to assess the efficacy of proposed mitigation.

Greg is also experienced in noise analyses and is proficient in utilizing FHWA Traffic Noise Model (TNM), FHWA Roadway Construction Noise Model (RCNM), FAA Integrated Noise Model (INM), and SoundPlan. In addition, he has created and implemented a noise program based on the FHWA Standard. Through the use of the above models he is able to efficiently determine noise impacts to nearby sensitive land uses and assess the efficacy of proposed mitigation.

He has successfully run an environmental consulting business for over nine years and has been responsible in managing costs, scheduling, and accounting. Greg has a proven record of preparing air quality and noise impact analyses to successful completion. During his 15 year career he has prepared more than 400 environmental documents with a 100 percent success rate. Greg is experienced in a wide range of project types, including: residential, commercial, industrial, and recreational projects as well as public projects that include specific plans and general plans. He has experience in preparing studies to specific standards and formats such as Caltrans Air Quality and Noise Study Reports and has completed air quality and/or noise analyses in over 150 different local jurisdictions throughout California.

#### Beaumont Plaza Peer Review Project, Beaumont, CA

Peer reviewed the Air Quality, Greenhouse Gas Emissions, and Noise Sections of the Initial Study – Mitigated Negative Declaration for development of a fast food restaurant and a gas station with a convenience store on a 2.3 acre project site. The peer review of the air quality and GHG emissions section included verifying all inputs utilized in the CalEEMod model, verifying that the appropriate SCAQMD methodology and thresholds were utilized. The peer review of the noise section included analyzing the proposed site plan to verify that all potential noise sources were analyzed





and verification of all inputs utilized in the FHWA and RCNM noise models. The peer review consisted of two rounds of comments, with the second round to ensure that appropriate revisions were made after the first round of comments.

### **Monroe Storm Drain, Stage 4 Project, Riverside, CA**

Principal. Greg prepared an air quality and greenhouse gas analysis for Riverside County Flood Control and Water Conservation District that analyzed the removal of an exposed trapezoidal channel and construction of 2,070 feet of reinforced concrete box (RCB) channel. The air quality analysis utilized CalEEMod to analyze the project's regional criteria pollutant and GHG emissions and SCAQMD's Mass Rate LST Look-up Tables to analyze the project's local criteria pollutant impacts from construction activities. The analysis found that less than significant air quality and GHG emissions impacts would occur from construction of the proposed project.

### **North Norco Channel Line NB, Stage 3 Project, City of Norco, CA**

Vista Environmental prepared an Air Quality and Greenhouse Gas Technical Memorandum and Noise Technical Memorandum for channel improvements to an existing 1,750-foot long channel located along the westerly extension of Gallop Way, east of Interstate 15. The air quality and GHG memo addressed each of the CEQA checklist questions for air quality and GHG emissions through calculating the project's regional construction and operational air and GHG emissions with the CalEEMod model and utilized SCAQMD's Mass Rate LST Look-up Tables to analyze the project's local criteria pollutant impacts from construction activities. The analysis found that construction and operational activities would create less than significant air quality and GHG emissions impacts. The noise memo addressed each of the CEQA questions for noise and vibration through obtaining of noise measurements in the project vicinity to document existing conditions, utilization of the FHWA's RCNM model to analyze the noise impacts from construction activities and provided a determination if the project would comply with the local noise ordinance. No significant construction or operational noise or vibration impacts were found.

### **Devil's Gate Reservoir Sediment Removal and Management Project, Pasadena, CA**

Prepared a health risk assessment (HRA) and noise impact analysis for the removal of approximately 2.9 million cubic yards of sediment plus a maintenance plan that would include the annual removal of 13,000 cubic yards of sediment. The HRA utilized emission rates calculated from the EMFAC2011 model and AERMOD View to calculate the diesel particulate matter (DPM) concentrations from four construction alternatives and operations at the nearby sensitive receptors. No significant construction or operational health risks were found. The noise analysis utilized the FHWA's RCNM model to analyze the noise impacts from onsite construction activities and utilized the FHWA RD-77-108 model to analyze the noise impacts associated with the haul trucks on the roads to the sediment depository locations. The analysis found that a significant noise impact may occur due to the differing jurisdictions allowable construction times and the analysis provided mitigation limiting the time construction activities may occur. The analysis also found that a significant vibration impact may occur and provided mitigation that limited the type of equipment that can operate within 180 feet of an offsite structure. With incorporation of the proposed mitigation all noise and vibration impacts were reduced to less than significant levels.



Santa Ana Glendale San Diego Portland

COMPANY HEADQUARTERS  
5 HUTTON CENTRE DRIVE, SUITE 750  
SANTA ANA, CA 92707



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## Cost Proposal

### Funding Proposal

Below are the estimated costs of preparing our services.

Service	Approx. Cost
Project Initiation	\$3,000 - \$5,000*
Initial Studies	\$7,000 - \$15,000*
Categorical Exemptions/Exclusions	\$3,000 - \$8,000*
Negative Declarations / Mitigated Negative Declarations (including noticing and MMRP)	\$10,000 - \$45,000*
Environmental Impact Report	\$80,000-\$200,000*
Environmental Assessment / FONSI	\$10,000 - \$45,000*
Environmental Impact Statement	\$80,000-\$200,000*
Findings	\$4,000 - *8,000*
Air Quality / GHG / Energy Analysis / Noise	\$8,000 - \$15,000*
Biological Survey and Technical Memorandum	\$5,000 - \$15,000*
Cultural Report	\$5,000 - \$20,000*
Environmental Permitting	\$8,000 - \$25,000*
Traffic Study (VMT Only or LOS Only)	\$20,000 - \$50,000*
AB 52 Consultation	\$3,000 - \$8,000*
Environmental Mitigation, Monitoring, and Implementation Measures	\$10,000 - \$30,000*

\*Actual costs will depend on the project features, level of analysis required, required meetings and public hearings, and level of agency coordination required.

### Billing Rates

Team	Title	Billing Rate(s)
Eunice Bagwan	Environmental Planner 2/Project Manager 2	\$118 - \$160
Mike McEntee	Senior Director	\$248
Meghan Gibson	Environmental Planner 6	\$185
Victoria Boyd	Environmental Planner 5	\$175
Paul Morrissey	Director/Program Manager 4	\$210 - \$220
Saraiah Skidmore	Biologist 6	\$185
Jackelyn Mayfield	Biologist 4	\$153
Lucas Tutschulte	Cultural Resources Lead	\$185
Richard Shultz	Cultural Resources Specialist 4	\$134
Phillip Carlos	GIS Analyst 1	\$111
Greg Tonkovich / Vista Environmental	Air Quality, Energy, GHGs, and Noise Analyses - Senior Analyst	\$130



**Direct Costs**

**EQUIPMENT/OTHER DIRECT COSTS**

<b><u>OTHER DIRECT COSTS</u></b>	<b><u>UNIT</u></b>	<b><u>UNIT COST</u></b>
Copies - Internal	per page	\$0.15
Color Copies 8"X11"	per page	\$1.00
Color Copies 8"X17"	per page	\$2.00
GIS Materials	actual	
Field Vehicle Use: Off Road 4WD	per day	\$65.00
Mileage	per mile	Fed Rate
GPS – Real time, Trimble	per day	\$60.00
CD-ROM's	per CD	\$2.00
Mail/Delivery	actual	
Outside Printing	actual	
All Other Outside Services	actual	
Bio Survey/Monitoring Equipment	per day	\$6.00
Bio Survey/JD/Restoration Equipment	per day	\$8.00
Bio Fish Survey Equipment	per day	\$15.00
Focused Plant Survey Equipment	per day	\$10.00
Cultural Survey Equipment	per day	\$6.00
Cultural Site Recording	per day	\$8.00
Cultural Testing/Excavation	per day	\$14.00
Cultural Monitoring Equipment	per day	\$10.00
iGage	per day	\$15.00
Sonabat	per day	\$46.00
Electrofisher	per day	\$200.00

- All outside services carry a 10% markup.

