

## AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR

THIS AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR is made and effective as of the 16<sup>th</sup> day of May, 2023, by and between the CITY OF BEAUMONT (“CITY”) whose address is 550 E. 6<sup>th</sup> Street, Beaumont, California 92223 and KIMLEY-HORN AND ASSOCIATES, INC., a North Carolina Corporation, whose address is 3801 University Ave., Suite 300, Riverside, CA 92501 (“CONTRACTOR”).

### RECITALS

This Agreement is entered into on the basis of the following facts, understandings and intentions of the parties to this Agreement:

A. CITY desires to engage CONTRACTOR to provide professional services for On-Call Planning & Environmental Services; and

B. CONTRACTOR has made a proposal (“Proposal”) to the CITY to provide such professional services, which Proposal is attached hereto as Exhibit “A” and incorporated herein by this reference; and

C. CONTRACTOR agrees to provide such services pursuant to, and in accordance with, the terms and conditions of this Agreement, and represents and warrants to CITY that CONTRACTOR possesses the necessary skills, licenses, certifications, qualifications, personnel and equipment to provide such services.

### AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals and mutual covenants contained herein, CITY and CONTRACTOR agree as follows:

1. Term of Agreement. This Agreement is effective as of the date first above written and shall continue until terminated as provided for herein. Notwithstanding anything in this Agreement to the contrary, this Agreement shall automatically terminate after three (3) year(s) unless extended by the parties with the approval of the City Council of the CITY.

2. Services to be Performed. CONTRACTOR agrees to provide the services (“Services”) as follows: On-Call Planning and Environmental Services per Exhibit “A”. Services are to be performed on a non-exclusive, indefinite quantity basis, as requested by City. City shall have no obligation to secure any specified amount of Services from CONTRACTOR. All Services shall be performed in the manner and according to the timeframe set forth in the Proposal. CONTRACTOR designates Meghan Karadimos as CONTRACTOR’S professional(s) responsible for overseeing the Services provided by CONTRACTOR.

3. Associates and Subcontractors. CONTRACTOR may, at CONTRACTOR’S sole cost and expense, employ such competent and qualified independent associates, subcontractors and consultants as CONTRACTOR deems necessary to perform the Services; provided, however, that CONTRACTOR shall not subcontract any of the Services without the written consent of CITY.

4. Compensation.

4.01 CITY shall pay CONTRACTOR for services performed in accordance with compensation rates set forth in Exhibit A, Proposal. CONTRACTOR shall not increase any rate without the prior written consent of the CITY.

4.02 CONTRACTOR shall not be compensated for any Services rendered nor reimbursed for any expenses incurred in excess of those authorized unless approved in advance by the CITY, in writing.

4.03 CONTRACTOR shall submit to CITY, on or before the fifteenth (15<sup>th</sup>) of each month, itemized invoices for the Services rendered in the previous month. The CITY shall not be obligated to pay any invoice that is submitted more than sixty (60) days after the due date of such invoice. CITY shall have the right to review and audit all invoices prior to or after payment to CONTRACTOR. This review and audit may include, but not be limited to CITY's:

- a. Determination that any hourly fee charged is consistent with this Agreement's approved hourly rate schedule;
- b. Determination that the multiplication of the hours billed times the approved rate schedule dollars is correct;
- c. Determination that each item charged is the usual, customary, and reasonable charge for the particular item. If CITY determines an item charged is greater than usual, customary, or reasonable, or is duplicative, ambiguous, excessive, or inappropriate, CITY shall either return the bill to CONTRACTOR with a request for explanation or adjust the payment accordingly, and give notice to CONTRACTOR of the adjustment.

4.04 If the work is satisfactorily completed, CITY shall pay such invoice within thirty (30) days of its receipt. Should CITY dispute any portion of any invoice, CITY shall pay the undisputed portion within the time stated above, and at the same time advise CONTRACTOR in writing of the disputed portion.

5. Obligations of CONTRACTOR.

5.01 CONTRACTOR agrees to perform all Services in accordance with the terms and conditions of this Agreement and the Proposal. In the event that the terms of the Proposal shall conflict with the terms of this Agreement, or contain additional terms that purport to bind the CITY other than the Services to be rendered and the price for the Services, the terms of this Agreement shall govern and said additional or conflicting terms shall be of no force or effect.

5.02 Except as otherwise agreed by the parties, CONTRACTOR will supply all personnel, materials and equipment required to perform the Services. CONTRACTOR shall provide its own offices, telephones, vehicles and computers and set its own work

hours. CONTRACTOR will determine the method, details, and means of performing the Services under this Agreement.

5.03 CONTRACTOR shall keep CITY informed as to the progress of the Services by means of regular and frequent consultations. Additionally, when requested by CITY, CONTRACTOR shall prepare written status reports.

5.04 CONTRACTOR is responsible for paying, when due, all income and other taxes, fees and withholding, including withholding state and federal taxes, social security, unemployment and worker's compensation, incurred as a result of the compensation paid under this Agreement. CONTRACTOR agrees to indemnify, defend and hold harmless CITY for any claims, costs, losses, fees, penalties, interest, or damages suffered by CITY resulting from CONTRACTOR's failure to comply with this provision.

5.05 In the event CONTRACTOR is required to prepare plans, drawings, specifications and/or estimates, the same shall be furnished in conformance with local, state and federal laws, rules and regulations.

5.06 CONTRACTOR represents that it possesses all required licenses necessary or applicable to the performance of Services under this Agreement and the Proposal and shall obtain and keep in full force and effect all permits and approvals required to perform the Services herein. In the event CITY is required to obtain an approval or permit from another governmental entity, CONTRACTOR shall provide all necessary supporting documents to be filed with such entity.

5.07 CONTRACTOR shall be solely responsible for obtaining Employment Eligibility Verification information from CONTRACTOR's employees, in compliance with the Immigration Reform and Control Act of 1986, Pub. L. 99-603 (8 U.S.C. 1324a), and shall ensure that CONTRACTOR's employees are eligible to work in the United States.

5.08 In the event that CONTRACTOR employs, contracts with, or otherwise utilizes any CalPERS retirees in completing any of the Services performed hereunder, such instances shall be disclosed in advance to the CITY and shall be subject to the CITY's advance written approval.

5.09 Drug-free Workplace Certification. By signing this Agreement, the CONTRACTOR hereby certifies under penalty of perjury under the laws of the State of California that the CONTRACTOR will comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code, Section 8350 et seq.) and will provide a drug-free workplace.

5.10 CONTRACTOR shall comply with all applicable local, state and federal laws, rules, regulations, entitlements and/or permits applicable to, or governing the Services authorized hereunder.

6. Insurance. CONTRACTOR hereby agrees to be solely responsible for the health and safety of its employees and agents in performing the Services under this Agreement and shall

comply with all laws applicable to worker safety including but not limited to Cal-OSHA. Therefore, throughout the duration of this Agreement, CONTRACTOR hereby covenants and agrees to maintain insurance in conformance with the requirements set forth below. Attached hereto as **Exhibit "B"** are copies of Certificates of Insurance and endorsements as required by Section 7.02. If existing coverage does not meet the requirements set forth herein, CONTRACTOR agrees to amend, supplement or endorse the existing coverage to do so. CONTRACTOR shall provide the following types and amounts of insurance:

6.01 Commercial general liability insurance in an amount of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate; CONTRACTOR agrees to have its insurer endorse the general liability coverage required herein to include as additional insured's CITY, its officials, employees and agents. CONTRACTOR also agrees to require all contractors and subcontractors to provide the same coverage required under this Section 6.

6.02 Business Auto Coverage in an amount no less than \$1 million per accident. If CONTRACTOR or CONTRACTOR's employees will use personal autos in performance of the Services hereunder, CONTRACTOR shall provide evidence of personal auto liability coverage for each such person.

6.03 Workers' Compensation coverage for any of CONTRACTOR's employees that will be providing any Services hereunder. CONTRACTOR will have a state-approved policy form providing statutory benefits as required by California law. The provisions of any workers' compensation will not limit the obligations of CONTRACTOR under this Agreement. CONTRACTOR expressly agrees not to use any statutory immunity defenses under such laws with respect to CITY, its employees, officials and agents.

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

## 7. General Conditions pertaining to Insurance Coverage

7.01 No liability insurance coverage provided shall prohibit CONTRACTOR from waiving the right of subrogation prior to a loss. CONTRACTOR waives all rights of subrogation against CITY regardless of the applicability of insurance proceeds and shall require all contractors and subcontractors to do likewise.

7.02. Prior to beginning the Services under this Agreement, CONTRACTOR shall furnish CITY with certificates of insurance, endorsements, and upon request, complete copies of all policies, including complete copies of all endorsements. All copies of policies and endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf.

7.03. All required policies shall be issued by a highly rated insurer with a minimum A.M. Best rating of "A:VII"). The insurer(s) shall be admitted or licensed to do business in California. The certificates of insurance hereunder shall state that coverage shall not be

suspended, voided, canceled by either party, or reduced in coverage or in limits below the limits required hereunder, except after thirty (30) days' prior written notice has been given to CITY.

7.04 Self-insurance does not comply with these insurance specifications. CONTRACTOR acknowledges and agrees that that all insurance coverage required to be provided by CONTRACTOR or any subcontractor, shall apply first and on a primary, non-contributing basis in relation to any other insurance, indemnity or self-insurance available to CITY.

7.05 All coverage types and limits required are subject to approval, modification and additional requirements by CITY, as the need arises. CONTRACTOR shall not make any reductions in scope of coverage (e.g. elimination of contractual liability or reduction of discovery period) that may affect CITY's protection without CITY's prior written consent.

7.06 CONTRACTOR agrees to provide immediate notice to CITY of any claim or loss against CONTRACTOR or arising out of the Services performed under this Agreement. CITY assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve CITY.

## 8. Indemnification.

8.01 CONTRACTOR and CITY agree that CITY, its employees, agents and officials should, to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, defense costs, court costs or any other costs arising out of or in any way related to the performance of this Agreement by CONTRACTOR or any subcontractor or agent of either as set forth herein. Accordingly, the provisions of this indemnity are intended by the parties to be interpreted and construed to provide the fullest protection possible under the law to CITY. CONTRACTOR acknowledges that CITY would not enter into this Agreement in the absence of the commitment of CONTRACTOR to indemnify and protect CITY as set forth herein.

a. To the fullest extent permitted by law, CONTRACTOR shall defend, indemnify and hold harmless CITY, its employees, agents and officials, from any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses, damages or costs reasonable attorneys' fees incurred by CITY, court costs, defense costs, including expert witness fees and any other costs or expenses incurred to the extent the negligence of the Contractor in the performance of this Agreement. CONTRACTOR's obligation to defend, indemnify and hold harmless shall include any and all claims, suits and proceedings in which CONTRACTOR (and/or CONTRACTOR's agents and/or employees) is alleged to be an employee of CITY. All obligations under this provision are to be paid by CONTRACTOR as they are incurred by CITY.

b. Without affecting the rights of CITY under any provision of this

Agreement or this Section, CONTRACTOR shall not be required to indemnify and hold harmless CITY as set forth above for liability attributable solely to the fault of CITY, provided such fault is determined by agreement between the parties or the findings of a court of competent jurisdiction.

8A. Indemnification Design Professionals.

8A.01 In the event that CONTRACTOR is a design professional under California Civil Code Section 2782.8 this Section 8A shall apply instead of Section 8. To the fullest extent permitted by California law and in accordance with California Civil Code section 2782.8, CONTRACTOR shall indemnify, and hold harmless the City, its officers, employees, trustees and members (“Indemnified Parties”) from any and all actions, assessments, counts, citations, claims, costs, damages, demands, judgments, liabilities (legal, administrative or otherwise), losses, notices, expenses, fines, penalties, proceedings, responsibilities, violations, attorney’s and consultants’ fees and causes of action including, but not limited to those for, injury to property or persons, including personal injury and/or death (“Claim(s)”), to the extent that the Claim(s) arises out of, pertains to, or relates to the negligence, recklessness, or willful misconduct of CONTRACTOR, its directors, officials, officers, employees and consultants arising out of, connected with, or resulting from the performance of the Services, the Project, or this Agreement. This indemnity excludes liability caused by the negligence or willful misconduct of any of the Indemnified Parties. The cost to indemnify, hold harmless, and defend charged to CONTRACTOR shall not exceed CONTRACTOR’S proportionate percentage of fault.

9. Additional Services, Changes and Deletions.

9.01 In the event CONTRACTOR performs additional or different services than those described herein without the prior written approval of the City Manager and/or City Council of CITY, CONTRACTOR shall not be compensated for such services. CONTRACTOR expressly waives any right to be compensated for services and materials not covered by the scope of this Agreement or authorized by the CITY in writing.

9.02 CONTRACTOR shall promptly advise the City Manager and Finance Director of CITY as soon as reasonably practicable upon gaining knowledge of a condition, event or accumulation of events which may affect the scope and/or cost of Services. All proposed changes, modifications, deletions and/or requests for additional services shall be reduced to writing for review and approval by the CITY and/or City Council.

10. Termination of Agreement.

10.01 Notwithstanding any other provision of this Agreement, CITY, at its sole option, may terminate this Agreement with or without cause, or for no cause, at any time by giving twenty (20) days’ written notice to CONTRACTOR.

10.02 In the event of termination, the payment of monies due CONTRACTOR for undisputed Services performed prior to the effective date of such termination shall be paid within thirty (30) business days after receipt of an invoice as provided in this Agreement. Immediately upon termination, CONTRACTOR agrees to promptly provide and deliver to

CITY all original documents, reports, studies, plans, specifications and the like which are in the possession or control of CONTRACTOR and pertain to CITY.

11. Status of CONTRACTOR.

11.01 CONTRACTOR shall perform the Services in CONTRACTOR's own way as an independent contractor, and in pursuit of CONTRACTOR's independent calling, and not as an employee of CITY. However, CONTRACTOR shall regularly confer with CITY's City Manager as provided for in this Agreement.

11.02 CONTRACTOR agrees that it is not entitled to the rights and benefits afforded to CITY's employees, including disability or unemployment insurance, workers' compensation, retirement, CalPERS, medical insurance, sick leave, or any other employment benefit. CONTRACTOR is responsible for providing, at its own expense, disability, unemployment, workers' compensation and other insurance, training, permits, and licenses for itself and its employees and subcontractors.

11.03 CONTRACTOR hereby specifically represents and warrants to CITY that it possesses the qualifications and skills necessary to perform the Services under this Agreement in a competent, professional manner, without the advice or direction of CITY and that the Services to be rendered pursuant to this Agreement shall be performed in accordance with the standards customarily applicable to an experienced and competent professional rendering the same or similar services in the same geographic area where the CITY is located. Further, CONTRACTOR represents and warrants that the individual signing this Agreement on behalf of CONTRACTOR has the full authority to bind CONTRACTOR to this Agreement.

12. Ownership of Documents; Audit.

12.01 All draft and final reports, plans, drawings, studies, maps, photographs, specifications, data, notes, manuals, warranties and all other documents of any kind or nature prepared, developed or obtained by CONTRACTOR in connection with the performance of Services performed for the CITY shall become the sole property of CITY, and CONTRACTOR shall promptly deliver all such materials to CITY upon request. At the CITY's sole discretion, CONTRACTOR may be permitted to retain original documents, and furnish reproductions to CITY upon request, at no cost to CITY.

12.02 Subject to applicable federal and state laws, rules and regulations, CITY shall hold all intellectual property rights to any materials developed pursuant to this Agreement. CONTRACTOR shall not such use data or documents for purposes other than the performance of this Agreement, nor shall CONTRACTOR release, reproduce, distribute, publish, adapt for future use or any other purposes, or otherwise use, any data or other materials first produced in the performance of this Agreement, nor authorize others to do so, without the prior written consent of CITY.

12.03 CONTRACTOR shall retain and maintain, for a period not less than four years following termination of this Agreement, all-time records, accounting records and vouchers and all other records with respect to all matters concerning Services performed, compensation paid and expenses reimbursed. At any time during normal business hours

and as often as CITY may deem necessary, CONTRACTOR shall make available to CITY's agents for examination all of such records and shall permit CITY's agents to audit, examine and reproduce such records.

13. Miscellaneous Provisions.

13.01 This Agreement, which includes all attached exhibits, supersedes any and all previous agreements, either oral or written, between the parties hereto with respect to the rendering of Services by CONTRACTOR for CITY and contains all of the covenants and agreements between the parties with respect to the rendering of such Services in any manner whatsoever. Any modification of this Agreement will be effective only if it is in writing signed by both parties.

13.02 CONTRACTOR shall not assign or otherwise transfer any rights or interest in this Agreement without the prior written consent of CITY. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

13.03 CONTRACTOR shall timely file FPPC Form 700 Conflict of Interest Statements with CITY if required by California law and/or the CITY's conflict of interest policy.

13.04 If any legal action or proceeding, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party will be entitled to reasonable attorneys' fees and costs, in addition to any other relief to which that party may be entitled.

13.05 This Agreement is made, entered into and shall be performed in the County of Riverside in the State of California and shall in all respects be interpreted, enforced and governed under the laws of the State of California. The parties agree that venue in any litigation between them shall be in Riverside County, California.

13.06 CONTRACTOR covenants that neither it nor any officer or principal of its firm has any interest, nor shall they acquire any interest, either directly or indirectly, which will conflict in any manner or degree with the performance of their Services hereunder. CONTRACTOR further covenants that in the performance of this Agreement, no person having such interest shall be employed by it as an officer, employee, agent, or subcontractor.

13.07 CONTRACTOR has read and is aware of the provisions of Section 1090 et seq. and Section 87100 et seq. of the Government Code relating to conflicts of interest of public officers and employees. CONTRACTOR agrees that they are unaware of any financial or economic interest of any public officer or employee of the CITY relating to this Agreement. It is further understood and agreed that if such a financial interest does exist at the inception of this Agreement, the CITY may immediately terminate this Agreement by giving notice thereof. CONTRACTOR shall comply with the requirements of Government Code section 87100 et seq. and section 1090 in the performance of and during the term of this Agreement.

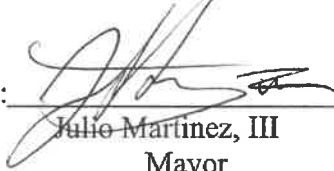
13.08 Improper Consideration. CONTRACTOR shall not offer (either directly or through an intermediary) any improper consideration such as, but not limited to, cash, discounts, services, the provision of travel or entertainment, or any items of value to any officer, employee or agent of the CITY in an attempt to secure favorable treatment regarding this Agreement or any contract awarded by CITY. The CITY, by notice, may immediately terminate this Agreement if it determines that any improper consideration as described in the preceding sentence was offered to any officer, employee or agent of the CITY with respect to the proposal and award process of this Agreement or any CITY contract. This prohibition shall apply to any amendment, extension or evaluation process once this Agreement or any CITY contract has been awarded. CONTRACTOR shall immediately report any attempt by any CITY officer, employee or agent to solicit (either directly or through an intermediary) improper consideration from CONTRACTOR.

13.09 Severability. If any portion of this Agreement is declared invalid, illegal or otherwise unenforceable by a court of competent jurisdiction, the entire balance of this Agreement not so affected shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereby have made and executed this Agreement to be effective as of the day and year first above written.


**CITY:**

CITY OF BEAUMONT

By:   
Julio Martinez, III  
Mayor

**CONTRACTOR:**

KIMLEY-HORN AND ASSOCIATES,  
INC.

By:   
Print Name: DAVIE COWAN CA PE 86803  
Title: VICE PRESIDENT 6-8-23



**EXHIBIT “A”**

**PROPOSAL**



RFP FOR ON-CALL

**PLANNING AND**

**ENVIRONMENTAL SERVICES**

PREPARED BY:

**Kimley»»Horn**

Expect More. Experience Better.

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## A. Cover Letter

March 16, 2023

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

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

### ***RE: Proposal for On-Call Planning and Environmental Services***

Dear Ms. Wichert and Members of the Selection Committee:

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

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

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

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

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

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

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

Sincerely,

**KIMLEY-HORN AND ASSOCIATES, INC.**



**Meghan Karadimos**  
Project Manager



**Eugene D. Cowan, P.E.\***  
Associate

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

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

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

## B. Introduction/Information

### *Understanding the Scope of Work*

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

### *Proven Approach to On-Call Contracts*

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

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

### *Scope Control*

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

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

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

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

### ***Kimley-Horn's Information***

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

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

**Phone:** 951.335.8283

**Email:** [meghan.karadimos@kimley-horn.com](mailto:meghan.karadimos@kimley-horn.com)

### ***Subconsultants***

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



**BCRCONSULTING LLC**

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

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



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



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

## C. Approach to Delivering the Scope of Services

### *On-Call Environmental Services Approach*

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

Our technical approach for CEQA/NEPA includes:

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

### ***On-Call Planning Services Approach***

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

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

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

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

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

### ***Effective and Proactive Communication***

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

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

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

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

## Public Outreach

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

## Quality Control

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



## Schedule and Cost Control

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

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

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

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

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

## D. Firm Profile

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

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

### KIMLEY-HORN AT A GLANCE

**12**  
Offices

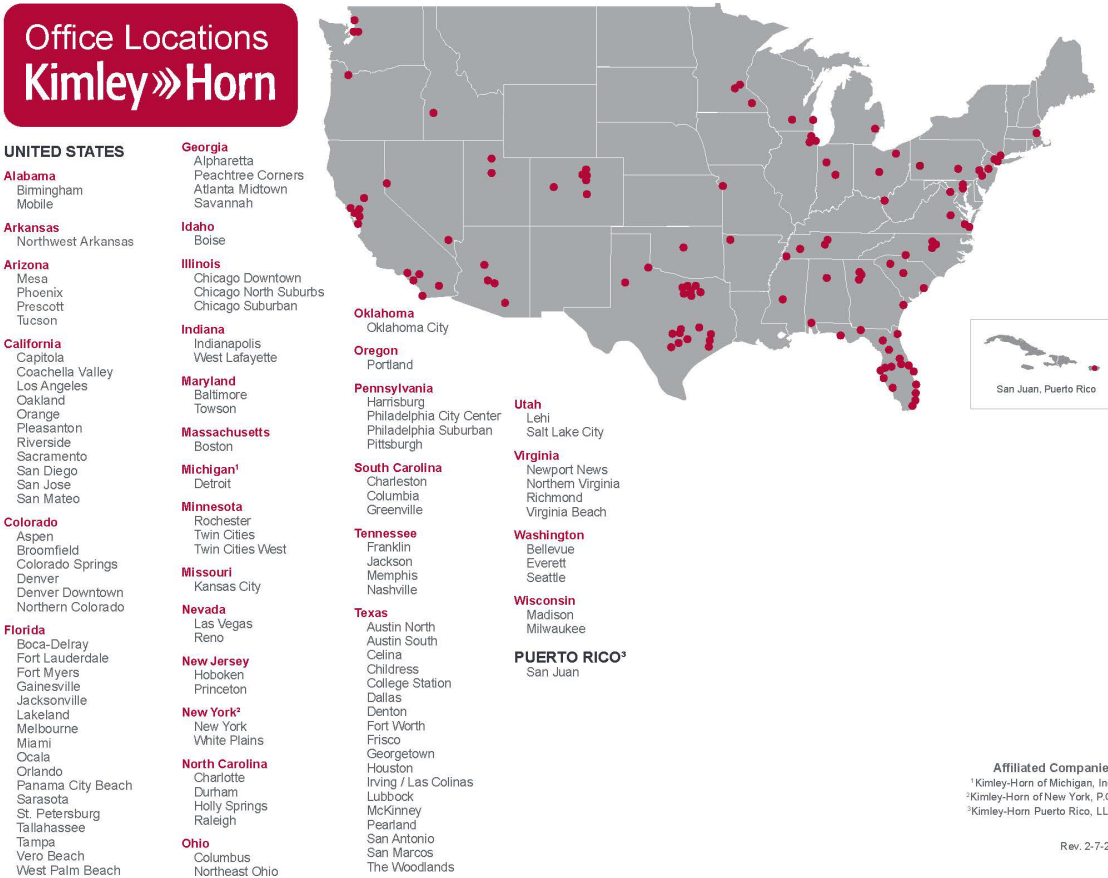
**480+**  
Local Staff

**56**  
Years

**114**  
Offices

**#10** Top 500 Design Firms  
(ENR 2022)

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



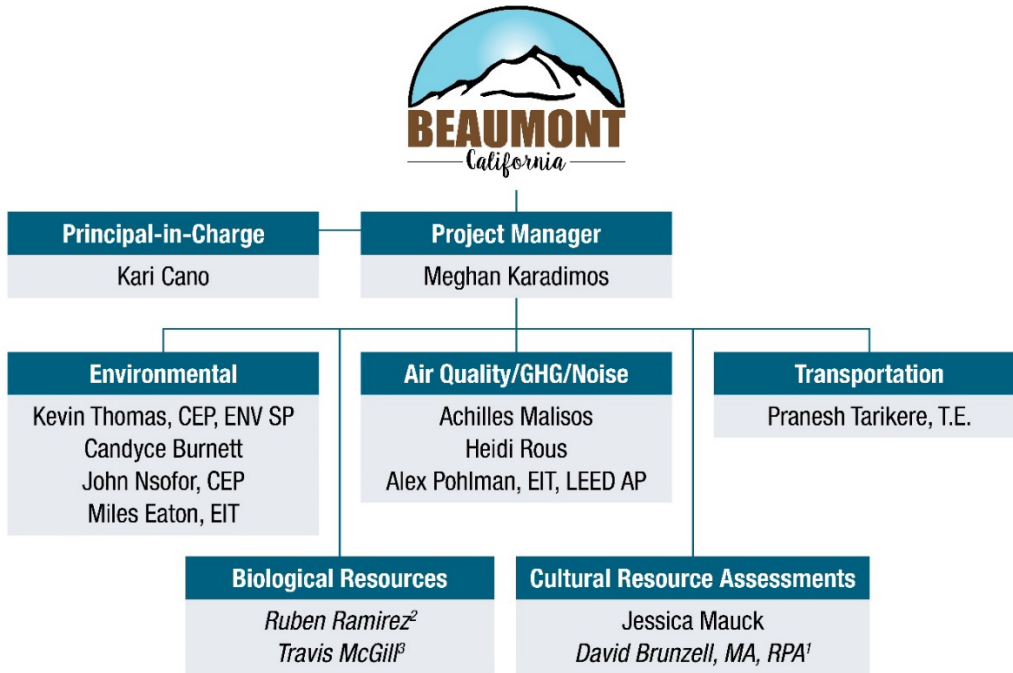
## E. Location of Principal Office

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

**3801 University Avenue, Suite 300, Riverside, CA 92501**

## F. Proposed Team

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

**Subconsultants:**

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

## Team Member Summaries

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

### Meghan Karadimos | Project Manager

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

### Kari Cano | Principal-in-Charge

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

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

### **Kevin Thomas, CEP, ENV SP | *Environmental***

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

### **Candyce Burnett | *Environmental***

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

### **John Nsofor, CEP | *Environmental***

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

### **Miles Eaton, EIT | *Environmental***

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

### **Achilles Malisos | *Air Quality/GHG/Noise***

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

### **Heidi Rous | *Air Quality/GHG/Noise***

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

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

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

### **Pranesh Tarikere, P.E. | *Transportation***

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

### **Jessica Mauck | *Cultural Resource Assessment***

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

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

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

### Ruben Ramirez | *Biological Resources*

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

### Travis McGill | *Biological Resources*

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

## G. References

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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



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

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

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

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

## H. Scope of Services

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

### *Environmental Impact Analyses*

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

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

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

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

## ***Air Quality Analyses***

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

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

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

## ***Acoustical Analyses***

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

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

### **Biological Resource Assessments**

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

### **Cultural Resource Assessments**

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

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

## **Traffic Engineering**

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

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

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

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

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

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

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

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

## **Planning Services**

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

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

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

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

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

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

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

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

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

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

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

## I. Cost Proposal

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

## J. Additional Information

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

### 6. Insurance

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

### 7. General Conditions pertaining to Insurance Coverage

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

### 8. Indemnification

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

## K. Professional Liability Insurance

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

## Appendix (Resumes)



### Meghan Karadimos

#### *Project Manager*

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

#### Professional Credentials

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

#### **RELEVANT EXPERIENCE**

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



## Kari Cano

### *Principal-in-Charge*

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

### Professional Credentials

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

### **RELEVANT EXPERIENCE**

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

*\*Prior to joining Kimley-Horn*



## Kevin Thomas, CEP, ENV SP

### *Environmental*

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

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

### Professional Credentials

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

### **RELEVANT EXPERIENCE**

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



## Candyce Burnett

### *Environmental*

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

### Professional Credentials

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

### RELEVANT EXPERIENCE

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

*\*Prior to joining Kimley-Horn*



## John Nsofor, CEP

### *Environmental*

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

### Professional Credentials

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

### **RELEVANT EXPERIENCE**

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



## Miles Eaton, EIT

### *Environmental*

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

### Professional Credentials

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

### **RELEVANT EXPERIENCE**

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



## Achilles Malisos

### *Air Quality/GHG/Noise*

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

### Professional Credentials

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

### RELEVANT EXPERIENCE

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



## Heidi Rous

### *Air Quality/GHG/Noise*

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

### Professional Credentials

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

### RELEVANT EXPERIENCE

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

\*Prior to joining Kimley-Horn



## Alex Pohlman, EIT, LEED AP

### *Air Quality/GHG/Noise*

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

### Professional Credentials

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

### **RELEVANT EXPERIENCE**

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



## Pranesh Tarikere, T.E

### *Transportation*

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

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

### Professional Credentials

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

### **RELEVANT EXPERIENCE**

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



## Jessica Mauck

### *Cultural Resource Assessment*

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

### Professional Credentials

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

### RELEVANT EXPERIENCE

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

*\*Prior to joining Kimley-Horn*



## David Brunzell, MA, RPA



BCRCONSULTING LLC

*Cultural Resource Assessments*

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

### Professional Credentials

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

### RELEVANT EXPERIENCE

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

## Ruben Ramirez



### *Biological Resource Assessments*

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

### **RELEVANT EXPERIENCE**

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

### **Professional Credentials**

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



## Travis McGill



### *Biological Resource Assessments*

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

### **RELEVANT EXPERIENCE**

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

### **Professional Credentials**

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



## CONTACT:

**Meghan Karadimos**

✉ [Meghan.Karadimos@kimley-horn.com](mailto:Meghan.Karadimos@kimley-horn.com)

☎ 951.335.8283

📍 3801 University Avenue, Suite 300  
Riverside, CA 92501

[www.kimley-horn.com](http://www.kimley-horn.com)

**Kimley»Horn**

Expect More. Experience Better.



## Kimley-Horn and Associates, Inc.

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### Hourly Labor Rate Schedule

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

Effective July 1, 2022 through June 30, 2023

Subject to annual adjustment thereafter

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

Sub-Consultants will be billed per the Contract



**Table A. Hourly Rates**

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

**Table B. Direct Expense**

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

\*May vary regionally

**FEE  
SCHEDULE**

**Hourly Rate**

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Ruben Ramirez/Biologist      \$125/hr

**Travel**

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

**Reproduction**

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Cost included in professional hourly rate

**Postage**

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

**Equipment**

---

Cost included in professional hourly rate



## HOURLY RATE SCHEDULE

Effective January 1, 2023 through December 31, 2023

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

Notes:

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

**EXHIBIT "B"**

**CERTIFICATES OF INSURANCE AND ENDORSEMENTS**





## ENDORSEMENT

This endorsement, effective 12:01 A.M. 04/01/2023 forms a part of

Policy No. CA4489663 (AOS) issued to Kimley-Horn and Associates, Inc.

by NATIONAL UNION FIRE INSURANCE COMPANY OF PITTSBURGH, PA

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

### **ADDITIONAL INSURED - WHERE REQUIRED UNDER CONTRACT OR AGREEMENT**

*This endorsement modifies insurance provided under the following:*

BUSINESS AUTO COVERAGE FORM

#### SCHEDULE

#### **ADDITIONAL INSURED:**

ANY PERSON OR ORGANIZATION FOR WHOM YOU ARE CONTRACTUALLY BOUND TO PROVIDE ADDITIONAL INSURED STATUS BUT ONLY TO THE EXTENT OF SUCH PERSON'S OR ORGANIZATIONS LIABILITY ARISING OUT OF THE USE OF A COVERED AUTO.

**I. SECTION II - COVERED AUTOS LIABILITY COVERAGE, A. Coverage, 1. - Who Is Insured, is amended to add:**

d. Any person or organization, shown in the schedule above, to whom you become obligated to include as an additional insured under this policy, as a result of any contract or agreement you enter into which requires you to furnish insurance to that person or organization of the type provided by this policy, but only with respect to liability arising out of use of a covered "auto". However, the insurance provided will not exceed the lesser of:

- (1) The coverage and/or limits of this policy, or
- (2) The coverage and/or limits required by said contract or agreement.



\_\_\_\_\_  
AUTHORIZED REPRESENTATIVE

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
<p>ANY PERSON OR ORGANIZATION WHOM YOU BECOME OBLIGATED TO INCLUDE AS AN ADDITIONAL INSURED AS A RESULT OF ANY CONTRACT OR AGREEMENT YOU HAVE ENTERED INTO.</p>	<p>PER THE CONTRACT OR AGREEMENT.</p>
<p>Information required to complete this Schedule, if not shown above, will be shown in the Declarations.</p>	

**A. Section II 6 Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

**B.** With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;  
whichever is less.

This endorsement shall not increase the applicable limits of insurance.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART  
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

### SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
ANY PERSON OR ORGANIZATION WHOM YOU BECOME OBLIGATED TO INCLUDE AS AN ADDITIONAL INSURED AS A RESULT OF ANY CONTRACT OR AGREEMENT YOU HAVE ENTERED INTO.	PER THE CONTRACT OR AGREEMENT.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

**A. Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

**B.** With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

## AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR

THIS AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR is made and effective as of the 16<sup>th</sup> day of May, 2023, by and between the CITY OF BEAUMONT (“CITY”) whose address is 550 E. 6<sup>th</sup> Street, Beaumont, California 92223 and PSOMAS, a California Corporation, whose address is 1650 Spruce Street, #400, Riverside, CA 92507 (“CONTRACTOR”).

### RECITALS

This Agreement is entered into on the basis of the following facts, understandings and intentions of the parties to this Agreement:

A. CITY desires to engage CONTRACTOR to provide professional services for On-Call Planning and Environmental Services; and

B. CONTRACTOR has made a proposal (“Proposal”) to the CITY to provide such professional services, which Proposal is attached hereto as Exhibit “A” and incorporated herein by this reference; and

C. CONTRACTOR agrees to provide such services pursuant to, and in accordance with, the terms and conditions of this Agreement, and represents and warrants to CITY that CONTRACTOR possesses the necessary skills, licenses, certifications, qualifications, personnel and equipment to provide such services.

### AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals and mutual covenants contained herein, CITY and CONTRACTOR agree as follows:

1. Term of Agreement. This Agreement is effective as of the date first above written and shall continue until terminated as provided for herein. Notwithstanding anything in this Agreement to the contrary, this Agreement shall automatically terminate after three (3) year(s) unless extended by the parties with the approval of the City Council of the CITY.

2. Services to be Performed. CONTRACTOR agrees to provide the services (“Services”) as follows: On-Call Planning and Environmental Services per Exhibit “A”. Services are to be performed on a non-exclusive, indefinite quantity basis, as requested by City. City shall have no obligation to secure any specified amount of Services from CONTRACTOR. All Services shall be performed in the manner and according to the timeframe set forth in the Proposal. CONTRACTOR designates Charles Holcombe III as CONTRACTOR’S professional(s) responsible for overseeing the Services provided by CONTRACTOR.

3. Associates and Subcontractors. CONTRACTOR may, at CONTRACTOR’S sole cost and expense, employ such competent and qualified independent associates, subcontractors and consultants as CONTRACTOR deems necessary to perform the Services; provided, however, that CONTRACTOR shall not subcontract any of the Services without the written consent of CITY.

4. Compensation.

4.01 CITY shall pay CONTRACTOR for services performed in accordance with compensation rates set forth in Exhibit A, Proposal. CONTRACTOR shall not increase any rate without the prior written consent of the CITY.

4.02 CONTRACTOR shall not be compensated for any Services rendered nor reimbursed for any expenses incurred in excess of those authorized unless approved in advance by the CITY, in writing.

4.03 CONTRACTOR shall submit to CITY, on or before the fifteenth (15<sup>th</sup>) of each month, itemized invoices for the Services rendered in the previous month. The CITY shall not be obligated to pay any invoice that is submitted more than sixty (60) days after the due date of such invoice. CITY shall have the right to review and audit all invoices prior to or after payment to CONTRACTOR. This review and audit may include, but not be limited to CITY's:

a. Determination that any hourly fee charged is consistent with this Agreement's approved hourly rate schedule;

b. Determination that the multiplication of the hours billed times the approved rate schedule dollars is correct;

c. Determination that each item charged is the usual, customary, and reasonable charge for the particular item. If CITY determines an item charged is greater than usual, customary, or reasonable, or is duplicative, ambiguous, excessive, or inappropriate, CITY shall either return the bill to CONTRACTOR with a request for explanation or adjust the payment accordingly, and give notice to CONTRACTOR of the adjustment.

4.04 If the work is satisfactorily completed, CITY shall pay such invoice within thirty (30) days of its receipt. Should CITY dispute any portion of any invoice, CITY shall pay the undisputed portion within the time stated above, and at the same time advise CONTRACTOR in writing of the disputed portion.

5. Obligations of CONTRACTOR.

5.01 CONTRACTOR agrees to perform all Services in accordance with the terms and conditions of this Agreement and the Proposal. In the event that the terms of the Proposal shall conflict with the terms of this Agreement, or contain additional terms that purport to bind the CITY other than the Services to be rendered and the price for the Services, the terms of this Agreement shall govern and said additional or conflicting terms shall be of no force or effect.

5.02 Except as otherwise agreed by the parties, CONTRACTOR will supply all personnel, materials and equipment required to perform the Services. CONTRACTOR shall provide its own offices, telephones, vehicles and computers and set its own work

hours. CONTRACTOR will determine the method, details, and means of performing the Services under this Agreement.

5.03 CONTRACTOR shall keep CITY informed as to the progress of the Services by means of regular and frequent consultations. Additionally, when requested by CITY, CONTRACTOR shall prepare written status reports.

5.04 CONTRACTOR is responsible for paying, when due, all income and other taxes, fees and withholding, including withholding state and federal taxes, social security, unemployment and worker's compensation, incurred as a result of the compensation paid under this Agreement. CONTRACTOR agrees to indemnify, defend and hold harmless CITY for any claims, costs, losses, fees, penalties, interest, or damages suffered by CITY resulting from CONTRACTOR's failure to comply with this provision.

5.05 In the event CONTRACTOR is required to prepare plans, drawings, specifications and/or estimates, the same shall be furnished in conformance with local, state and federal laws, rules and regulations.

5.06 CONTRACTOR represents that it possesses all required licenses necessary to practice its profession under this Agreement and the Proposal and shall obtain and keep in full force and effect all permits and approvals required to practice its profession. In the event CITY is required to obtain an approval or permit from another governmental entity, CONTRACTOR shall provide, at CITY'S expense, all necessary supporting documents to be filed with such entity.

5.07 CONTRACTOR shall be solely responsible for obtaining Employment Eligibility Verification information from CONTRACTOR's employees, in compliance with the Immigration Reform and Control Act of 1986, Pub. L. 99-603 (8 U.S.C. 1324a), and shall ensure that CONTRACTOR's employees are eligible to work in the United States.

5.08 In the event that CONTRACTOR employs, contracts with, or otherwise utilizes any CalPERS retirees in completing any of the Services performed hereunder, such instances shall be disclosed in advance to the CITY and shall be subject to the CITY's advance written approval.

5.09 Drug-free Workplace Certification. By signing this Agreement, the CONTRACTOR hereby certifies under penalty of perjury under the laws of the State of California that the CONTRACTOR will comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code, Section 8350 et seq.) and will provide a drug-free workplace.

5.10 CONTRACTOR shall comply with all applicable local, state and federal laws, rules, regulations, entitlements and/or permits applicable to, or governing the Services authorized hereunder.

6. Insurance. CONTRACTOR hereby agrees to be solely responsible for the health and safety of its employees and agents in performing the Services under this Agreement and shall

comply with all laws applicable to worker safety including but not limited to Cal-OSHA. Therefore, throughout the duration of this Agreement, CONTRACTOR hereby covenants and agrees to maintain insurance in conformance with the requirements set forth below. Attached hereto as **Exhibit "B"** are copies of Certificates of Insurance and endorsements as required by Section 7.02. If existing coverage does not meet the requirements set forth herein, CONTRACTOR agrees to amend, supplement or endorse the existing coverage to do so. CONTRACTOR shall provide the following types and amounts of insurance:

6.01 Commercial general liability insurance in an amount of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate; CONTRACTOR agrees to have its insurer endorse the general liability coverage required herein to include as additional insured's CITY, its officials, employees and agents. CONTRACTOR also agrees to require all contractors and subcontractors to provide the same coverage required under this Section 6.

6.02 Business Auto Coverage in an amount no less than \$1 million per accident. If CONTRACTOR or CONTRACTOR's employees will use personal autos in performance of the Services hereunder, CONTRACTOR shall provide evidence of personal auto liability coverage for each such person.

6.03 Workers' Compensation coverage for any of CONTRACTOR's employees that will be providing any Services hereunder. CONTRACTOR will have a state-approved policy form providing statutory benefits as required by California law. The provisions of any workers' compensation will not limit the obligations of CONTRACTOR under this Agreement. CONTRACTOR expressly agrees not to use any statutory immunity defenses under such laws with respect to CITY, its employees, officials and agents.

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

7. General Conditions pertaining to Insurance Coverage

7.01 No liability insurance coverage provided shall prohibit CONTRACTOR from waiving the right of subrogation prior to a loss. CONTRACTOR waives all rights of subrogation against CITY regardless of the applicability of insurance proceeds and shall require all contractors and subcontractors to do likewise.

7.02. Prior to beginning the Services under this Agreement, CONTRACTOR shall furnish CITY with certificates of insurance, endorsements, and upon request, complete copies of all policies, including complete copies of all endorsements. All copies of policies and endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf.

7.03. All required policies shall be issued by a highly rated insurer with a minimum A.M. Best rating of "A:VII"). The insurer(s) shall be admitted and licensed to do business in California. CONTRACTOR will provide prior written notice to CITY at least thirty (30)

days prior to any reduction in coverage or limits, ten (10 ) days if cancellation is due to non-payment of premium.

7.04 Self-insurance does not comply with these insurance specifications. CONTRACTOR acknowledges and agrees that that all insurance coverage required to be provided by CONTRACTOR or any subcontractor, shall apply first and on a primary, non-contributing basis in relation to any other insurance, indemnity or self-insurance available to CITY.

7.05 All coverage types and limits required are subject to approval, modification and additional requirements by CITY, as the need arises. CONTRACTOR shall not make any reductions in scope of coverage (e.g. elimination of contractual liability or reduction of discovery period) that may affect CITY's protection without CITY's prior written consent.

7.06 CONTRACTOR agrees to provide immediate notice to CITY of any claim or loss against CONTRACTOR or arising out of the Services performed under this Agreement. CITY assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve CITY.

## 8. Indemnification.

8.01 CONTRACTOR and CITY agree that CITY, its employees, agents and officials should, to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, defense costs, court costs or any other costs arising out of or in any way related to the performance of this Agreement by CONTRACTOR or any subcontractor or agent of either as set forth herein. Accordingly, the provisions of this indemnity are intended by the parties to be interpreted and construed to provide the fullest protection possible under the law to CITY. CONTRACTOR acknowledges that CITY would not enter into this Agreement in the absence of the commitment of CONTRACTOR to indemnify and protect CITY as set forth herein.

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

they are incurred by CITY.

b. Without affecting the rights of CITY under any provision of this Agreement or this Section, CONTRACTOR shall not be required to indemnify and hold harmless CITY as set forth above for liability to the extent attributable to the fault of CITY, provided such fault is determined by agreement between the parties or the findings of a court of competent jurisdiction.

#### 8A. Indemnification Design Professionals.

8A.01 In the event that CONTRACTOR is a design professional under California Civil Code Section 2782.8 this Section 8A shall apply instead of Section 8. To the fullest extent permitted by California law and in accordance with California Civil Code section 2782.8, CONTRACTOR shall indemnify, and hold harmless the City, its officers, employees, trustees and members ("Indemnified Parties") from any and all actions, assessments, counts, citations, claims, costs, damages, demands, judgments, liabilities (legal, administrative or otherwise), losses, notices, expenses, fines, penalties, proceedings, responsibilities, violations, attorney's and consultants' fees and causes of action including, but not limited to those for, injury to property or persons, including personal injury and/or death ("Claim(s)"), to the extent that the Claim(s) arises out of, pertains to, or relates to the negligence, recklessness, or willful misconduct of CONTRACTOR, its directors, officials, officers, employees and consultants arising out of, connected with, or resulting from the performance of the Services, the Project, or this Agreement. This indemnity excludes liability caused by the negligence or willful misconduct of any of the Indemnified Parties. The cost to indemnify, hold harmless, and defend charged to CONTRACTOR shall not exceed CONTRACTOR'S proportionate percentage of fault.

#### 9. Additional Services, Changes and Deletions.

9.01 In the event CONTRACTOR performs additional or different services than those described herein without the prior written approval of the City Manager and/or City Council of CITY, CONTRACTOR shall not be compensated for such services. CONTRACTOR expressly waives any right to be compensated for services and materials not covered by the scope of this Agreement or authorized by the CITY in writing.

9.02 CONTRACTOR shall promptly advise the City Manager and Finance Director of CITY as soon as reasonably practicable upon gaining knowledge of a condition, event or accumulation of events which may affect the scope and/or cost of Services. All proposed changes, modifications, deletions and/or requests for additional services shall be reduced to writing for review and approval by the CITY and/or City Council.

#### 10. Termination of Agreement.

10.01 Notwithstanding any other provision of this Agreement, CITY, at its sole option, may terminate this Agreement with or without cause, or for no cause, at any time by giving twenty (20) days' written notice to CONTRACTOR.

10.02 In the event of termination, the payment of monies due CONTRACTOR for undisputed Services performed prior to the effective date of such termination shall be paid

within thirty (30) business days after receipt of an invoice as provided in this Agreement. Immediately upon termination, CONTRACTOR agrees to promptly provide and deliver to CITY all original documents, reports, studies, plans, specifications and the like which are in the possession or control of CONTRACTOR and pertain to CITY.

11. Status of CONTRACTOR.

11.01 CONTRACTOR shall perform the Services in CONTRACTOR's own way as an independent contractor, and in pursuit of CONTRACTOR's independent calling, and not as an employee of CITY. However, CONTRACTOR shall regularly confer with CITY's City Manager as provided for in this Agreement.

11.02 CONTRACTOR agrees that it is not entitled to the rights and benefits afforded to CITY's employees, including disability or unemployment insurance, workers' compensation, retirement, CalPERS, medical insurance, sick leave, or any other employment benefit. CONTRACTOR is responsible for providing, at its own expense, disability, unemployment, workers' compensation and other insurance, training, permits, and licenses for itself and its employees and subcontractors.

11.03 CONTRACTOR hereby specifically represents and warrants to CITY that it possesses the qualifications and skills necessary to perform the Services under this Agreement in a competent, professional manner, without the advice or direction of CITY and that the Services to be rendered pursuant to this Agreement shall be performed in accordance with the standards customarily applicable to an experienced and competent professional rendering the same or similar services in the same geographic area where the CITY is located. Further, CONTRACTOR represents and warrants that the individual signing this Agreement on behalf of CONTRACTOR has the full authority to bind CONTRACTOR to this Agreement.

12. Ownership of Documents; Audit.

12.01 All draft and final reports, plans, drawings, studies, maps, photographs, specifications, data, notes, manuals, warranties and all other documents of any kind or nature prepared, developed or obtained by CONTRACTOR in connection with the performance of Services performed for the CITY shall become the sole property of CITY, and CONTRACTOR shall promptly deliver all such materials to CITY upon request. At the CITY's sole discretion, CONTRACTOR may be permitted to retain original documents, and furnish reproductions to CITY upon request, at no cost to CITY. CONTRACTOR shall not be responsible for any claims, costs or damages related to CITY'S use of such materials on any project other than that for which they are prepared.

12.02 Subject to applicable federal and state laws, rules and regulations, CITY shall hold all intellectual property rights to any materials developed pursuant to this Agreement. CONTRACTOR shall not such use data or documents for purposes other than the performance of this Agreement, nor shall CONTRACTOR release, reproduce, distribute, publish, adapt for future use or any other purposes, or otherwise use, any data or other materials first produced in the performance of this Agreement, nor authorize others to do so, without the prior written consent of CITY. This obligation does not apply to data or materials (a) known by CONTRACTOR prior to this Agreement; (b) in the public

domain, or (c) required to be disclosed by operation of law.

12.03 CONTRACTOR shall retain and maintain, for a period not less than four years following termination of this Agreement, all-time records, accounting records and vouchers and all other records with respect to all matters concerning Services performed, compensation paid and expenses reimbursed. At any time during normal business hours and as often as CITY may deem necessary, CONTRACTOR shall make available to CITY's agents for examination all of such records and shall permit CITY's agents to audit, examine and reproduce such records.

13. Miscellaneous Provisions.

13.01 This Agreement, which includes all attached exhibits, supersedes any and all previous agreements, either oral or written, between the parties hereto with respect to the rendering of Services by CONTRACTOR for CITY and contains all of the covenants and agreements between the parties with respect to the rendering of such Services in any manner whatsoever. Any modification of this Agreement will be effective only if it is in writing signed by both parties.

13.02 CONTRACTOR shall not assign or otherwise transfer any rights or interest in this Agreement without the prior written consent of CITY. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

13.03 CONTRACTOR shall timely file FPPC Form 700 Conflict of Interest Statements with CITY if required by California law and/or the CITY's conflict of interest policy.

13.04 If any legal action or proceeding, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party will be entitled to reasonable attorneys' fees and costs, in addition to any other relief to which that party may be entitled.

13.05 This Agreement is made, entered into and shall be performed in the County of Riverside in the State of California and shall in all respects be interpreted, enforced and governed under the laws of the State of California. The parties agree that venue in any litigation between them shall be in Riverside County, California.

13.06 CONTRACTOR covenants that neither it nor any officer or principal of its firm has any interest, nor shall they acquire any interest, either directly or indirectly, which will conflict in any manner or degree with the performance of their Services hereunder. CONTRACTOR further covenants that in the performance of this Agreement, no person having such interest shall be employed by it as an officer, employee, agent, or subcontractor.

13.07 CONTRACTOR has read and is aware of the provisions of Section 1090 et seq. and Section 87100 et seq. of the Government Code relating to conflicts of interest of public officers and employees. CONTRACTOR agrees that they are unaware of any

financial or economic interest of any public officer or employee of the CITY relating to this Agreement. It is further understood and agreed that if such a financial interest does exist at the inception of this Agreement, the CITY may immediately terminate this Agreement by giving notice thereof. CONTRACTOR shall comply with the requirements of Government Code section 87100 et seq. and section 1090 in the performance of and during the term of this Agreement.

13.08 Improper Consideration. CONTRACTOR shall not offer (either directly or through an intermediary) any improper consideration such as, but not limited to, cash, discounts, services, the provision of travel or entertainment, or any items of value to any officer, employee or agent of the CITY in an attempt to secure favorable treatment regarding this Agreement or any contract awarded by CITY. The CITY, by notice, may immediately terminate this Agreement if it determines that any improper consideration as described in the preceding sentence was offered to any officer, employee or agent of the CITY with respect to the proposal and award process of this Agreement or any CITY contract. This prohibition shall apply to any amendment, extension or evaluation process once this Agreement or any CITY contract has been awarded. CONTRACTOR shall immediately report any attempt by any CITY officer, employee or agent to solicit (either directly or through an intermediary) improper consideration from CONTRACTOR.

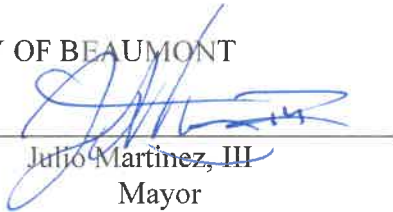
13.09 Severability. If any portion of this Agreement is declared invalid, illegal or otherwise unenforceable by a court of competent jurisdiction, the entire balance of this Agreement not so affected shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereby have made and executed this Agreement to be effective as of the day and year first above written.

**CITY:**

CITY OF BEAUMONT

By: \_\_\_\_\_

  
Julio Martinez, III  
Mayor

**CONTRACTOR:**

PSOMAS

By: \_\_\_\_\_



Print Name: Jennifer Marks

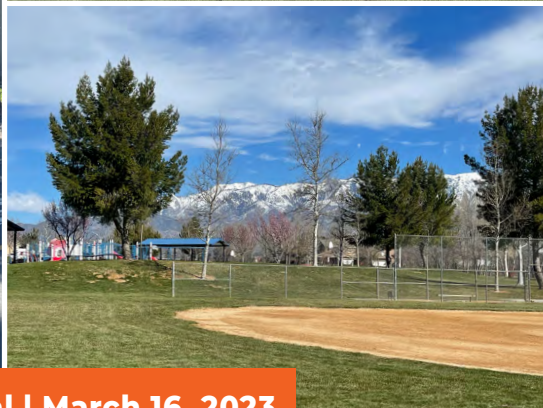
Title: Vice President

**EXHIBIT "A"**

**PROPOSAL**

# ON-CALL PLANNING AND ENVIRONMENTAL SERVICES

City of Beaumont



Proposal | March 16, 2023

**Submitted To:**

Grace Wichert, Procurement and Contracts Specialist  
City of Beaumont, 550 E 6th Street, Beaumont, CA 92223

**P S O M A S**

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March 16, 2023

Grace Wichert  
Procurement and Contracts Specialist  
City of Beaumont  
550 E. 6th Street  
Beaumont, CA 92223

**Subject: On-Call Planning and Environmental Services**

Dear Ms. Wichert:

Thank you for the opportunity to provide a proposal for On-Call Planning and Environmental Services. It is our understanding that the City of Beaumont (City) anticipates a variety of professional services including Environmental Impact Reports (EIR), Mitigated Negative Declarations (MND), Negative Declarations (ND), Initial Studies (IS), and/or technical studies. Psomas' Environmental Group has prepared environmental documentation services for projects in Southern California for 25 years. The Psomas team will be led by Jennifer Marks as Principal in-Charge and Charles Holcombe, MBA, as Project Manager. Charles is a new addition to the team; therefore, our proposal highlights experience for the Psomas team and for Charles exclusively to show our combined capabilities.

Charles will be the primary contact for the City, will be responsible for preparation of the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documents, will coordinate with all technical staff and team members, and will confirm the projects stay within schedule. Charles has 17 years of experience in the preparation of CEQA and NEPA documentation and has worked for the City successfully preparing and revising an IS/MND for the Brookside South Recharge Project, as well as managing the Beaumont Industrial Park EIR and Crossroads Industrial Park Complex Addendum.

Jennifer has 24 years of experience in the preparation of environmental documentation pursuant to CEQA, including mixed-use, infill, and transit-oriented development projects, many located in the Inland Empire. She will serve as the contract administrator with the authorization to bind Psomas to the contract and will provide Quality Assurance/Quality Control for projects completed under the On-Call contract.

A scope of work, with clear expectations for level of effort and deliverables, and adherence to schedules are essential criteria for excellent client service. Psomas will provide a detailed scope of work that is responsive to the needs of the RFP, project-specific issues, and City and Applicant concerns for individual projects. Each scope of work will include a breakdown of fee estimates by task, with clear demarcation between anticipated professional and direct fees. Regardless of the project, Psomas provides effective and efficient CEQA and NEPA documentation and consulting services by:

1650 Spruce Street  
Suite 400  
Riverside, CA 92507

Tel 951.787.8421  
[www.Psomas.com](http://www.Psomas.com)

City of Beaumont  
March 16, 2023  
Page 2 of 2

- ▶ Ensuring consistency among data, assumptions for the project description, and all topical issues and reports
- ▶ Coordinating with the lead agency to determine the appropriate analytic approach to ensure consistency with other similar projects
- ▶ Conducting early consultation with applicable resource agencies if there are complex issues to be resolved
- ▶ Ensuring that mitigation measures are reasonable, practical, and enforceable
- ▶ Conducting field surveys in the area to identify all relevant land uses and activities that may be adversely impacted in the neighborhood and City
- ▶ Maintaining awareness of current regulatory issues and trends that may affect the project

Psomas has a clear understanding of the City's expectations regarding analysis approach, level of detail, and environmental review that would be required for this contract. Psomas' combined local knowledge and extensive experience with CEQA/NEPA will provide the City with a uniquely qualified consulting team for the preparation of environmental documentation.

As a Vice President and Principal of Psomas, I, Jennifer Marks, am authorized to bind Psomas contractually. I maintain an office in our Santa Ana office located at 5 Hutton Centre Drive, Suite 300, Santa Ana, CA 92707. This cover letter constitutes certification, under penalty of perjury, that Psomas complies with nondiscrimination requirements of the State and Federal Government. We acknowledge and confirm receipt of Addendum No. 1, issued on March 7, 2023. If you need additional information or have any questions, please contact me by phone at 714.481.8041 or email at [Jennifer.Marks@Psomas.com](mailto:Jennifer.Marks@Psomas.com).

Sincerely,

**P S O M A S**



Jennifer Marks  
Vice President/Principal-in-Charge



Charles Holcombe III, MBA  
Project Manager

## Overview

For over 25 years, Psomas has provided environmental impact analyses and California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA) documentation for a variety of projects including, but not limited to, infill, mixed-use, residential, retail/commercial, office, resort/hotel, industrial, and infrastructure for public and private sector clients. We have a team that can provide the City of Beaumont with the highest level of service and expertise in CEQA and NEPA documentation and in-house related technical analyses/studies, including:

- ▶ Air Quality, Greenhouse Gas (GHG) Emissions, and Energy Analyses
- ▶ Health Risk Assessments
- ▶ Noise and Vibration Studies
- ▶ Cultural Resources Assessments and Monitoring
- ▶ Tribal Cultural Resources Coordination (Assembly Bill [AB] 52 and Senate Bill [SB] 18)
- ▶ Biological Resources Surveys/Assessments and Monitoring
- ▶ Regulatory Permitting and Jurisdictional Delineations
- ▶ Habitat Restoration/Mitigation Planning and Monitoring
- ▶ GIS Services

Psomas' goal is to establish long-lasting, positive, and productive working relationships with our clients. In an effort to best serve the needs of our clients, we strive to consistently deliver quality work products within each project's schedule and cost constraints. Our project management style is rooted in our commitment to provide accurate and comprehensive consulting services; timely and cost-effective reports

and documents; and regulation compliant document processing. We are committed to fostering trust-based client relations that will last well beyond any single project.

## Understanding of Services

As a leader in the field of environmental analysis, Psomas helps clients successfully navigate the increasingly complex processes required by CEQA and NEPA. Psomas strives to work with clients to ensure that project designs are conceived in a way that minimize environmental impacts before starting the CEQA process. For instance, when preparing an Environmental Impact Report (EIR) or other CEQA document, we challenge our staff and our clients to collaborate in order to find opportunities for avoidance of—rather than mitigation for—significant environmental impacts. While avoidance is not always possible, time spent at the beginning of a project's EIR process to address potential constraints can often prevent or minimize costly mitigation and time during the public review and permitting process.

The following are just some of the CEQA and NEPA compliance documents Psomas can prepare for projects within the City of Beaumont:

### CEQA Documentation

- ▶ Categorical Exemptions (CEs)
- ▶ Initial Studies (ISs)
- ▶ Negative Declarations (NDs)
- ▶ Mitigated Negative Declarations (MNDs)
- ▶ Sustainable Community Environmental Assessments (SCEAs)
- ▶ Environmental Impact Reports (EIRs)
- ▶ Addenda

#### SUBMITTING FIRM:

##### **PSOMAS**

1650 Spruce Street , Suite 400  
Riverside, CA 92507  
951.787.8421

#### PRIMARY CONTACT:

##### **Charles Holcombe III, MBA**

Project Manager  
951.300.2820  
charles.holcombe@psomas.com

## NEPA Documentation

- ▶ Categorical Exclusions (CEs)
- ▶ Environmental Assessments (EAs)
- ▶ Findings of No Significant Impact (FONSIs)
- ▶ Environmental Impact Statements (EISs)
- ▶ Socioeconomics Analysis
- ▶ Environmental Justice Analysis California Department of Transportation (Caltrans) Documentation
- ▶ Preliminary Environmental Analysis Reports (PEARs)
- ▶ Preliminary Environmental Studies (PESs)
- ▶ Joint Documentation (EIR/EIS; IS/EA) pursuant to Caltrans Standard Environmental Reference (SER) Additional Documentation Services
- ▶ Constraints Analyses
- ▶ Peer Reviews
- ▶ Mitigation Monitoring and Reporting Plans/Programs (MMRPs) Preparation and Construction Compliance
- ▶ Findings of Fact and Statement of Overriding Consideration

## Project Management Services

Psomas provides a wide range of project management services to supplement our clients' staff resources. Our senior staff members will assist the City by facilitating and managing projects, offering entitlement strategies, and assisting in issue resolution. Project management services include:

- ▶ Scoping and Community Meetings/Public Hearings
- ▶ Agency Coordination
- ▶ Project Processing Strategies
- ▶ Project Strategy and Management
- ▶ CEQA/NEPA Legislation/Regulation, Case Law and Guidance

## Air Quality, Greenhouse Gas Emissions, Noise and Vibration Services

- ▶ CEQA/NEPA Air Quality and Greenhouse Gas (GHG) Analyses and Technical Reports
- ▶ Air Quality Dispersion Modeling (CALINE, ISCST3, AERMOD)
- ▶ Air Quality Emissions Calculations (CaleEMod, EMFAC, OFFROAD, AP-42)
- ▶ Health Risk Assessments
- ▶ Peer Review of Technical Analyses Noise and Vibration Analysis
- ▶ CEQA/NEPA Noise and Vibration Analyses and Technical Reports
- ▶ 3D Noise Modeling (SoundPlan)
- ▶ Noise Ordinance Assessment
- ▶ Ambient and Construction Noise Monitoring
- ▶ Traffic, Rail, and Stationary Source Noise and Vibration Modeling
- ▶ FHWA/Caltrans Noise Analyses and Technical Reports
- ▶ Peer Review of Technical Analyses

## Cultural Resources: Archaeology, Paleontology, and Tribal Cultural Services

- ▶ CEQA, NEPA, and NHPA Section 106 Compliance Analyses
- ▶ Federal, State, and Local Agency Consultation and Interagency and Departmental Coordination
- ▶ Phase I Records Search and Survey Reports
- ▶ Phase II Resource Evaluation Studies and Reports
- ▶ Phase III Data Recovery Mitigation Studies and Reports
- ▶ Phase IV Monitoring Mitigation Studies and Reports
- ▶ Paleontological Resources Assessments
- ▶ Caltrans Documentation
  - Archaeological Survey Reports (ASRs)
  - Extended Phase I Reports (XPIs)
  - Paleontological Identification Reports (PIRs)

- Paleontological Evaluation Reports (PERs)
- ▶ Paleontological Mitigation Plans (PMPs)
- ▶ Completion of State Department of Parks and Recreation (DPRs) 523 Resource Record Forms
- ▶ Native American Scoping and Consultation (AB 52 and SB 18)
- ▶ Construction Monitoring and Salvage

## Biological Resources Analysis and Regulatory Permitting

- ▶ CEQA/NEPA Biological Resources Analyses and Technical Reports
- ▶ Literature Reviews
- ▶ Regulatory Compliance Expertise
- ▶ Special Status Species Survey Expertise, Analyses, Documentation, and Implementation Services
- ▶ Arborist Reports and Tree Surveys; Vegetation and Wildlife Surveys; Special Status Species Surveys
- ▶ Resource Agency Permit Processing and Coordination
  - Regional Water Quality Control Board (RWQCB) Section 401 Water Quality Certification
  - U.S. Army Corps of Engineers (USACE) Section 404 Permits
  - California Department of Fish and Wildlife (CDFW) Section 1600 Streambed Alteration Agreement
  - California Coastal Commission (CCC)
- ▶ Regulatory Documentation
- ▶ Habitat Resource Management Planning/Implementation Expertise
- ▶ Landscape Management/Habitat Restoration, Mitigation Implementation and Maintenance
- ▶ Construction Support

## GIS Mapping and Spatial Analyses

- ▶ Map Production
- ▶ Database Design

- ▶ Data Conversion and Integration
- ▶ GPS Surveys
- ▶ Spatial Analyses
- ▶ Mapping 3D Analyses
- ▶ Shade and Shadow Modeling
- ▶ Impact Assessments
- ▶ Geocoding
- ▶ Graphic Design Services
- ▶ Visual Simulations

## Additional In-House Services

Additional services available at Psomas that can support the preparation of environmental documents pursuant to CEQA and NEPA are listed below. These in-house capabilities and technical specialties underscore our capacity to provide the full range of services as needed during project execution.

## Water/Wastewater Engineering

- ▶ Water Supply Assessments (WSA) and Verifications
- ▶ Water, Sewer, and Recycled Water Infrastructure Plans and Studies
- ▶ Surface Water Studies
- ▶ Water Quality Monitoring Plans
- ▶ Water Quality Assessment Report/Low Impact Development (LID) Report
- ▶ Water Quality Monitoring and Treatment
- ▶ National Pollutant Discharge Elimination System (NPDES) Permitting
- ▶ Impact Analyses
- ▶ Construction Storm Water Pollution Prevention Plans (SWPPPs)
- ▶ Best Management Practices (BMPs)
- ▶ Water Quality Management Plans (WQMPs)
- ▶ Alternative Water Supply Analyses
- ▶ Water and Sewer Systems Design
- ▶ Bridge Design
- ▶ Hydrology and Hydraulics Analyses

## Civil Engineering/Site Development

- ▶ Land Planning and Urban Design
- ▶ Land Use Entitlement
- ▶ Subdivision Design
- ▶ Sustainable Site Design
- ▶ 3D (BIM) Site Design and Modeling
- ▶ Utilities Planning and Design
- ▶ Grading, Drainage and Flood Control
- ▶ Hydrology
- ▶ Hydraulic Assessments
- ▶ Street and Highway Design
- ▶ Water and Sewer Systems Design
- ▶ Retaining and Sound Wall Design

## Transportation/Traffic and Parking Analysis

- ▶ Vehicle Miles Traveled Analyses
- ▶ Traffic Impact and Parking Studies
- ▶ Transit-Oriented Development (TOD) Planning Studies
- ▶ Regional Transportation Studies
- ▶ Street Improvement Design and Engineering
- ▶ Signal Warrants and Timing Studies
- ▶ Road Safety Analysis
- ▶ Traffic Engineering Design
- ▶ Pavement Markings and Signing Plans
- ▶ Traffic Control and Sequencing Plans

## How Psomas Meets Scope of Services Objectives

Our proposed Project Manager, Charles Holcombe III, will function as an integral City staff member through regular coordination and communication with appropriate City staff. Charles understands his job will be to identify and process CEQA/NEPA compliance documents for a variety of private development applications and City-sponsored actions in a timely and cost-efficient manner. Charles has worked well with the City in the past, successfully preparing and revising an IS/MND for the Brookside South Recharge Project, as well as managing the

Beaumont Industrial Park EIR and Crossroads Industrial Park Complex Addendum.

He will evaluate applications and work closely with staff to clearly describe the proposed project so the most appropriate CEQA compliance process and document can be selected, whether that be an exemption, MND, or EIR. He will prepare or review the necessary evaluation materials quickly and efficiently to help expedite the planning and environmental processes for each specific project. Charles will coordinate and meet with other City staff as needed to process projects and City projects. He will also help identify potential issues or possible project changes or mitigation as needed to prevent unnecessary delays and additional costs. Charles is located in our Riverside office and will be responsive to the needs of the City on projects needing CEQA or NEPA compliance.

He can take advantage of the full range of environmental services offered by Psomas to provide any needed technical support that private or public projects in the City may require, especially regarding air quality, greenhouse gas, energy, noise, biological resources, vehicle miles traveled, traffic, cultural resources, or tribal cultural resources. He has 17 years of experience in both the public and private sectors and understands the importance of maintaining budgets and schedules on multiple projects being processed at the same time. Charles has managed the preparation and processing of more than a dozen projects simultaneously, including regulatory permitting and resolving difficult inter-agency environmental issues. Charles will become your “go to” CEQA/NEPA compliance person and provide effective and efficient environmental services and will meet or exceed all your expectations in this regard.

## Subconsultants

Psomas maintains excellent working relationships with numerous subconsultants and we contract only with companies that have proven track records for providing high quality work products in a timely and cost-efficient manner. Psomas will be supported by experienced subconsultants when their expertise

is determined necessary to meet specific technical requirements of an on-call project, and will be approved by the City prior to signing project specific agreements. Charles will oversee the quality and schedule of the technical reports prepared by each of our trusted teaming partners listed below, and also confirm the efficient transfer of information between the City, applicant, and appropriate subconsultant for each of the environmental reports.

Technical areas in which Psomas proposes to use subconsultants include, but are not limited to:

- ▶ Geological/Geotechnical and Phase I ESA (Hazards) Services (Sladden Engineering)
- ▶ Traffic/Transportation (Urban Crossroads will be utilized when an engineer with specific experience/knowledge would facilitate the successful completion of the project)

## Sladden Engineering, Inc.

### Geological/Geotechnical and Phase I ESA (Hazards) Services

Sladden Engineering is a geotechnical engineering and geological consulting firm initially founded in 1959. Sladden Engineering has a long history as a highly respected geotechnical consulting firm that has been involved with thousands of successful projects throughout Southern California.

Sladden Engineering's experience includes all types of development and construction performed in Southern California. The firm has provided geotechnical engineering, geologic, and material testing services on residential, commercial and industrial projects, municipal facilities and the infrastructures associated with these projects. From preliminary geotechnical and geological studies through construction inspection, Sladden Engineering provides a team of experienced professional and technical personnel. Their project experience includes numerous prominent clients and recognizable facilities.

Sladden Engineering's in-house geotechnical and construction materials testing laboratory offers comprehensive testing services that enable their firm to provide timely and accurate test results.

## Urban Crossroads, Inc.

### Traffic/Transportation Engineering

Founded in 2000, Urban Crossroads, Inc., is a California "S" Corporation and certified Small Business (SBE #48585) and a leading provider of traffic, air, and noise consulting services. They serve both public and private sector clients to provide forecasting, analysis, and design for all modes of transportation. At Urban Crossroads, they recognize the importance of delivering a timely work product that satisfies the regulatory requirements while communicating with their clients throughout the process.

Urban Crossroads provides a full range of traffic services that include traffic impact analysis, traffic engineering, travel demand modeling, simulations, and many other traffic related services. In addition to these services, they actively maintain their expertise with the latest analytical tools, travel demand models, intersection level of service analysis methodologies, and traffic simulation.



## Sladden Engineering

### PRIMARY OFFICE LOCATION

450 Egan Avenue  
Beaumont, CA 92223

## URBAN CROSSROADS

### PRIMARY OFFICE LOCATION

20341 SW Birch Street  
Suite 230  
Newport Beach, CA 92660

## Scope of Work Approach

The environmental documentation requirements and the type of CEQA document determined to be appropriate for a project can vary extensively. It is recognized the City anticipates future projects to be undertaken by the pre-qualified on-call Environmental Consultants may primarily necessitate preparation of a Negative Declaration/Mitigated Negative Declaration (ND/MND) or Environmental Impact Report (EIR), and this is probable. However, infill redevelopment, small-scale open space projects, additions and renovations, and other types of development that may occur in Beaumont's future may qualify for review using an alternate form of CEQA documentation, such as a Categorical Exemption (CE), streamlined ND/MND review pursuant to Section 15183.3 of the CEQA Guidelines, or a Sustainable Communities Environmental Assessment (SCEA).

Upon receiving the City's Request for Proposal (RFP), Psomas will prepare a detailed Scope of Work (SOW) that is responsive to the requirements of the RFP, project-specific issues, identified concerns, and required technical analysis. Because all projects are unique, Psomas will consider the most appropriate and efficient environmental review process for each proposal. In light of the type of project and level of analysis, the SOW will propose a cost estimate that breaks down the fee by task, with clear demarcation between anticipated professional and direct fees. The SOW will be accompanied by a detailed timeline highlighting milestones and deliverables, consistent with the proposed SOW.

Clear expectations for level of effort, deliverables and adherence to schedule and budget are inherent criteria in excellent client service. Regardless of the type and size of a project, Psomas believes in a holistic approach toward project management and client satisfaction, while meeting the requirements of the technical scope of services.

Developing and maintaining a collaborative client relationship is a component of this approach. Psomas is committed to fostering trust-based client relationships that will last well beyond any single project. Building upon the notion of this relationship includes establishing a line of communication that facilitates data sharing, project information updates, and schedule and cost maintenance. We will rely on the expertise and knowledge of City staff as much as they will rely on our capabilities in managing the environmental documentation process.

Additionally, and more specifically, we embrace the following steps in our process:

- ▶ Establish a communication protocol with City staff, technical leads including subconsultants and other key team members to ensure project-critical information is efficiently and accurately conveyed across the team
- ▶ Ensure roles/responsibilities are clear for efficient management of assignments and quality control of services and deliverables
- ▶ Utilize experienced staff with extensive relevant experience who will do the job right the first time
- ▶ Agree on initial project schedule and budget with City staff and a protocol for updating status on both during all project phases
- ▶ Determine key project description details with the City early to facilitate accurate and consistent peer reviews and EIR analyses
- ▶ Verify that technical approach/scope of services as conveyed in the proposal still meet City expectations following completion of project description
- ▶ Collaborate up front with the City on standard templates for project deliverables, including peer review technical memoranda and CEQA document components

Psomas' in-house Quality Assurance/Quality Control (QA/QC) process will confirm that all deliverables are accurate and legally defensible. Psomas' QA/QC process for each documentation is described in more detail on the following page.

## Project Controls

Psomas has espoused methods and approaches in its preparation and delivery of environmental documents and supporting technical studies to verify project deadlines are met and the process is completed within budget.

**Scope of Work (SOW).** The SOW for most projects influences the budget and schedule. Upon project kick-off, the SOW will be further discussed with the City of Beaumont (City) and better defined. As the SOW will direct the action items for all tasks proposed, it is imperative that it be kept updated and any changes in approach and direction be reflected in the SOW. The SOW will be communicated with the City at regular intervals to facilitate solutions to potential issues, as applicable, before they become impediments to completing the proposed project.

**Schedule.** An agreed-upon master schedule will be used to monitor progress on key milestones and deliverables. The schedule will be updated, as needed, and distributed to the project team. Additionally, in order to maintain the project schedule, we have established workload management systems to assist in the meeting project schedule. The mechanisms in place, the diligence of our Project Manager, and access to a deep bench of environmental experts will keep the proposed project on schedule.

**Budget.** The budget is another key component that will be closely monitored and controlled by the Project Manager. Assigned hours and costs for each task will be communicated with the Psomas team to maintain that hours allocated for those tasks are aligned with

performance. The Project Manager has real-time information regarding total authorized budget, costs expended to date, current expenditures, and the remaining balance. Access to accurate, complete data will allow our Project Manager to alert the City to potential budget implications if issues arise.

**Status Reports.** Each of these items will be regularly reviewed and communicated to City staff. The method of communicating project status will be established during project initiation and will be dependent on the City staff preferences. As a regular course of business, Psomas maintains some level of communication on a weekly basis for all active projects and may communicate via conference call or in-person meeting, or via email with an itemized update on the status for all deliverables, a budget overview, and review of the project schedule.

## Implementation Strategies

### Best Practices

The environmental documentation needs of every project are unique and depend on the type and size of the project, existing conditions, potential impacts, and public controversy, among other factors. However, regardless of the type and size of projects, best practices espoused by our project team will facilitate the environmental process on future projects.

**Technical Solutions.** One of the strengths of the Psomas team is taking the time in the beginning of the project to develop a thorough project description that correctly reflects details of project construction and operation. Upon completion and approval by the City, the project description will be shared with the Psomas technical leads and subconsultants, as applicable. Based on our experience, a solid and stable project description can serve to avoid later revisions

---

*We meet our clients' needs by providing timely and technically sound documentation that complies with regulatory and planning agency requirements.*

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to the environmental document analyses and related technical studies.

Additionally, the Project Manager will closely monitor the content of technical studies/analyses to keep the City apprised of the progress and any issues that may arise. If potential constraints and impacts are identified, Psomas will alert the City to avoid impacts and required mitigation, whenever feasible.

Furthermore, one of the key roles of the Project Manager and Principal-in-Charge will be to provide ongoing guidance and strategic consultation to the City regarding new regulations affecting proposed projects. Problem-solving and creative discussions help to streamline the process for the environmental documents.

**In-House Quality Assurance/Quality Control (QA/QC).** Psomas is committed to providing high quality technical documents that engender client satisfaction, meet the needs of the project, and withstand legal scrutiny. Therefore, conducting in-house QA/QC reviews concurrent with the

preparation of written technical documents is a critical part of our delivery of technically sound and legally defensible environmental documents. In fact, Psomas has a company-wide quality assurance/quality control committee that is called “Pride in Performance” with the goal of maintaining the culture of “quality” throughout the firm.

Our QA/QC process begins with the assignment of staff members with the appropriate technical expertise and experience.

All work products are prepared with the oversight and review of an assigned technical lead. Upon completion of the first internal draft, it is reviewed by the Project Manager for consistency with the project description, compliance with our approved scope of work, and technical accuracy. Upon revisions, it is sent to our in-house technical editor for review of grammar, proper nomenclature, references, and methodological consistency. The last step is a thorough and complete word processing review. Only then is the document submitted to the City for review.



## Firm Organization

Founded in 1946, Psomas has been in business 77 years and is operating as a California corporation (C0705477). Dedicated to balancing the natural and built environment, Psomas serves public and private clients in the site development, transportation, water, and energy markets with the following core services offered:

- ▶ Environmental planning and resource management
- ▶ Civil engineering
- ▶ Water and wastewater engineering
- ▶ Transportation and traffic engineering
- ▶ Land planning and urban design
- ▶ Land use entitlements
- ▶ Survey and geospatial services including use of drones, 3D laser scanning and subsurface utility locating
- ▶ Site development engineering
- ▶ Structural engineering
- ▶ Construction management
- ▶ GIS consulting

Psomas has 15 offices located in California, Arizona, Washington, and Utah. We currently employ a staff of over 740 employees with 44 professionals assigned to the Environmental Group in Southern California.

Office locations:

- ▶ Auburn, CA (24)
- ▶ Culver City, CA (14)
- ▶ Los Angeles, CA (95)
- ▶ Santa Ana, CA (165)
- ▶ Pasadena, CA (22)
- ▶ Riverside, CA (26)
- ▶ Roseville, CA (109)
- ▶ Salt Lake City, UT (42)
- ▶ San Diego, CA (30)
- ▶ Seattle, WA (62)
- ▶ Tacoma, WA (43)
- ▶ Tuscon, AZ (51)
- ▶ Valencia, CA (16)
- ▶ Walnut Creek, CA (39)
- ▶ Wenatchee, WA (5)

**77**  
YEARS  
EXPERIENCE

EMPLOYEE  
OWNED

**ENR**

TOP DESIGN FIRMS

No. **15**

Psomas is No. 15

Overall

No. **1**

Psomas is No. 1 in

Surveying  
& Mapping

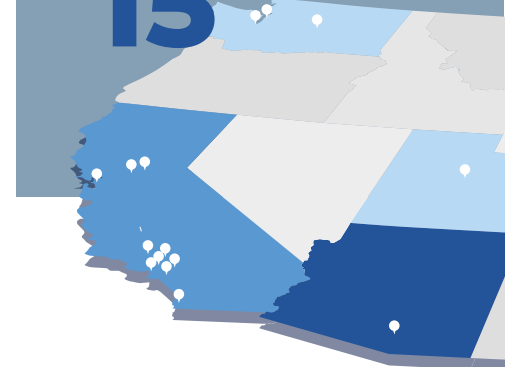
**100+**

CERTIFIED  
SUSTAINABILITY

Professionals

ENV SP + LEED Credentialed

**15** OFFICES



# E

## PRINCIPAL OFFICE LOCATION

The following office locations will be responsible for the implementation of this contract.

- ▶ **Riverside** | 1650 Spruce Street, Suite 400, Riverside, CA 92507
- ▶ **Santa Ana** | 5 Hutton Centre Drive, Suite 300, Santa Ana, CA 92707
- ▶ **Pasadena** | 225 South Lake Avenue, Suite 1000, Pasadena, CA 91101
- ▶ **Los Angeles** | 555 South Flower Street, Suite 4300, Los Angeles, CA 90071

The primary office which will serve the City for this contract will be our Riverside location. Additional Psomas offices that may be used to assist in the preparation of environmental documents are Santa Ana, Los Angeles, and Pasadena.

All offices work seamlessly together as a team, and frequently travel to different offices for project needs. Notably, Charles Holcombe III, the assigned Project Manager for this contract, maintains an office in Riverside and is available to visit the City for meetings, as necessary.

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*We work as a team, through collaboration and brainstorming sessions, toward the common goal of providing the best projects for our clients.*

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**Project Management Team**

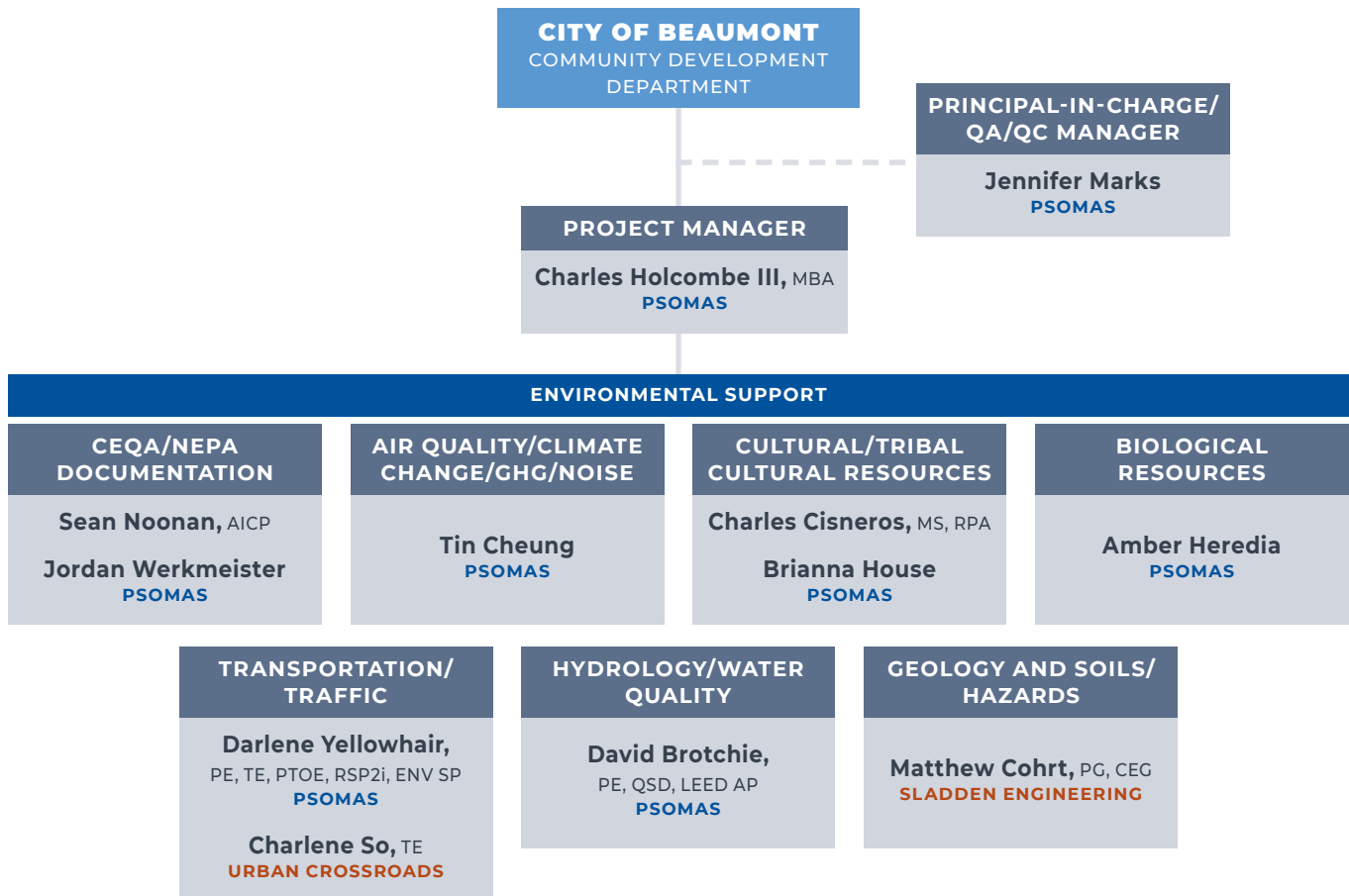
Much of the responsibility for the success of the CEQA process depends on the Project Manager’s ability to engender the confidence of the Lead Agency by providing consistently dependable, accurate, and responsive client service. In order to meet the needs and expectations of the City, Psomas has assembled a qualified project team that can prepare the requested CEQA and/or NEPA documentation within the identified budget and schedule.

**Organization Chart**

While each of the key staff members will have other project responsibilities, we work hard to ensure that our client’s project schedules are met. Therefore, each team member will have adequate availability to meet upcoming project requirements. We are careful not to commit 100% of any staff member’s time, thereby ensuring availability of qualified staff.

The organization chart presented below identifies our project team and lines of communication on this contract. We have also included Sladden Engineering and Urban Crossroads as subconsultants on our team to provide their specialized expertise when needed for a particular assignment. The table on the following page provides a description of each team member’s role, availability, relevant experience and qualifications. Detailed resumes for each team member are provided in the Appendix beginning on page A-1.

The Psomas team members listed on the organization chart will be available for the duration of the City’s on-call contract. With a staff of over 40 environmental/resource management professionals, we can assign additional staff as needed on projects per the City’s approval of their qualifications.



## Personnel Responsibility and Experience Table

Proposed team members are shown in the table below and each of their resumes are located in the Appendix Section, highlighting their individual qualifications including years of experience, relevant experience, and certification/permits for this on-call contract.

Key Personnel/Role	Responsibility	Similar Past Experience
<b>Psomas</b>		
<b>Jennifer Marks</b> Principal-in-Charge	<ul style="list-style-type: none"> <li>▶ Contract management</li> <li>▶ Coordinate with the Project Manager to ensure projects are on schedule and within budget</li> <li>▶ QA/QC review of environmental documents</li> </ul>	<ul style="list-style-type: none"> <li>▶ Proven Group Manager for CEQA/NEPA compliance</li> <li>▶ Experience with both public and private projects</li> </ul>
<b>Charles Holcombe III, MBA</b> Project Manager/ Primary Contact	<ul style="list-style-type: none"> <li>▶ Primary contact for City for this contract</li> <li>▶ Preparation and management of the scope of work, fee estimate, and schedule on projects</li> <li>▶ Preparation of environmental documents and/or technical analyses</li> <li>▶ Day-to-day project management and regular coordination with the City</li> <li>▶ Day-to-day coordination for preparation of the environmental documents</li> <li>▶ Attend and facilitate team and public meetings and make presentations, as needed</li> </ul>	<ul style="list-style-type: none"> <li>▶ Proven Senior CEQA/NEPA Project Manager</li> <li>▶ Extensive experience in the Inland Empire, including the City of Beaumont</li> <li>▶ Wide range of project types and sizes, both public and private</li> </ul>
<b>Sean Noonan, AICP</b> Environmental Planner	<ul style="list-style-type: none"> <li>▶ Conduct research for and prepare environmental documents and/or technical analyses under the supervision of the Project Manager</li> <li>▶ Site visits to document existing conditions</li> <li>▶ Assist in the management of Project Teams</li> </ul>	<ul style="list-style-type: none"> <li>▶ Experience with both private and public projects</li> <li>▶ Worked on small and large projects in the Inland Empire</li> <li>▶ Has found creative solutions to environmental issues</li> </ul>
<b>Jordan Werkmeister</b> Environmental Planner	<ul style="list-style-type: none"> <li>▶ Conduct research for and prepare environmental documents and/or technical analyses under the supervision of the Project Manager</li> <li>▶ Assist in preparation of air quality and greenhouse gas analyses</li> </ul>	<ul style="list-style-type: none"> <li>▶ Strong team player and support for CEQA documentation</li> <li>▶ Worked on a variety of projects in Southern California</li> </ul>
<b>Tin Chueng</b> Air Quality/Climate Change/GHG/Noise Manager	<ul style="list-style-type: none"> <li>▶ Oversee and/or prepare the air quality, GHG emissions, health risk assessment, noise and vibration analysis</li> <li>▶ Conduct and/or oversee air quality, GHG, health risk, and noise modeling efforts</li> <li>▶ Coordinate noise monitoring</li> </ul>	<ul style="list-style-type: none"> <li>▶ Managed a wide range of air quality, GHG, and noise projects</li> <li>▶ Worked on both public and private projects throughout Southern California</li> <li>▶ Familiar with modeling requirements of local and regional agencies</li> </ul>
<b>Charles Cisneros, MS, RPA</b> Senior Archaeologist	<ul style="list-style-type: none"> <li>▶ Oversee and/or prepare the cultural resources analyses (historic, archaeological, tribal cultural resources and paleontological resources), including Section 106 analyses, if needed</li> <li>▶ Assist the City in Native American coordination, if required, including required coordination and project notification pursuant to AB 52</li> </ul>	<ul style="list-style-type: none"> <li>▶ Certified Archaeologist familiar with resources and tribes in Southern California</li> <li>▶ Experienced with CEQA and NEPA level assessments</li> <li>▶ Experience coordinating with Native American tribal representatives</li> </ul>

## Personnel Responsibility and Experience Table (Continued)

Key Personnel/Role	Responsibility	Similar Past Experience
<b>Psomas</b>		
<b>Brianna House</b> Paleontologist	<ul style="list-style-type: none"> <li>▶ Conduct paleontological surveys, if needed</li> <li>▶ Prepare paleontological resources analyses</li> </ul>	<ul style="list-style-type: none"> <li>▶ Experience preparing paleontological assessments</li> </ul>
<b>Amber Heredia</b> Biological Resources Manager	<ul style="list-style-type: none"> <li>▶ Conduct or oversee biological surveys and nesting bird surveys, if needed</li> <li>▶ Prepare or provide QA/QC for biological resources analyses</li> <li>▶ Advise the team on strategies to reduce or avoid impacts to biological resources</li> </ul>	<ul style="list-style-type: none"> <li>▶ Performed surveys in Southern California for southwestern willow flycatcher, coastal California gnatcatcher, least Bell's vireo, burrowing owl</li> <li>▶ Completed numerous biological assessments consistent with County MSHCP requirements</li> </ul>
<b>Darlene Yellowhair, PE, TE, PTOE, ENV SP, LEED AP</b> Traffic/Transportation Engineer	<ul style="list-style-type: none"> <li>▶ Coordination with City and other agencies regarding the traffic impact analysis, as appropriate and as directed by the City</li> <li>▶ Conduct traffic impact analysis and associated modeling</li> <li>▶ Conduct parking analyses, if needed</li> </ul>	<ul style="list-style-type: none"> <li>▶ Licensed Traffic Engineer</li> <li>▶ Extensive experience with traffic engineering projects</li> <li>▶ Worked with both public and private clients</li> <li>▶ Completed traffic safety, signal warrant, and corridor studies</li> </ul>
<b>David Brotchie, PE, QSD, LEED AP</b> Hydrology and Water Quality Engineer	<ul style="list-style-type: none"> <li>▶ Prepare grading and drainage plans as well as water quality technical analyses</li> <li>▶ Provide water resources management, facilities master plans, groundwater modeling, contaminant transport modeling, and hydrologic and hydraulic modeling and analysis</li> </ul>	<ul style="list-style-type: none"> <li>▶ Professional Civil Engineer</li> <li>▶ Project experience includes design and development of roadways, commercial projects, master planning of residential subdivisions, stormwater management, and flood control</li> <li>▶ Hydrology and hydraulic experience has focused on civil works infrastructure projects including levee, floodwall design, and drainage master plans and studies</li> </ul>
<b>Subconsultants</b>		
<b>Matthew Cohrt, PG, CEG</b> <b>Sladden Engineering</b> Geologist/Hazardous Materials Engineer	<ul style="list-style-type: none"> <li>▶ Conduct Phase I ESA Assessments</li> <li>▶ Perform geologic site evaluations including borehole logging and sampling, geologic mapping, fault and seismic studies</li> <li>▶ Coordinate and perform geologic studies including related research and investigation of potential geologic hazards</li> </ul>	<ul style="list-style-type: none"> <li>▶ Licensed Professional Geologist</li> <li>▶ Projects include residential developments and various commercial and industrial developments, which involved seismicity evaluation, exploratory trenching and fault studies, slope stability evaluation, geologic mapping, rolling boulder and or rock fall hazard evaluations, ground subsidence studies, laboratory testing and computer analyses</li> </ul>
<b>Charlene So, PE</b> <b>Urban Crossroads</b> Traffic/Transportation Engineer	<ul style="list-style-type: none"> <li>▶ Coordination with City and other agencies regarding the traffic impact analysis, as appropriate and as directed by the City</li> <li>▶ Conduct traffic impact analysis and associated modeling</li> <li>▶ Conduct parking analyses, if needed</li> </ul>	<ul style="list-style-type: none"> <li>▶ Licensed Traffic Engineer</li> <li>▶ Expert in transportation planning and traffic impact analyses</li> <li>▶ Has completed a variety of traffic studies throughout Southern California</li> <li>▶ Experienced project manager/traffic engineer familiar with the analysis techniques of the most current Highway Capacity Manual</li> </ul>

## G

## REFERENCES

Psomas has extensive experience providing environmental services for General Plans and Specific Plans for commercial/retail centers; master planned communities; residential communities; parks, golf courses, and recreational facilities; urban infill, mixed-use, and transit-oriented development projects. Projects provided in this section showcase our expertise with a variety of environmental documents successfully completed within the last three years and ongoing that demonstrate our ability to successfully navigate the CEQA process. We have included references for projects that our Principal-in-Charge, Jennifer Marks, is leading for Psomas, as well as those for projects led by Charles Holcombe who will serve as our Project Manager and primary contact.

## PSOMAS ENVIRONMENTAL GROUP PROJECT EXPERIENCE

1

**City of Arcadia**

240 West Huntington Drive  
Arcadia, CA 91066

**Lisa L. Flores**

Planning and Community  
Development Administrator  
626.574.5445  
lflores@arcadia.ca.us

**On-Call Environmental Consulting Services, Arcadia, CA:** Psomas was awarded a three-year contract by the City of Arcadia to provide on-call environmental services from 2018 to 2021, with the first of the optional one-year extensions granted in 2022. Representative task orders to both the Planning and Community Development Department and Public Works Department as part of the on-call contract to date have included: Arcadia Bicycle Facility Improvements #2; Huntington Plaza Mixed-Use Development; Huntington Parkview Mixed-Use Development; City Center Design Plan; Categorical Exemptions; and Nesting Bird Surveys. **(Services provided: 2018 to Present)**

2

**Mt. San Antonio College**

1100 North Grand Avenue  
Walnut, CA 91789

**Gary Nelleesen**

Director, Facilities Planning and  
Management  
909.274.5176  
gnelleesen@mtsac.edu

**2018 Educational and Facilities Master Plan (EFMP) EIR, Walnut, CA:** Psomas prepared an EIR for the implementation of the Mt. SAC 2018 EFMP. The project involved implementation of the 2018 EFMP, which serves as Mt. SAC's long-range development plan over a 10-year horizon period. In addition to the EIR, Psomas also prepared technical analyses to support the EIR, including air quality, biological resources, cultural and tribal resources, greenhouse gas emissions, hydrology and water quality, and traffic analyses. **(Services provided: 3/2018 to 8/2020)**

**Technology and Health Building IS/MND, Walnut, CA:** Psomas prepared an IS/MND for this project which involves construction of a new four-story Technology and Health building north of Temple Avenue and west of Bonita Drive on the Mt. SAC campus in the City of Walnut. In addition to the IS/MND, Psomas also prepared technical studies/analyses in support of the Project EIR, including air quality, greenhouse gas emissions, noise, and traffic studies/analyses. **(Services provided: 1/2021 to 12/2021)**

3

**City of Long Beach**

Development Services, Planning  
411 W. Ocean Boulevard  
Long Beach, CA 90802

**Amy Harbin, AICP**

Planner  
562.570.6872  
Amy.Harbin@longbeach.gov

**Pacific Place EIR, Long Beach, CA:** Psomas is currently preparing an EIR for the Pacific Place Project, located on approximately 14 acres at the north ends of Pacific Place and Ambeco Road in Long Beach. The project involves development of a three-story self-storage building. The building would be 40 feet tall and include interior and exterior accessible storage units. The project would also include development of recreational vehicle storage, including 405 surface pull-through spaces and 173 covered pull-in spaces. A waste disposal station and self-serve car wash would be included as part of the recreational vehicle storage facility. As part of the construction, an engineered cap would be designed and constructed to cover the entire project site to address known contamination related to the site's historic use as an oil brine water treatment facility and oil wells. The EIR contains a full account of historic contamination, site assessments, remediation plans, and response actions, which are addressed through a mitigation measure requiring Department of Toxic Substances Control approval. The EIR is also focusing on potential air quality and traffic access impacts related to truck and RV trips. **(Services provided: 2020 to Present)**

## PROJECT MANAGER PROJECT EXPERIENCE

4

### City of Norco

2870 Clark Avenue  
Norco, CA 92860

### Alma Robles

Planning Director  
951.270.5662  
arobles@ci.norco.ca.us

**Norco Valley Square EIR, City of Norco, CA:** The proposed project would result in a mix of multi-family residential units, indoor/outdoor commercial food services with performance stage, and hotel development. The residential portion of the project will be constructed on approximately 11.26 acres on the west portion of the project site and includes 320 one-, two- and three-bedroom units configured into 20 three-story buildings. The project is planned for approximately 280,000 SF of net rentable square footage, resulting in a density of approximately 29 dwelling units per acre. An approximately 6,000 SF single-story recreation center with offices, meeting rooms, and fitness uses, including a pool and spa, are planned near the project entry. There are 196 single car garages and 380 surface spaces, plus 256 open spaces on the residential property (total of 576 spaces dedicated to residential use). In addition, 64 overflow parking stalls will be shared with commercial food services. The commercial food services and ancillary uses are located on approximately 3.60 acres on the northeast portion of the project site and include a 8,700 SF commercial food service building and other uses such as enhanced community gathering spaces. A total of 50 parking spaces are reserved exclusively for the food area, with another 64 parking spaces shared with residential use. The hotel is located on approximately 3.56 acres in the southeast portion of the project site and consists of a 128-key, four-story building with 133 parking spaces. **(Services provided: 9/2020 to 9/2021)**

We have provided additional project references for Charles in Section J: Additional Information that do not meet the timeframe requirements for this section but are local projects relevant to the scope of work.





## Planning and Environmental Services Approach

In accordance with the City's request, Psomas, with our understanding of the vision, environment, and priorities of the City, is proposing to provide On-Call Planning and Environmental Services, including CEQA and NEPA documentation, technical study preparation, and permitting to the City of Beaumont. Our staff's experience ranges from small infill development/redevelopment projects that may require Categorical Exemptions (CEs), Categorical Exclusions (CEs) or Addendum documents, to mid-size projects that require Negative Declarations (NDs), Mitigated Negative Declarations (MNDs), Environmental

Assessments (EAs), and Findings of No Significant Impact (FONSIs), to large-scale projects that require Environmental Impact Reports (EIRs), or Environmental Impact Statements (EISs). Our depth of experience in various types of environmental documents and geographies provides us with a range of knowledge and expertise that will apply to a variety of projects in the City.

Additionally, if requested, Psomas' specialists will prepare technical studies for Air Quality, Energy, Greenhouse Gas Emissions, Noise, and Transportation, in addition to Biological Resources and Regulatory Permitting, Cultural Resources, Tribal Cultural Resources, Hydrology, and Water Quality, as deemed necessary. However, if technical studies are prepared by the future applicants' consultants, Psomas can perform peer reviews of such studies and prepare memoranda summarizing the findings of the peer reviews.

Psomas understands the City will notify the selected consultants of future projects, at which time Psomas and other consultants will submit work plans, cost estimates, and schedules to the City. Upon being selected by the City for preparation of an environmental document for a future project, Psomas will initiate the process by meeting with the City and project team to define the project and coordinate on the technical approach. Subsequently, the Psomas Team will conduct research and gather data; prepare technical studies, as necessary; or peer review the technical studies prepared by the applicant's consultants. Upon completion of the technical studies or peer review of the applicant-provided technical studies, Psomas will prepare administrative or screencheck drafts of the environmental document and a final draft for review and approval by the City prior to distribution for public review. Upon receipt of comments from the public, Psomas will prepare draft and final responses to comments and final document for review and approval by the City prior to distribution to the commenters and the decision makers. Additionally, Psomas will attend study sessions, Planning Commission, and City Council hearings. Psomas will also be responsible for preparing all the notices required for that particular type of environmental document.

Psomas will provide quality control for each draft of the document. Our in-house quality assurance/quality control process will confirm that all deliverables are accurate and legally defensible.

Furthermore, while it is assumed the City will identify the appropriate CEQA document for future projects, if requested by the City, Psomas can assist with that effort. The potential need for NEPA documentation will also be assessed and discussed with the City and required federal agency permitting identified.

## Specific Approach

### Kick-Off Meeting

Upon being selected by the City for a future project, the Psomas Project Manager will meet with the City to initiate the assigned project. The kick-off meeting will provide an opportunity to discuss and/or confirm the approach to the CEQA or NEPA document and environmental process; discuss the technical analyses/studies; and identify the key community issues/concerns. Additionally, the project schedule will be discussed, and a communication protocol established. Psomas will identify information needs and prepare a data needs request.

The project initiation task will also include conducting a site visit, data collection, and preparing a project description.

### Draft Initial Study and Required Technical Studies

Psomas routinely prepares Initial Studies (ISs) to determine the appropriate environmental documentation. Upon a project kick-off meeting, Psomas will prepare an IS in accordance with the State CEQA Guidelines (California Code of Regulations (CCR), Title 14, Chapter 3, Sections 15000, et seq.) to determine the appropriate CEQA documentation for a project. All topical issues will be evaluated in the IS, and all conclusions will be substantiated by technical information.

Psomas' technical experts will prepare technical analyses, including air quality, energy, greenhouse gas emissions, noise, transportation, hydrology/drainage, and Water Quality Management Plan (WQMP). For certain technical disciplines such as geology and soils, hazards materials, and historic resources, Psomas will engage experts/firms within the industry who have worked extensively with Psomas.

If technical studies are prepared by the applicant's consultants, Psomas' technical experts will conduct peer reviews of those studies for technical adequacy and compliance with CEQA requirements.

### Draft Environmental Document

Psomas recognizes that future City projects, depending on their types, size, and issues of concern, may require any type of CEQA or NEPA document. As indicated above, upon completion of the analysis in the IS and conclusions of the technical studies, the City and Psomas will determine the appropriate type of CEQA document for the project, unless a determination has already been made by the City.



- ▶ **Categorical Exemption:** Article 19 of CEQA Guidelines (Sections 15300 to 15333) lists the criteria for categorical exemptions. If it is determined that a project is within one of the classes of projects, which have been determined not to have a significant impact on the environment, that project would be exempt from provisions of CEQA. Additionally, if it is determined through the IS analysis that no significant impacts would result from the said project, a CE would be prepared, and no additional environmental documentation will be required.

- ▶ **Negative Declaration:** Per the analysis in the IS or the City's prior finding, if it is determined that the potential impacts of the project are less than

significant such that no mitigation measures would be required, an ND would be the appropriate CEQA document for that project. The ND will be prepared in compliance with Article 6 of CEQA Guidelines (Section 15070 to 15075), which includes the criteria, requirements, contents, and process for an ND.

- ▶ **Mitigated Negative Declaration:** If it is determined that the project would result in potentially significant impacts, and that mitigation measures would be required to reduce the potentially significant impacts to less than significant level, an MND would be the appropriate type of environmental documentation for that project. The MND will be prepared in compliance with Article 6 of CEQA Guidelines (Section 15070 to 15075), which includes the criteria, requirements, contents, and process for an MND.
- ▶ **Environmental Impact Report:** If it is determined that the project would result in potentially significant impacts, and the impacts of the project are such that, even with incorporation of mitigation measures, some of the impacts would remain significant and unavoidable, an EIR would be the appropriate type of environmental documentation for that project. The EIR will be prepared in compliance with Article 7 of CEQA Guidelines (Section 15080 to 15097), which includes the criteria, requirements, and process for an EIR. Article 9 of CEQA Guidelines (Sections 15120 to 15132) lists the contents of an EIR. The specific type of EIR (e.g., project, program, master) will depend on the scale, schedule/duration, phasing, and level of detail available.

Regardless of the type of the document, upon completion, administrative or screencheck drafts of the environmental document will be provided to City staff and the applicant for review. Upon receipt of comments, they will be addressed prior to resubmitting the document for a second round of review. The draft document will be approved by the City prior to distribution for public review. Psomas will distribute the draft documents for public review.

## Final Environmental Document

- ▶ **Final Negative Declaration or Mitigated Negative Declaration:** Upon completion of the 20- or 30-day public review period for an ND or MND, Psomas will coordinate with the City on the approach to preparing responses received on the ND or MND. Preparation of responses to comments on an ND or MND is not required but recommended to assist the City in the decision-making process. All environmental comments on the ND or MND will receive responses. Upon finalizing the response to comments they will be mailed out to the commenting agencies at least 10 calendar days prior to any public hearings.
- ▶ **Final Environmental Impact Report:** Upon completion of the 45-day public review period for a draft EIR, Psomas will coordinate with the City on the approach to preparing responses to comments on the draft EIR. Upon finalizing the final EIR and response to comments, including errata, Psomas will mail out the responses to commenting agencies at least 10 calendar days prior to any public hearings.
- ▶ **Mitigation Monitoring and Reporting Program:** Pursuant to Section 15097 of the State CEQA Guidelines, Psomas will prepare a Mitigation Monitoring and Reporting Program (MMRP) for the CEQA document (MND and EIR). The MMRP will confirm that the mitigation measures proposed and contained in the final environmental document are implemented.
- ▶ **Findings of Fact and Statement of Overriding Considerations:** As part of the final EIR, Psomas will prepare the findings of fact and, if applicable, a statement of overriding considerations, for the project pursuant to Sections 15091 and 15093 of the State CEQA Guidelines.
- ▶ **Noticing:** Psomas will prepare and distribute all applicable notices for all types of CEQA and NEPA documents, upon project initiation, public distribution of CEQA and NEPA documents, and document certification. This task will include Notice of Exemption (NOE), Notice of Completion (NOC), Notice of Availability (NOA), Notice of Intent (NOI) (to adopt an ND or an MND), Notice of Preparation (NOP), and Notice of Determination (NOD).



## Attendance at Meetings and Public Hearings

Throughout the environmental process, Psomas will attend various meetings, including project team meetings, community meetings (if requested), and scoping meeting. Additionally, upon completion of the environmental document, Psomas will attend Planning Commission and City Council public study sessions (if requested) and public hearings where decision makers consider projects. Psomas will be available to make presentations and/or provide input to the City and address questions regarding CEQA.

## I

## COST PROPOSAL

Per the instructions of the RFP, we have provided our cost proposal under separate cover.

## J

## ADDITIONAL INFORMATION

### Additional Project Manager References

We have provided two additional project references for our Project Manager, Charles Holcombe III.

Reference Contact Information	Project and Description
<p><b>City of Banning</b> 99 E Ramsey Street Banning, CA 92220</p> <p><b>Adam Rush</b> Community Development Director 951.922.3131 arush@banningca.gov</p> <p><i>Services completed 7/2010</i></p>	<p><b>Banning Gateway Project IS/MND, City of Banning, CA:</b> Mr. Holcombe assisted in preparing an IS/MND for the Banning Gateway Project, which proposed to construct 12 office/warehouse buildings and associated parking on approximately 63.98 acres located north of the intersection of Ramsay Street and Hathaway Street, in the eastern portion of the City of Banning. The project proposed up to 1,194,045 SF of office and warehouse uses.</p>
<p><b>Riverside County</b> Planning Department 4080 Lemon Street 12th Floor Riverside, CA 92501</p> <p><b>Brett Dawson</b> Project Planner 951.955.0972 BDawson@rivco.org</p> <p><i>Services completed 10/2017</i></p>	<p><b>San Gorgonio Crossings Project EIR, Riverside County, CA:</b> Mr. Holcombe managed the preparation of the San Gorgonio Crossings EIR and associated technical studies, including a Paleontological Resources Survey, Phase I Cultural Resources Survey, Air Quality Analysis, Health Risk Assessment (HRA), GHG Emissions Analysis Report, and a Noise Impact Analysis, to evaluate the potential environmental impacts associated with the construction and operation of the San Gorgonio Crossing Project in Riverside County. The proposed project would construct two industrial buildings totaling more than 2.5 million SF on approximately 229 acres near Cherry Valley, California. Approximately 160 acres (70 percent) of the project site would be developed, with 68 acres remaining as natural open space. Key project issues included land use compatibility with nearby rural homes, air emissions from diesel trucks, traffic, noise, and an earthquake fault that traverses the site. The County received more than 700 comment letters on the recirculated Draft EIR for this highly controversial project and coordinated the ability to provide prompt responses to these comments in an expedited manner kept the project on schedule to meet the County's General Plan Amendment (GPA) cycle.</p>

# J

## ADDITIONAL INFORMATION (CONTINUED)

### Psomas' Purpose and Values

At Psomas, we use our talents and passions to improve the environment for humankind.

### Inspiration through Teamwork

At Psomas, we prefer the team approach. Through collaboration and brainstorming, we inspire each other. In addition to our local teams, we work with our colleagues in Psomas offices across the Western U.S. This gives us a broad range of resources and expertise to draw from and learn from as well.

### A Culture of Mentoring

Our culture of open communication and mentorship certainly produces better projects, but it also translates into a welcoming and supportive working environment. Our management style centers around encouraging open dialogue and promoting professional growth. It's important to us that our employees reach the height of their potential and we do everything to support them.

*Psomas strives to enhance and sustain an inclusive and equitable culture that respects and celebrates all individuals. We are committed to fostering an environment where our employees can bring their authentic selves to work and are empowered to use their talents to best serve our community.*

Actions we are undertaking in support of Psomas' organizational values include:



Provide an environment where employees feel **RESPECTED**, have access to equitable opportunities, and where all backgrounds, experiences, and perspectives are embraced.



**RECOGNIZE** and honor individuals whose actions reflect our organization's commitment to social responsibility and accountability.



Initiate and **COLLABORATE** in meaningful dialogue around justice, equity, diversity, inclusion and belonging.



Promote a culture of **SERVICE** through outreach efforts, building connections, and providing support for underrepresented groups in our communities.

# K

## INSURANCE

Psomas carries professional liability insurance including liability at a minimum of one million per claim, worker's compensation, and vehicle coverage including comprehensive and collision insurance. The required insurance will remain in force at the time of contract execution.

## Exceptions to the Standard Service Agreement

Psomas respectfully requests the following modifications to the City of Beaumont's RFP and Professional Services Agreement (delete **blue** text/ insert **orange** text).

### **RFP, PAGE 5:**

**M.** The firm will be required to have professional liability insurance including liability at a minimum of one million per **claim occurrence**, worker's compensation, and vehicle coverage including comprehensive and collision insurance naming the City of Beaumont as additional insured.

### **PROFESSIONAL SERVICES AGREEMENT:**

#### **5. Obligations of CONTRACTOR.**

**5.06.** CONTRACTOR represents that it possesses all required licenses necessary **or applicable to the performance of Services to practice its profession** under this Agreement and the Proposal and shall obtain and keep in full force and effect all permits and approvals required to **perform the Services herein practice its profession**. In the event CITY is required to obtain an approval or permit from another governmental entity, CONTRACTOR shall provide, **at CITY's expense**, all necessary supporting documents to be filed with such entity.

#### **6. Insurance.**

**6.04.** ...Errors and omissions insurance in a minimum amount of \$2 million per **occurrence claim** to cover any negligent acts or omissions committed..

#### **7. General Conditions pertaining to Insurance Coverage**

**7.03.** ...The certificates of insurance hereunder shall state that coverage shall not be **suspended, voided, canceled** by either party, **or reduced in coverage or in limits**, except after thirty (30) days' prior written notice has been given to CITY, **ten (10) days if cancellation is due to non-payment of premium.**

**7.06.** CONTRACTOR agrees to provide immediate notice to CITY of any claim or loss against

CONTRACTOR **or** arising out of the Services performed under this Agreement...

#### **8. Indemnification.**

**8.01, item a.** ...including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation **to the extent** incurred in relation to, as a consequence of or arising out of, or in any way attributable actually, allegedly or impliedly, in whole or in part to **CONTRACTOR'S willful misconduct or negligent** the performance of this Agreement...(and/or CONTRACTOR's agents and/or employees) is alleged to be an employee of CITY. **All obligations under this provision are to be paid by CONTRACTOR as they are incurred by CITY.**

**b.** ...CONTRACTOR shall not be required to indemnify and hold harmless CITY as set forth above for liability **to the extent** attributable **solely** to the fault of...

#### **10. Termination of Agreement.**

**10.02.** ...Immediately upon **termination payment**, CONTRACTOR agrees to promptly provide and deliver to CITY...

#### **12. Ownership of Documents; Audit.**

**12.01.** ...At the CITY's sole discretion, CONTRACTOR may be permitted to retain original documents, and furnish reproductions to CITY upon request, at no cost to CITY. **CONTRACTOR shall not be responsible for any claims, costs or damages related to CITY'S use of such materials on any project other than that for which they were prepared.**

**12.02.** ...nor authorize others to do so, without the prior written consent of CITY. **This obligation does not apply to data or materials (a) known by CONTRACTOR prior to this Agreement; (b) in the public domain, or (c) required to be disclosed by operation of law.**

## Resumes

Detailed resumes for our proposed team and subconsultants are provided on the following pages.



## Charles Holcombe III, MBA – Psomas

Project Manager

Charles Holcombe, MBA, has more than 17 years of experience as an Environmental Planner and Project Manager specializing in Environmental Impact Assessments (EIAs) and urban and regional land use planning for both the public and private sectors. He has authored General Plan Updates, Specific Plans, EIRs, Environmental Assessments (EAs), and IS/MNDs for such planning efforts. Mr. Holcombe possesses strong technical understanding of both CEQA and NEPA. He also has a wide range of project experience developing environmental compliance strategies under CEQA and NEPA for industrial facilities, residential and commercial projects, educational and public facilities, and roadway and regional recreation centers.

### EDUCATION

MBA/University of Redlands  
BA/Environmental Studies/University of Redlands

### CERTIFICATIONS

California Real Estate License/No. 01453065  
Certified Project Manager/Michael Brandman Associates  
Certified Financial Consultant/Financial 2000

### PROFESSIONAL AFFILIATIONS

Association of Environmental Professionals  
California Association of Realtors  
East Valley Association of Realtors  
Urban Land Institute, Inland Empire

### EXPERIENCE

With Psomas for less than one year; with other firms for 17 years

### Experience

#### **Brookside South Recharge Project IS/MND, San Geronio Pass Water Agency**

– City of Beaumont, CA: Assisted in preparing and revising an IS/MND for the Brookside South Recharge Project, which proposes to divert state water project (SWP) water to the concrete-lined Mountain View Channel and convey the water 5,822 linear feet (LF) to the confluence with Noble Creek. Once in Noble Creek, the SWP water would be used to recharge the Beaumont groundwater basin. Recharge would be facilitated by the seasonal construction of up to 37 earthen berms, which would form a series of small flow-through recharge basins along 5,580 LF of Noble Creek. Berms would be annually leveled prior to the onset of the wet season to allow unimpeded flows. Additional work included rewriting each section to ensure consistency with the new technical studies that were required after the San Geronio Pass Water Agency decided to extend the channel to approximately 6,400 LF.

#### **Beaumont Industrial Park EIR and Crossroads Industrial Park Complex**

**Addendum** – City of Beaumont, CA: As the Project Manager for the Beaumont Industrial Park EIR and Crossroads Industrial Park Complex Addendum project, managed the preparation of a letter report analyzing the adequacy of the proposed Bonito Beaumont Industrial Park's site plan dated January 5, 2010, and the site plan's consistency with the certified EIR (SCH No. 98101012) for the Rolling Hills Ranch Specific Plan Addendum (Amendment No. 2) dated April 2004 and approved site plan dated October 29, 2007. The project site was approved in 1991 as the Rolling Hills Ranch Specific Plan residential development (SCH 90020369). After project approval, revisions to the Rolling Hills Ranch Specific Plan required a new EIR to be prepared for the Southwest Properties Transportation System, which was certified in January 2000 (SCH No. 98101012). The 2000 EIR included the first amended Rolling Hills Ranch Specific Plan in its entirety and appropriate information from the 1991 EIR. In 2004, the project description was modified to include an industrial warehouse/manufacturing center identified as the Crossroads Industrial Park Complex System (SCH No. 98101012). The Crossroads Industrial Park Complex would consist of a contemporary industrial warehouse complex, supporting approximately three million square feet of building space,

Charles Holcombe III,  
MBA  
(Continued)

5.34 acres of open space and approximately 15 acres of landscaped areas. The City of Beaumont determined, pursuant to CEQA Guidelines Section 15164, that an addendum to the certified Final EIR for the Southwest Properties Transportation EIR (2000) was required. Consequently, an addendum was prepared for the Crossroads Industrial Park complex, which was approved in April 2004.

**Leadership in Energy and Environmental Design Certified I-10 Distribution Center EIR, Shopoff Group – Riverside County, CA:** As the Project Manager for the I-10 Distribution Center project, managed the preparation of an EIR for the Shopoff Group's I-10 Distribution Center project located in Riverside County. The proposed distribution center consists of two industrial buildings totaling approximately 2,555,600 SF for industrial-type use. In addition, the project included photovoltaic solar facilities and the building rooftops were designed to facilitate solar energy conversion apparatus. The project site is located on 228 acres on the north side of Cherry Valley Boulevard, between the cities of Calimesa and Beaumont. The project was processed as a fast-track application (2010 completion date) through the County of Riverside.

**San Gorgonio Crossings Project EIR, Cherry Valley – Riverside County, CA:** Managed the preparation of the San Gorgonio Crossings EIR and associated technical studies, including a Paleontological Resources Survey, Phase I Cultural Resources Survey, Air Quality Analysis, Health Risk Assessment (HRA), GHG Emissions Analysis Report, and a Noise Impact Analysis, to evaluate the potential environmental impacts associated with the construction and operation of the San Gorgonio Crossing Project in Riverside County. The proposed project would construct two industrial buildings totaling more than 2.5 million SF on approximately 229 acres near Cherry Valley, California. Approximately 160 acres (70 percent) of the project site would be developed, with 68 acres remaining as natural open space. Key project issues included land use compatibility with nearby rural homes, air emissions from diesel trucks, traffic, noise, and an earthquake fault that traverses the site. The County received more than 700 comment letters on the recirculated Draft EIR for this highly controversial project and coordinated the ability to provide prompt responses to these comments in an expedited manner kept the project on schedule to meet the County's General Plan Amendment (GPA) cycle for 2017. This project was processed under the County of Riverside's Fast Track Program and was approved by the Board of Supervisors in October 2017.

**Public Safety Enterprise Communication Facilities EIR – Riverside County, CA:** Assisted in conducting baseline research, writing select air quality rules and regulations, and preparing the maps and photo exhibits for the Public Safety Enterprise Communication Facilities Programmatic EIR. The proposed project would install a communication tower and related facilities (i.e., generator, building, perimeter fence), construct access roads, and construct numerous new communications facilities throughout Riverside County and along the Riverside County borders in the counties of Orange, San Bernardino, and San Diego. The project would expand the Riverside County emergency services radio tower network from 25 sites to approximately 70 sites throughout the County.



## Jennifer Marks – Psomas

Principal-in-Charge

Jennifer Marks is a Senior Project Manager with over 24 years of experience in environmental documentation and analysis consistent with CEQA and NEPA. Jennifer's career has focused on a wide variety of projects, including specific plan and general plan analyses; transportation infrastructure; public works assignments related to water resources; and various utility infrastructure projects. She has also performed environmental consulting services for mixed-use, residential, office, higher education, and resort developments. She has managed multiple water and wastewater infrastructure projects, including projects for the Santa Margarita Water District; Irvine Ranch Water District; City of Anaheim Public Utilities Department for water projects and Public Works Department for sewer projects; and the Water Replenishment District of Southern California. She has also prepared environmental documentation and supplemental information to meet specific agency requirements, including those for the following agencies: Caltrans; State Water Resources Control Board; U.S. Bureau of Reclamation; U.S. Environmental Protection Agency; USACE; USFWS; CDFW; various local planning and development departments; and private developers. Through her project work, Jennifer has developed strong working relationships with agency personnel, County and City staff, private developers, and a variety of specialty consultants.

### EDUCATION

1999/BS/Natural Resources, Planning and Interpretation/Humboldt State University

### PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

Environmental and Water Resources Institute

### EXPERIENCE

With Psomas for 23 years; with other firms for 1 year

### Experience

#### **Mt. San Antonio College, 2018 Educational and Facilities Master Plan EIR –**

**Walnut, CA:** Project Manager for implementation of the 2018 Educational and Facilities Master Plan, which serves as Mt. SAC's long-range development plan, over a 10-year horizon period. The plan was evaluated in the EIR at a program level with the expectation that additional analyses may be required as specific projects are proposed. In addition to the EIR, Psomas also prepared technical analyses to support the EIR, including air quality, biological resources, cultural and tribal resources, greenhouse gas emissions, hydrology and water quality, and traffic analyses.

**University of California, Riverside, Student Success Center IS/MND – Riverside, CA:** Project Manager for the preparation of an IS/MND's Student Success Center, a new 3- to 4- story facility with a maximum building capacity of 80,000 gross square feet (GSF), and approximately 1,070 general assignment classroom seats. The project would provide (1) general assignment classrooms designed for modern pedagogy and technology; (2) multipurpose student life spaces for use by student organizations and areas for scholarly activity such as tutoring, mentoring, and study; and (3) (shelled) dining services venue. The IS/MND was tiered from UCR 2005 Long-Range Development Plan EIR and the 2005 Long-Range Development Plan Amendment 2 EIR.

#### **University of California, Riverside, School of Medicine Building II IS/MND –**

**Riverside, CA:** Project Manager for preparation of a tiered IS/MND. The project involves construction of a new facility consisting of instructional, collaboration, and student life space, as well as office and support spaces. The project would be located

in an area currently developed as a surface parking lot and the School of Medicine modular trailer. The IS/MND was tiered from the UCR 2005 Long Range Development Plan EIR and the 2005 Long Range Development Plan Amendment 2 EIR.

**Mt. San Antonio College, Parking and Circulation Master Plan – Walnut, CA:** Environmental Project Manager provided professional services to improve parking and circulation opportunities on campus. The environmental documentation required will be based on the Facilities Master Plan in 2002 and take into account the project's proposed actions or the community's concerns with future projects. Possible documents include an Addendum or Program, Project, Subsequent, or Supplemental EIR. Psomas is providing a two-phased approach to determine the level of documentation required. Phase 1 is a general assessment of need, which will assist in determining the appropriate level of environmental documentation listed above and Phase 2 will present an overview of possible CEQA and/or NEPA documentation, or a fulfillment of the need established in Phase I.

**City of Rancho Cucamonga General Plan Update Program EIR – Rancho Cucamonga, CA:** Project Manager for this project, which involved an update to the 2001 General Plan, providing guidance for future development in the City of Rancho Cucamonga and its Sphere of Influence over the next 15 to 20 years. Adoption of the proposed General Plan Update allows for an increase in development potential throughout the City and the addition of transit-supported, mixed-use development along the City's main transportation corridors. Jennifer worked closely with the City, the Client, and various technical consultants to prepare the Program EIR under a very compressed timeframe.

**Eastern Municipal Water District, Wellhead Treatment Facility Constraints Analysis and IS/MND (Well 56) – Perris, CA:** Project Manager for an Initial Study and Mitigated Negative Declaration and related technical analyses to evaluate the impacts of the construction of a wellhead treatment facility for the purpose of removal of perfluorooctanoic acid (PFOA) and perfluorooctane sulfonate (PFOS). A constraints analysis was prepared to evaluate several potential locations for the proposed wellhead treatment facilities. The site options were reduced to five feasible alternatives and Psomas prepared the CEQA documentation to fully evaluate each alternative.

**Jefferson at Empire Lakes Addendum to an EIR – Rancho Cucamonga, CA:** Assistant Project Manager for the preparation of an Addendum to the Rancho Cucamonga Industrial Area Specific Plan Subarea 18 Specific Plan Final EIR for the Jefferson at Empire Lakes project in Rancho Cucamonga. The project involved the development of 20.5 acres of agriculture into a 521-unit, high-density apartment complex adjacent to the Empire Lakes Golf Course.

**Integra Perris Distribution Center EIR – Perris, CA:** Assistant Project Manager for the preparation of an Addendum for this project, which involves the expansion of the Integra Perris Distribution Center (IPDC) to include an approximately 10.2-acre parcel located immediately southwest of the IPDC site. The expansion would allow for the construction of a 273,000-SF warehouse building, attached to the west end of the existing IPDC building. Jennifer assisted in the preparation of various sections of the EIR.



## Sean Noonan, AICP – Psomas

Environmental Planner

Sean Noonan, AICP, is an Environmental Planner and Project Manager with 12 years of experience working on various types of public and private projects across Southern California. In his current role, Sean prepares and manages the preparation of CEQA/NEPA environmental documents and supporting environmental technical studies. He is also experienced in providing his clients with support related to regulatory permitting, environmental compliance during final design and construction, and environmental constraints during due diligence. Sean works on various project types, but is particularly experienced in providing environmental consulting services for transportation and other infrastructure projects.

### EDUCATION

2014/MS/Urban and Regional Planning/  
California State Polytechnic University,  
Pomona

2011/MA/Geography/  
California State University, Fullerton

2006/BA/History/  
University of California,  
Santa Barbara

### CERTIFICATIONS

American Institute of Certified Planners/  
American Planning Association/027853

### PROFESSIONAL AFFILIATIONS

American Institute of Certified Planners  
American Planning Association  
Association of Environmental Professionals

### EXPERIENCE

With Psomas for 4 years;  
with other firms for 8 years

### Experience

**Gateway Highlands – Moreno Valley, CA:** Project Manager for the preparation of an IS/MND. This project consisted of 108 hillside residential units. Sean coordinated environmental technical studies and was the primary author of the IS/MND. Sean efficiently updated the IS/MND analyses to account for last minute changes to the grading plan and water quality management plan.

**Santa Ana River Levee Stabilization Project – Riverside County, CA:** Project Manager for preparation of technical studies to support the rehabilitation of a portion of the Santa Ana River levee including removal, disposal, and replacement of approximately 6,200 LF of rock slope protection with a grouted rock slope protection and extending the levee armoring deeper below the calculated scour depths. Technical studies prepared include Air Quality Assessment, Phase I Cultural Resources Inventory, Greenhouse Gas Emissions Analysis, and a Hazardous Waste Sites and Soil Contamination Records Technical Memorandum.

**Los Angeles Department of Water and Power As-Needed Regulatory Permitting Services – Los Angeles, CA:** Regulatory Specialist for the preparation of Jurisdictional Delineations (JDs) under MBC Aquatics Los Angeles Department of Water and Power (LADWP) On-Call Receiving Water Monitoring Services. Psomas has conducted 21 JDs and various biological services for LADWP from 2017–2020. Sean conducts field work, prepares jurisdictional delineation reports, and provides regulatory permitting support. Sean has completed eight JDs for LADWP; six in Los Angeles County including Castaic-Haskell L3 Project, Adelanto-Toluca Line 1 500kV Reconductoring Project, Power Pole Replacement Project, Spunky Canyon Weir Maintenance Project, Kenneth Hahn State Recreation Area, and Celilo Sylmar Tower Replacement Project. Sean also prepared a jurisdictional delineation for the South Haiwee, Little Lake, and Jawbone Canyon Projects in Inyo County and Kern County, CA and for the Adelanto Converter Station Project in the County of San Bernardino.

**City of Arcadia On-Call Environmental Services – Arcadia, CA:** Project Manager on numerous task orders from approximately 2018 to the present with various divisions in the Development Services Department, including Planning Division,

Sean Noonan, AICP  
(Continued)

Engineering Division, and Transportation Services Division. This has involved preparation of IS/MNDs, CEs, and supporting technical analyses, including air quality and noise analyses and/or arborist surveys, as well as pre-construction nesting bird for a variety of projects.

**Carlsbad Veterans Park, Master Planning and Environmental Permitting Phase – Carlsbad, CA:** Environmental Planner for providing professional services for new 91.5-acre park. The developable area of the site was only 48 acres due to the presence of native vegetation preserves. The program for the project included active and passive recreation amenities, an open space interpretive area, public art, trails, utilities, parking, restrooms, and maintenance facilities. Psomas provided civil engineering, environmental, and surveying services for the Project Master Planning Phase and environmental permitting to result in final design concepts and required permits and authorizations for improvements. More specifically, civil engineering master planning support services included development of project constraints, concept grading and utilities plans, CEQA level hydrology and stormwater management reports, traffic impact analysis, and hillside management plans. Sean coordinated environmental technical studies and was the primary author of the IS/MND.

**Arcadia Town Center Initial Study/Mitigated Negative Declaration – Arcadia, CA:** Environmental Planner for the preparation of an IS/MND on this project, which consists of 181 residential units and 13,130 SF of groundfloor commercial uses. Given the location of this project in downtown Arcadia, this project involves a high level of coordination with the City and Applicant to develop a comprehensive description of how the project would be constructed, including details such as staging, contractor parking, excavation and temporary shoring methods, and utility relocation. Psomas also prepared technical analyses in support of this project, including a traffic study as well as air quality, greenhouse gas emissions, noise, and cultural analyses. Sean coordinated the environmental technical studies and was the primary author of the IS/MND.

**Central Harbor Boulevard Transit Corridor – Orange County, CA:** Project Manager worked with the Orange County Transportation Authority (OCTA) staff to develop a project description, and then to prepare a Preliminary Environmental Assessment (PEA) Memorandum to identify the appropriate level of environmental documentation required for the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) compliance.

**SR-1 (Lincoln Boulevard) Multimodal Improvements Project EIR/EA – Los Angeles, CA:** Environmental Planner for the preparation of the Environmental Impact Report/Environmental Assessment and supporting technical studies for this project. The project includes the widening of Lincoln Boulevard from Fiji Way to Jefferson Boulevard to provide capacity for future light rail transit, with three vehicle lanes in each direction, Class II bicycle lanes, and sidewalks on both sides of the bridge. The project includes replacement of the Lincoln Boulevard Bridge over Ballona Creek, and replacement of the Culver Boulevard overpass while minimizing impacts to the creek and wetlands.



## Jordan Werkmeister – Psomas

Environmental Planner

Jordan Werkmeister is a recent graduate from the University of California, Davis, with a degree in Environmental Policy Analysis and Planning and also worked with Psomas as an Environmental Planning Intern prior to graduation. During that time and since joining Psomas full-time, Jordan has worked on a variety of CEQA and NEPA documents, including preparation of initial studies, reviewing plans and drafting project descriptions, and writing key analysis sections. As an Environmental Planner, Jordan will prepare environmental documents, assist with management efforts, and coordinate with internal staff and subconsultants.

### EDUCATION

2022/BS/Environmental Policy Analysis and Planning/University of California, Davis

### CERTIFICATIONS

Social and Behavioral Research Training/University of California, Davis/43105809

### EXPERIENCE

With Psomas for 1 year; with other firms for 2 years

### Experience

**Parkwest Development IS/MND – Fullerton, CA:** Environmental Planner for this project, which involves the redevelopment of a 2.5-acre site with apartment units, hotel, retail, restaurant, a pedestrian bridge, and parking. The project is a multi-story development, ranging from 8 to 10 stories in height and proposes to: 1) construct apartments, a hotel, retail uses, and a roof-top restaurant; 2) demolish an existing parking structure and construct apartments; 3) reconfigure the surface parking lot in front of the Train Depot to provide better flow and parking; and 4) construct a pedestrian bridge over East Santa Fe Avenue connecting the new parking structure to the hotel and apartments. Jordan is assisting in preparation of the IS/MND.

**Tustin Ranch Hills Planned Development EIR – County of Orange, CA:**

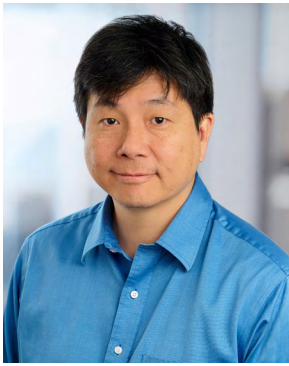
Environmental Planner for this project, which consists of the replacement of the existing Tustin Hills Racquet and Pickleball Club with a Planned Unit Development consisting of 17 buildings containing 34 single-family townhome units and three single-family detached units for a total of 37 units. Jordan assisted in the preparation of environmental technical studies and the EIR for this project.

**SR-1 (Lincoln Boulevard) Multimodal Improvements Project EIR/EA – Los Angeles, CA:**

Environmental Planner for the preparation of the Environmental Impact Report/Environmental Assessment and supporting technical studies for this project. The project includes the widening of Lincoln Boulevard from Fiji Way to Jefferson Boulevard to provide capacity for future light rail transit, with three vehicle lanes in each direction, Class II bicycle lanes, and sidewalks on both sides of the bridge. The project includes replacement of the Lincoln Boulevard Bridge over Ballona Creek, and replacement of the Culver Boulevard overpass while minimizing impacts to the creek and wetlands.

**City of Moorpark Civic Center Master Plan Project – Moorpark, CA:**

Environmental Planner for this project, which consists of the phased development of a new Civic Center for the City of Moorpark. The project would be gradually developed over four phases and would ultimately include a City Library building and a City Hall building, as well as other commercial and residential uses. Psomas prepared environmental technical studies and the Environmental Impact Report for this project.



## Tin Cheung – Psomas

Air Quality and Noise Manager

Tin Cheung has 29 years of experience conducting air quality, climate change, noise, and vibration studies for CEQA and NEPA compliance. His experience includes preparing air pollutant emissions inventories, dispersion modeling, climate change, and health risk assessments (HRAs) using a variety of computer data models. He is also proficient in conducting noise and vibration studies for stationary and mobile sources. He has employed monitoring equipment for the measurement of noise, vibration, and particulate matter.

Mr. Cheung's project experience includes analyses of land uses, including large-scale infrastructure, residential, commercial, industrial, educational, energy, and recreational uses. He has extensive knowledge of the CEQA/NEPA regulatory process and impact assessment methods established by USEPA, the California Air Resources Board (CARB), and local air quality management districts. Tin has also performed third-party reviews for technical adequacy and CEQA compliance in support of legal efforts and government quality assurance/quality control.

### EDUCATION

1993/BA/Geography and Environmental Studies/  
University of California,  
Santa Barbara

### PROFESSIONAL AFFILIATIONS

Association of Environmental Professionals

### EXPERIENCE

With Psomas for 6 years;  
with other firms for 23 years

### Experience

#### **Colton Community Soccer Park Initial Study and Mitigated Negative**

**Declaration – Colton, CA:** Air Quality and Noise Manager for an IS/MND and an MMRP for the City's proposed community soccer park. The community park will include eight lighted soccer fields that can host soccer tournaments as well as provide local teams with practice facilities. The proposed project will be constructed and operated on a 21-acre portion of the 45-acre site with the remaining 24 acres retained as natural open space along the Santa Ana River. Infrastructure improvements include paved parking; restroom and concession buildings; a police sub-station; breezeways with seating; child play areas; multipurpose trails; shaded spectator seating, and a maintenance yard with a cellphone tower. Major environmental issues addressed in the IS/MND include potential impacts to the river and associated biological resources and the presence of a former landfill beneath the property.

**Santa Ana River Levee Stabilization Project – Riverside County, CA:** Air Quality and Noise Manager for preparation of technical studies to support the rehabilitation of a portion of the Santa Ana River levee including removal, disposal, and replacement of approximately 6,200 LF of rock slope protection with a grouted rock slope protection and extending the levee armoring deeper below the calculated scour depths. Technical studies prepared include Air Quality Assessment, Phase I Cultural Resources Inventory, Greenhouse Gas Emissions Analysis, and a Hazardous Waste Sites and Soil Contamination Records Technical Memorandum.

**Eastern Municipal Water District, Wellhead Treatment Facility Constraints Analysis and IS/MND (Well 56) – Perris, CA:** Air Quality and Noise Manager for an Initial Study and Mitigated Negative Declaration and related technical analyses to evaluate the impacts of the construction of a wellhead treatment facility for

the purpose of removal of perfluorooctanoic acid (PFOA) and perfluorooctane sulfonate (PFOS). A constraints analysis was prepared to evaluate several potential locations for the proposed wellhead treatment facilities. The site options were reduced to five feasible alternatives and Psomas prepared the CEQA documentation to fully evaluate each alternative.

**Merrill Avenue Brownstones Initial Study/Mitigated Negative Declaration – Riverside, CA:** Air Quality and Noise Manager for the IS/MND for the proposed mixed-use development with a total floor area of 98,608 SF and consisting of 108 dwelling units and associated amenities (leasing office, club room, swimming pool and spa, fitness center, and cabana) and an additional 1,200 SF of retail space which would be located on the ground floor. In addition, the Merrill Avenue street section would be modified to provide on-street parking immediately adjacent to the project site. The IS/MND addressed impacts related to noise, vibration, pollutant emissions, and toxic emissions associated with train activity on the tracks north of the site, as well as the traffic impacts from the narrowing of Merrill Avenue and during the holiday season at the Riverside Plaza shopping center to the south.

**University of California, Riverside, Student Success Center Initial Study/Mitigated Negative Declaration – Riverside, CA:** Air Quality and Noise Manager for the preparation of an IS/MND's Student Success Center, a new 3- to 4- story facility with a maximum building capacity of 80,000 gross square feet (GSF), and approximately 1,070 general assignment classroom seats. The project would provide 1) general assignment classrooms designed for modern pedagogy and technology; 2) multipurpose student life spaces for use by student organizations and areas for scholarly activity such as tutoring, mentoring, and study; and 3) (shelled) dining services venue. The IS/MND was tiered from UCR 2005 Long-Range Development Plan EIR and the 2005 Long-Range Development Plan Amendment 2 EIR.

**University of California, Riverside, School of Medicine Building II IS/MND – Riverside, CA:** Air Quality and Noise Manager for preparation of a tiered IS/MND. The project involves construction of a new facility consisting of instructional, collaboration, and student life space, as well as office and support spaces. The project would be located in an area currently developed as a surface parking lot and the School of Medicine modular trailer. The IS/MND was tiered from the UCR 2005 Long Range Development Plan EIR and the 2005 Long Range Development Plan Amendment 2 EIR.

**Limonite Avenue Widening, Bain to Homestead, Mitigated Negative Declaration – Jurupa Valley, CA:** Air Quality and Noise Manager for an MND and various technical studies for the widening of a major community arterial in the central-western portion of the City. Major issues include permanent and temporary access changes for local property owners, impacts to biological resources associated with Pyrite Creek and the nearby Santa Ana River, and short-term noise and air pollutant emissions.

**Gateway Highlands – Moreno Valley, CA:** Air Quality and Noise Manager for the preparation of an IS/MND. This project consisted of 108 hillside residential units.



## Charles Cisneros, MS, RPA – Psomas

Cultural Resources Manager

Charles is a registered professional archaeologist with 19 years of experience in archaeological assessment and field experience in California and Nevada. He has directed numerous field projects in support of compliance with CEQA, NEPA, and Sections 106 and 110 of the National Historic Preservation Act (NHPA). Charles has managed a wide range of projects involving archaeological survey, testing, data recovery, monitoring, and laboratory analysis. He is skilled at research and data management, as well as maintaining and organizing digital and print publications. His training and background meet the U.S. Secretary of the Interior’s Professional Qualifications Standards for prehistoric and historic archaeology and he is a California Energy Commission approved archaeologist for desert archaeology.

### EDUCATION

2008/MS/European Archaeology/University of Edinburgh, United Kingdom

2004/BA/Anthropology/California State University, Los Angeles

### CERTIFICATIONS

Registered Professional Archaeologist/  
Register of Professional Archaeologists/1512280

Orange County Certified Archaeologist/Orange County

Riverside County Certified Archaeologist/  
Riverside County

### PROFESSIONAL AFFILIATIONS

Society for American Archaeology

Western States Folklore Society

### EXPERIENCE

With Psomas for 6 years;  
with other firms for 13 years

### Experience

**Colton Community Soccer Park IS/MND – Colton, CA:** Cultural Resources Manager for an IS/MND and an MMRP for the City’s proposed community soccer park. The community park will include eight lighted soccer fields that can host soccer tournaments as well as provide local teams with practice facilities. The proposed project will be constructed and operated on a 21-acre portion of the 45-acre site with the remaining 24 acres retained as natural open space along the Santa Ana River. Infrastructure improvements include paved parking; restroom and concession buildings; a police sub-station; breezeways with seating; child play areas; multipurpose trails; shaded spectator seating, and a maintenance yard with a cellphone tower. Major environmental issues addressed in the IS/MND include potential impacts to the river and associated biological resources and the presence of a former landfill beneath the property. Charles provided oversight and QA/QC for Psomas’ archaeological and historic research at the CHRIS Information Center, archaeological survey, and cultural report.

**Perris Circle Industrial Building 3 Project, IS/MND – Perris, CA:** Senior Archaeologist to support the IS/MND for this project, that tiers from the Perris Valley Commerce Center (PVCC) Specific Plan EIR. The proposed project involves construction and operation of a 210,900 SF industrial warehouse with associated office uses and outdoor employee recreational spaces on an approximately 9.9-acre site. Responsible for preparation of the Phase I Cultural Resources Inventory and Paleontological Resource Inventory. Charles conducted Native American outreach activities to supplement the coordination conducted by the City.

**University of California, Riverside, Student Success Center IS/MND – Riverside, CA:** Senior Archaeologist for the preparation of an IS/MND’s Student Success Center, a new 3- to 4- story facility with a maximum building capacity of 80,000 GSF, and approximately 1,070 general assignment classroom seats. The project would provide 1) general assignment classrooms designed for modern pedagogy and technology; 2) multipurpose student life spaces for use by student organizations and areas for scholarly activity such as tutoring, mentoring, and study; and 3) (shelled) dining services venue. The IS/MND was tiered from UCR 2005 Long-Range Development Plan EIR and the 2005 Long-Range Development Plan Amendment 2 EIR. Charles

Charles Cisneros, MS,  
RPA

(Continued)

Cisneros was responsible for task management and provided senior oversight and support to the IS/MND analysis for cultural resources.

**Eastern Municipal Water District, Wellhead Treatment Facility Constraints**

**Analysis and IS/MND (Well 56) – Perris, CA:** Cultural Resources Manager for an IS/MND and related technical analyses to evaluate the impacts of the construction of a wellhead treatment facility for the purpose of removal of perfluorooctanoic acid (PFOA) and perfluorooctane sulfonate (PFOS). A constraints analysis was prepared to evaluate several potential locations for the proposed wellhead treatment facilities. The site options were reduced to five feasible alternatives and Psomas prepared the CEQA documentation to fully evaluate each alternative.

**McCanna Hills Addendum to an EIR – Riverside County, CA:** Senior Archaeologist for preparation of an addendum to EIR 319 previously prepared for the McCanna Ranch Specific Plan near Lake Perris in western Riverside County. TTM33978 consists of Planning Areas 1 and 2A of the specific plan. The addendum incorporated a number of updated technical studies and current data about the nearby Mid-County Parkway. Major issues included traffic impacts expressed by the City of Perris to the west.

**Mt. SAC Lot S Mitigation Monitoring – Walnut, CA:** Cultural Resources Manager for this project. Psomas conducted cultural resources monitoring for the construction of a parking structure at Lot S on the Mt. SAC campus. Psomas also conducted archaeological, paleontological, and tribal cultural resources monitoring throughout the grading and earth disturbance phases of construction and prepared a Cultural and Paleontological Resources Mitigation Monitoring Report.

**Merrill Avenue Brownstones IS/MND – Riverside, CA:** Senior Archaeologist for the IS/MND for the proposed mixed-use development with a total floor area of 98,608 SF and consisting of 108 dwelling units and associated amenities (leasing office, club room, swimming pool and spa, fitness center, and cabana) and an additional 1,200 SF of retail space which would be located on the ground floor. In addition, the Merrill Avenue street section would be modified to provide on-street parking immediately adjacent to the project site. The IS/MND addressed impacts related to noise, vibration, pollutant emissions, and toxic emissions associated with train activity on the tracks north of the site, as well as the traffic impacts from the narrowing of Merrill Avenue and during the holiday season at the Riverside Plaza shopping center to the south. Responsible for preparation of the Phase I Cultural Resources Inventory to support the IS/MND for this project. The report was prepared in compliance with the City of Riverside's guidelines for the preparation of Cultural Resource reports.

**Santa Ana River Levee Stabilization Project – Riverside County, CA:** Senior Archaeologist for preparation of technical studies to support the rehabilitation of a portion of the Santa Ana River levee including removal, disposal, and replacement of approximately 6,200 LF of rock slope protection with a grouted rock slope protection and extending the levee armoring deeper below the calculated scour depths. Technical studies prepared include Air Quality Assessment, Phase I Cultural Resources Inventory, Greenhouse Gas Emissions Analysis, and a Hazardous Waste Sites and Soil Contamination Records Technical Memorandum.



## Brianna House – Psomas

Paleontologist

Brianna House is a professional paleontologist with five years of experience in paleontological assessment and field experience in Southern California. She has worked on several field projects in support of compliance with the California Environmental Quality Act (CEQA). Brianna has provided support on a wide range of projects involving paleontological resource monitoring, Paleontological Resource Monitoring Plans (PRMP), hydrogeology, biostratigraphy, museum education, and laboratory analysis. She is skilled at research and data management, as well as maintaining and organizing digital and print publications. Her training and background meet the U.S. Secretary of the Interior’s Professional Qualifications Standards for paleontology.

### EDUCATION

2023/MS/(Expected)  
Geology/California State  
Polytechnic University,  
Pomona

2017/BS/Environmental  
Geology/California State  
University, Los Angeles

2014/AS/Math and  
Science/Rio Hondo  
College, Whittier

### PROFESSIONAL AFFILIATIONS

South Coast Geological  
Society

### SKILLS

Geohydrology  
Paleontology  
Stratigraphic Analysis

### EXPERIENCE

With Psomas for 1 year;  
with other firms for 4  
years

### Experience

#### **Mile Square Park Expansion Archeo/Paleo Monitoring – Orange County, CA:**

Paleontologist for the paleontological resources monitoring for the OC Parks Mile Square Regional Park project located near the City of Fountain Valley. Scope of work included developing strategies to minimize impacts to significant paleontological resources, preparing sections for the Paleontological Resources Mitigation Plan (PRMP), mitigation monitoring, correspondence with the Psomas project management team, advising construction personnel and client, and attending to project engineering details.

#### **Aliso Wood Canyon Cultural Resources Monitoring – Orange County, CA:**

Paleontologist/Field Monitor for conducting archaeological and paleontological resources monitoring to comply with the measures outlined in the Resource Management Plan for the Aliso and Wood Canyons Wilderness Park – Wondrous Watershed Trail. Tasks include coordination with OC Parks to ensure compliance with the scope of work, schedule, and budget. Brianna is the on-site field monitor for the on-the ground, close-up observation and soil examination of any type of paleontological remains that might be exposed during ground-disturbing activities.

**2850 Riviera Drive - Cultural Monitoring – Laguna Niguel, CA:** Paleontologist for the paleontological resources monitoring for the 2850 Riviera Drive project located in Orange County near the City of Laguna Niguel. Scope of work included developing strategies to minimize impacts to significant paleontological resources, mitigation monitoring, correspondence with the Psomas project management team, advising construction personnel and client, and attending to project engineering details.

**Lancaster Health District – Lancaster, CA:** Paleontologist/Field Monitor for this project. Brianna is providing paleontological resource monitoring, and preparing daily field reports for construction of two separate projects, Lancaster Health District (LHD) Phase 1 and LHD Phase 2.

Brianna House  
(Continued)

**Los Angeles Department of Water and Power, Victorville to McCullough Electric Transmission Jurisdictional Delineation – Victorville, CA:** Cultural Resources Specialist for a jurisdictional delineation project located in San Bernardino County, California. Brianna’s responsibilities included collecting spatial data with ARC-GIS Collector Field Maps, data management and Assistant Project Management responsibilities.

**Kindred Church Biological and Cultural Resources Monitoring – Anaheim, CA:** Paleontologist/Field Monitor for this project. Psomas prepared the Initial Study/Mitigated Negative Declaration (IS/MND) on behalf of the City of Anaheim, which was circulated for review in March 2022 and certified in June 2022. As required by Mitigation and Monitoring Program (MMP) No.380 that was adopted by the City for the Project, biological and cultural mitigation measures must be implemented prior to and during construction. Specifically, this scope of work consists of supporting the City and their team with implementation of Mitigation Measures (MMs) BIO-1, BIO-2, CUL-1, GEO-1, TCR-1, and TCR-2. Brianna’s responsibilities included developing strategies to minimize impacts to significant paleontological resources, mitigation monitoring, correspondence with the Psomas project management team, advising construction personnel and client, and attending to project engineering details.



## Amber Heredia – Psomas

Biological Resources Manager

Amber Heredia is a Senior Project Manager and Senior Biologist with 26 years of experience in the preparation of Biological Technical Reports to meet the requirements of the FESA, CESA, CEQA, NEPA, and the CWA. She has worked throughout Southern California from Kern County south through San Diego County with most of her work focused in Los Angeles, Orange, and Riverside counties. Amber has a wide range of knowledge on the plants, wildlife, and vegetation communities of Southern California, especially those listed as Threatened or Endangered. As Senior Project Manager, she has managed a variety of project types including transportation, dam/reservoir, flood control, utility, and private development projects. Amber has a thorough knowledge of protocol survey methodologies for each listed species within the region and is well-versed in the requirements of various multiple species habitat conservation plans including the Western Riverside County Multiple Species Habitat Conservation Plans (MSHCP). Amber conducts vegetation mapping, general wildlife surveys, focused surveys for southwestern willow flycatcher, least Bell's vireo, coastal California gnatcatcher, western yellow-billed cuckoo, and burrowing owl, and assists with spring botanical surveys, herpetology surveys, and revegetation monitoring.

### EDUCATION

2005/MS/Biology/  
University of California,  
Riverside

1998/BS/Ecology and  
Evolution/University of  
California, Santa Barbara

1998/BS/Environmental  
Studies/University of  
California, Santa Barbara

### CERTIFICATIONS

Principal Investigator for  
Psomas' CDFW Entity  
Scientific Collecting  
Permit/SC-190240016/  
California Department of  
Fish and Wildlife

10(a)(1)(A) Permit for  
coastal California  
gnatcatcher,  
southwestern willow  
flycatcher, and yellow-  
billed cuckoo/TE-  
148554-5/U.S. Fish and  
Wildlife Service

### PROFESSIONAL AFFILIATIONS

Urban Land Institute  
Orange County/Inland  
Empire

Sea & Sage Audubon  
Society

American Ornithological  
Society

Southern California  
Botanists

The Wildlife Society

California Native Plant  
Society

### EXPERIENCE

With Psomas for 24  
years; with other firms  
for 2 years

### Experience

**Stephens' Kangaroo Rat Habitat Assessment – Lake Matthews, CA:** Amber was the Project Manager for this project to assess potential habitat for Stephens' kangaroo rat (SKR) on a 20-acre site, which was being proposed as a mitigation site for the species by a mitigation bank entity. Amber worked with a species expert who conducted the field visit to map and characterize the habitat on the site with respect to the functions and values different portions of the site would provide for SKR. Amber prepared the habitat assessment report based on the field evaluation provided by the species expert. The habitat assessment report was used by the mitigation banking entity in their coordination with CDFW to obtain approval of the mitigation site.

**Perris Senior Apartments Project – Perris, CA:** Amber served as the Project Manager in the preparation of technical studies to support the future CEQA document. Technical studies included Biological Resources, Cultural Resources, Air Quality/Greenhouse Gas Emissions, and Noise Analysis. Amber oversaw the preparation of a Habitat Assessment consistent with the Western Riverside MSHCP. She also oversaw focused surveys for special status plant species and a burrowing owl habitat assessment (no further surveys were needed based on a lack of suitable burrows). Amber attended meetings with the client and the City to discuss the project site's requirements under the Western Riverside MSHCP. She also coordinated with other technical experts in the preparation of their respective technical documents.

**Circle City Substation Project Biological Resources Support – Riverside and San Bernardino Counties, CA:** Senior Biologist for this Southern California Edison (SCE) project, which involved multiple potential sites for construction of an energy substation and several potential sites for transmission lines to and from those sites. Amber conducted protocol focused surveys for least Bell's vireo and

southwestern willow flycatcher throughout the project study area, including along several alignments that crossed the Santa Ana River near Prado Basin and several smaller drainages. Amber also assisted with special status plant surveys.

**Falcon Ridge Substation Project Biological Resources Support – San Bernardino County, CA:** Biologist for this SCE project, which involved multiple potential sites for construction of an energy substation and several potential sites for transmission lines to and from the sites in the Cities of Rialto, Rancho Cucamonga, and Fontana and unincorporated San Bernardino County. Amber conducted general plant and wildlife surveys and assisted with vegetation mapping and special status plant surveys. Amber assisted in the preparation of a Biological Technical Report that analyzed potential project impacts on biological resources. Issues analyzed included potential impacts on special status plant species (including Parry’s spineflower), coastal California gnatcatcher, western burrowing owl, Los Angeles pocket mouse, and San Bernardino kangaroo rat.

**Integra Perris Distribution Center (IPDC) EIR – Perris, CA:** Amber was the Biological Task Manager for this project, which involves the construction of the IPDC. Additionally, she was the Biological Task Manager for the subsequent expansion of the IPDC to include an approximately 10.2-acre parcel located immediately southwest of the IPDC site. Amber oversaw the preparation of a Habitat Assessment, consistent with the Western Riverside MSHCP, that was used to support a Mitigated Negative Declaration and an update to the Habitat Assessment to support an Addendum for the expansion project. Amber managed field surveys including vegetation mapping, general plant and wildlife surveys, focused surveys for special status plants, and focused surveys for burrowing owl.

**French Valley Parkway Interchange Biological Resources – Riverside County, CA:** Amber was the Biological Resources Task Manager for this project, which involves the construction of a new interchange and widening of I-5 and I-215 from Murrieta Hot Springs Road to Winchester Road. Amber mapped vegetation; conducted general wildlife surveys; and managed focused survey efforts for special status plants, least Bell’s vireo, burrowing owl, and Los Angeles pocket mouse. She was also the Lead Author on the Natural Environment Study and the Biological Resources section for the IS/MND; both were consistent with Caltrans standards. Amber also provided biological technical support for the jurisdictional permitting process conducted by Psomas and she peer reviewed the Determination of Biologically Equivalent or Superior Preservation Report prepared by Caltrans. In addition, Amber managed a Los Angeles pocket mouse trapping program on several potential mitigation sites in order to find a mitigation site occupied by Los Angeles pocket mouse that could mitigate for the project’s impacts.

**Lakeview Substation Project, Proponent’s Environmental Assessment, Biological Technical Report and Focused Surveys – Riverside County, CA:** Biologist for this SCE’s project, which involves multiple potential sites for construction of an energy substation and several potential sites for transmission lines to and from the sites in Lakeview, Nuevo, and unincorporated Riverside County. Amber assisted with special status plant surveys. As part of this task, Amber took detailed field notes, mapped locations of special status species observed, and assisted in the preparation of the report presenting the results of the survey.



## Darlene Yellowhair, PE, PTOE, RSP2i, ENV SP – Psomas

Traffic Engineer

Darlene has over 17 years of extensive experience with a variety of traffic engineering projects, including traffic impact studies, traffic reports, safety studies, signal warrant studies, corridor studies, signal timing and coordination, signing and striping design, and traffic signal design. She also has experience with design and studies for alternate modes of travel, Road Safety Assessments, transportation planning, and roadway design. Darlene is well-versed in Synchro, SimTraffic, HCS, SIDRA, and GIS, and has experience with AutoCAD, MicroStation, and InRoads.

### REGISTRATION

2009/AZ/Professional Engineer/Civil/50215  
2017/CA/Traffic Engineer/2827

### EDUCATION

2006/MS/Civil Engineering/Cornell University  
2004/BS/Civil Engineering/University of Arizona

### CERTIFICATIONS

Road Safety Professional/Transportation Professional Certification Board Inc./169  
Envision Sustainability Professional/Institute for Sustainable Infrastructure  
Professional Traffic Operations Engineer/Transportation Professional Certification Board Inc./3123  
LEED Accredited Professional/U.S. Green Building Council

### PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers  
American Society of Civil Engineers

### EXPERIENCE

With Psomas for 17 years

### Experience

**Mt. San Antonio College, Parking and Circulation Master Plan – Walnut, CA:** Traffic Engineer provided professional services to improve parking and circulation opportunities on campus. The College had significant concerns about their parking capacity and needed a new master plan to evaluate the existing parking and transportation network within the college, identify deficiencies or areas of improvement, determine needs to serve future growth, estimate the approximate cost of the recommended improvements, and prioritize the recommended facilities. Specific tasks of this study included the review of relevant technical documents/information, inventory of existing conditions, parking survey and summary of findings, evaluation of future needs (2025), conceptual development of transit center, identification and prioritization of recommended improvements, report preparation, meetings and coordination, stakeholder meetings/workshops, Traffic Impact Study, and evaluated future needs beyond 2025.

**Perris Senior Housing Project – Perris, CA:** Traffic Engineer Darlene was responsible for the traffic analysis, including the development of projected traffic volumes, analysis of existing and future operations, and review of school circulation and recommendations.

**Mt. San Antonio College, 2018 Educational and Facilities Master Plan EIR – Walnut, CA:** Lead Traffic Engineer for implementation of the 2018 Educational and Facilities Master Plan, which serves as Mt. SAC’s long-range development plan, over a 10-year horizon period. The plan was evaluated in the EIR at a program level with the expectation that additional analyses may be required as specific projects are proposed. In addition to the EIR, Psomas also prepared technical analyses to support the EIR, including air quality, biological resources, cultural and tribal resources, greenhouse gas emissions, hydrology and water quality, and traffic analyses. Darlene prepared a traffic study to support the EIR.

**University of California, Riverside, Student Success Center IS/MND – Riverside, CA:** Traffic Engineer for the preparation of an IS/MND’s Student Success Center, a new 3- to 4- story facility with a maximum building capacity of 80,000 GSF, and approximately 1,070 general assignment classroom seats. The project would provide 1) general assignment classrooms designed for modern pedagogy and technology; 2) multipurpose student life spaces for use by student organizations

Darlene Yellowhair, PE,  
PTOE, RSP2i, ENV SP  
(Continued)

and areas for scholarly activity such as tutoring, mentoring, and study; and 3) (shelled) dining services venue. The IS/MND was tiered from UCR 2005 Long-Range Development Plan EIR and the 2005 Long-Range Development Plan Amendment 2 EIR. Darlene was responsible for the traffic evaluation memorandum for this project, coordination with the City of Riverside, and support for the IS/MND.

**University of California, Riverside, School of Medicine Building II IS/MND – Riverside, CA:** Traffic Engineer for preparation of a tiered IS/MND. The project involves construction of a new facility consisting of instructional, collaboration, and student life space, as well as office and support spaces. The project would be located in an area currently developed as a surface parking lot and the School of Medicine modular trailer. The IS/MND was tiered from the UCR 2005 Long Range Development Plan EIR and the 2005 Long Range Development Plan Amendment 2 EIR.

**Glendale Boulevard/Hyperion Avenue Complex of Bridges Traffic Study – Los Angeles, CA:** Staff Team in the collection, compilation, and development of a traffic studies for six bridges, including the Waverly Drive Bridge, that connect the communities of Atwater Village and Silver Lake. As the bridges cross the Los Angeles River, I-5 Freeway and Riverside Drive, they provide vital links for the communities. The completed traffic studies consist of existing and future vehicular, pedestrian and bicycle volumes, speed, median barrier, operational analysis, pedestrian crosswalk and cross-section alternatives. Psomas also provided a speed study, analysis of potential median treatments, operational analyses of various alternatives, evaluation of pedestrian crossing location and traffic control, and an assessment of cross-sectional elements.

**Berkshire Creek Area Improvements Project IS/MND – Pasadena, CA:** Traffic Engineer for this IS/MND, which would improve the ecological, hydrological, and recreational conditions for approximately 4.7 acres within the Oak Grove area of the approximate 1,300-acre Hahamongna Watershed Park. The project would replace damaged storm water infrastructure to stabilize the heavily degraded Berkshire Creek, construct a 50-foot timber bridge, fill in the eroded channel, and restore habitat to create sustainable long-term hydrologic conditions as well as eliminate flooding on the service road and the Berkshire Creek trail crossing. In the nearby equestrian picnic area, the asphalt paving would be removed and replaced with a permeable material within a smaller footprint that continues to provide adequate parking in this area. The southernmost portion of the existing asphalt lot would be converted to a native meadow garden. Within in the remainder of the site, the project would implement oak woodland and California sage scrub habitat restoration. Psomas also prepared the Jurisdictional Delineation Report, Biological Technical Report, Cultural Resources Assessment, and Traffic Evaluation Memorandum, and habitat restoration specifications for the project.

**2nd Street and Pacific Coast Highway Signal and ITS Design – Long Beach, CA:** Traffic Engineer to provide preliminary engineering services for this 10-acre resort community area that features a mix of upscale lifestyle tenants, restaurants, entertainment, local shops, and a gourmet grocery. The scope of services included engineering planning, entitlements, EIR engineering support, and ALTA survey mapping.



## David Brotchie, PE, QSD, LEED AP – Psomas

Hydrology/Water Quality Engineer

David Brotchie has over 28 years of experience in the planning, design, and construction of civil engineering projects for both the public and private sectors. His project experience includes design and development of roadways, commercial projects, master planning of residential subdivisions, stormwater management, and flood control. David's hydrology and hydraulic experience has focused on civil works infrastructure projects including levee, floodwall design, drainage master plans and studies, and USACE Periodic Inspection for flood protection systems in California, Iowa, and New Orleans.

### REGISTRATION

2001/CA/Professional Engineer/Civil/62005

2012/HI/Professional Engineer/Civil/15128

### EDUCATION

1995/BS/Civil Engineering/California State University, San Jose

### CERTIFICATIONS

LEED Accredited Professional/U.S. Green Building Council

Qualified SWPPP Developer/Stormwater Multiple Application and Report Tracking System/C62005

### EXPERIENCE

With Psomas for 13 years; with other firms for 15 years\*

### Experience

**University Village, University of Redlands – Redlands, CA:** Project Manager for a 30-acre mixed use Transit Oriented Development centered around the new SBCTA Arrows Line passenger rail serving University Station and University of Redlands. The project includes 1 million sf of residential, 150,000 SF of commercial, and a 70-key hotel. Effort to date includes land use entitlement/CEQA, and concept design for grading, utilities, drainage, Low Impact Development/water quality, roadway and floodplain analysis.

**Iowa Avenue Mixed-Use – Riverside, CA:** Project Manager for a 295-unit garden style market rate apartment complex with four-four story buildings located near the intersection of Blaine Street and Iowa Avenue. The project will be parked with a combination of tuck under garages and surface parking. The existing site is a former K-mart that will be demolished. Within the property there are also an operating Stater Bros. Markets and Jack in the Box. Site design elements include site ADA accessibility, grading, drainage, utility, and Low Impact Development/Water Quality design and Water Quality Management Plan.

**Centerpointe Apartments – Riverside, CA:** Project Manager for a 125-unit apartment complex and an associated parking structure in the city block of Market Street between First and Second Streets within the Downtown Specific Plan. Site design elements include site ADA accessibility, grading, drainage, utility, and Low Impact Development/Water Quality design and Water Quality Management Plan. Construction services included SWPPP monitoring and BMP inspections.

**Avenue R Complete Streets and Safe Routes to School – Palmdale, CA:** Project Manager for providing environmental clearance and developing construction documents for infrastructure enhancements to accomplish a "Complete Streets" approach along Avenue R from Sierra Highway to 25th Street East. Psomas prepared a full range of technical studies (Natural Environmental Study, Draft Relocation Impact Statement, Community Impact Assessment memo) in support of the IS/EA on an expedited schedule due to the use of federal funding sources. Design included Street, Drainage, Traffic Signals, Class 2 Protected Bikeway, and right-of-way acquisition.

**Arlington Avenue Apartments – Riverside, CA:** Project Manager for a 17-acre mixed use development including a 400-unit apartment and grocery development. The existing site is a former Sears at the intersection of Arlington Avenue and Streeter Avenue which will be demolished. Design included grading, drainage, utility, and Low Impact Development/Water Quality design and Water Quality Management Plan.

**\*Four Seasons Ko Olina Renovation – Oahu, HI:** Project Manager and Resident Engineer for site grading and utility infrastructure renovation for the 19-acre resort from entitlements through construction.

**\*Lualualei Flood Mitigation Study – Waianae, HI:** Project Manager and lead report writer for a flood mitigation study covering a 22-square mile drainage basin. The study recommended a lower level of mitigation to the \$110M estimated cost for full mitigation to be within possible capital improvement budgets. The final study included conceptual plans based on hydrology and hydraulics developed as part of the project as well as public, agency, and elected official outreach.

**\*Morrison Creek Floodwall at Union Pacific Railroad, South Sacramento Streams Flood Damage Reduction Project – Sacramento, CA:** Project Manager and lead designer for flood protection improvements along the Union Pacific Railroad from the confluence of Morrison Creek and Unionhouse Creek. Project improvements included a 2,850-foot length of reinforced concrete floodwall, 930 feet of retaining walls, levee embankment sections, patrol road, drainage facilities, utility relocations and stoplog structures to accommodate the active Union Pacific Railroad facilities.

**\*USACE Kwajalein Installation Design Guide – Marshall Islands:** Civil Engineering Lead for a complete update of existing army garrison design guide included circulation, utilities, and low impact for all areas of the base including the airfield, commercial, residential, and base operations.

**\*NAVFAC Naval Special Warfare – Pearl Harbor, HI:** Project Manager for preparing design build RFP documents for the expansion of the Seal Delivery Vehicle Team headquarters at Pearl Harbor. Project included circulation, LID, water and sewer improvements.

**\*FY14 Improve Military Family Housing (MFH) Infrastructure, Phase 3, Kadena Airbase – Okinawa, Japan:** Managed all aspects of the A-E design team to prepare construction documents to improve Military Family Housing (MFH) Infrastructure, Phase 3, Kadena AB and Camp Foster, Okinawa, Japan with an estimated construction cost of \$18M. The civil engineering design included replacement of water and sewer distribution for the MFH neighborhoods. The electrical engineering design included primary and secondary electrical distribution and street lighting. Special considerations were required to address hazardous materials and protect cultural assets.



## Matthew Cohrt, PG, CEG – Sladden Engineering

Geologist/Hazardous Materials Engineer

Matthew Cohrt brings 20 years of experience that includes all aspects of geology. Matthew has been involved in a variety of projects including residential developments and various commercial and industrial developments. Matthew's experience includes seismicity evaluation, exploratory trenching and fault studies, slope stability evaluation, geologic mapping, rolling boulder and or rock fall hazard evaluations, ground subsidence studies, laboratory testing and computer analyses.

As a Geologist with Sladden Engineering, Matthew designs and performs geologic site evaluations including borehole logging and sampling, geologic mapping, fault and seismic studies. He coordinates and performs the geologic studies including related research and investigation of potential geologic hazards. Geologic hazards routinely evaluated by Matthew include fault hazards, ground shaking potential, liquefaction potential, landslide or rockfall potential and ground subsidence potential. He determines the laboratory testing program, performs engineering analysis of laboratory data, prepares graphic presentations of test data and provides design parameters for various site conditions.

### REGISTRATION

2009/Professional  
Geologist/CA/No. 8567

### EDUCATION

BS/Geology/Sonoma  
State University

### CERTIFICATIONS

Certified Engineering  
Geologist/No. 2634

### PROFESSIONAL AFFILIATIONS

Association of  
Environmental and  
Engineering Geologists  
(AEG)

The Association of  
Geohazard Professionals  
(AGHP)

### EXPERIENCE

With Sladden  
Engineering for 18 years;  
with other firms for 2  
years

### Experience

#### **Fault Hazard Investigation, Dr. Brian Bearie, M.D., SWC Oak Valley Parkway and Beaumont Avenue – Beaumont, CA:**

Principal Geologist/Engineering Geologist; Beaumont Plain Fault trench investigation consisted of reviewing published and unpublished geologic and geotechnical literature, review of LiDAR imagery for the project site and excavating one exploratory fault trench. Geologic evaluation and logging of approximately 219 linear feet of trench to evaluate active faulting potential on the subject property.

#### **Supplemental Rockfall Hazard Analysis, Michael Baker International,**

**Silverrock Golf Course Resort – La Quinta, CA:** Principal Geologist/Engineering Geologist; supplemental evaluation of the site consisted of reconnaissance level geologic mapping, geologic evaluation, kinematic analyses of select bedrock areas, rockfall hazard analyses and evaluation of bedrock discontinuities with respect to potential plane and wedge type failures. Rockfall protection recommendations consisted of earthen berms in conjunction with catchment ditches.

#### **Geotechnical Investigation, Weber Metals - 16706 Garfield Avenue –**

**Paramount, CA:** Principal Geologist; geotechnical investigation for forging press building including a subterranean press pit approximately 80 feet in depth. The field investigation consisted of a total of eight (8) exploratory bores that were excavated utilizing a truck mounted hollow stem auger rig (Mobile B-61) and a mud rotary drill rig (Fraste MD/XL). In addition, four (4) CPT soundings were performed. Provided recommendations for press pit design, shoring system design and dewatering.

Matthew Cohrt, PG, CEG  
(Continued)

**Phase 1 Environmental Site Assessment, EDSA – Hyatt Regency Resort and Spa – Indian Wells, CA:** Principal Geologist/Engineering Geologist; Phase I Environmental Site Assessment of water park amenities proposed for the Hyatt Regency Hotel and Spa complex. The intent of this investigation was to evaluate areas of potential environmental concern that may be present as a result of past hazardous materials use, handling or storage on or near the property with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products for a parcel of commercial real estate.

**Results of Shallow Soil Sampling (Phase II), Kraemer Land Company, Inc. – Avenue 50 East of Jefferson Street – Indio, CA:** Principal Geologist/Engineering Geologist; shallow soil sampling was intended to evaluate soil conditions throughout the property with respect to California Environmental Protection Agency (CalEPA) California Human Health Screening Levels (CHHSLs) relating to potential risk to human health. The project site was divided into 54 quadrants and samples were collected from each quadrant at depths between six (6) and twelve (12) inches below the existing ground surface, consistent with CalEPA guidance.



## Charlene So, TE – Urban Crossroads, Inc.

Traffic/Transportation Engineer

Charlene So, TE, has worked in transportation planning and traffic engineering since 2002. Since earning her Bachelor of Science degree in Civil Engineering from the University of California, Irvine, Charlene has developed a wide range of expertise in transportation planning and traffic impact analyses. She is a registered professional traffic engineer in the state of California. Charlene is an experienced project manager leading the traffic group and traffic engineer who is familiar with the analysis techniques of the most current Highway Capacity Manual. She is proficient in the use of unique analysis software tools such as SYNCHRO, SimTraffic, VISSIM, VISTRO, and HCS.

### REGISTRATION

2006/CA/Registered Professional Traffic Engineer/TR 2414

### EDUCATION

2004/BS/Civil Engineering/University of California, Irvine

### PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers (ITE) Member  
National Association of Industrial and Office Properties (NAIOP) Member

### EXPERIENCE

With Urban Crossroads for 19 years; with other firms for 2 years

### Experience

**Highland Springs and 8th Retail, Lilburn – Beaumont, CA:** Associate Principal for this project which consists of 3,500 SF of fast-food restaurant uses with a 12-vehicle fueling position gas station located south of 8th Street and west of Highland Springs Avenue. The Traffic Study evaluated nine intersections.

**Falloncrest, Distinguished Homes – Chino, CA:** Associate Principal for this project which consists of 698 condo/townhomes, 440 apartment units, 77,597 SF of general office use, 77,597 SF of shopping center use, and 17.3 acres of park use located north of Pine Avenue and east of W. Preserve Loop. The Traffic Study evaluated 56 intersections.

**Fullerton Goodman Logistics Center, Goodman Logistics – Fullerton, CA:** Associate Principal for this project which consists of 1,561,522 SF of high-cube warehouse space located north of Orangethorpe Avenue and west of N. State College Boulevard. The Traffic Study evaluated 32 intersections and 16 freeway facilities.

**Merrill Commerce, Prologis – Ontario, CA:** Associate Principal for this project which consists of 6,312,000 SF of high-cube fulfillment center warehouse use, 701,400 SF of high-cube cold storage warehouse use, and 1,441,000 SF of business park use located north of Merrill Avenue and east of Grove Avenue. The Traffic Study evaluated 68 intersections and 34 freeway facilities.

**South Campus, Meridian Park, LLC – March Joint Powers Authority, CA:** Associate Principal for this project which consists of 1,774,437 SF of warehousing uses, 1,764,180 SF of business park use, 388,011 SF of office use, 282,730 SF of shopping center use, and a 6.2-acre dog park located south of Van Buren Boulevard and east of Barton Street. The Traffic Study evaluated 47 intersections and 24 freeway facilities.



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Riverside, CA 92507  
951.787.8421

[www.Psomas.com](http://www.Psomas.com)

March 16, 2023

Grace Wichert  
Procurement and Contracts Specialist  
City of Beaumont  
550 E. 6th Street  
Beaumont, CA 92223

**Subject: Cost Proposal for On-Call Planning and Environmental Services**

Dear Ms. Wichert:

Per the instructions of the RFP, we have provided this cost proposal under separate cover. The following pages include hourly billing rates of Psomas and our subconsultants.

As a Vice President and Principal of Psomas, I, Jennifer Marks, am authorized to bind Psomas contractually. This cover letter constitutes certification, under penalty of perjury, that Psomas complies with nondiscrimination requirements of the State and Federal Government. We acknowledge and confirm receipt of Addendum No. 1, issued on March 7, 2023. If you need additional information or have any questions, please contact me by phone at 714.481.8041 or email at Jennifer.Marks@Psomas.com.

Sincerely,

PSOMAS



Jennifer Marks  
Vice President/Principal-in-Charge



Charles Holcombe III, MBA  
Project Manager

**2023 FEE SCHEDULE**  
**Environmental Services**  
 (Effective through 12/31/2023 and  
 Subject to a 3 percent Annual Escalation)



<b><u>Classification</u></b>	<b><u>Hourly Billing Rates</u></b>
Principal-in-Charge	\$247-\$273
QA/QC Manager	\$221-\$273
Air Quality, Climate Change and Noise Manager	\$230
Regulatory Permitting Manager	\$216
Senior Project Manager, Environmental	\$189-\$240
Senior Environmental Planner	\$152-\$201
Senior Restoration Ecologist	\$173-\$196
Senior Project Manager/Biological Resources Manager	\$173-\$221
Senior Archaeologist/Paleontologist	\$147-\$165
Project Manager <sup>1</sup>	\$142-\$184
Environmental Planner	\$137-\$163
Regulatory Permitting Specialist	\$134-\$173
Senior Field Technician <sup>2</sup>	\$147-\$173
Certified Arborist	\$129-\$173
Assistant Project Manager, Environmental	\$116-\$158
Senior Biologist/Senior Ecologist	\$147-\$158
Air Quality, Climate Change, and Noise Specialist	\$147-\$201
Environmental Analyst	\$105-\$142
Biologist	\$124-\$142
Archaeologist/Paleontologist	\$95-\$131
Field Technician <sup>2</sup>	\$95-\$131
GIS Manager	\$152-\$163
Senior GIS Analyst	\$126-\$152
GIS Specialist	\$100-\$121
Graphic Artist	\$105-\$131
Technical Writer/Editor	\$100-\$126
Word Processor	\$105-\$126
Project Assistant/Administrative Assistant	\$84-\$105

**Reimbursable Costs**

Mileage	Federal Standard Mileage Rate
Reprographics (Outside)	at cost plus 10%
Reprographics (Inside)	Request Printing fee sheet
Other Out-of-pocket Expenses	at cost plus 10%
Subconsultants	at cost plus 10%
Plotting:	
Color Bond	\$1.50 per sq ft
Color Photo Gloss	\$2.50 per sq ft
Aerial Maps: Fewer than 500 acres	\$200
Aerial Maps: 500-1,500 acres	\$350
Aerial Maps: Greater than 1,500 acres	\$500

<sup>1</sup> Environmental Planning, Biological Resources and Cultural Resources

<sup>2</sup> Air Quality/Climate Change/Noise Analysis, Biological Resources, and Cultural Resources



# Sladden Engineering

45090 Golf Center Parkway, Suite F, Indio, CA. 92201 (760) 863-0713  
6782 Stanton Avenue Suite C, Buena Park, CA 90621 (714) 523-0952  
450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743  
www.Sladdenengineering.com

## 2023 SCHEDULE OF FEES

### GENERAL SCOPE OF SERVICES

Sladden Engineering provides professional services in the field of soil mechanics, geology, foundation design and earthwork engineering in accordance with generally accepted practices at the time of service. No warranty, either expressed or implied, is granted as a part of the performance of our work. Sladden Engineering does not provide services related to construction safety and shall be held harmless from any liability related to safety issues.

In the event that the client requests termination of work prior to completion, we reserve the right to complete (at the client's expense) any analysis or testing considered necessary to complete our records and protect our professional reputation.

### PROFESSIONAL SERVICES

Principal Engineer/Geologist .....	\$250.00 per hour
Principal Engineer/Geologist (Expert Witness).....	\$500.00 per hour
Project Engineer/Geologist .....	\$175.00 per hour
Staff Engineer/Geologist .....	\$150.00 per hour

### TESTING AND INSPECTION SERVICES

Soil Technician .....	\$110.00 per hour
Senior Soil Technician .....	\$120.00 per hour
Soil Technician – Prevailing Wage .....	\$130.00 per hour
Deputy Grading Inspector .....	\$120.00 per hour
Special Inspection .....	\$110.00 per hour
Special Inspection – Prevailing Wage .....	\$130.00 per hour
Administration/Secretarial .....	\$85.00 per hour
Report Preparation .....	\$100.00 per hour
Travel Time .....	\$110.00 per hour

### TESTING AND INSPECTION SERVICES

Soil Technician .....	\$165.00 per hour
Soil Technician – Prevailing Wage .....	\$195.00 per hour
Special Inspection .....	\$165.00 per hour
Special Inspection – Prevailing Wage .....	\$195.00 per hour
Deputy Grading Inspector .....	\$180.00 per hour
Travel Time .....	\$165.00 per hour

**\*5:00PM – 7:00AM**

**\*\* Sunday and Holidays Double Time**

Minimum Charges: A minimum of two hours will be charged for field testing and show up time even if no testing is performed. Reimbursable expenses incurred will be billed at cost plus 15%.

Cancellation Charges: A minimum of four hours at the applicable billing rate will be charged for cancellations received within 12 hours of scheduled testing/inspection.



**LABORATORY TESTING (ASTM / CALTRANS) & FIELD SERVICES**

Maximum Density/Optimum Moisture (ASTM 1557 - Method A) .....	\$150.00 per test
Maximum Density/Optimum Moisture (ASTM 1557 - Method C) .....	\$175.00 per test
Maximum Density/Optimum Moisture (California Impact) .....	\$175.00 per test
Maximum Density/Theoretical (Reis Method) .....	\$125.00 per test
Sieve Analysis (without 200 wash) .....	\$100.00 per test
Sieve Analysis (with 200 wash) .....	\$120.00 per test
Expansion Index (UBC 18-2) .....	\$135.00 per test
R-Value Determination .....	\$275.00 per test
Sand Equivalent (Average of three) .....	\$110.00 per test
Liquid Limit .....	\$75.00 per test
Plastic Limit .....	\$75.00 per test
Plasticity Index (Liquid limit & Plastic limit) .....	\$140.00 per test
Direct Shear Test .....	\$225.00 per test
Marshall Max A/C/HVEEM Max .....	\$180.00 per test
Soluble Sulfate Content Determination .....	\$60.00 per test
Resistivity Testing .....	\$85.00 per test
Corrosion Series Determination .....	\$160.00 per test
Asphalt Extraction Gradation .....	\$185.00 per test
Concrete, Grout, Mortar Compression Tests.....	\$35.00 per test
Coring and Shotcrete Compression Tests .....	\$35.00 per test
Lab Technician Sample Preparation .....	\$89.00 per hour
Excavator with Operator .....	\$150.00 per hour

**\*\*Prices subject to a 2.5% annual increase.**

**\*\*Any increase to the State wide general prevailing wage determination will be added to the above listed prevailing wage rate.**



### Hourly Billing Rates

Position	Hourly Rates
Principal	\$295
Senior Associate	\$225
Associate	\$185
Senior Analyst/Engineer	\$155
Analyst/Engineer	\$125
Assistant Analyst	\$115
Administrative Support	\$105

#### **Fixed rates that are valid for the three-year duration of the contract (2023 to 2026)**

##### General

- (1) Reimbursable direct costs, such as reproduction, supplies, and messenger service will be billed at cost.
- (2) Hourly rates apply to work time, travel time, and time spent at public hearings and meetings. For overtime work, the above rates may be increased 50 percent.
- (3) Monthly billing statements are due within thirty (30) days of receipt.

**EXHIBIT "B"**

**CERTIFICATES OF INSURANCE AND ENDORSEMENTS**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/19/2023

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.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or 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>PRODUCER</b> Greyling Ins. Brokerage/EPIC 3780 Mansell Road, Suite 370 Alpharetta GA 30022	<b>CONTACT NAME:</b> Sharon Brubaker <b>PHONE (A/C No. Ext):</b> 770.756.6599 <b>E-MAIL ADDRESS:</b> greylingcerts@greyling.com		<b>FAX (A/C, No):</b> 770.756.6599
	<b>INSURER(S) AFFORDING COVERAGE</b>		
<b>INSURED</b> Psomas 555 S. Flower Street Suite 4300 Los Angeles CA 90071	PSOMAS	<b>INSURER A:</b> National Union Fire Ins Co of Pittsburg <b>NAIC #</b> 19445	
		<b>INSURER B:</b>	
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	

**COVERAGES**

CERTIFICATE NUMBER: 1551763220

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			GL5268212	4/1/2023	4/1/2024	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$25,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CA4489706	4/1/2023	4/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC015893764 (AOS) WC015893765 (CA)	4/1/2023 4/1/2023	4/1/2024 4/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

3BEA040100; On-Call Planning & Environmental Services, City of Beaumont.  
 The City of Beaumont, its elected and appointed officers, employees, agents and volunteers are named as Additional Insureds with respects to General & Automobile Liability where required by written contract. The above referenced liability policies are primary & non-contributory where required by written contract. Waiver of Subrogation in favor of Additional Insured(s) where required by written contract & allowed by law. Should any of the above described policies be cancelled by the issuing insurer before the expiration date thereof, we will endeavor to provide 30 days' written notice (except 10 days for nonpayment of premium) to the Certificate Holder.

**CERTIFICATE HOLDER****CANCELLATION**

City of Beaumont  
 550 E. 6th Street  
 Beaumont CA 92223

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/19/2023

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.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or 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>PRODUCER</b> AssuredPartners Design Professionals Insurance Services, LLC 3697 Mt. Diablo Blvd Suite 230 Lafayette CA 94549	<b>CONTACT NAME:</b> Karin Thorp	
	<b>PHONE (A/C. No. Ext):</b> 714-427-3494	<b>FAX (A/C. No.):</b>
<b>E-MAIL ADDRESS:</b> DesignProCerts@AssuredPartners.com		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
License#: 6003745 PSOMAS	<b>INSURER A :</b> XL Specialty Insurance Co.	37885
<b>INSURED</b> PSOMAS 555 South Flower Street, Suite 4300 Los Angeles CA 90071	<b>INSURER B :</b>	
	<b>INSURER C :</b>	
	<b>INSURER D :</b>	
	<b>INSURER E :</b>	
	<b>INSURER F :</b>	

**COVERAGES**

CERTIFICATE NUMBER: 1556329396

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made		Y	DPR5003444	10/15/2022	10/15/2023	Per Claim \$2,000,000 Annual Aggregate \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

3RMA010100 - On-Call Planning &amp; Environmental Services.

Insurance coverage includes waiver of subrogation per the attached endorsement(s).

**CERTIFICATE HOLDER****CANCELLATION** 30 Day Notice of Cancellation

City of Beaumont  
 550 E. 6th Street  
 Beaumont CA 92233

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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2. The specific nature and extent of the injury or damage that has been sustained; and
3. How the INSURED first became aware of such CIRCUMSTANCE(S),

then any CLAIM(S) that may subsequently be made against the INSURED arising out of such reported CIRCUMSTANCE(S) shall be deemed to have been made on the date first written notice of the CIRCUMSTANCE(S) was received by the Company. This right conferred upon the INSURED in this Paragraph shall terminate at the end of the POLICY PERIOD and shall not exist during the Automatic Extended Reporting Period or Optional Extended Reporting Period.

## **XI. OTHER CONDITIONS**

### **A. Cancellation**

This Policy may be canceled by the NAMED INSURED by surrender thereof to the Company or any of its authorized agents or by mailing to the Company written notice stating when thereafter the cancellation shall be effective. This Policy may be canceled by the Company by mailing to the NAMED INSURED, at the address stated in Item 1. of the Declarations, written notice stating when, not less than thirty (30) days thereafter (or ten (10) days thereafter for non-payment of premium), such cancellation shall be effective. The mailing of notice as aforesaid shall be sufficient proof of notice. The time of surrender or the effective date and hour of cancellation stated in the notice shall become the end of the POLICY PERIOD. Delivery of such written notice either by the NAMED INSURED or by the Company shall be equivalent to mailing.

If this Policy is canceled, earned premium shall be computed in accordance with the Company's guidelines with respect to cancellation. Premium adjustment may be made either at the time cancellation is effected or as soon as practicable after cancellation becomes effective, but payment or tender of unearned premium is not a condition of cancellation.

### **B. Action Against The Company**

No action may be brought against the Company unless, as a condition precedent thereto, there shall have been full compliance with all of the terms of this Policy, nor until the amount of the INSURED'S obligation to pay shall have been finally determined either by judgment against the INSURED in a contested proceeding after final judgment has been rendered and any appeal decided, or by written agreement of the INSURED, the claimant and the Company. No person or organization shall have any right under this Policy to join the Company as a party to any action against the INSURED to determine the INSURED'S liability, nor shall the INSURED or the INSURED'S legal representative join the Company in such action. Bankruptcy or insolvency of the INSURED or the INSURED'S estate shall not relieve the Company of any of its obligations hereunder.

### **C. Assignment**

This Policy may not be assigned or transferred without written consent of the Company.

### **D. Subrogation**

In the event of any payment under this Policy, the Company shall be subrogated to all the INSURED'S rights of recovery therefor against any person or organization, and the INSURED shall execute and deliver instruments and papers and do whatever else is necessary to secure such rights. The INSURED shall do nothing after a CLAIM(S) to prejudice such rights.

However, it is agreed that the Company waives its rights of subrogation under this Policy against clients of the INSURED as respects any CLAIM(S) arising from PROFESSIONAL SERVICES, or CONTRACTING SERVICES under the client's contract requiring waiver of subrogation, but only to the extent required by written contract.

This endorsement, effective 12:01 a.m., 10/15/2022 forms a part of  
Policy No. DPR5003444  
Issued to PSOMAS  
by XL Specialty Insurance Company.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**POLICY CANCELLATION – NOTICE TO DESIGNATED ENTITIES**

This endorsement modifies insurance provided under the following:

PROFESSIONAL, ENVIRONMENTAL AND NETWORK SECURITY LIABILITY POLICY – ARCHITECTS,  
CONSULTANTS AND ENGINEERS

Section XI. OTHER CONDITIONS, Paragraph A. Cancellation is amended by the addition of the following:

In the event that the Company cancels this Policy for any statutorily permitted reason other than non-payment of premium, the Company agrees to provide thirty (30) days' notice of cancellation of this Policy to any entity with whom the NAMED INSURED agreed in a written contract or agreement would be provided with notice of cancellation of this Policy, provided that:

1. The Company receives, at least fifteen (15) days prior to the date of cancellation, a written request from the NAMED INSURED to provide notice of cancellation to entities designated by the NAMED INSURED to receive such notice and;
2. The written request includes the name and address of each person or entity designated by the NAMED INSURED to receive such notice.

This endorsement does not apply to non-renewal of the Policy, cancellation at the INSURED'S request, or to cancellation of the Policy for non-payment of premium to the Company or to a premium finance company authorized to cancel the Policy. Furthermore, nothing contained in this endorsement shall be construed to provide any rights under the Policy to the entities receiving notice of cancellation pursuant to this endorsement, nor shall this endorsement amend or alter the effective date of cancellation stated in the cancellation notice issued to the NAMED INSURED.

All other terms and conditions of the Policy remain unchanged.