

AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR

THIS AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR is made and effective as of the 1st day of August, 2023, by and between the CITY OF BEAUMONT (“CITY”) whose address is 550 E. 6th Street, Beaumont, California 92223 and Raimi + Associates, a California Corporation, whose address is 1900 Addison Street, Suite 200, Berkeley, CA 94704 (“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 a Climate Action Plan Update; 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.
- D. Standard of Care. Contractor represents to City that the Services will be performed consistent with but limited to, that degree of skill and care ordinarily used by other reputable members of Contractor’s profession, practicing in the same or similar locality and under similar circumstances. Nothing in this Agreement shall be interpreted to require Contractor to meet any higher standard of care, and this paragraph shall control over any such contrary provision. Contractor makes no warranties, guarantees, express or implied, under this Agreement or otherwise in connection with Contractor’s 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: Climate Action Plan Update per Exhibit “A”. All Services shall be performed in the manner and according to the timeframe set forth in the Proposal. CONTRACTOR

designates Eric Yurkovich 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 CONTRACTOR shall be paid at the rates set forth in the Proposal and shall not increase any rate without the prior written consent of the CITY. Notwithstanding anything in this Agreement to the contrary, total fees and charges paid by CITY to CONTRACTOR under this Agreement shall not exceed Two Hundred Seventy-Two Thousand, Six Hundred One Dollar and Zero Cents (\$272,601.00).

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 (15th) 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 (minimum requirements per State of California for individuals) 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 and 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, 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.

General Liability. To the fullest extent permitted by law (including, without limitation, California Civil Code Sections 2782 and 2782.8), CONTRACTOR shall indemnify, defend and save harmless CITY from and against any and all claims, losses, costs, damages and expenses resulting from property damage, bodily injury or death (including reimbursement of reasonable attorneys' fees), to the extent arising out of the operations of CONTRACTOR, its subconsultants or anyone employed by them. CITY shall have the right to select its legal counsel at CONTRACTOR's expense, subject to CONTRACTOR's approval, which shall not be unreasonably withheld.

Professional Liability. Notwithstanding the foregoing or any other term(s) in this or any other agreement, with respect to CONTRACTOR's professional liability (as opposed to CONTRACTOR's operations covered by Commercial General Liability Insurance), to the fullest extent permitted by law (including, without limitation, California Civil Code Sections 2782 and 2782.8), CONTRACTOR shall indemnify and hold harmless CITY from

any and all losses, costs, damages and expenses, (including the reimbursement of reasonable attorneys' fees), that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the CONTRACTOR. In no event shall the cost to defend charged to CONTRACTOR exceed the CONTRACTOR's proportionate percentage of fault.

CONTRACTOR has no obligation to pay for any of the indemnitees' defense related cost prior to a final determination of liability or to pay any amount that exceeds CONTRACTOR's finally determined percentage of liability based upon the comparative fault of CONTRACTOR.

The indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for CONTRACTOR or its agents under workers' compensation acts, disability benefits acts, or other employee benefit acts.

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. The reuse of any of the materials or documents described in this section by the City on any other project without the written permission of the Contractor, shall be at the City's sole risk and the City agrees to defend, indemnify, and hold harmless the Contractor from

all claims, damages, and expenses, including attorney's fees, arising out of such unauthorized reuse by the City or by others acting through the City. The Contractor is not responsible, and liability is waived by the City as against the Contractor for use by the City or any other person of any modified data, reports, plans or drawings without the Consultant's written consent. Additionally, draft products by their very nature are incomplete, and the Contractor shall not be responsible for the completeness and accuracy of draft products."

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

CONTRACTOR:

RAIMI + ASSOCIATES

By: 
Print Name: Matthew D. Raimi
Title: President + CEO

ATTEST:

By: 
Nicole Wheelwright, Deputy City Clerk

APPROVED AS TO FORM:

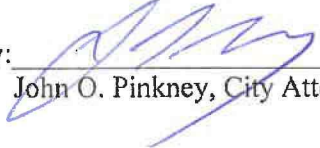
By: 
John O. Pinkney, City Attorney

EXHIBIT "A"

PROPOSAL



RFP for Professional Services for

City of Beaumont

Climate Action Plan Update

Submitted by Raimi + Associates
June 1, 2023

Main Contact:

Eric Yurkovich, Principal
eric@raimiassociates.com
Direct: (510) 394-3715

1900 Addison Street, Suite 200
Berkeley, CA 94704
Main: (510) 666-1010

448 South Hill Street, Suite 512
Los Angeles, CA 90013
Main: (213) 599-7670

June 1, 2023

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

Subject: **Climate Action Plan Update for the City of Beaumont**

Raimi + Associates (R+A) is excited to present our team's proposal for the update to the City of Beaumont Climate Action Plan (CAP). Building on our successful General Plan collaboration, we see this as a great opportunity to help the City further articulate its climate and resiliency goals, and put in place a plan that identifies urgent needs, leverages opportunities for greatest impact, and satisfies State requirements.

Established in 2006, R+A is an award-winning multidisciplinary urban design, planning, policy, and research firm with offices in Los Angeles and Berkeley. Our staff of approximately 25 includes experts in planning, climate and sustainability, environmental justice, program evaluation, applied research, design, and community engagement.

Sustainability and climate change planning are one of the firm's core services. Since 2009, R+A has worked on dozens of climate action plan updates, climate vulnerability assessments, and corresponding General Plan updates. We have extensive experience developing and implementing inclusive and award-winning community engagement that meets people where they are and helps translate technical information into accessible materials. Our breadth of experience and work in Beaumont makes us uniquely qualified to assist the City with this CAP update. Additionally, David J. Powers will prepare all necessary and legally defensible CEQA documentation.


This proposal includes all the required information and forms identified in the RFP. If you should have any questions, please feel free to call us at your convenience. We look forward to hearing from you and discussing how we can work together on this exciting project.

Sincerely,



Simran Malhotra, VP & Principal
simran@raimiassociates.com

Direct: (213) 599-7671



Eric Yurkovich, Principal
eric@raimiassociates.com

Direct: (510) 394-3715

Introduction

Project Understanding

Raimi + Associates (R+A) understands that the City of Beaumont wants to work with a consultant to update their 2015 Climate Action Plan. R+A provides the qualifications and capability to perform the services sought by this RFP. Through a combination of evidence-based research and expertise, deep stakeholder engagement, and a focus on inclusion and diversity, R+A will assist the City in preparing a CEQA-qualified Climate Action Plan.

The updated CAP will reflect the City's climate progress and incorporate new relevant City policies including those from the General Plan update, offer revised strategies and incorporate a vulnerability assessment. Throughout this planning effort, it is essential to develop and implement strategies to engage the City's diverse community of stakeholders, including homeowners, residents, business owners, architects, and city staff. This can be done through a range of outreach techniques including interviews, surveys, working groups, roundtables, and community workshops.

Project Team

Raimi + Associates

Raimi + Associates (R+A) will serve as the project lead, ensuring that all subconsultants and tasks are moving in lockstep and meet the high standards and requirements of the City. R+A will lead the preparation of the CAP, technical analysis, and lead the community engagement process.

Raimi + Associates is an award-winning multidisciplinary urban design, planning, policy, and research firm founded in 2006 with offices in Los Angeles and Berkeley. Since our founding, we have served nearly a hundred communities in California and across the nation as trusted advisers, skilled practitioners, imaginative problem solvers, and effective communicators. We help communities achieve their long-term visions by listening to and learning from ordinary people, partnering closely with our clients, and relying on our keen eye for place. Our firm's planning, architecture, and urban design expertise is complemented and informed by our focus on public health, equity, sustainability, and program evaluation. To address the complexity of communities, R+A integrates a host of interrelated subjects — land use and design, sustainability and green building, public health and social equity, and public engagement and visioning — into planning and research efforts at a variety of scales.

Primary Contact

Eric Yurkovich, Principal
Raimi + Associates
Direct: (510) 394-3715
eric@raimiassociates.com

David J. Powers & Associates

David J. Powers & Associates, Inc. (DJP&A) is known for preparing clear, easy to understand documents that are legally defensible and informative to both the lead agency and public. DJP&A has a proven track record of delivering projects in a timely and cost-effective manner. We have over 50 years of experience preparing environmental review documents, including unparalleled experience assisting Cities with program-level evaluations of City-initiated planning efforts. As an example, DJP&A prepared the Santa Clara 2022 Climate Action Plan Addendum, San Jose 2030 Greenhouse Gas Reduction Strategy Addendum, 2021 Envision San José 2040 General Plan 4-year Review EIR Addendum, Mountain View East Whisman Precise Plan EIR, and the San José 2018 Downtown Strategy 2040 EIR.

Project Approach

The key components of the Raimi + Associates team's approach are:

- Clear articulation of the context and users for the plan
- Thorough background research on existing studies and resources
- Ongoing collaboration with City staff
- Integration of equity issues and concerns from the beginning of the process
- Authentic stakeholder engagement
- Technical analysis, modeling, and applied research to inform policy and program interventions
- Identification of emerging issues and innovations
- Emphasis on co- and multi-benefit strategies
- Creating a clear pathway for implementation
- User-informed design for the plan and communications materials

Our CAP philosophy centers on what we call "next-generation" climate action plans. First generation plans were focused on capturing all possible greenhouse gas emissions reductions and listed hundreds of recommended actions. Emissions reduction targets and

thresholds were locally determined, varied greatly across jurisdictions, and CAPs featured long lists of GHG reduction measures.

Second generation climate action climate action plans are focused on the measures that have the greatest impact on GHG reduction and are within cities' ability to implement. With the adoption of State GHG targets through SB 32, electricity emissions reduction requirements through SB 100, and guidance on long-term policy direction through the California Scoping Plan and EO-B-55-18 (carbon neutrality by 2045). Most cities now align their emissions targets with State policy to create more consistency among local governments and to benefit from the CEQA tiering benefits of a Qualified Plan. Rather than identifying several hundred climate measures or actions, second generation climate action plans focus on 4-5 sectors of GHG emissions (energy supply, building energy use, mobility, resource management, and natural systems) with 5-10 measures per sector. Detailed actions are then outlined in an implementation plan that includes tracking, monitoring, and reporting. This focused approach allows the City to target the most effective policy, program development, and implementation actions and to identify the sources of funding and finance needed to realize the plan objectives.

R+A uses standard project management tools to ensure that project tasks and deliverables are completed on time and within budget. These include maintaining an up-to-date schedule of tasks, deliverables, and key meetings that is reviewed weekly. We use Ajera accounting and time management software to track expenditures and staff time allocations. These tools, combined with frequent communication with City staff, enable us to track expenditures, manage staff time to ensure that tasks and the overall project stay within budget, and that sufficient staff resources are available to complete deliverables.

R+A has internal quality control systems to review technical analysis, narrative, and graphics to ensure high quality and accuracy for the services delivered. Materials are reviewed by the Project Manager before sending to clients. Client approval is required before any documents are released to the public in digital and/or printed formats.

We will establish a designated point of contact at R+A, typically the Project Manager, to communicate issues and/or questions and to coordinate tasks between the R+A team staff members. This approach has been effective in previous projects in providing a high level of responsiveness to City Staff. We use Teams for internal and external meetings with staff including those working remotely.

Given the breadth of expertise that our team can provide, we are able to take a flexible and creative approach to performing the services outlined in the Scope of Work.

Firm Profile

At **Raimi + Associates**, we are advocates, collaborators, organizers, and pioneers committed to creating healthy and enduring places. Over the years, we have served dozens of communities in California and across the nation as trusted advisors, skilled practitioners, imaginative problem solvers, and effective communicators. We help communities achieve their long-term visions by listening to and learning from ordinary people, partnering closely with our clients, and relying on our keen eye for place.

Our firm's planning and urban design expertise is complemented and informed by our focus on public health, equity, sustainability, and program evaluation. To address the complexity of communities, R+A integrates a host of interrelated subjects — land use and design, sustainability and green building, public health and social equity, and public engagement and visioning — into planning and social research efforts at a variety of scales. Our work focuses on six practice areas:

- **COMPREHENSIVE PLANNING**, including citywide general and comprehensive plans, community plans, TOD plans, and vision plans.
- **URBAN DESIGN + AREA PLANNING**, including specific plans, neighborhood plans, vision plans, urban design studies, form-based codes, design guidelines, zoning codes, and corridor plans.
- **PUBLIC HEALTH + EQUITY**, including health and environmental justice elements and policy, community wellness surveys, Health Impact Assessments (HIAs), Health in All Policies Initiatives (HiAP), and mapping and analysis.
- **SUSTAINABILITY + CLIMATE CHANGE**, including climate action plans, GHG emissions inventories, climate adaptation and resilience plans, LEED-H, LEED-ND, and LEED-CC certification, and sustainability policy and analysis.
- **ENGAGEMENT, COMMUNICATION + TECHNICAL ASSISTANCE**, including community engagement programs, meeting facilitation, policy/program strategy, skills training, branding, graphic design, and website design.

Whether it's updating a city's comprehensive plan, developing health and sustainability objectives, or generating a vision for a multi-jurisdictional corridor, we think holistically and examine the physical, environmental, health, and socioeconomic challenges of planning and design. This approach allows us to successfully develop, assess, and implement community plans, implementation programs, community outreach strategies, and policy framework for the cities and communities we work in.

Our firm has grown throughout the years, adding staff and new areas of expertise. We opened our Los Angeles office in 2009 and the company has expanded to 24 staff. We

have had the great fortune to have creative and talented staff who provide creativity, leadership, and stability to the company. Over the years our expertise and client base has also expanded significantly. We now have over 50 active projects and have worked for nearly 100 jurisdictions and clients, many of whom are repeat clients. The following provides more specific information on the company.

- **Legal Entity Name:** Raimi & Associates, Inc.
- **Federal EIN:** 20-4994828
- **Form of Business:** S-Corporation
- **Date Founded:** May 2006
- **Subsidiary to Large Entity:** No
- **Owner:** Matt Raimi, CEO and President
 - **Address:** 1900 Addison Street, Suite 200. Berkeley, CA, 94704
 - **Phone Number:** (510) 666-1010
- **Company Headquarters:** Berkeley, California
 - **Location:** 1900 Addison Street, Suite 200. Berkeley, CA, 94704
 - **Hours of Operation:** 9:00AM PST – 5:00PM PST
- **Los Angeles Office:** 448 South Hill Street, Suite 512, Los Angeles, CA 90014
 - **Contact:** 213.599.7670
- **Number of Employees:** 24

Firm Experience and Qualifications

South San Francisco General Plan and Climate Action Plan. Raimi + Associates led a comprehensive General Plan Update, Climate Action Plan, Zoning Code, and Environmental Impact Report for the City of South San Francisco. The Plan includes a Community Resilience Element that contains goals and policies to proactively advance community resilience, preparing the community for all hazards, including climate disruption, while ensuring a high-quality response and recovery from future disasters. The policies were built on a vulnerability assessment completed by R+A. Complete by R+A, the Climate Action Plan update included a communitywide greenhouse gas inventory, reduction analysis, and set of implementation measures to put the City on track to meet its goals. Engagement included numerous stakeholder meetings with developers and businesses. The City's wastewater treatment plant was included in the analysis. This project won the APA Northern California Chapter 2023 Award of Excellence for a Comprehensive Plan – Small Jurisdiction. R+A was the prime consultant, with Plan to Place, Strategic Economics, Lisa Wise Consulting, Fehr & Peers, First Carbon Solutions, and January Advisors as subconsultants.

- **R+A Team Members:** Eric Yurkovich, Sami Taylor, Wenhao Wu
- **Client:** Billy Gross, Principal Planner. Email: Billy.gross@ssf.net | Phone: (650) 877-8535
- **Timeline:** 2019-2022 | **Estimated Cost:** \$125,000 (CAP components only)

Ventura General Plan and Climate Action and Resilience Plan. R+A partnered with Rincon Consultants to prepare the City of Ventura Climate Action and Resilience Plan (CARP). As part of the Climate Vulnerability Assessment, R+A created a methodology to assess social vulnerability of the City's census block groups based on household, economic, housing/transportation, and race/ethnicity factors using Census data and other sources. The CARP presents recommended strategies and actions for the City to achieve the State's SB 32 greenhouse gas reduction target of a 40% reduction from 1990 levels and is on the pathway towards carbon neutrality by 2045. R+A led the community engagement, utilizing emerging trends in virtual engagement including interactive zoom workshops and online surveys and met with key stakeholders like the BIA. R+A also led the quantitative analysis including reviewing the existing GHG inventory data, developing GHG forecasts, and utilizing its GHG reduction tool to estimate the impact of potential mitigation measures on greenhouse gases.

- **R+A Team Members:** Eric Yurkovich, Robyn Wong, Sami Taylor, Juan Reynoso, and Wenhao Wu
- **Client:** Neda Zayer, Assistant Community Development Director. Email: nzayer@cityofventura.ca.gov | Phone: (805) 515-9119
- **Timeline:** 2020-2023 | **Estimated Cost:** \$190,000 (CARP components only)

City of Petaluma Climate Action Plan. Raimi + Associates is developing a Climate Action Plan (CAP). The CAP is Petaluma's program to reduce greenhouse gas emissions in line with the City's goal of carbon neutrality by 2030. The City's aggressive target requires creative problem solving, innovative solutions, and a high level of investment from the City and the community. R+A is developing detailed GHG reduction action implementation frameworks in the clean energy, buildings, transportation and land use, waste, water, sequestration, consumption, and municipal sectors. The CAAP also identifies sources of funding for implementation. The process includes 10+ meetings with the Climate Action Commission and several half-day workshops with City staff to refine and prioritize measures.

- **R+A Team Members:** Eric Yurkovich, Sami Taylor, and Robyn Wong
- **Client:** Christina Paul, Principal Planner Email: cpaul@cityofpetaluma.org | Phone: (707) 778-4367
- **Timeline:** 2021-present | **Estimated Cost:** \$175,000 (CAP components only)

Santa Clara Climate Action Plan. Raimi + Associates teamed with Cascadia Consulting and David J. Powers to prepare the City of Santa Clara's new Climate Action Plan (CAP).

R+A led the community engagement, utilizing emerging trends in virtual engagement including interactive zoom workshops and online surveys. R+A also led the quantitative analysis including reviewing the existing GHG inventory data, developing GHG forecasts, and utilizing its GHG reduction tool to estimate the impact of potential mitigation measures on greenhouse gas emissions to support the development and prioritization of strategies for the city. Most significantly, as part of the CAP process, the City's municipal utility, Silicon Valley Power (SVP), committed to deliver carbon-neutral electricity to its customers by 2030, ahead of the Renewable Portfolio Standard (SB 100) requirement.

- **R+A Team Members:** Walker Wells and Sami Taylor
- **Client:** Nimisha Agrawal, Senior Planner Email: NAgrowal@SantaClaraCA.gov | Phone: (408) 615-2467
- **Timeline:** 2020-2022 | **Estimated Cost:** \$81,000 (R+A only)

Kaua'i Climate Adaptation Plan. Raimi + Associates is developing a Climate Adaptation Plan for the County of Kaua'i. This project included technical analysis of the climate hazards facing the island and studied the exposure and the vulnerability of people, buildings, infrastructure, natural resources to them. R+A created an interactive map to illustrate the geographic applicability of climate hazards and socially vulnerable communities in multiple levels of detail. R+A is also conducting GHG forecasting and reduction measure analysis to help the County achieve 80% emissions reductions by 2045. R+A is the prime consultant, with subconsultants HR&A Advisors and Dr. Charles Fletcher.

- **R+A Team Members:** Eric Yurkovich, Ron Whitmore, Wenhao Wu, Sami Taylor, and Robyn Wong
- **Client:** Marie Williams, Long Range Planning Division Manager. Email: mwilliams@kauai.gov | Phone: (808) 241-4067
- **Timeline:** 2021-Present | **Estimated Cost:** \$500,000

In addition the above qualifications, R+A has participated in a number of relevant projects including:

- Beaumont General Plan Update, including greenhouse gas inventory and analysis for the EIR
- Western Riverside Council of Governments CAPtivate Project
- Western Riverside Council of Governments Energy Resilience Plan
- City of Beverly Hills Climate Action and Adaptation Plan
- City of Santa Monica Climate Vulnerability Assessment and CAAP
- City of San Luis Obispo Carbon Neutral Plan
- City of Marina Climate Vulnerability Assessment
- Gateway Cities Climate Adaptation Toolkit
- City of Hermosa Beach Carbon Neutral General Plan
- County of Santa Clara Sustainability Master Plan

- Huntington Beach Sustainability Master Plan
- Silicon Valley Clean Energy Policy Experiments
- West Hollywood CAAP Implementation
- Clean Power Alliance Technical Assistance
- County of Santa Clara Department of Public Health BRACE Curriculum
- City of San José Energy and Water Building Performance Ordinance
- City of Cupertino Electrification Reach Code
- City of Ventura Climate Action and Resilience Plan
- County of Los Angeles Sustainability Plan
- Silicon Valley 2.0

Location of Principal Office

Berkeley Office (Principal office responsible for this contract):

1900 Addison Street #200, Berkeley, CA 94704 | Direct: 510.666.1010

Proposed Team

Raimi + Associates

Eric Yurkovich | Principal | Project Manager



Eric will serve as project manager for the Beaumont CAP. He has 20 years of experience working across California on planning policy, analysis, and outreach for projects varying in size and scale. Eric is currently leading CAP development for South San Francisco, Petaluma, and Ventura and climate adaptation work in Kaua'i. He worked on the WRCOG CAPTIVATE project.



Sami Taylor, EcoDistricts AP | Senior Sustainability Planner | Deputy Project Manager

Sami will be the deputy project manager for this effort. She leads R+A's greenhouse gas technical analyses including developing inventories and forecasts and developing GHG mitigation measures and determining GHG reduction potential. Recently, she has worked on climate action plans for various cities including Beverly Hills, Petaluma, Ventura, South San Francisco, Palmdale, Santa Clara, Huntington Beach, and Thousand Oaks. She completed the greenhouse gas analysis for the Beaumont GPU EIR.



**Robyn Wong | Intermediate Climate Action and Resiliency Planner
| Key Staff**

Robyn Wong works on all aspects of climate action and adaptation plan development, including the preparation of GHG inventories, GHG reduction tool and measure analysis, hazard and social vulnerability assessment, community engagement, and plan drafting. Recent projects Robyn serves as key staff for are climate action and adaptation plans for WRCOG, Petaluma, Ventura, Beverly Hills, and Kaua'i.

David J. Powers & Associates



Shannon George | Principal Project Manager | Project Manager

Shannon George is a Principal Project Manager for DJP&A. She has 25 years of experience in preparing environmental documents for a wide range of public and private projects. Her project experience includes California Environmental Quality Act (CEQA) review of residential, commercial, and mixed-use development, General Plan Amendments, flood control, projects focusing on cultural resources and historic buildings, and program planning projects.

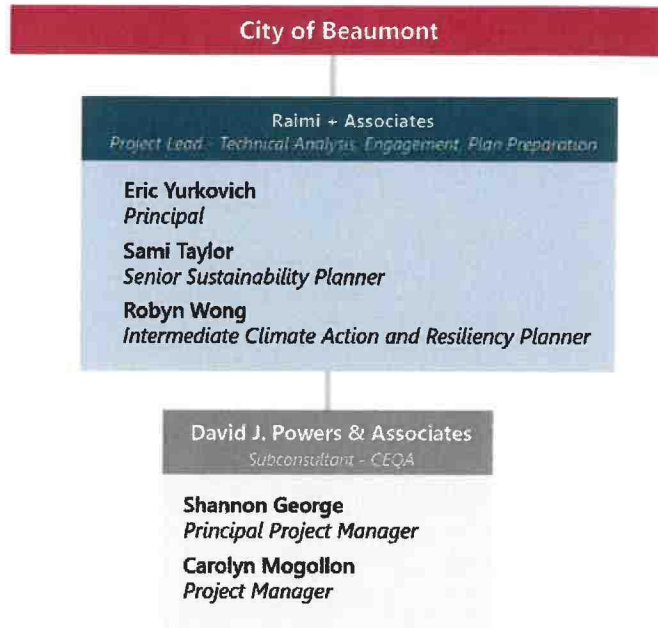


Carolyn Mogollon | Project Manager | Key Staff

Carolyn Mogollon is a Project Manager for DJP&A. She works closely with other members of the staff to research and prepare documents for both private and public sector projects, and coordinate with technical subconsultants to manage reports prepared for projects. Her experience includes CEQA compliance for office, mixed-use, and residential projects as well as planning policies.

Refer to Appendix A for staff resumes.

Organizational Chart



References

Reference Contact	R+A Project and Staff Members
Billy Gross, Principal Planner City of South San Francisco Billy.gross@ssf.net (650) 877-8535	<u>South San Francisco General Plan and Climate Action Plan</u> R+A Staff: Eric Yurkovich (Principal in Charge / Project Manager), Sami Taylor (Key Staff)
Neda Zayer, Assistant Community Development Director City of Ventura nzayer@cityofventura.ca.gov (805) 515-9119	<u>Ventura General Plan and Climate Action and Resilience Plan</u> R+A Staff: Eric Yurkovich (Principal in Charge / Project Manager), Sami Taylor (Key Staff), Robyn Wong (Support Staff)
Marie Williams, Long Range Planning Division Manager County of Kaua'i mwilliams@kauai.gov (808) 241-4067	<u>Kaua'i Climate Adaptation Plan</u> R+A Staff: Eric Yurkovich (Technical Lead), Robyn Wong (Key Staff), Sami Taylor (Support Staff)

Scope of Work

The following is the Scope of Work for the City of Beaumont CAP. It builds off the concepts presented in the RFP and integrates the R+A team's approach to the project.

TASK 1. Project Initiation

Task 1.1: Project Kick-Off Meeting

The R+A team will hold a kick-off meeting with Beaumont to initiate the project. This meeting will be an overall team meeting and may include topic-specific meetings with City staff (greenhouse gas reduction, climate adaptation, CEQA, and community engagement). The team will review the scope of work and discuss project expectations related to coordination, reporting, deliverables, and other relevant project information.

- *Deliverables: Kick-Off Meeting Agenda, Presentation, and Meeting Summary*

Task 1.2: Project Work Plan

R+A will develop a project work plan / schedule broken out by scope task that specifies lead and supporting team members, key work elements, major deliverables, due dates, required City actions, estimated timelines for City staff review, and task status. The work plan will be a living document, updated throughout the CAP update process, and anticipate the document will be shared with the City through Microsoft Sharepoint. Updates to the project schedule will be completed each month throughout the project and will be reviewed during a standing check-in meeting.

- *Deliverables: Initial Project Work Plan, Updated Work Plan*

Task 1.3: Project Coordination

R+A will schedule regular meetings with City staff to discuss the status of the project and coordinate project activities. Meetings may occur biweekly depending on the phase of the project. Meetings will generally be virtual but may be in person on days with scheduled community engagement activities. We will also provide monthly status reports on the project. This task also covers "informal" communication via email and phone, up to the maximum budget.

- *Deliverables: Meeting Agendas and Meeting Summaries*

TASK 2. Community Engagement

Task 2.1: Community Engagement Plan

R+A will prepare an internal Community Engagement Plan (for use by staff and the consultant team) to clearly identify the proposed range of outreach tools and platforms and the timing and responsibilities related to each. The Community Engagement Plan will articulate an ongoing, multifaceted, and inclusive approach.

- *Deliverable: Community Outreach and Engagement Plan*



Task 2.2: Stakeholder and Public Agency Meetings

R+A will conduct up to six (6) virtual stakeholder meetings or interviews. Stakeholders will be identified with staff and may include City Council members, Planning Commission members, advocacy organizations, and community leaders. R+A will prepare a brief memorandum summarizing the results of the stakeholder interviews.

Additionally, R+A recognizes the importance of sharing resources and lessons and will hold joint meetings with State and County partner agencies. This will include two (2) meetings with regional / County agencies, such as WRCOG and Riverside County Emergency Services.

- *Deliverables: Meeting agendas, brief 2–4-page summary of stakeholder interviews.*

Task 2.3: Community Meetings

The R+A team will organize three (3) in-person and/or hybrid virtual community meetings to provide the community members and decision makers with basic knowledge focused on the CAP and to invite their input into shaping the project. These are expected to be evening or weekend meetings that last approximately 1.5 hours. Each workshop will include an opening presentation followed by interactive exercises. The initial proposed topic of each community meeting is below:

- **Workshop 1:** Issues, opportunities, and background information
- **Workshop 2:** Policy frameworks
- **Open House:** Public Review Draft Elements

Our team will develop the workshop format and prepare the agenda, consolidating and synthesizing relevant materials from the technical team when needed. We will also facilitate the workshop (lead facilitator and one assistant) and provide summary notes documenting input and identifying common discussion themes. City staff will be responsible for mailing, posting, and distributing flyers, securing meeting rooms, and providing small group facilitators as needed beyond consultant team members.



- *Deliverables: Presentation and meeting materials.*

Task 2.4: Outreach Materials

R+A will work with City staff to share regular updates via text or email with stakeholders involved in the process. R+A will provide outreach materials and updates for dissemination via flyer, newsletter, social media, or other existing city/local media. Outreach and engagement materials will be translated into Spanish if desired.

Task 2.5: City Council and Commission Meetings

R+A will prepare for and present at up to two City Council and/or Planning Commission meetings. R+A will prepare a brief slide show. City staff will provide the staff report.

- *Deliverables: Brief 20 slide presentation, and public hearing presentations.*

Task 2.6: City Staff and Executive Leadership Team Meetings

R+A will facilitate up to four City staff and executive team meetings during the process. Meetings include 1) review of the revised inventory (Task 3.1) and draft greenhouse gas reduction measures (Task 3.2 part 1); 2) review of the draft greenhouse gas reduction analysis (Task 3.2 part 2); 3) review of climate hazard exposures and work session on sensitivity and adaptive capacity; 4) and review of draft CAP. These are anticipated to be a mix of virtual and in person.

- *Deliverables: Meeting Agendas and Presentations*

TASK 3. Technical Analysis

Task 3.1 : Greenhouse Gas Inventory

Building on the 2018 greenhouse gas inventory prepared by R+A as part of the General Plan Update, we will prepare a community-wide greenhouse gas inventory for all sectors, including on-road transportation, building energy use, solid waste, off-road transportation, and water and wastewater (including the Wastewater Treatment Plan). R+A will develop the emissions inventory the most recent year for which emissions activity data is available and consistent with the General Plan, likely 2021 or 2022. R+A will use methods consistent with current best practices, including the U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions, the Global Protocol for Community-Scale Greenhouse Gas Emission Inventories, the Local Government Operations Protocol, consistent with the City's existing inventories.

As part of the inventory, R+A will develop greenhouse gas emissions forecasts for the key regulatory years of 2030, 2040, 2045, and 2050. Greenhouse gas reduction targets will align with state goals as expressed in AB 32, SB 32, and Executive Order B-30-15, consistent with General Plan Goal 8.3.

R+A will compile results and methodologies into a draft GHG emissions inventory report. Following review by the City, R+A will complete a final GHG Inventory Report.

- *Deliverables: Admin Draft and Final GHG Inventory*

Task 3.2: Greenhouse Gas Reduction Analysis

As part of this effort, R+A will build on the City's existing CAP greenhouse gas reduction measures testing specific programs to reduce greenhouse gas emissions from direct emissions. As a first step, we will consolidate existing reduction measures into a single matrix, organized by reduction sector. The matrix will help us understand the existing reduction measures, identify new measures to incorporate into the CAP, and identify an initial level of implementation for each program (voluntary versus mandatory, timeline for implementation, etc.) in the reduction analysis. Once completed, we will facilitate a discussion with the appropriate City departments and staff to review / refine the matrix.

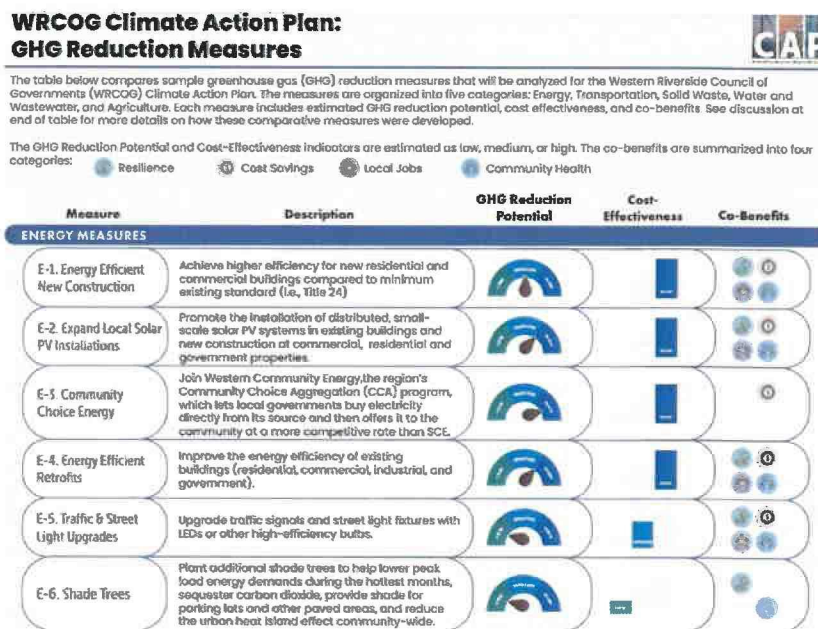
Using our internally developed Emissions Reduction Intensity Calculator, R+A will assess a range of measures, including carbon-free energy, decarbonized buildings, zero waste, fossil-fuel free transportation, and carbon sequestration.

Proven strategies for greenhouse gas emissions elimination will come from many sources, including the Carbon Neutral Cities Alliance, C40 CURB tool, and the Carbon-Free City Handbook, as well as our experiences developing CAPs designed to achieve deep greenhouse gas reductions. We will consider programs and policies that are both wholly

within the City and those that are subregional in nature (consistent with the WRCOG CAP), and that would require collaboration with other jurisdictions and regional organizations.

R+A will estimate the greenhouse gas reductions associated with the implementation of each measure and assess the ability of the CAP to achieve the City’s reduction targets. R+A will also identify potential co-benefits such as the impact on air quality, water quality, public health, economic development, employment opportunities, reduced urban heat island, and improved pedestrian and cyclist safety.

- *Deliverables: Admin Draft and Final GHG Reduction Analysis*



Engagement Materials Prepared by Raimi + Associates for the WRCOG CAP / CAPTIVATE Project

Task 3.3: Climate Vulnerability Assessment

To meet the requirements of SB 379, R+A will review and refine the Resilient IE climate vulnerability assessment to support development of climate adaptation policies and actions. This will incorporate some of the findings in the City’s LHMP and scale them down to Beaumont and surrounding areas.

Based on initial analysis in the Resilient IE, R+A will briefly summarize historical and projected trends for temperature, precipitation, extreme heat, drought, flooding, wildfire, and air quality, among other climate hazards. Reporting will include: a short narrative description of the climate hazard; historical trends of the hazard; and projected trends of the hazard. These climate hazard descriptions will be supported by a variety of maps, charts, and other data, drawing on existing and on-going work conducted for the LHMP, as well as data compiled from CalAdapt, California’s 4th Climate Change Assessment, and

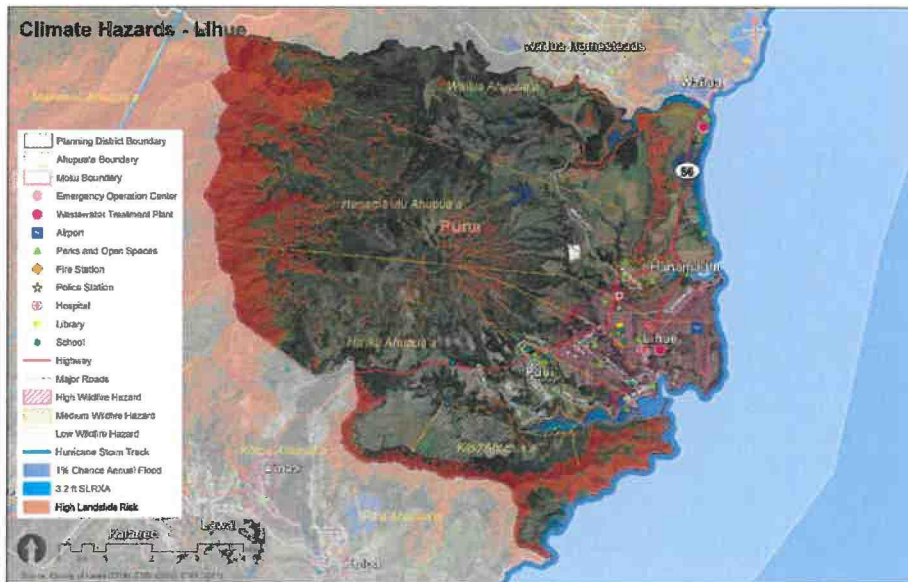
other sources as needed. Where the data is available, projected trend hazard data will include a mid-century and an end-of-century scenario.

After finalizing the climate hazard reporting, R+A will review and refine the vulnerability assessment to identify the populations and community assets that are vulnerable to the potential impacts of climate change. The vulnerability analysis will seek to uncover a broad range of direct and indirect climate impacts across key sectors, including infrastructure, buildings, natural systems, economic assets, and populations. The analysis will identify key sectors and their assets exposed to climate hazards, assess the sensitivity and adaptive capacity of each sector, and evaluate the vulnerability of each. This analysis will help Beaumont begin to define and prioritize adaptation policies and actions consistent with the requirements of SB 379.

Table 28: Summary Table of Sensitivity, Adaptive Capacity, and Vulnerability Ratings

Key Asset Categories	Sector	Sensitivity Rating	Adaptive Capacity Rating	Vulnerability Rating
Highest Vulnerability (Group 1)				
Buildings and properties in coastal zone	Buildings and Properties	High	Low	High
Roads and Parking	Infrastructure	High	Low	High
Ocean Habitat	Ecosystems and Habitats	High	Low	High
Santa Monica Pier	Economy	High	Low	High
Medium-High Vulnerability (Group 2)				
Parks	Buildings and Properties	High	Medium	Medium
Water Infrastructure	Infrastructure	High	Medium	Medium
Energy Supply and Infrastructure	Infrastructure	High	Medium	Medium
Urban Forests	Ecosystems and Habitats	High	Medium	Medium
Beach Habitat	Ecosystems and Habitats	High	Medium	Medium
Medium Vulnerability (Group 3)				
Schools	Buildings and Properties	Medium	Medium	Medium
General Population	Populations and Public Health	Medium	Medium	Medium
Vulnerable Population	Populations and Public Health	Medium	Medium	Medium
Water Supply	Infrastructure	Medium	Medium	Medium
Sanitary Sewer Infrastructure	Infrastructure	Medium	Medium	Medium
Stormwater Infrastructure	Infrastructure	Medium	Medium	Medium
Beach tourism and recreation	Economy	Medium	Medium	Medium
Businesses	Economy	Medium	Medium	Medium
Lowest Vulnerability (Group 4)				
City-service Buildings	Buildings and Properties	Medium	High	Low
Bicycle Infrastructure	Infrastructure	Medium	High	Low
Buildings and properties - generally	Buildings and Properties	Medium	Medium	Low
Local Energy Generation	Infrastructure	Medium	Medium	Low
Telecommunications	Infrastructure	Low	Medium	Low

Santa Monica Vulnerability Assessment Prepared by R+A



Climate Hazard Exposure Mapping by Raimi + Associates for the Kauai Climate Action Plan

Since the public health impacts from climate change vary across different neighborhoods and among individuals as generally identified in Resilient IE, Beaumont needs tools to identify areas with the highest exposure to climate impacts and the groups most likely to be affected by climate change. R+A will use our quantitative, data-driven methodology to evaluate the populations vulnerable to climate change within the city. Using locally relevant social-economic, demographic, and neighborhood data, we will classify vulnerability across neighborhoods (Census tract or block group scale) and use these analyses to develop an index for social vulnerability. This analysis is modular, rooted in our SB 1000 analysis and refined to key issues in Beaumont. The result will be a map which will be overlaid with climate exposure. This analysis will identify geographic areas within the city with higher levels of vulnerability.

- *Deliverables: Admin Draft and Final Climate Vulnerability Assessment Memo*

Task 4: Wastewater Treatment Plan Analysis

Building on the expertise of City's Wastewater Treatment Plant staff, R+A proposes the following process and overlapping tasks to complete the analysis and then develop more specific action steps for the treatment plant.

Task 4.1: Greenhouse Gas Emissions

Building on the communitywide greenhouse gas inventory in Task 3.1, R+A will evaluate greenhouse gas emissions from the City's Wastewater Treatment Plant. Using inputs from the Wastewater Treatment Plant related to digester gas, CH₄, and nitrifications, we will use the Local Government Operations Protocol to estimate emissions from the facility. This analysis will build on our experience conducting similar analysis or cities, such as Santa Clara and South San Francisco and may be included within the communitywide inventory at the discretion of the City.

Task 4.2: Climate Vulnerability Assessment

Using Resilient IE and the Beaumont climate vulnerability assessment as the starting point, R+A will work with Wastewater Treatment Plant staff to more specifically define the key vulnerabilities for the Wastewater Treatment Plant for both facilities and operation. Our approach would be to convene up to three (2-4 hour meetings) to uncover vulnerabilities, understand existing actions, and define and prioritize future action. Centering the expertise is the approach we successfully implemented with the City of Santa Monica on their vulnerability assessment. Steps are as follows.

- **Step 1:** Review exposures, sensitivities, and adaptive capacity. Working with staff, we will establish pathways by which climate change will impact facilities and operations, estimate the sensitivities of those assets and operations to adjust to

change, review opportunities for those assets and operations to change. Assume 4 hour working session.

- **Step 2:** Review ranking of vulnerabilities (developed in Step 1) and define initial actions associated with critical vulnerabilities. Assume 3 hour working session.
- **Step 3:** Prioritize actions and define next steps. Assume 2 hour working session.

R+A will provide background information and facilitate discussion with Wastewater Treatment Staff. City staff will be encouraged to include Treatment Plant staff, Public Works staff, and consultants working with them on facilities planning and upgrades.

Task 4.3: Wastewater Treatment Plant Action Plan

R+A will provide a brief write-up of the emission reduction and adaptation actions as defined in Task 4.1 and 4.2. This action plan can be included as part of the CAP, or as a separate appendix. The write-up will include both steps already being taken to reduce greenhouse gas emissions and to make the facility and operations more resilient to climate change and new steps over time.

- *Deliverables: Admin Draft and Final Action Plan, includes inventory, vulnerability assessment, and action plan.*

Task 5: Climate Action Plan Preparation

Task 5.1: Climate Action Plan Preparation

Building on the greenhouse gas inventory, community engagement, greenhouse gas reduction analysis, and vulnerability assessment, R+A will prepare the CAP for the City. R+A will work with City staff to ensure the CAP is usable and accessible by all.

The Climate Action Plan should strike a balance between being a technical document that is used on a day-to-day basis by City staff and elected and appointed officials to guide decision-making, and a visionary document used by the general public to understand the long-term vision and direction of Beaumont.

As determined in the scoping, the Climate Action Plan may include, but is not limited to:

- The vision for climate action.
- Quantitative goals and tracking metrics.
- Recent accomplishments and implementation actions related to climate and sustainability efforts.
- Connections from the Climate Action Plan to broader City implementation plans and policy goals in the General Plan, Downtown Revitalization Plan, Parking Management Plan, and more.
- Action plans for clean energy, buildings, transportation and land use, resource use, sequestration, and municipal actions.

R+A will prepare three versions of the Climate Action Plan, including an Administrative Draft CAP, Public Draft CAP, and post-adoption, Final CAP. The City should review each version of the CAP and provide one consolidated set of comments on each draft.

During the public review process, R+A will create a matrix to track public comments and recommended changes to the CAP. R+A will work collaboratively with City staff to finalized changes to the CAP.

Task 6: Environmental Analysis

Task 6.1 Complete CEQA Review

The Climate Action Plan would qualify as a project under the CEQA, requiring environmental review. Based on our understanding of the project and experience on similar projects, we believe the appropriate level of CEQA review for this project would be an Initial Study resulting in an Addendum to the 2040 General Plan EIR. DJP&A will prepare an Initial Study consistent with the requirements of CEQA and the City of Beaumont. The Initial Study/Addendum will include a cover sheet, table of contents, preface/introduction, a description of the project, brief overview of the environmental setting, discussion of consistency with applicable plans and policies, and discussion of the environmental impacts of the project based on the CEQA Appendix G Checklist.

Once the project description is finalized, DJP&A will prepare the Administrative Draft Initial Study (ADIS). Upon completion of the ADIS, DJP&A will submit an electronic copy of the document to the City for review and comment. DJP&A will then revise the ADIS based on comments received from the City and submit an electronic copy of the document to the City for final review and comment.

- *Deliverables: Admin Draft Initial Study and Final Initial Study.*

Project Schedule

Task	Month												
	1 July	2 Aug	3 Sept	4 Oct	5 Nov	6 Dec	7 Jan	8 Feb	9 Mar	10 Apr	11 May	12 June	13 July
Task 1: Project Initiation													
1.1 Project Kick-off Meeting													
1.2 Project Work Plan													
1.3 Project Coordination													
Task 2: Community Engagement													
2.1 Community Engagement Plan													
2.2 Stakeholder and Public Agency Meetings													
2.3 Community Meetings													
2.4 Outreach Materials													
2.5 City Council and Commission Meetings													
2.6 City Staff and Executive Leadership Team Meetings													
Task 3: Technical Analysis													
3.1 Greenhouse Gas Inventory													
3.2 Greenhouse Gas Reduction Analysis													
3.3 Climate Vulnerability Assessment													
Task 4: Wastewater Treatment Plan Analysis													
4.1 Greenhouse Gas Emissions													
4.2 Climate Vulnerability Assessment													
4.3 Wastewater Treatment Plant Action Plan													
Task 5: Climate Action Plan Preparation													
5.1 Climate Action Plan Preparation													
Task 6: Environmental Analysis													
6.1 Complete CEQA Review													

Key

- General Task
- Engagement Task
- Public Comment

List of all Current R+A Contracts

Estimated % complete and estimated project conclusion year.

- **Seaside General Plan:** 90% complete, 2023
- **Castro Valley BD Specific Plan:** 25%, 2024
- **Honolulu PUC Downtown Plan:** 90%, 2023
- **EPA GIS:** 50%, 2023
- **Watsonville DT Specific Plan:** 100%, 2023
- **Firmin Court – Decro LEED:** 90%, 2023
- **Walnut Creek Design Guidelines:** 90%, 2023
- **Vista Ballona – CCSM LEED:** 90%, 2023
- **Islander – RCD LEED:** 75%, 2023
- **Culver City General Plan:** 75%, 2024
- **Thousand Oaks General Plan:** 75%, 2024
- **South San Francisco General Plan and CAP:** 100%, 2023
- **CCSM Lincoln Blvd / Pacific Landing LEED:** 90%, 2023
- **Santa Maria General Plan:** 66%, 2024
- **BART TOD and Anti Displacement Engagement:** 75%, 2024
- **BART R-Line Support:** 75%, 2024
- **Berkeley Objective Design Standards:** 50%, 2024
- **Sunnyvale Moffett Park Specific Plan:** 95%, 2023
- **Ventura General Plan:** 50%, 2024
- **Ventura CARP:** 95%, 2023
- **CCSM Las Flores LEED:** 95%, 2024
- **Ojai General Plan:** 66%, 2024
- **SF Sugary Drinks Distributor Tax Eval:** 75%, 2023
- **Legacy Square LEED:** 75%, 2023
- **3rd and Dangler LEED LEED:** 75%, 2023
- **Iris San Ysidro LEED:** 75%, 2023
- **San Pedro Lofts LEED:** 75%, 2023
- **Ravenswood RBD Specific Plan:** : 66%, 2024
- **Shalom Bayit Eval 2020_21:** 66%, 2023
- **Kite-Crossing LEED:** 50%, 2024
- **East Palo Alto 4 Corners Design Review:** 100%, 2023
- **East Palo Alto EPA Waterfront Design Review:** 100%, 2023
- **Thousand Oaks CEAP:** 95%, 2023
- **East Palo Alto Harvest Design Review:** 100%, 2023
- **East Palo Alto 2020 Bay Design Review:** 100%, 2023
- **Petaluma General Plan:** 40%, 2025
- **Petaluma CAAP:** 90%, 2023
- **Beverly Hills CAAP:** 90%, 2023
- **Kauai Climate Adaptation Plan:** 60%, 2024
- **SBCTA Equity Toolkit:** 90%, 2023
- **Palmdale Zoning Code:** 90%, 2023
- **Jordan Downs 3 LEED:** 50%, 2024
- **YFO Evaluation:** 25%, 2023
- **Milpitas Housing Element:** 90%, 2023

- **Milpitas Housing Overlay Zone:** 50%, 2023
- **Green Affordable Housing:** 80%, 2023
- **MAHEP:** 80%, 2023
- **HCD Housing Suitability:** 50%, 2023
- **Balboa Building LEED:** 5%, 2024
- **Sustain Hawaii Indigenuity:** 75%, 2023
- **MHSA Innovation SWAP:** 66%, 2023
- **West Hollywood Beverly Gathering:** 90%, 2023
- **Ventura Overlay Zones:** 90%, 2023
- **Lindenville Specific Plan:** 60%, 2023
- **SCAG Metro Joint Development:** 40%, 2024
- **Huntington Beach SMP:** 80%, 2023
- **Coachella Zoning Consistency:** 75%, 2023
- **915 Venice LEED:** 25%, 2025
- **BBG_CalVIP_eval:** 50%, 2023
- **State of CA Housing Scenario Analysis:** 50%, 2023
- **REACHeval_2022-25:** 10%, 2025
- **CCSI_fy2021-22eval:** 25%, 2023
- **Marina Objective Design Standards:** 10%, 2023
- **Marina General Plan:** 10%, 2025
- **SVCE Policy Experiments:** 35%, 2024
- **San Joaquin Valley REAP AFFH TA:** 90%, 2023
- **Natividad Strategic Plan:** 25%, 2023
- **SCC Food Waste Dashboards:** 90%, 2023
- **Metro Energy and Climate:** 25%, 2024
- **Coachella GP Amendment:** 75%, 2023
- **West Hollywood CAAP Implementation:** 25%, 2024
- **Clean Power Alliance Assistance:** 10%, 2024
- **Lime:** 50%, 2024
- **Santa Maria Objective Design Standards:** 10%, 2024
- **Monterey Health Dept Strategic Plan:** 10%, 2024
- **San Francisco CavityFree Eval Plan:** 25%, 2023
- **Culver City Zoning Code Update:** 10%, 2024
- **Santa Clara ECRSP Revisions:** 10%, 2024
- **Indio UDC implementation:** 10%, 2024

R+A carries professional liability insurance, excluding auto since we do not own vehicles, and has recently contracted with the City of Beaumont for the General Plan. R+A will purchase a business license as appropriate from the City.

Cost Proposal

Copies of the cost proposal are provided in the sealed envelopes.



ERIC YURKOVICH

PRINCIPAL

Eric Yurkovich has extensive experience working on planning policy, analysis, and outreach for clients across the country. Eric's work focuses on creating sustainable communities that offer alternatives to the automobile, reduce greenhouse gas emissions, protect natural resources and rural lands, and minimize risk from natural hazards. He specializes in land use and transportation planning, climate action and adaptation planning, and geographic information systems analysis.

KEY PROJECTS

- **Ventura Climate Action and Resilience Plan (Ventura, CA)**
Project Manager. Led the development of a social vulnerability assessment, climate action measures, and community engagement for the Climate Action and Resilience Plan.
- **Kaua'i Climate Adaptation Plan (Kaua'i, HI)**
Project Manager. Led the development of an islandwide climate hazard and social vulnerability assessment for the Climate Adaptation Plan.
- **South San Francisco General Plan Update (South San Francisco, CA)**
Project Manager. Leading land use policy, climate adaptation, and public engagement for the General Plan Update.
- **Silicon Valley 2.0 (Santa Clara County, CA)**
Project Manager. Wrote public health strategies for a regional climate action plan to adapt to climate change. Created an assessment tool to evaluate the vulnerability of residents and workers to the heat- and air quality-related impacts of climate change.
- **Indio General Plan Update and Climate Action Plan (Indio, CA)**
Served as Project Manager leading the project recovery of a General Plan Update. Lead land use policy, environmental assessment and public engagement for the General Plan Update. Managed work plan, documentation and oversight of CEQA process.
- **Coachella General Plan (Coachella, CA)**
Contributed to the Sustainability and Health Chapters of the General Plan. Wrote Climate Action Plan, which analyzed General Plan land use, energy, solid waste, and water strategies compared to a business-as-usual scenario. Inventoried community emissions and estimated the co-benefits of General Plan policies.
- **Public Health and Climate Action Plan Implementation (Western Riverside Council of Governments, CA)**
Project Manager. Reconvened Sustainability / Health Subcommittee. Developed health indicators and targets to track CAP implementation. Created assessment tool to estimate health co-benefits of CAP measures. Assessed public health vulnerability to climate change.
- **Guide to Equitable, Community-Driven Climate Preparedness Planning**
Managed Urban Sustainability Director's Network project to develop a model to assist cities in their efforts to ensure equity is a cornerstone of climate preparedness planning. Drafted best practices and community collaboration tactics to address root causes of climate vulnerability. Facilitated convening of city leaders, climate justice organizations, and state and federal agencies.

EDUCATION

University of California, Los Angeles
Master of Arts in Urban Planning, 2010

Macalester College, St. Paul, MN
Bachelor of Arts, Geography, 2000

AFFILIATIONS

Member, American Planning Association

EXPERIENCE

Raimi+Associates
Berkeley, CA
Principal, 2012-present

National Oceanic and Atmospheric Administration/Pew Center on Climate Change
Oakland, CA
Climate Change Researcher, 2010-2012

Calthorpe Associates
Berkeley, CA
Senior Planner, 2002-2008



SAMI TAYLOR, ECODISTRICT AP

SENIOR SUSTAINABILITY PLANNER

Sami Taylor has an extensive background in sustainable policy and planning and brings with her nearly ten years of experience in a variety of sectors including local government and private institutions. With experience spanning each component of sustainability, she has coordinated the implementation of various sustainability programs and community engagement efforts. Her skill set includes quantitative greenhouse gas analyses, community engagement, green building code amendments, technical assistance, and LEED for Homes and Neighborhood Development certification.

EDUCATION

University of Southern California, Los Angeles, CA
Master of Public Administration:
Environmental Management and
Land Use Policy,
Certificate in Sustainable Policy and
Planning

Oberlin College, Oberlin, OH
Bachelor of Arts: Environmental
Studies & Geology

CERTIFICATIONS

EcoDistrict AP (CA, Green Building)

EXPERIENCE

Raimi + Associates
Los Angeles, CA
Senior Sustainability Planner,
2019-present

The Robert Group
West Hollywood, CA
Sustainability Planner

City of Arcadia
Arcadia, CA
Water Conservation Analyst

USC Office of Sustainability
Waste Diversion Coordinator

KEY PROJECTS

- **County of Santa Clara Greenhouse Gas Inventory (Santa Clara County, CA)**
Gathered, cleaned, and analyzed data to create 2019 and 2020 municipal greenhouse gas inventories to track operational emissions over time. Prepared inventory reports to communicate results and show progress toward Sustainability Master Plan goals.
- **City of Santa Clara CAP (Santa Clara, CA)**
Prepared GHG forecast and completed quantitative analysis to determine the strategies and level of implementation needed to achieve GHG reduction targets. Planned and conducted virtual community engagement including online surveys and interactive Zoom workshops and assisted in the preparation for Planning Commission and City Council Study Sessions.
- **Western Riverside COG Energy Resilience Plan (Riverside County, CA)**
Part of a team that is preparing recommendations for strategies to increase community resilience through strategic retrofits to civic facilities. Conducted a literature review of microgrids, battery installations, and neighborhood resilience hubs, developed the stakeholder engagement strategy, and prepared a series of equity-related facility evaluation metrics.
- **City of Petaluma CAAP (Petaluma, CA)**
Prepared the City's 2019 community and municipal GHG inventories and forecast. Developed detailed GHG reduction action frameworks in the clean energy, buildings, waste, and water sectors to achieve the city's aggressive reduction target of carbon neutrality by 2030. Coordinated with the General Plan Update to integrate climate priorities and policies in the process.
- **City of Ventura CARP (Ventura, CA)**
Prepared GHG forecast and completed quantitative analysis to determine the strategies and level of implementation needed to achieve GHG reduction targets. Planned and conducted virtual community engagement including online surveys and interactive Zoom workshops and assisted in the preparation for Planning Commission and City Council Study Sessions.
- **City of Beverly Hills CAAP (Beverly Hills, CA)**
Led the development of GHG mitigation measures and the technical analysis of the impacts of strategies across clean energy, buildings, transportation, water and wastewater, solid waste, and municipal sectors. Convened the citizen advisory committee to guide the CAAP development process.
- **City of Arcadia Water Conservation Program (Arcadia, CA)***
Program Manager. Guided the City and utility through the worst of the 2015-2017 drought with nuanced water management policies and conservation programs. Prepared annual Water Quality Reports and updated the Urban Water Management Plan to reflect evolving conditions.

*Denotes projects completed while serving as key staff at other organizations.



ROBYN WONG

INTERMEDIATE CLIMATE & RESILIENCY PLANNER

Robyn is a Climate Action and Resiliency Planner dedicated to helping communities and the natural environment thrive in the face of climate change. She brings a diverse range of experience in environmental and land use planning across local and state government, the non-profit sector, and academia.

KEY PROJECTS

- **Kaua'i Climate Adaptation Plan (Kaua'i, HI)**
Key staff conducting technical analysis, community engagement, project management, and drafting of the countywide adaptation plan. Conducted an islandwide climate hazard vulnerability assessment and social vulnerability assessment. Developing adaptation strategies for critical infrastructure, buildings, community capacity, and other sectors. Assisting with GHG reduction analysis and the development of climate mitigation measures.
- **Ventura Climate Adaptation and Resilience Plan (Ventura, CA)**
Key staff leading technical analysis and community engagement, and supporting the drafting of the plan. Conducted a social vulnerability assessment and assisted with GHG reduction analysis and mitigation measures. Coordinated engagement including surveys and open houses.
- **Western Riverside COG Energy Resiliency Plan (Riverside, CA)**
Analyzed the social vulnerability of census tracts around critical energy facilities to help identify case study facilities for a toolkit of energy resilience measures.
- **Beverly Hills Climate Action and Adaptation Plan (Beverly Hills, CA)**
Conducted social vulnerability analysis and developed adaptation measures for sectors including heat, wildfire, community education, and emergency preparedness.
- **Petaluma Climate Action and Adaptation Plan (Petaluma, CA)**
Prepared 2018 Community and 2019 Municipal GHG inventories and supporting the GHG reduction measure analysis. Developed detailed action plans for the City to achieve carbon neutrality by 2030 in sectors including municipal, waste/consumption, carbon sequestration.
- **Santa Clara County Building Resilience Against Climate Effects Leadership Academy (Santa Clara County, CA)**
Developed curriculum in partnership with community-based organizations in Santa Clara County for a Leadership Academy aimed at building CBO's organizational capacity to adapt to climate change impacts (heat, air quality, and wildfire). Held in-person and virtual working sessions with CBO partners to develop the Academy content, including presentations, activities, and a template for organizations to create their own Climate Preparedness Action Plan.
- **Multifamily Affordable Housing Electrification Program (Los Angeles, CA)**
Conducted outreach with local affordable housing developers to encourage participation in a rebate program to electrify gas appliances at developments near refineries and peaker power plants.
- **County of San Diego Electric Vehicle Roadmap (San Diego County, CA)***
Co-wrote the plan to increase electric vehicle adoption and charging infrastructure development for County operations and the unincorporated communities in accordance with the 2018 Climate Action Plan.

*Denotes projects completed while serving as key staff at other organizations.

EDUCATION

University of California, Los Angeles
Los Angeles, CA
Master of Urban and Regional
Planning, 2021

University of California, San Diego
La Jolla, CA
Bachelor of Arts in Urban Studies and
Planning, 2017

AFFILIATIONS

American Planning Association

EXPERIENCE

Raimi + Associates
Los Angeles, CA
Intermediate Planner
2021-present

Climate Resolve
Los Angeles, CA
Intern

CA Strategic Growth Council
Sacramento, CA
Land Conservation Intern

UCLA xLAB
Los Angeles, CA
Research Assistant

County of San Diego
San Diego, CA
Junior Land Use/Environmental
Planner, Sustainability
Land Use Aide, Zoning

Shannon George

Principal Project Manager

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Email: Sgeorge@davidjpowers.com



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Shannon George is a Principal Project Manager for the company. She has 25 years of experience in preparing environmental documents for a wide range of public and private projects. Her project experience includes CEQA review of residential, commercial, mixed-use development, General Plan Amendments, area plans, flood control, and projects focusing on cultural resources and historic buildings, and program planning projects.

As a Principal Project Manager, Ms. George:

- Provides management and oversight in preparation of environmental documents by others, ensuring defensibility and consistency. Ms. George ensures that all documents reflect the best available technical expertise.
- Researches and prepares environmental documents required under Federal and California laws including Environmental Impact Reports (EIRs) and Environmental Impact Statements, Environmental Assessments, and Initial Studies (IS). Ms. George is responsible for the entire project life cycle, from proposal development through report delivery and client support.

Education

B.S. Environmental Studies
San José State University, 1996

Experience

Principal Project Manager
David J. Powers & Associates,
2017-present

Senior Project Manager
David J. Powers & Associates,
2001-2017

Project Manager
Jones & Stokes Associates,
1999 - 2001

Operations Analyst
P-Com, Inc.,
1997 - 1999

Professional Organizations

Association of Environmental
Professionals

California Preservation
Foundation

Relevant Project Experience

- City of Santa Clara 2022 Climate Action Plan – Santa Clara
- City of San José Four-Year General Plan Update – San José
- Santa Clara Downtown Precise Plan – Santa Clara
- El Camino Real Specific Plan – Santa Clara
- North Ventura Coordinated Plan Area – Palo Alto
- San José Downtown Strategy Plan 2040 – San José
- Santa Clara 2010-2035 General Plan EIR – Santa Clara
- North Ventura Coordinated Plan Area EIR – Palo Alto
- Emergency Interim House Project – San José

Carolyn Mogollon

Project Manager

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Direct: (408) 454-3437
Email: cmogollon@davidjpowers.com



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San José, CA 95126
www.davidjpowers.com



Carolyn Mogollon is a Project Manager for the company. She works closely with other members of the staff to research and prepare documents for both private and public sector projects, and coordinate with technical subconsultants to manage reports prepared for projects. Her experience includes CEQA compliance for office, mixed-use, and residential projects as well as planning policies.

As a Project Manager, Ms. Mogollon:

- Prepares environmental documents including: Environmental Impact Reports (EIRs), Initial Studies, and Environmental Assessments, in conformance with the requirements of CEQA and NEPA.
- Provides detailed analysis of potential environmental impacts, identifies mitigation measures, and develops alternative solutions.
- Provides project coordination including maintaining close communication with client and/or agency staff, gathering and compiling project and site information, managing subconsultants, and project scheduling.

Education

Master of Urban Planning

San Jose State University, 2019

B.A. Environmental History

University of California at Berkeley, 2016

Experience

Project Manager

David J. Powers & Associates,
November 2019 - Present

Associate Environmental Planner

Rincon Consultants, Inc.,
2018 -2019

Planning Intern

County of Santa Clara,
2017

Professional Organizations

American Planning Association
(APA)

Association of Environmental
Professionals (AEP)

Relevant Project Experience

- Santa Clara Climate Action Plan Update IS/Addendum (Santa Clara)
- Mountain View Downtown Precise Plan Update (Mountain View)
- Google Middlefield Park Master Plan (Mountain View)
- San Jose GHG Reduction Strategy Amendment (San Jose)
- Teal Club Specific Plan Revised EIR (Oxnard)
- Novato General Plan EIR (Novato)
- Adeline Corridor Specific Plan EIR (Berkeley)
- Redwood City General Plan EIR Addendum (Redwood City)
- Morro Bay General Plan EIR (Morro Bay)

Raimi + Associates Budget Estimate

Hours per Task	Raimi + Associates				David J Powers & Associates			Total	
	Principal (Yurkovich)	Planner, Senior GIS (Taylor, Wu)	Inter. Planner (Wong)	Graphics (Ledezma)	Principal (George)	Project Manager (Mogollon)	Graphic Artist	Labor Hours Per Task	Labor Cost Per Task
Task 1: Project Initiation									
1.1 Project Kick-off Meeting	8	8	8		1	1		26	\$ 5,555
1.2 Project Work Plan	12	12						24	\$ 5,520
1.3 Project Coordination	20	40	20		8	8		96	\$ 20,420
Subtotal Task 1	40	60	28		9	9		146	\$ 31,495
Task 2: Community Engagement									
2.1 Community Engagement Plan	4	8	8					20	\$ 3,940
2.2 Stakeholder and Public Agency Meetings	8	8	8					24	\$ 5,040
2.3 Community Meetings	24	36	60	60				180	\$ 30,060
2.4 Outreach Materials	4	8	8	16				36	\$ 5,700
2.5 City Council and Commission Meetings	16	16	16					32	\$ 7,360
2.6 City Staff and Executive Leadership Team Meetings	16	16	16					48	\$ 10,080
Subtotal Task 2	72	92	100	76				340	\$ 62,180
Task 3: Technical Analysis									
3.1 Greenhouse Gas Inventory	8	24	48					80	\$ 14,800
3.2 Greenhouse Gas Reduction Analysis	16	40	40					96	\$ 18,600
3.3 Climate Vulnerability Assessment	16	24	60					100	\$ 19,040
Subtotal Task 3	40	88	148					276	\$ 52,440
Task 4: Wastewater Treatment Plan Analysis									
4.1 Greenhouse Gas Emissions	2	4	8					14	\$ 2,650
4.2 Climate Vulnerability Assessment	24	24	60					108	\$ 21,240
4.3 Wastewater Treatment Plant Action Plan	16	8	40					64	\$ 12,680
Subtotal Task 4	42	36	108					186	\$ 36,570
Task 5: Climate Action Plan Preparation									
5.1 Climate Action Plan Preparation	40	100	140	40				320	\$ 57,700
Subtotal Task 5	40	100	140	40				320	\$ 57,700
Task 6: Environmental Analysis									
6.1 Complete CEQA Review					18	60	6	84	\$ 18,876
Subtotal Task 6					18	60	6	84	\$ 18,876
Total Hours	234	376	524	116	27	69	6	1,352	
Billing Rate	\$275	\$185	\$170	\$110	\$304	\$211	\$124		
Labor Cost	\$64,350	\$69,560	\$89,080	\$12,760	\$8,208	\$14,559	\$744		
Total Firm Labor Cost				\$235,750			\$23,511		\$ 259,261
EXPENSES									
Project/Sub Management (7%)				\$1,646			\$0		\$ 1,646
Printing				\$1,000			\$975		\$ 1,975
Travel				\$2,500			\$0		\$ 2,500
Office Expenses (3%)				\$7,073			\$146		\$ 7,219
Total Expenses				\$12,219			\$1,221		\$13,340
TOTAL PER FIRM				\$247,969			\$24,632		
GRAND TOTAL				\$272,601					

EXHIBIT "B"

CERTIFICATES OF INSURANCE AND ENDORSEMENTS

COMMERCIAL GENERAL LIABILITY

c. Method Of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

→ **d. Primary And Non-Contributory Insurance If Required By Written Contract**

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

- (1) The "bodily injury" or "property damage" for which coverage is sought occurs; and
- (2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed;

subsequent to the signing of that contract or agreement by you.

5. Premium Audit

- a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.
- b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.
- c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

6. Representations

By accepting this policy, you agree:

- a. The statements in the Declarations are accurate and complete;
- b. Those statements are based upon representations you made to us; and
- c. We have issued this policy in reliance upon your representations.

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

→ **7. Separation Of Insureds**

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

- a. As if each Named Insured were the only Named Insured; and
- b. Separately to each insured against whom claim is made or "suit" is brought.

8. Transfer Of Rights Of Recovery Against Others To Us

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

9. When We Do Not Renew

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

SECTION V – DEFINITIONS

- 1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:
 - a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and
 - b. Regarding websites, only that part of a website that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.

occupational therapist or occupational therapy assistant, physical therapist or speech-language pathologist; or

- (b) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.
3. The following replaces the last sentence of Paragraph 5. of **SECTION III – LIMITS OF INSURANCE**:
- For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".
4. The following exclusion is added to Paragraph 2., **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:
- Sale Of Pharmaceuticals**
- "Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of the insured.
5. The following is added to the **DEFINITIONS** Section:
- "Incidental medical services" means:
- Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or
 - The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.
6. The following is added to Paragraph 4.b., **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:
- This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis,

that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph 2.a.(1) of Section II – Who Is An Insured.

K. MEDICAL PAYMENTS – INCREASED LIMIT

The following replaces Paragraph 7. of **SECTION III – LIMITS OF INSURANCE**:

7. Subject to Paragraph 5. above, the Medical Expense Limit is the most we will pay under Coverage C for all medical expenses because of "bodily injury" sustained by any one person, and will be the higher of:

- \$10,000; or
- The amount shown in the Declarations of this Coverage Part for Medical Expense Limit.

L. AMENDMENT OF EXCESS INSURANCE CONDITION – PROFESSIONAL LIABILITY

The following is added to Paragraph 4.b., **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis, that is Professional Liability or similar coverage, to the extent the loss is not subject to the professional services exclusion of Coverage A or Coverage B.

M. BLANKET WAIVER OF SUBROGATION – WHEN REQUIRED BY WRITTEN CONTRACT OR AGREEMENT

The following is added to Paragraph 8., **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a written contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

- "Bodily injury" or "property damage" that occurs; or
- "Personal and advertising injury" caused by an offense that is committed; subsequent to the signing of that contract or agreement.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED FOR COVERED AUTOS LIABILITY COVERAGE

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" for Covered Autos Liability Coverage under the Who Is An Insured provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.

SCHEDULE

Name Of Person(s) Or Organization(s):

ANY PERSON OR ORGANIZATION THAT
YOU ARE REQUIRED TO INCLUDE AS
ADDITIONAL INSURED ON THE COVERAGE
FORM IN A WRITTEN CONTRACT OR
AGREEMENT THAT IS SIGNED AND
EXECUTED BY YOU BEFORE THE BODILY
INJURY OR PROPERTY DAMAGE
OCCURS AND THAT IS IN EFFECT
DURING THE POLICY PERIOD.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Each person or organization shown in the Schedule is an "insured" for Covered Autos Liability Coverage, but only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Paragraph **A.1.** of Section **II** – Cov-

ered Autos Liability Coverage in the Business Auto and Motor Carrier Coverage Forms and Paragraph **D.2.** of Section **I** – Covered Autos Coverages of the Auto Dealers Coverage Form.

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

Names of Additional Insured Person(s) or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part, provided that such written contract was signed by you before, and is in effect when, the "bodily injury" or "property damage" occurs or the "personal injury" or "advertising injury" offense is committed.

Location of Covered Operations:

Any project to which a written contract with the Additional Insured Person(s) or Organization(s) in the Schedule applies.

(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", "property damage", "personal injury" or "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.

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, or "personal injury" or "advertising injury" arising out of an offense committed, 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.

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DATE OF ISSUE: 04/27/2023

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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

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part for "bodily injury" or "property damage" included in the products-completed operations hazard, provided that such contract was signed by you before, and is in effect when, the "bodily injury or "property damage" occurs.

Location And Description Of Completed Operations

Any project to which a written contract with the Additional Insured Person(s) or Organization(s) in the Schedule applies.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

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".

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET WAIVER OF SUBROGATION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

The following replaces Paragraph **A.5., Transfer of Rights Of Recovery Against Others To Us**, of the **CONDITIONS** Section:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent

required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.



THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**WAIVER OF OUR RIGHT TO RECOVER FROM
OTHERS ENDORSEMENT - CALIFORNIA**

Policy Number: 57WEGAD5TM3

Endorsement Number:

Effective Date: 07/14/2023

Effective hour is the same as stated on the Information Page of the policy.

Named Insured and Address: Raimi & Associates, Inc.
1900 Addison Street Suite 200
Berkeley, CA 94704

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be 2 % of the California workers' compensation premium otherwise due on such remuneration.

SCHEDULE

Person or Organization

Job Description

Any person or organization from whom you are required by written contract or agreement to obtain this waiver of rights from us

Countersigned by _____

Authorized Representative

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – PRIMARY AND NON-CONTRIBUTORY WITH OTHER INSURANCE

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

PROVISIONS

1. The following is added to Paragraph **A.1.c.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

This includes any person or organization who you are required under a written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

2. The following is added to Paragraph **B.5.**, **Other Insurance** of **SECTION IV – BUSINESS AUTO CONDITIONS**:

Regardless of the provisions of paragraph a. and paragraph d. of this part **5. Other Insurance**, this insurance is primary to and non-contributory with applicable other insurance under which an additional insured person or organization is the first named insured when the written contract or agreement between you and that person or organization, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, requires this insurance to be primary and non-contributory.

Scope of Service: Climate Action Plan Update

Professional Services
Ord. 1160; Chapter 3.02

NTE \$74,999.99 (Approval by CM)

- Quote (submit to City Clerk's Office for next steps)
- Certificate of Insurance**
- Fully Executed Agreement
- Req must be entered & PO issued prior to order being placed.

Over \$175,000

- Formal RFP or approved exception*
- Interviews and selection made (submit to City Clerk's Office for next steps)
- Subcommittee review
- Certificate of Insurance**
- Staff Report for City Council approval 8/1
- Fully Executed Agreement
- Req must be entered & PO issued prior to services commencing.

Insurance Requirements for Services

- General Liability (GL) - \$1,000,000/ \$2,000,000
- Business Auto Liability (AL) - \$1,000,000/ \$2,000,000
- Workers Comp (WC) - \$1,000,000
- Professional Liability (PI / E&O) - \$2,000,000
- Additional Insured required for GL & AL
- Waiver of Subrogation required for GL, AL & WC

***Approved Exception List**

- Legal Services
- Emergencies
- No competitive market
- No responses received
- Bidding already completed (Consortium)

Refer to Provisions for Bidding, Contracting and Purchases, Chapter 3.01.-Bidding Requirements
Max 7 years: 5-year w/two 1-year renewals