

**INDEPENDENT CONSULTANT AGREEMENT FOR PROFESSIONAL SERVICES
CEQA CONSULTANT
Contract No. LCF 19/20-03**

This Independent Consultant Agreement for Professional Services ("Agreement") is made and entered into as of the 14th day of January, 2020 by and between the La Cañada Unified School District ("District") and UltraSystems Environmental, Inc., ("Consultant") (together, "Parties").

NOW, THEREFORE, the Parties agree as follows:

1. **Services.** Consultant shall provide California Environmental Quality Act (CEQA) compliance services as further described in **Exhibit "A,"** attached hereto and incorporated herein by this reference ("Services"). This Agreement shall cover multiple projects or sites.

The proposal 191205 Dated January 3, 2020 (Revised 1/7/2020) for CEQA Consulting Services for the Palm Crest Elementary School Modernization is accepted and incorporated in this Agreement as **Exhibit "B"**.

2. **Term.** The term of this Agreement shall be for three (3) years, commencing January 15, 2020 and ending January 14, 2023 unless this Agreement is terminated and/or otherwise cancelled prior to that time or the Term is extended in writing by the District.
3. Upon receipt of a Notice to Proceed from the District, Consultant shall prepare and submit to the District a detailed schedule or workplan describing the activities and timeline for the specific project. Consultant shall commence providing services under this Agreement on January 15, 2020 and will diligently perform as required and complete performance in accordance with the approved schedule/workplan.
4. **Submittal of Documents.** Consultant shall not commence the Services under this Agreement until Consultant has submitted and District has approved the documents, certificates, and endorsements of insurance required as indicated below:

<u> X </u>	Signed Agreement
<u> X </u>	Workers' Compensation Certification
<u> X </u>	Fingerprinting/Criminal Background Investigation Certification
<u> X </u>	Insurance Certificates and Endorsements
<u> X </u>	W-9 Form
<u> </u>	Other: _____

5. **Compensation.** District agrees to pay Consultant for services satisfactorily rendered pursuant to this Agreement on a Time & Materials basis at the hourly labor rates listed in Exhibit "B" for actual work performed not to exceed the total Fee amount quoted for a specific project. The total contract amount is not to exceed **One Hundred Fifty Thousand Dollars (\$150,000)**. District shall pay Consultant according to the following terms and conditions:
 - 5.1. Payment for the Services shall be made for all undisputed amounts based upon the delivery of the work product as determined by District. Payment shall be made within thirty (30) days after Consultant submits an invoice to District for Services actually completed and after District's written approval of the Services, or the portion of the Services for which payment is to be made.

- 5.2. If Consultant works at more than one site, Consultant shall invoice for each site separately.
6. **Expenses.** District shall not be liable to Consultant for any costs or expenses paid or incurred by Consultant in performing services for District, except as follows:
 - 6.1. Reprographics/Printing Services
 - 6.2. Subcontractor's Fee
 - 6.3. Fees charged to UltraSystems Environmental by outside agencies in connection with project
7. **Materials.** Consultant shall furnish, at its own expense, all labor, materials, equipment, supplies and other items necessary to complete the services to be provided pursuant to this Agreement.
8. **Independent Contractor.** Consultant, in the performance of this Agreement, shall be and act as an independent contractor. Consultant understands and agrees that it and all of its employees shall not be considered officers, employees, agents, partner, or joint venture of District, and are not entitled to benefits of any kind or nature normally provided to employees of District and/or to which District's employees are normally entitled, including, but not limited to, State Unemployment Compensation or Workers' Compensation. Consultant shall assume full responsibility for payment of all federal, state, and local taxes or contributions, including unemployment insurance, social security and income taxes with respect to Consultant's employees. In the performance of the work herein contemplated, Consultant is an independent contractor or business entity, with the sole authority for controlling and directing the performance of the details of the work, District being interested only in the results obtained.
9. **Performance of Services.**
 - 9.1. **Standard of Care.** Consultant represents that Consultant has the qualifications and ability to perform the Services in a professional manner, without the advice, control or supervision of District. Consultant's services will be performed, findings obtained, reports and recommendations prepared in accordance with generally and currently accepted principles and practices of its profession for services to California school districts.

Consultant shall carefully study and compare all documents, findings, and other instructions and shall at once report to District, in writing, any error, inconsistency, or omission that Consultant or its employees may discover. Consultant shall have responsibility for discovery of errors, inconsistencies, or omissions.
 - 9.2. **Meetings.** Consultant and District agree to participate in regular meetings on at least a monthly basis to discuss strategies, timetables, implementations of services, and any other issues deemed relevant to the operation of Consultant's performance of Services.
 - 9.3. **District Approval.** The work completed herein must meet the approval of District and shall be subject to District's general right of inspection and supervision to secure the satisfactory completion thereof.

- 9.4. **New Project Approval.** Consultant and District recognize that Consultant's Services may include working on various projects for District. Consultant shall obtain the approval of District prior to the commencement of a new project.
10. **Originality of Services.** Except as to standard generic details, Consultant agrees that all technologies, formulae, procedures, processes, methods, writings, ideas, dialogue, compositions, recordings, teleplays, and video productions prepared for, written for, or submitted to District and/or used in connection with this Agreement, shall be wholly original to Consultant and shall not be copied in whole or in part from any other source, except that submitted to Consultant by District as a basis for such services.
11. **Audit.** Consultant shall establish and maintain books, records, and systems of account, in accordance with generally accepted accounting principles, reflecting all business operations of Consultant transacted under this Agreement. Consultant shall retain these books, records, and systems of account during the Term of this Agreement and for five (5) years thereafter. Consultant shall permit District, its agent, other representatives, or an independent auditor to audit, examine, and make excerpts, copies, and transcripts from all books and records, and to make audit(s) of all billing statements, invoices, records, and other data related to the Services covered by this Agreement. Audit(s) may be performed at any time, provided that District shall give reasonable prior notice to Consultant and shall conduct audit(s) during Consultant's normal business hours, unless Consultant otherwise consents.
12. **Disputes.** In the event of a dispute between the parties as to performance of the Services, the interpretation of this Agreement, or payment or nonpayment for work performed or not performed, the parties shall attempt to resolve the dispute in good faith. Pending resolution of the dispute, Consultant agrees it will neither rescind the Agreement nor stop the performance of the Services, but will allow determination by the court of the State of California, in the county in which District's administration office is located, having competent jurisdiction of the dispute. Disputes may be determined by mediation if mutually agreeable, otherwise by litigation. Notice of the demand for mediation of a dispute shall be filed in writing with the other party to the Agreement. The demand for mediation shall be made within a reasonable time after written notice of the dispute has been provided to the other party, but in no case longer than ninety (90) days after initial written notice. If a claim, or any portion thereof, remains in dispute upon satisfaction of all applicable dispute resolution requirements, Consultant shall comply with all claims presentation requirements as provided in Chapter 1 (commencing with section 900) and Chapter 2 (commencing with section 910) of Part 3 of Division 3.6 of Title 1 of Government Code as a condition precedent to Consultant's right to bring a civil action against District. For purposes of those provisions, the running of the time within which a claim must be presented to District shall be tolled from the time Consultant submits its written claim until the time the claim is denied, including any time utilized by any applicable meet and confer process.
13. **Termination.**
- 13.1. **For Convenience by District.** District may, at any time, with or without reason, terminate this Agreement and compensate Consultant only for services satisfactorily rendered to the date of termination. Written notice by District shall be sufficient to stop further performance of services by Consultant. Notice shall be deemed given when received by Consultant or no later than three (3) calendar days after the day of mailing, whichever is sooner.
- 13.2. **With Cause by District.** District may terminate this Agreement upon giving of written notice of intention to terminate for cause. Cause shall include:

13.2.1. material violation of this Agreement by Consultant; or

13.2.2. any act by Consultant exposing District to liability to others for personal injury or property damage.

Written notice by District shall contain the reasons for such intention to terminate and unless within three (3) calendar days after that notice the condition or violation shall cease, or satisfactory arrangements for the correction thereof be made, this Agreement shall upon the expiration of the three (3) calendar days cease and terminate. In the event of this termination, District may secure the required services from another Consultant. If the expense, fees, and/or costs to District exceed the cost of providing the service pursuant to this Agreement, Consultant shall immediately pay the excess expense, fees, and/or costs to District upon the receipt of District's notice of these expense, fees, and/or costs. The foregoing provisions are in addition to and not a limitation of any other rights or remedies available to District.

14. **Indemnification.** To the furthest extent permitted by California law, Consultant shall defend, indemnify, and hold free and harmless District, its agents, representatives, officers, consultants, employees, trustees, and volunteers ("the indemnified parties") from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, including without limitation the payment of defense costs incurred by District ("claim"), to the extent caused by the negligence, recklessness, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants, or agents directly or indirectly arising out of, connected with, or resulting from the performance of the Services or from any activity, work, or thing done, permitted, or suffered by the Consultant in conjunction with this Agreement. District shall have the right to accept or reject any legal representation that Consultant proposes to defend the indemnified parties.

15. **Insurance.**

15.1. Consultant shall procure and maintain at all times it performs any portion of the Services the following insurance with minimum limits equal to the amount indicated below.

Type of Coverage	Minimum Requirement
Commercial General Liability Insurance , including Bodily Injury, Personal Injury, Property Damage, Advertising Injury, and Medical Payments Each Occurrence General Aggregate	 \$ 1,000,000 \$ 2,000,000
Automobile Liability Insurance - Any Auto Each Occurrence General Aggregate	 \$ 1,000,000 \$ 2,000,000
Professional Liability	\$ 1,000,000
Workers' Compensation	Statutory Limits
Employer's Liability	\$ 1,000,000

15.1.1. **Commercial General Liability and Automobile Liability Insurance.**
Commercial General Liability Insurance and Any Auto Automobile Liability Insurance that shall protect Consultant, District, and the State from all claims of

bodily injury, property damage, personal injury, death, advertising injury, and medical payments arising performing any portion of the Services. (Form CG 0001 and CA 0001, or forms substantially similar, if approved by District.)

15.1.2. **Workers' Compensation and Employer's Liability Insurance.** Workers' Compensation Insurance and Employer's Liability Insurance for all of its employees performing any portion of the Services. In accordance with provisions of section 3700 of the California Labor Code, Consultant shall be required to secure workers' compensation coverage for its employees. If any class of employee or employees engaged in performing any portion of the Services under this Agreement are not protected under the Workers' Compensation Statute, adequate insurance coverage for the protection of any employee(s) not otherwise protected must be obtained before any of those employee(s) commence performing any portion of the Services.

15.1.3. **Professional Liability (Errors and Omissions).** Professional Liability Insurance as appropriate to Consultant's profession.

15.2. **Proof of Insurance.** Consultant shall not commence performing any portion of the Services until all required insurance has been obtained and certificates indicating the required coverage have been delivered in duplicate to District and approved by District. Certificates and insurance policies shall include the following:

15.2.1. A clause stating: "This policy shall not be canceled or reduced in required limits of liability or amounts of insurance until notice has been mailed to District, stating date of cancellation or reduction. Date of cancellation or reduction shall not be less than thirty (30) days after date of mailing notice."

15.2.2. Language stating in particular those insured, extent of insurance, location and operation to which insurance applies, expiration date, to whom cancellation and reduction notice will be sent, and length of notice period.

15.2.3. An endorsement stating that District and its Governing Board, agents, representatives, employees, trustees, officers, consultants, and volunteers are named additional insured under all policies except Workers' Compensation Insurance, Professional Liability, and Employer's Liability Insurance. An endorsement shall also state that Consultant's insurance policies shall be primary to any insurance or self-insurance maintained by District. An endorsement shall also state that there shall be a waiver of any subrogation.

15.2.4. All policies except the Professional Liability, Workers' Compensation, and Employer's Liability Insurance Policies shall be written on an occurrence form.

15.3. **Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to District.

16. **Assignment.** The obligations of Consultant pursuant to this Agreement shall not be assigned by Consultant.

17. **Compliance with Laws.** Consultant shall observe and comply with all rules and regulations of the governing board of District and all federal, state, and local laws, ordinances and regulations. Consultant shall give all notices required by any law, ordinance, rule and regulation bearing on conduct of the Services as indicated or specified. If Consultant observes

that any of the Services required by this Agreement are at variance with any such laws, ordinance, rules or regulations, Consultant shall notify District, in writing, and, at the sole option of District, any necessary changes to the scope of the Services shall be made and this Agreement shall be appropriately amended in writing, or this Agreement shall be terminated effective upon Consultant's receipt of a written termination notice from District.

18. **Certificates/Permits/Licenses/Registration.** Consultant and all Consultant's employees or agents shall secure and maintain in force such certificates, permits, licenses and registration as are required by law in connection with the furnishing of Services pursuant to this Agreement.
19. **Employment with Public Agency.** Consultant, if an employee of another public agency, agrees that Consultant will not receive salary or remuneration, other than vacation pay, as an employee of another public agency for the actual time in which services are actually being performed pursuant to this Agreement.
20. **Anti-Discrimination.** It is the policy of District that in connection with all work performed under contracts there be no discrimination against any employee engaged in the work because of race, color, ancestry, national origin, religious creed, physical disability, medical condition, marital status, sexual orientation, gender, or age and therefore Consultant agrees to comply with applicable federal and California laws including, but not limited to the California Fair Employment and Housing Act beginning with Government Code Section 12900 and Labor Code section 1735 and District policy. In addition, Consultant agrees to require like compliance by all of its subcontractor(s).
21. **Fingerprinting of Employees.** Consultant shall comply with the provisions of Education Code section 45125.1 regarding the submission of employee fingerprints to the California Department of Justice and the completion of criminal background investigations of its employees. Consultant shall not permit any employee to have any contact with District pupils until such time as Consultant has verified in writing to the governing board of District that the employee has not been convicted of a felony, as defined in Education Code section 45122.1. Consultant's responsibility shall extend to all employees, subcontractors, agents, and employees or agents of subcontractors regardless of whether those individuals are paid or unpaid, concurrently employed by District, or acting as independent contractors of Consultant. Verification of compliance with this section shall be provided in writing to District prior to each individual's commencement of employment or performing any portion of the Services and prior to permitting contact with any student.
22. **Safety and Security.** Consultant is responsible for maintaining safety in the performance of this Agreement. Consultant shall be responsible to ascertain from District the rules and regulations pertaining to safety, security, and driving on school grounds, particularly when children are present.
23. **No Rights in Third Parties.** This Agreement does not create any rights in, or inure to the benefit of, any third party except as expressly provided herein.
24. **District's Evaluation of Consultant and Consultant's Employees and/or Subcontractors.** District may evaluate Consultant in any way District is entitled pursuant to applicable law. District's evaluation may include, without limitation:
 - 24.1. Requesting that District employee(s) evaluate Consultant and Consultant's employees and subcontractors and each of their performance.

24.2. Announced and unannounced observance of Consultant, Consultant's employee(s), and/or subcontractor(s).

25. **Limitation of District Liability.** Other than as provided in this Agreement, District's financial obligations under this Agreement shall be limited to the payment of the compensation provided in this Agreement. Notwithstanding any other provision of this Agreement, in no event, shall District be liable, regardless of whether any claim is based on contract or tort, for any special, consequential, indirect or incidental damages, including, but not limited to, lost profits or revenue, arising out of or in connection with this Agreement for the services performed in connection with this Agreement.

26. **Confidentiality.** Consultant and all Consultant's agents, personnel, employee(s), and/or subcontractor(s) shall maintain the confidentiality of all information received in the course of performing the Services. Consultant understands that student records are confidential and agrees to comply with all state and federal laws concerning the maintenance and disclosure of student records. This requirement to maintain confidentiality shall extend beyond the termination of this Agreement.

27. **Notice.** Any notice required or permitted to be given under this Agreement shall be deemed to have been given, served, and received if given in writing and either personally delivered or deposited in the United States mail, registered or certified mail, postage prepaid, return receipt required, or sent by overnight delivery service, or facsimile transmission, addressed as follows:

District:

La Cañada Unified School District
4490 Cornishon Ave.
La Cañada, California 91011
Email: Mevans@lcsud.net
ATTN: Mark Evans

Consultant:

Ultra Systems Environmental Inc.
16431 Scientific Way
Irvine, California 92618
Blindsay@ultrasystems.com
ATTN: Betsy A. Lindsay

Any notice personally given or sent by facsimile transmission shall be effective upon receipt. Any notice sent by overnight delivery service shall be effective the business day next following delivery thereof to the overnight delivery service. Any notice given by mail shall be effective three (3) calendar days after deposit in the United States mail.

28. **Integration/Entire Agreement of Parties.** This Agreement constitutes the entire agreement between the Parties and supersedes all prior discussions, negotiations, and agreements, whether oral or written. This Agreement may be amended or modified only by a written instrument executed by both Parties.

29. **California Law.** This Agreement shall be governed by and the rights, duties and obligations of the Parties shall be determined and enforced in accordance with the laws of the State of California. The Parties further agree that any action or proceeding brought to enforce the terms and conditions of this Agreement shall be maintained in the county in which District's administrative offices are located.

30. **Waiver.** The waiver by either party of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant, condition, or any subsequent breach of the same or any other term, covenant, or condition herein contained.

31. **Severability.** If any term, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force and effect, and shall not be affected, impaired or invalidated in any way.
32. **Provisions Required By Law Deemed Inserted.** Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein and this Agreement shall be read and enforced as though it were included therein.
33. **Authority to Bind Parties.** Neither party in the performance of any and all duties under this Agreement, except as otherwise provided in this Agreement, has any authority to bind the other to any agreements or undertakings.
34. **Attorney's Fees/Costs.** Should litigation be necessary to enforce any terms or provisions of this Agreement, then each party shall bear its own litigation and collection expenses, witness fees, court costs and attorney's fees.
35. **Tolling of District's Claims.** Consultant agrees to toll all statutes of limitations for District's assertion of claims against Consultant that arise out of, pertain to, or relate to contractors' or subcontractors' claims against District involving Consultant's services under this Agreement, until the contractors' or subcontractors' claims are finally resolved.
36. **Captions and Interpretations.** Paragraph headings in this Agreement are used solely for convenience, and shall be wholly disregarded in the construction of this Agreement. No provision of this Agreement shall be interpreted for or against a party because that party or its legal representative drafted such provision, and this Agreement shall be construed as if jointly prepared by the Parties.
37. **Calculation of Time.** For the purposes of this Agreement, "days" refers to calendar days unless otherwise specified.
38. **Signature Authority.** Each party has the full power and authority to enter into and perform this Agreement, and the person signing this Agreement on behalf of each Party has been properly authority and empowered to enter into this Agreement.
39. **Counterparts.** This Agreement and all amendments and supplements to it may be executed in counterparts, and all counterparts together shall be construed as one document.
40. **Incorporation of Recitals and Exhibits.** The Recitals and each exhibit attached hereto are hereby incorporated herein by reference.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date indicated below.

Dated: _____, 2020

Dated: _____, 2020

La Cañada Unified School District

By: _____

By: _____

Print Name: _____

Print Name: _____

Print Title: _____

Print Title: _____

Information regarding Consultant:

License No.: _____

Registration No.: _____

Address: _____

Telephone: _____

Facsimile: _____

E-Mail: _____

Type of Business Entity:

- ☐ Individual
☐ Sole Proprietorship
☐ Partnership
☐ Limited Partnership
☐ Corporation, State: _____
☐ Limited Liability Company
☐ Other: _____

Employer Identification and/or
Social Security Number

NOTE: Section 6041 of the Internal Revenue Code (26 U.S.C. 6041) and Section 1.6041-1 of Title 26 of the Code of Federal Regulations (26 C.F.R. 1.6041-1) requires the recipients of \$600.00 or more to furnish their taxpayer information to the payer. In order to comply with these requirements, District requires Consultant to furnish the information requested in this section.

EXHIBIT "A"

DESCRIPTION OF SERVICES TO BE PERFORMED BY CONSULTANT

Consultant's entire Proposal is **not** made part of this Agreement.

Consultant must provide, at a minimum, the full scope of services set forth below:

- Prepare all studies and documentation necessary to initiate, process, review, and ultimately obtain certification of a Project Environmental Impact Report or other appropriate environmental documentation (e.g. Negative Declaration) and all required permits that will environmentally-clear approval and implementation of the Project in compliance with CEQA and all applicable environmental requirements, including but not limited to CEQA and all applicable environmental laws, regulations, and requirements emanating from the Environmental Protection Agency ("EPA"), Cal/EPA, Air Quality Management District, State of California and Regional Water Quality Control Board, California Department of Transportation ("CalTrans"), California Department of Fish & Game, and other local agencies as applicable. Such documentation will include an initial study, notices, mailings, technical reports, exhibits, the Draft and Final EIR (if necessary), findings, approval documents, mitigation monitoring plan, and other documentation, and studies, as required to complete the CEQA process. Services will likely include, but are not limited to, the following:
 - Conduct appropriate scoping activities to identify issues and define the proposed Project and alternatives for analysis; meet on an ongoing basis as appropriate with community and affected agency representatives, district administrators, master planners, and associated consultants already under contract at District; prepare, maintain and implement a CEQA processing schedule to assure efficient and timely preparation and processing of the appropriate environmental clearance, and if necessary, the EIR;
 - Prepare and distribute the initial study and notice of preparation;
 - Prepare administrative draft environmental documents;
 - Prepare and circulate draft environmental documents;
 - Assist in conducting public hearings and meetings, as required;
 - Prepare administrative EIR document;
 - Present draft and final report to the Board; and
 - Prepare the Final EIR with responses to comments, findings of fact and statement of overriding considerations (if applicable), mitigation monitoring program, certifying resolution, notice of determination and related documentation.
- Ensure that the District fully complies with CEQA with respect to the Project, including, without limitation, all procedural requirements and notices as part of the CEQA process for a public school project.
- Respond to responsible agency and public comments concerning the environmental impacts of the Project.

- Attend and participate in any public hearings.
- Serve as District's advisor for the Project with regard to compliance with all laws and regulations concerning the environment which are applicable to the acquisition or expansion of a public school site and the construction of a public school or public school facilities, including without limitation, Public Resources Code section 21000 et seq., Government Code section 65402, and Education Code section 17210 et seq. Consultant shall coordinate its work with the District's other consultants, without limitation, including any Environmental Assessor retained by the District. In addition, the Consultant may be requested to prepare or assist the District with preparing a report to be utilized at a public hearing in furtherance of Education Code section 17211.

EXHIBIT "B"

**UltraSystems Environmental Inc. Proposal 191205 Dated January 3, 2020
for Palm Crest Elementary School Modernization Project**

PROPOSAL TO:
LA CAÑADA UNIFIED SCHOOL DISTRICT
CEQA CONSULTING SERVICES
FOR
PALM CREST ELEMENTARY SCHOOL MODERNIZATION PROJECT
(RFP) #LCF 19/20-03
Presented to:



LA CAÑADA
UNIFIED SCHOOL DISTRICT

Harold Pierre, P.E., Measure LCF Program Manager
4490 Cornishon Ave.
La Cañada, CA 91011

Prepared by:



UltraSystems
environmental • management • planning

UltraSystems Environmental Inc.
16431 Scientific Way
Irvine, CA 92618
UEI No. 191114

January 2020



January 3, 2020
Proposal: 191205

La Cañada Unified School District
Attn: Harold J. Pierre, Program Manager
4490 Cornishon Avenue
La Cañada, CA 91011

VIA EMAIL

RE: Proposal to Provide California Environmental Quality Act (CEQA) Consulting Services for Palm Crest Elementary School Modernization Project #LCF 19/20-03

Dear Mr. Pierre:

UltraSystems Environmental, Incorporated (UltraSystems or UEI) appreciates this opportunity to submit its proposal to provide CEQA consulting services to the La Cañada Unified School District (District) in connection with the above referenced project. The structure and content of this proposal largely reflects requirements set forth by the District in its December 04, 2019 Request for Proposal (RFP). UltraSystems has prepared this proposal to ensure that the District, in its capacity as Lead Agency, successfully meets its environmental review obligations regarding the proposed project pursuant to applicable provisions of the California Environmental Quality Act of 1970 and the attendant State CEQA Guidelines, both as amended.

Our review of the proposed project in relation to existing conditions on and proximal to the Palm Crest Elementary School campus yielded a preliminary conclusion that the environmental review for the proposed project could readily be contained in an Initial Study leading to a Mitigated Negative Declaration (IS/MND). To best satisfy the project needs and ensure successful completion of the required environmental documentation, the UltraSystems team has developed a multi-phased technical approach that builds in flexibility while demonstrating our commitment to remain on target toward key milestone deliverables.

The tasks defined in our work plan (provided within our proposal) will result in environmental documentation that is time sensitive, legally defensible, comprehensible to key stakeholders, and complements the design process. Given the foregoing, the scope of services provided in our proposal has been specifically tailored towards this end. Proposal **Section 6.0** provides fee estimate to prepare and process an IS/MND.

UltraSystems recognizes the importance of the proposed project to the District knowing that these important improvements at this campus represent modernization efforts to ensure the long-term viability of the campus as an educational and community resource. UltraSystems' recognition in this regard is best reflected by the quality of the Project Management Team we have committed to the effort. Betsy Lindsay, MURP, the firm's owner, will be the Project Director and supported by Margaret Partridge, MURP, AICP, UltraSystems' Senior Project Manager and the *Primary Point of Contact* with the District. Both individuals have successfully prepared CEQA compliance documents for numerous School Districts in the Southern California region and both will remain in their respective roles from project inception to completion of the Work Program with the District.

Corporate Office – Orange County
16431 Scientific Way
Irvine, CA 92618-4355

Telephone: 949.788.4900
Facsimile: 949.788.4901
Website: www.ultrasystems.com

Harold J. Pierre, Program Manager
La Cañada Unified School District
January 03, 2020
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As professional environmental consultants we believe it is incumbent upon us to prepare CEQA compliance documentation that is both technically comprehensive and legally defensible. UltraSystems is proud of having remained litigation free since our inception in 1994, despite our association with some of the most controversial projects in California during the period. The kind of expertise, experience and professionalism employed to establish this track record will also be employed on the upcoming assignment and we very much look forward to demonstrating to the District our capabilities in this regard on this project.

By virtue of this submission, UltraSystems declares that all information provided is true and correct. In addition, UltraSystems has reviewed the indemnity and insurance provisions in the District's Agreement, and has no exceptions. As the President/CEO of UltraSystems, I am a duly authorized officer of the firm with the legal authority to negotiate, bind, and commit the firm to contractual obligations. Should you need any additional information, you can reach me via email at blindsay@ultrasystems.com or at: (949) 788-4900 ext. 227.

Sincerely,

ULTRASYSTEMS ENVIRONMENTAL INC.

Betsy A. Lindsay
President/CEO

PROPOSAL TO:
LA CAÑADA UNIFIED SCHOOL DISTRICT
CEQA CONSULTING SERVICES
FOR
PALM CREST ELEMENTARY SCHOOL MODERNIZATION PROJECT
(RFP) #LCF 19/20-03
Presented to:



LA CAÑADA
UNIFIED SCHOOL DISTRICT

Harold Pierre, P.E., Measure LCF Program Manager
4490 Cornishon Ave.
La Cañada, CA 91011

Prepared by:



UltraSystems
environmental • management • planning

UltraSystems Environmental Inc.
16431 Scientific Way
Irvine, CA 92618
UEI No. 191114

January 2020

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Appendix A Key Staff Resumes

1.0 INTRODUCTION

The following proposal is in response to the District's Request for Proposal LCF19/20-03, which seeks proposals from consultants to provide California Environmental Quality Act (CEQA) services for the Palm Crest Elementary School Modernization Project.

UltraSystems Environmental is a full-service planning and environmental consulting firm. Founded in 1994, UltraSystems is headquartered in Irvine and maintains several other offices elsewhere in California. Since its inception, the firm has successfully prepared over **7,000** environmental reports, engineering studies and other technical reports for both public and private sector clients. Over the same time period, UltraSystems has also provided consulting services to numerous school districts throughout southern California. This experience has also enabled us to develop an understanding of requirements promulgated by the Office of the State Architect and other public entities (i.e., DTSC) with direct involvement in some aspect of educational facility review and oversight process.

UltraSystems employs a multidisciplinary team of **42** talented and experienced urban and environmental planners, scientists, archaeologists, biologists, geologists, hydrologists, engineers, Geographic Information Systems (GIS) specialists and support staff to complete CEQA and NEPA documents, technical studies, permits and construction monitoring programs to satisfy environmental laws and regulations, from planning through operations. For the upcoming assignment, all environmental issues will be addressed by in-house professionals and no sub-consultant support will be required. All efforts associated with the upcoming assignment would be managed and executed out of our Irvine office.

2.0 PROJECT TEAM SUMMARY

Our Project Team has the necessary resource capacity and availability to deliver on this specific project. The composition and primary roles of the members of the project team are noted below. The team will be led by a management team with extensive experience supporting school district facility projects. The UltraSystems scientific and planning professionals that would be assigned to this project are also highly experienced with projects involving school facilities. Resumes for our Project Team members are in the **Technical Appendix** of this proposal.

**Table 2.0-1
PROJECT TEAM PERSONNEL**

NAME	ROLE ON THE PROJECT	YEARS EXP.
Key Management Personnel		
Betsy A. Lindsay, MURP, ENV SP Principal	Project Director Resource Allocation, Contractual Matters, QA-QC	35
Margaret Partridge, MURP, ENV SP, LEED Green Associate, AICP Sr. Project Manager	Sr. Project Manager – Point of Contact Land Use, Recreation, Wildfires, QA-QC	14
Hina Gupta, MURP, LEED AP BD+C Project Manager	Deputy Project Manager Aesthetics, Visual, QA-QC	12
Technical Leads		
Dr. Michael Rogozen, D. Env Senior Principal Engineer	Air Quality, Greenhouse Gas, Energy, Health Risk Assessment	40

NAME	ROLE ON THE PROJECT	YEARS EXP.
Mike Lindsay, BS Dir. of Operations	Noise	20
Stephen O'Neil, MS, RPA Cultural Resources Mgr.	Archaeology, AB 52 Native American Consultation, Tribal/Cultural, Historical Resource	38
Dan Herlihy, MS, PG, CEG, CHG, QSD/P Consulting Engineer	Hydrology and Water Quality, Health Risk, Hazardous Materials	35
Stephen Chesterman, BEng. GIS Analyst	GIS Spatial Analysis	30
Billye Breckenridge, BA Senior Planner	Socioeconomics, Population and Housing, Wildfire, Traffic	17
Subconsultants – KOA Corporation, Citadel EHS		
Brian Marchetti, BS, AICP Associate KOA Corporation	Traffic, Circulation, Access	20
Shirley Lee Senior Environmental Specialist Citadel EHS	Phase I ESA for DTSC Compliance	12

Presented below are abbreviated bios of our Project Management Team for this project assignment.

BETSY LINDSAY, MURP | Project Director/Project Manager – Point of Contact



As UltraSystems' Principal, Ms. Lindsay will ensure client satisfaction of all services provided by the UltraSystems project team under this contract to the District. In this role, Ms. Lindsay will be responsible for assuring resources are available to complete all District projects within budget and on schedule. She will oversee the quality assurance program, and be the **point person** for all matters relating to technical task order contracting, administrative contracting and contract execution. Ms. Lindsay has over **35 years** of experience, has successfully prepared over **400** environmental documents for a broad spectrum of projects (including a number of school districts), and has managed over **20** large-scale, on-call/as-needed contracts encompassing 1,000's of task authorizations/orders relating to public-agency projects.

EDUCATION

- ❖ M.S., Urban and Regional Planning, California State Polytechnic University, Pomona, CA
- ❖ B.S., Geography, California State University, Long Beach, CA

PROFESSIONAL REGISTRATIONS, LICENSES AND AFFILIATIONS

- Institute of Sustainable Infrastructure, Envision Sustainability Professional

RECENT RELEVANT EXPERIENCE

- IS-MND, LAUSD, Venice High School Comprehensive Modernization Program, Venice, CA
- IS-MND, LAUSD, Grant High School Comprehensive Modernization Program, Van Nuys, CA
- IS-MND, LAUSD, North Hollywood High School Comprehensive Mod. Program, Hollywood, CA
- IS-MND, Alhambra USD, New Century High School, Alhambra, CA
- IS-MND, LACDPW/LAUSD, San Fernando High School Teen Health Center Project, Los Angeles
- IS-MND, Capistrano USD, Bus Route Reduction Plan & Traffic Study, San Juan Capistrano, CA

- IS-MND, Irvine USD, Woodbury Elementary and Middle School, Irvine, CA
- IS-MND, Irvine USD, Portola Elementary School, Irvine, CA
- EIR, San Diego USD, Clairemont High School Athletic Fields Increased Use and Whole Site Modernization Project, San Diego, CA
- IS-MND, Los Alamitos USD, Los Alamitos High School Athletic Fields and STEM Building
- IS-MND, Long Beach USD, Polytechnic High Athletic Field Improvements Project
- IS-MND, Downey USD, Warren High School, Athletic Field Lighting Improvements
- EIR, NOCCD, Master Plan, Fullerton College, CA
- EIR, NOCCD, Master Plan, Cypress College, CA
- EIR, Master Plan, Victor Valley Community College District, Victor Valley, CA

MARGARET PARTRIDGE, MURP, AICP | Senior Project Manager



Ms. Partridge is an urban and regional planner with over **14 years** of experience in community and environmental planning. Ms. Partridge has experience in both the public and private sectors as a city planner and as an environmental planner for residential, commercial, industrial, mixed-use, and specific plan projects. Ms. Partridge's areas of expertise include CEQA, EIRs, Initial Studies, MNDs, and land use research. She is certified as a LEED Green Associate and is a member of the American Institute of Certified Planners (AICP). Ms. Partridge is trained in environmental analysis for a variety of project types and has experience

conducting current planning and permit work for local cities.

EDUCATION

- ❖ M.A., Urban and Regional Planning, University of California, Irvine
- ❖ B.A., Environmental Analysis and Design, University of California, Irvine

PROFESSIONAL REGISTRATIONS, LICENSES AND AFFILIATIONS

- American Institute of Certified Planners
- LEED - Green Associate
- Institute of Sustainable Infrastructure, Envision Sustainability Professional

RECENT RELEVANT EXPERIENCE

- IS-MND, Los Alamitos USD, Los Alamitos High School Athletic Fields and STEM Building
- IS-MND, Long Beach USD, Polytechnic High Field Improvements Project
- IS-MND, Downey USD, Warren High School, Athletic Field Lighting Improvements
- IS-MND, LAUSD, Venice High School Comprehensive Modernization Program, Venice, CA
- IS-MND, LAUSD, Grant High School Comprehensive Modernization Program, Van Nuys, CA
- IS-MND, LAUSD, North Hollywood High School Comprehensive Mod. Program, Hollywood, CA
- EIR, San Diego USD, Clairemont High School Athletic Fields Increased Use and Whole Site Modernization Project, San Diego, CA
- IS-MND, San Diego USD, Paradise Hills Elementary School Joint Use Fields, San Diego, CA

Presented below are abbreviated bios of our two subconsultants that we would use for this project assignment.

KOA Corporation – Traffic, Circulation, Access

Founded in 1987, **KOA Corporation (KOA)** is a leading provider in traffic engineering, transportation planning and construction management services for public agencies and private sector clients. They offer clients technical knowledge, innovative solutions and responsive services. Their staff includes certified transportation planners, registered civil and traffic engineers, project/construction managers, and construction inspectors. With four offices located in Southern California, KOA has provided services for some of the largest public works and transportation planning projects in California. KOA has conducted a wide variety of transportation planning and traffic impact studies for public and private developments throughout Southern California. Nearly a third of their staff members are transportation planners. These planners are able to define methodology with the lead agency, analyze project impacts thoroughly and properly, and offer feasible and effective mitigation options and design solutions for identified transportation concerns. KOA has prepared studies for numerous public sector jurisdictions, each with customize elements as required for each project and its aspects. **Brian Marchetti, BS, AICP, Senior Transportation Planner**, would lead all technical resources relating to traffic impact studies.

Citadel EHS – Phase I Environmental Site Assessment

Citadel EHS is a market-leading, employee-owned Environmental, Health, and Safety (EHS) consulting firm that understands how the ‘built environment’ is developed, operated, occupied, and, eventually, deconstructed. Citadel EHS is dedicated to protecting the employees that build and occupy those structures and the environment in which they sit. We provide unique, integrative approaches to Environmental, Health, and Safety challenges for the entire life cycle of a project—from concept to completion, design to development. **Shirley Lee, BA, Environmental Specialist**, would lead all technical resources relating to Phase I ESA.

3.0 PROJECT UNDERSTANDING

3.1 Project and Vicinity Characteristics

Palm Crest Elementary School (K – 6th grade) is located at 5025 Palm Drive in the City of La Cañada Flintridge. The school was constructed in 1956 as one of three elementary schools in the District. Its current enrollment is just over 669 students. The majority of school campus classroom facilities are located to the west of Palm Drive and Jessen Drive. Existing offsite uses include single-family residences that surround most of this elementary school campus.

3.2 Modernization Features

The District proposes to modernize building features at Palm Crest Elementary School. These improvements would include:

- Construct two new two-story classroom buildings containing 20 classrooms, restrooms, conference room, storage (approximate total gross area 30,000 square feet). These new buildings will replace 15 of the portable classroom buildings.
- Renovation of 18 existing classrooms to include repairs and replacement of mechanical, plumbing, electrical, lighting, fire alarm and other communications systems, flooring, wall finishes and casework.
- Conversion of one classroom building (four classrooms) to specialty classrooms to serve students with special needs.
- Demolition of old District Office (This building was a single-family residential unit that was previously used as the District's administrative office), and construction of a new parking lot. Construction of the new parking lot will require the removal of trees some of which may be considered protected species.
- Alteration and Improvement to existing parking lot and drop-off area.
- Installation of temporary portable classrooms to serve as interim classrooms during the construction of the project. It is expected that the school will remain in operation during the construction.
- Repairs and improvement to site utilities, landscaping areas and pedestrian walkways.

4.0 UNDERSTANDING OF THE ASSIGNMENT

4.1 Project Approach

We have reviewed the schematics for the proposed project and have developed a good understanding of the project site and vicinity's characteristics. The entire project site has been disturbed in the past or is currently occupied by some of the features proposed for renovation or new construction. Given the foregoing, we have also developed a good preliminary sense of what potential impacts may occur as a consequence of proposed project implementation. In summary, it appears that most, if not all, of the renovations comprising the proposed project could be realized by adherence to development regulations and construction standards.

It is our opinion that an Initial Study leading to a Mitigated Negative Declaration would likely be the appropriate CEQA compliance document in which to memorialize the environmental review of the proposed project. As a result, UltraSystems has developed a work program to achieve that end and will do so in an environmental checklist format. Prior to assessing the potential impacts of the proposed project, UltraSystems will prepare a project description and submit it to the District for review and approval. The purpose of this is to ensure that the project description to be employed in the conduct of the impact assessments provided in the technical studies, other technical memoranda and the Initial Study capture the “whole of the action” as required by the State CEQA Guidelines and provide an efficient environmental analysis.

4.2 Scope of Work

To best satisfy the project needs and ensure successful completion of the required environmental documentation, the UltraSystems team has developed a multi-phased technical approach that builds in flexibility while demonstrating our commitment to remain on target toward key milestone deliverables. The tasks defined in our work plan (provided below) will result in environmental documentation that is time sensitive, legally defensible, comprehensible to key stakeholders, and complements the design process.

Task 1: Project Kickoff Meeting. After receiving a Notice to Proceed (NTP), UltraSystems’ Sr. Project Manager (Betsy Lindsay, MURP, ENV SP) and Deputy Project Manager (Margaret Partridge, MURP, ENV SP, AICP) would hold one project kickoff meeting with District staff to: (1) introduce key personnel; (2) define project milestones; (3) provide a schedule for the environmental document; (4) review the conceptual site plans; (5) receive any studies (if available) or relevant documents; and (6) establish guidelines for communication. This meeting would be scheduled at the District’s facility office, and should last approximately one hour.

Task 2: Project Description. Following our review of the schematics prepared for the proposed project, UltraSystems will prepare a draft project description. The project description will define: (1) site location; (2) identify all renovation activities within the scope of the proposed project; and (3) list all discretionary actions required by agencies with jurisdiction over the proposed project which may rely on the environmental document. A section will describe all known construction activities or anticipated construction activities throughout the various phases of construction and duration, which includes any potential placement of equipment or supply staging areas. The District will receive a draft version of the project description for review and comment. At the conclusion of District review and comment, a final version of the project description will be made available by UltraSystems.

Task 3: Technical Report or Assessments. UltraSystems anticipates preparing several technical studies and undertaking records/data base searches to address the potentially significant effects of the proposed project. It is noted that with the exception of the Lighting Impact Study, most of the other analyses will focus primarily on construction-related effects. The technical studies/records and data base searches are as follows: Air Quality and Greenhouse Gas Emissions Assessment; Cultural Resources Records Search; Phase I ESA Report; Lighting Impact Assessment; Noise Impact Assessment; Arborist Assessment; and Traffic Impact Memo (focused on construction). These studies/record search results, etc. will be included as Appendices to the Initial Study to be prepared for the proposed project. In each case, a draft report will be submitted to the District for review and comment immediately upon completion. Upon receipt of comments from the District, UltraSystems will incorporate the District’s comments into the document and prepare a Final Technical Report or Study.

- **Air Quality/Greenhouse Gas Emissions Technical Assessment:** UltraSystems will prepare an air quality and greenhouse gas emissions technical study section which will ultimately support the evaluation summarized in the Initial Study. The air quality and GHG technical study will use information from the recently adopted 2016 Air Quality Management Plan. Existing conditions will be documented by summarizing baseline air quality information, including area topography and meteorology and their influence on air quality; the relevant state and federal ambient air quality standards (AAQS); ambient monitoring data from the closest monitoring station(s) to the project site for the past three years; and attainment status with respect to state and federal AAQS.

Ambient monitoring data available from the South Coast Air Quality Management District (SCAQMD), California Air Resources Board (ARB), and U.S. Environmental Protection Agency (EPA) websites will be incorporated. The setting will also identify existing and reasonably foreseeable sensitive receptors near the project site or near roadway/intersections that could be affected by project traffic and stationary source emissions. It will also identify existing major sources of air pollutants in the project vicinity, including sources of toxic air contaminants and odorous emissions. The regulatory setting will also discuss plans to achieve the state and federal AAQS, and rules and regulations that may apply to stationary sources associated with operation of the proposed project.

UltraSystems will work with the project team to develop construction equipment and phasing assumptions. The emissions for volatile organic compounds (VOC), oxides of nitrogen (NO_x), carbon monoxide (CO), particulate matter (PM₁₀, PM_{2.5}) and sulfur oxides (SO_x) will be estimated under both construction and operational related conditions. Where significant impacts are identified, mitigation measures will be identified and discussed. Mitigation measures in the form of land use and energy policies and best management practices will be recommended to reduce or avoid potential project-specific or cumulative impacts on air quality. Where possible, the effectiveness of the mitigation measures will be quantified, and the significance of the project impacts with mitigation will be reevaluated and compared to the significance thresholds.

UltraSystems will also prepare a GHG inventory and analysis for the project. The GHG analysis will be conducted for (1) baseline (existing) conditions, (2) conditions commensurate with the proposed maximum developed use of the property assuming GHG reduction measures required by Assembly Bill (AB) 32 and other State mandates are adopted, and (3) conditions commensurate with the proposed maximum developed use of the property assuming GHG reduction measures required by AB 32 and other State mandates are not adopted (i.e., business as usual [BAU] conditions).

- **Arborist Assessment.** UltraSystems will have a Licensed Arborist onsite to characterize any trees that would be affected by project modernization. In accord with accepted professional practices, each tree will be plotted on a map of the project site, characterized as to species, photographed, and assigned a numerical identifier. Measurements will also be taken of the trunk diameter at breast height and estimated for tree canopy. Finally, an assessment of the overall health and vigor of each tree surveyed will also be made. Information relating to onsite trees will be characterized within the biological section of the IS.

- **Cultural Resources Assessment:** UltraSystems will prepare a Cultural Resources Assessment with a Phase I Records Search for a one-mile radius. The Native American Heritage Commission (NAHC) would be contacted to request a search to identify Sacred Lands and culturally significant sites, if any, and obtain a list of Native American tribes, organizations and interested individuals that should be contacted to provide information on culturally important sites within the one-half mile Area of Potential Effect (APE). Prehistoric and historic archaeological literature and record reviews would include prior Environmental Impact Reports (EIRs), cultural technical reports, site records, previous assessments, research designs, monitoring programs, and related cultural documentation to identify cultural resources within the APE. Records would be reviewed at the South Central Coastal Information Center (SCCIC) in Fullerton, CA that houses the California Historical Information System (CHRIS).

A pedestrian survey of the project site following standard professional archaeological procedures would be conducted to determine if cultural resources are present on the surface and identify areas with a high possibility of containing subsurface cultural resources. Artifacts, features, sites and structures greater than 50 years of age would be photographed and recorded. Based on these data, a Phase I Cultural Resource Survey Report would be prepared to document research methodology and findings, provide recommendations for avoidance or preservation of cultural resources that may be encountered during construction or other project activities, and provide mitigation measures to protect and preserve cultural resource if avoidance is not feasible in compliance with CEQA and local standards. A site record and/or site record update would be completed and submitted to appropriate agencies upon completion of the field survey.

- **Historical Building Memorandum:** UltraSystems will prepare an historical evaluation of the old La Cañada Unified School District Administration Office located on the northeast corner of the Palm Drive Elementary School in La Canada / Flintridge, at the southwest corner of Jessen and Palm Drives. This structure is known to have originally been a residence. A search of aerial photos depict the presence of this building in 1962 when it was bordered by orchards to the south and west, suggesting it may have been a farm residence. A search of historic USGS topographic maps shows the presence of this structure as far back as 1942. This indicates a minimum age of 78 years and likely older. For cultural resources purposes a structure is considered historic if it is 50 years or more old.

The following procedures would be followed.

- The boundaries of the project area would be digitized into our GIS mapping program and produce maps of the project area and vicinity on appropriate General Land Office plat maps and historic-period and current USGS quad maps for use during the records search, historical background research, field survey, and for inclusion in the report, as appropriate.
- Conduct a field inspection and field recordation of the building and any associated features; this would include photographing (with a digital camera) various elevations of the building and its architectural details and characteristics and taking detailed notes regarding its layout, the construction methods and materials, the architectural style, pertinent features, any noticeable improvements, and its overall condition, etc.

- Conduct an archival and local history research and oral historical interviews regarding the subject property to look for information about the construction date, the architect, the owners, the occupants, and any improvements, and to determine possible associations with significant historical figures or events, if any.

A draft technical memo will be submitted to the client for its review. The final technical memo will be appended to the Cultural Resources Inventory Report and IS/MND for this project.

- **Lighting Impact Assessment:** Using information taken from the site plan and materials provided by the lighting manufacturer (MUSCO) the study will evaluate the potential of the project parking lot to impact surrounding uses. Of particular interest will be potential nighttime illumination impacts to single-family residences surrounding the campus across Palm Drive and Jessen Drive. The study will examine the height and orientation of proposed lights, type of fixture, and illumination characteristics to develop a photometric plan. The photometric plan will identify the location and intensity of light spillage onto adjacent property. Based on the intensity and location of light spillage, the study will identify measures (if needed), that would avoid, minimize, or mitigate any potentially adverse visual impacts.
- **Noise Impact Assessment:** UltraSystems will prepare a noise impact assessment that will form the basis of the noise section within the Initial Study. This study will document ambient noise levels experienced along studied roadway segments and at the property lines of existing sensitive receivers (i.e., residents) near the project site, especially those located to the east across Jessen Drive. It will estimate noise levels with project operation and existing sources of literature documenting stationary sources. Ambient noise levels will be documented using a Quest Technologies, SoundPro, DL-1-1/3 noise meter that meets the standards outlined in ANSI S1.13-1995 (American National Standard Measurement of Sound Pressure Levels in Air).

Noise levels generated by construction work activities will be calculated. UltraSystems has substantial experience with calculating noise levels, including demolition and site preparation, excavation, and building construction. Estimated construction noise levels will be compared to the City of La Cañada Flintridge General Plan Noise Element (i.e., Chapter 7) and the City's Municipal Code to determine whether significant impacts would occur. Using noise prediction modeling, UltraSystems will determine the potential for the project to cause a substantial permanent noise increase above levels without the project at the property line. Predicted noise levels will be compared to adopted thresholds and goals, policies, and objectives from the General Plan and conclusions will be drawn as to whether any potential increase would represent a significant acoustical impact requiring mitigation. Noise levels generated by onsite uses, machinery, trucks, landscape equipment, and cars will also be discussed and compared to adopted standards. Mitigation will be proposed for all significant noise impacts.

- **Phase I Environmental Site Assessment.** UltraSystems will conduct a Phase I Environmental Site Assessment (ESA) in conformance with industry-accepted practices and American Society for Testing and Materials (ASTM) Standard E 1527-00. The purpose of the Phase I ESA is to identify any recognized environmental conditions (RECs) that may exist within the project site boundaries. RECs may include: (1) the presence or likely presence of hazardous substances of petroleum products on the subject property; (2) conditions that indicate an existing release, a past release, or a material threat of a release of hazardous

substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the subject property; and, (3) issues that may have an environmental impact on the property.

Preparation of the Phase I ESA will require: (1) researching and reviewing available information to assess the potential for contamination resulting from on-property activities; (2) researching available information regarding nearby adjacent properties for evidence of environmental conditions that could adversely impact the subject property; (3) interviewing available persons familiar with current and former on-property activities for relevant information regarding potential areas of environmental concern; (4) reviewing federal and state regulatory agency database information for the subject property and nearby properties to identify potential concerns that could adversely affect the environmental condition of the subject property; (5) conducting a visit to the property to identify areas of environmental concern, and observe immediately adjacent properties from the subject property to identify obvious practices that could impact the subject property; and (6) documenting the findings regarding the current environmental conditions on the subject properties in a stand-alone technical report.

- **Traffic Impact Assessment.** Working under UltraSystems, KOA Corporation will provide this assessment. The focus of their assessment will be on construction impacts, since the school will not expand its student seating and instructional capacity.

KOA will compile peak-period weekday intersection traffic volumes for up to four local intersections in the immediate area. Both existing and with-construction level of service and vehicle delay will be computed and potential level of service (LOS) impacts will be analyzed. The number of daily and peak-hour construction truck trips and employee commute trips will be documented based on estimates to be provided by the District. Passenger car equivalency factors will be applied to truck trips.

Pedestrian and bicycle access during the construction period will be reviewed and recommendations for mitigation as applicable will be provided. Any driveway/parking access changes due to the project will be documented and analyzed.

It is assumed that a VMT analysis would not be applicable to the analyzed activities, as such an analysis is not appropriate for construction worker trips and truck hauling/delivery trips, and this is indicated generally in the CEQA guidelines. Documentation of this will be provided in a letter report to UltraSystems.

Task 4: Draft Initial Study and Mitigated Negative Declaration. UltraSystems will prepare an Initial Study (IS) pursuant to the requirements of CEQA Section 21080 and Sections 15060 through 15065 of the CEQA Guidelines. UltraSystems will conduct a field reconnaissance and photographic inventory illustrating the type and nature of onsite and surrounding land uses. In addition to the technical studies prepared under Task 3 above, sources of data for our analyses would include, but not necessarily be limited to, the City of La Cañada Flintridge *General Plan, General Plan Program FEIR and Municipal Code*, the District's development regulations, City, District and other public agency/district capital improvement plans and other planning documents, as well as other readily available resources. The IS will address the following topical areas, as required by law, including Mandatory Findings of Significance and the two most recently added environmental topics, Energy and Wildfire.

The information developed in the IS will serve as substantial evidence that supports a preliminary conclusion that: (1) the project would not produce a significant effect on the environment, and a Negative Declaration (ND) may be issued; or (2) the project would not produce a significant effect on the environment provided that certain mitigation measures are implemented, and a Mitigated Negative Declaration (MND) may be issued.

Prepare Draft Mitigated Negative Declaration (MND). Should the District determine that, based on the IS, there is no substantial evidence that the project may cause a significant effect on the environment, or that certain measures would avoid or mitigate potentially significant effects to a level of insignificance, UltraSystems would use the IS as the basis for preparation of the administrative draft MND. Mitigation measures would be selected to avoid or reduce potential environmental effects to less than significant levels, where feasible.

Task 5: Distribution List, Public Notices, Public Circulation. UltraSystems will prepare all notices for this project. This includes the Notice of Completion (NOC), Notice of Intent (NOI) and other supporting documentation required for this project. The NOC will be: (1) mailed to those previously requesting notice; (2) provided in two general circulation newspapers (i.e., English and Spanish); (3) posted onsite; (4) mailed to owners/occupants within 500' of the project site; (5) filed with the State Clearinghouse; and (6) filed with the County Clerk.

Prepare the Distribution List. UltraSystems will work with the District to compile a distribution list. Per CEQA Statute and Guidelines §§ 15381 and 15386, UltraSystems will identify all local, responsible and trustee agencies and will consult appropriately with each party to satisfy Public Resource Code § 21080.3 and CEQA Statute and Guidelines § 15063(g). To satisfy the requirements of AB 52, those Native American tribes required to be contacted will be included on that list. UltraSystems will submit a draft version of the distribution list to the District for review and comment.

Prepare the Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration. A public notice will be drafted by UltraSystems that will provide information relating to the project, its location and description and document availability. The notice will also identify the public review period, where to send comments, and provide information relating to the District's Board Hearing. This notice will be disseminated to all residents/owners located within 500' of the project site.

Prepare Required State Notices. UltraSystems will prepare the Notice of Completion (NOC) that will be sent to the State Office of Planning and Research, and the California Department of Fish and Game Notice of No Effect Determination Request (NED). These notices will be sent respectively to each agency, along with the required number of IS/MND document(s), and respective fees.

Circulation of Draft IS/MND, along with the NOI. Following the District's approval for public circulation of the Draft IS/MND, UltraSystems will prepare a master version of the public Draft IS/MND for reproduction. UltraSystems will coordinate the reproduction of Draft IS/MND for public distribution. The Draft IS/MND will be forwarded to each agency and stakeholder included on the distribution list. We will prepare and distribute the NOI to the County Clerk and the State Clearinghouse (SCH), a Division of the Governor's Office of Planning and Research (OPR), to announce the 30-day public review required by Public Resources Code § 21091(b) and CEQA Guidelines § 15073(a). The NOI and Draft IS/MND will be sent by certified mail or Federal Express to verify delivery receipt.

Task 6: Response to Comments. UltraSystems will prepare responses to environmental comments received on the Initial Study. Upon receipt of comments on the IS/MND during the 30-day public review period, UltraSystems will review the content of the letters to determine the nature and extent of the response to comments (RTC) effort. This scope of work assumes UltraSystems will prepare responses for up to 10 comments received on the Draft IS/MND. The RTC would be prepared by UltraSystems and then provided to the District after we receive one set of consolidated comments from the District.

Task 7: Final IS/MND and Mitigation Monitoring and Reporting Program. UltraSystems will prepare the Final IS/MND that will include revisions to the Draft IS/MND based on comments received, and a Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Statute and Guidelines § 15097. The MMRP will specify: (1) the responsibility for implementation; (2) the timing for implementation; (3) the mechanisms of monitoring activities, including the frequency, contact and format for reporting requirements; and (4) the content, requirements and ultimate disposition of a Final MMRP. UltraSystems will assist the District in soliciting and incorporating the views of Responsible Agencies regarding the scope and the appropriate aspects of the monitoring and reporting program.

Task 8: Public Hearing. UltraSystems will attend and participate in one (up to two hours) Board meeting to answer questions regarding the environmental document and impact analysis. UltraSystems, in cooperation with the District, will help prepare materials that would be necessary, and participate in the hearing to the extent determined appropriate. If environmental issues arise at the hearing requiring additional investigation(s) beyond the scope of work within this proposal, UltraSystems will provide the District with specific recommendations concerning an appropriate response. Following the District's authorization to proceed, UltraSystems would undertake additional studies that may be required.

Preparation of Notice of Determination (NOD). UltraSystems will prepare the NOD, and post it after the Board of Education has certified the Final IS/MND. UltraSystems will post the NOD with the County of Los Angeles Registrar-Recorder/County Clerk within two days of the approval of the Final IS/MND. The payment of posting fee (\$75.00) needed to file the NOD with the County Clerk would be borne by UltraSystems. A copy of the NOD will also be sent to the State Clearinghouse.

Project Management and Coordination. The task includes all internal and external coordination among members of the UltraSystems project team and the District.

4.3 Work Program Deliverables

The following table summary includes a list of all project deliverables that would be provided by UltraSystems.

Table 4.3-1
SUMMARY OF PROJECT DELIVERABLES

TASK #	TASKS	DELIVERABLES
1	Project Kickoff Meeting	Data Request
2	Project Description	1 electronic copy (MS Word & PDF)
3	Technical Reports or Assessments	1 electronic copy (MS Word & PDF)
4	Administrative Draft IS/MND with Appendices	1 electronic copy (MS Word & PDF)

TASK #	TASKS	DELIVERABLES
	Draft IS/MND with Appendices	1 unbound hard copy 5 hard copies 20 CDs (PDF)
5	Distribution List	1 electronic copy (MS Excel)
	Notice of Completion (NOC)	15 hard copies
	Notice of Intent (NOI)	1 electronic copy (MS Word & PDF) 15 hard copies
	Newspaper Ad	1 electronic copy (MS Word)
6	Response to Comments	1 electronic copy (PDF)
7	Final IS/MND and MMRP	1 electronic copy (MS Word & PDF)
	No Effect Determination Form (NED)	1 electronic copy (PDF)
8	Notice of Determination (NOD)	2 hard copies

5.0 PROJECT SCHEDULE

UltraSystems recognizes that time is of the essence. If the District elects to prepare an Initial Study to support a MND, then a draft Initial Study would be ready for review within **six weeks** following the kick-off meeting. Our project schedule identifying tasks and completion dates is shown below. The entire process would take approximately **4 months** or less.

Table 5.0-1
PROJECT SCHEDULE

TASK	NAME	Weeks from Authorization to Proceed																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1	Project Kick-off Meeting																		
2	Project Description*																		
3	Technical Studies																		
4	Draft IS/MND							DR											
5	Distribution List, Public Notices, Public Circulation (30-days)																		
6	Response to Comments													DR					
7	Final IS/MND, MMRP and NOD																		
8	Public Hearing (TBD) before the Board																PH		
	RTC = Response to Comments PR = 30-Day Public Review DR = District Reviews PH = Public Hearing *Contingent upon final project site plan and design																		

This schedule may be modified, as needed, to accommodate the District's Board of Education calendar or other major milestones.

We are assuming that this project may require two quarters of work.

6.0 FEE QUOTE

A Task-by-Task Cost Breakdown for this proposed project is provided in **Table 6.0-1**. UltraSystems' Standard Rate Schedule is provided in **Table 6.0-2**. The total labor cost is provided in **Table 6.0-3**.

**Table 6.0-1
TASK COST BREAKDOWN**

#	TASK	COST
1	Project Kick-off Meeting	\$800
2	Project Description	\$2,350
3	Technical Studies or Assessment	
	Air Quality/GHG Assessment	\$7,100
	Arborist Assessment	\$3,430
	Cultural Resources Assessment	\$8,560
	Historical Building Memorandum	\$4,830
	Lighting Impact Assessment	\$1,530
	Noise Impact Assessment	\$6,060
	Phase I Environmental Site Assessment	\$4,220
	Traffic Impact Assessment	\$7,780
4	Draft Initial Study/Mitigated Negative Declaration	
	Prepare the Draft IS	\$11,330
	Prepare Draft MND	\$570
5	Distribution List, Public Notices, Public Circulation	\$5,100
6	Responses to Comments (RTC)	\$2,940
7	Final IS/MND and MMRP	\$1,510
8	Public Hearing	\$940
	Prepare and file the NOD	\$470
9	Project Management and Project Coordination	\$3,370
TOTAL (not-to-exceed)		\$72,970

Note: Costs includes all travel, direct costs, printing expenses, and fees for noticing (i.e., NOI, CDFW fees, County Clerk).

Table 6.0-2
STANDARD RATE SCHEDULE

PROFESSIONAL STAFF	Hourly
Principal	\$185
Director	\$175
Senior Project Manager	\$165
Project Manager	\$160
Senior Principal Engineer	\$175
Senior Scientist/Engineer	\$165
Scientist/Engineer	\$150
Staff Scientist/Engineer	\$140
Senior Planner	\$125
Associate Planner	\$120
Planner/Environmental Analyst	\$110
Senior Biologist II	\$130
Senior Biologist I	\$125
Staff Biologist II	\$120
Staff Biologist I	\$110
Associate Biologist	\$100
Cultural Specialist	\$135
Archaeologist	\$120
Cultural Monitor	\$85
Senior GIS Analyst	\$110
GIS Technician	\$100
Word Processor	\$75
Intern	\$50

Building Services

Field Management	\$145
ACM Air Monitor/Lead Inspector/Sampling	\$88

Note: ACM/LBP Removal quoted per job basis

FIELD EQUIPMENT	Daily	Weekly
Excavation Screen	\$5	\$20
Field Supplies (shovels, health and safety, flagging, binoculars, etc.)	\$15	\$60
Garmin GPS (non-Trimble)	\$5	\$20
iPad Data Tablet	\$25	\$100
Kestrel Anemometer (or equivalent)	\$5	\$20
Photoionization detector (PID) or equivalent	\$100	\$400
Quest SoundPro SP-DL-1-1/3 Sound Level Meter (or equivalent)	\$110	\$440
RKI GX-2003 Multi-Gas Meter (or equivalent)	\$65	\$260
Trimble Geo7x GPS Unit with Rangefinder (or equivalent)	\$120	\$560
XRF Analyzer	\$95	\$380

Consultant support (printing, reproduction and other direct expenses) will be billed at a rate of cost plus ten (10) percent. Automobile mileage will be charged at IRS standard rates. Travel time will be billed as indicated in the hourly rate schedule above.

Invoices will be submitted monthly for work in progress and at completion of contract obligations, and are payable upon receipt. Fees not paid within thirty (30) days of invoice date may be assessed an interest charge of one and one-half (1.5) percent per month, from the date due (net 30). Attorney fees and court costs incurred for collection of delinquent accounts will be borne by the client.

Table 6.0-3
COST SHEET

Labor Categories >>>		Project Director	Senior Project Manager	Senior Principal Engineer	Scientist/ Engineer	Senior Planner	Associate Planner	Sr. Biologist I	Cultural Specialist	Archaeologist	GIS Analyst	Word Processor	Total		Vehicle Travel		Direct Costs		Direct Expenses	TOTAL (rounded)
													Hours	Cost	Miles	\$0.58	Sub	Markup 10%		
Hourly Rate>>>		\$185	\$165	\$175	\$150	\$125	\$120	\$125	\$135	\$120	\$110	\$75								
1	Project Initiation/Project Kick-off Meeting	2	2	0	0	0	0	0	0	0	0	1	5	\$775	110	\$63.80	\$0.00	\$0.00	\$0.00	\$840
2	Project Description	2	0	0	0	4	6	0	0	0	6	1	19	\$2,325	110	\$63.80	\$0.00	\$0.00	\$0.00	\$2,390
3	Technical Studies or Assessments	0	0	0	0	0	0	0	0	0	0	0	0	\$0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	Air Quality/GHG Assessment	0	2	16	24	0	0	0	0	0	2	2	46	\$7,100	0	\$0.00	\$0.00	\$0.00	\$0.00	\$7,100
	Arborist Assessment	0	2	0	0	0	0	20	0	0	2	2	26	\$3,200	110	\$63.80	\$0.00	\$0.00	\$165.00	\$3,430
	Cultural Resources Assessment	0	2	0	0	0	0	0	24	32	2	2	62	\$7,780	110	\$63.80	\$0.00	\$0.00	\$715.00	\$8,560
	Historical Building Memorandum	0	2	0	0	0	0	0	24	0	2	2	30	\$3,940	110	\$63.80	\$0.00	\$0.00	\$825.00	\$4,830
	Lighting Impact Assessment	0	2	0	4	0	0	0	0	0	2	2	10	\$1,300	110	\$63.80	\$0.00	\$0.00	\$165.00	\$1,530
	Noise Impact Assessment	0	2	16	12	0	0	6	0	0	0	2	38	\$5,830	110	\$63.80	\$0.00	\$0.00	\$165.00	\$6,060
	Phase I Environmental Site Assessment	0	2	0	0	0	0	6	0	0	0	0	8	\$1,080	0	\$0.00	\$2,500.00	\$250.00	\$385.00	\$4,220
	Traffic Impact Assessment	0	2	0	0	4	0	6	0	0	0	2	14	\$1,730	0	\$0.00	\$5,500.00	\$550.00	\$0.00	\$7,780
4	IS/MND/MMRP	0	0	0	0	0	0	0	0	0	0	0	0	\$0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	Prepare the Draft IS	0	16	0	0	30	24	4	0	0	6	12	92	\$11,330	0	\$0.00	\$0.00	\$0.00	\$0.00	\$11,330
	Prepare Draft MND	0	2	0	0	0	2	0	0	0	0	0	4	\$570	0	\$0.00	\$0.00	\$0.00	\$0.00	\$570
5	Distribution List, Public Notices, Public Circulation	0	2	0	0	0	2	0	0	0	0	8	12	\$1,170	0	\$0.00	\$0.00	\$0.00	\$3,927.00	\$5,100
6	Responses to Comments (RTC)	4	4	4	0	0	4	0	0	0	0	4	20	\$2,880	110	\$63.80	\$0.00	\$0.00	\$0.00	\$2,940
7	Final IS/MND and MMRP	0	2	0	0	0	4	0	0	0	0	2	8	\$960	0	\$0.00	\$0.00	\$0.00	\$550.00	\$1,510
8	Public Hearing	2	2	0	0	0	2	0	0	0	0	0	6	\$940	0	\$0.00	\$0.00	\$0.00	\$0.00	\$940
	Prepare and file the NOD	0	0	0	0	0	2	0	0	0	0	2	4	\$390	0	\$0.00	\$0.00	\$0.00	\$82.50	\$470
9	Management and Coordination	4	12	2	2	0	0	0	0	0	0	0	20	\$3,370	0	\$0.00	\$0.00	\$0.00	\$0.00	\$3,370
Total (Hours)		14	58	38	42	38	46	42	48	32	22	44	424		880					
Total Amount		\$2,590	\$9,570	\$6,650	\$6,300	\$4,750	\$5,520	\$5,250	\$6,480	\$3,840	\$2,420	\$3,300		\$56,670		\$510	\$8,000	\$800	\$6,980	\$72,970

7.0 REFERENCES

Below are references for similar IS/MND studies recently completed by UltraSystems.

Table 7.0-1
REFERENCES

CLIENT	SCOPE OF SERVICES	CONTACT NAME AND ADDRESS
Los Alamitos Unified School District	<u>Numerous School Projects Modernization Program</u> <i>IS/MND, CE-CE's, Phase II ESA, Contaminated Soil Excavation Monitoring</i>	CJ Knowland, Director Facilities Los Alamitos Unified School District 10652 Reagan Street Los Alamitos, CA 90720 T: (562) 799-4592 ext. 81116 E: cknowland@losal.org Abraham, Johnson, Project Manager DTSC School Team – Cypress Office Brownfields and Environmental Restoration Program T: (714)484 5320
Los Angeles Unified School District	<u>North Hollywood High School Comprehensive Modernization</u> <i>IS-ND, Air Quality, GHG, Noise, Cultural Resources, Traffic.</i>	William Mead, CEQA Project Manager LAUSD Office of Environmental Health and Safety 333 S. Beaudry Avenue, 21 st Floor Los Angeles, CA 90017 T: (213) 241-3432 E: william.meade@lausd.net
Downey Unified School District	<u>Downey High School Athletic Field Improvements</u> <i>IS-MND, Air Quality, Noise, Cultural Resources, Lighting Study.</i>	Joseph Quinonez, Director Facilities Downey Unified School District 11627 Brookshire Avenue Downey, CA 90241-7017 T: (562) 469-6707 E: jquinonez@dusd.net
Alhambra Unified School District	<u>Century High School</u> <i>IS-MND, Air Quality, Noise, and Preliminary Endangerment Assessment (PEA), Removal Action Workplan (RAW), Supplemental Site Investigation (SSI), and Remedial Action Completion Report (RACR)</i>	Keith Matsuo, PE, Facilities Director Alhambra Unified School District 1515 Mission Rd. Alhambra, CA 91802 T: (626) 943-6544 E: matsuo_keith@alhambra.k12.ca.us Rana Georges, Project Manager DTSC School Team – Cypress Office Brownfields and Environmental Restoration Program T: (714) 484 5320
Long Beach Unified School District	<u>Polytechnic High School Athletic Field Improvements</u> <i>IS-MND, Air Quality, Noise, Cultural Resources, Lighting Study, Traffic.</i>	Brooke Clements Planning Project Manager Long Beach Unified School District Facilities Development & Planning T: (562) 997-7550 x1307 E: bclements@lbschools.net

APPENDIX A

KEY TECHNICAL STAFF RESUMES



Years of Experience

35

Years with Firm

25

Education

- Graduate Program, Public Policy and Administration, California State University, Long Beach, CA, 1992
- Graduate Program, Business Administration, Pepperdine University, Irvine, CA, 1991
- M.U.R.P., Master of Urban and Regional Planning, California State Polytechnic University, Pomona, CA, 1989

Professional Affiliations

- American Planning Association
- Urban Land Institute
- Association of Environmental Professionals
- National Association of Women Business Owners
- National Association for Female Executives

PROFESSIONAL SUMMARY

Ms. Lindsay is the founder and chief executive of UltraSystems Environmental. A building industry veteran, she has 35 years of experience in environmental planning and permitting, fiscal impact analysis, economic development, and facility planning. Ms. Lindsay has been actively involved as Principal-in-Charge of more than 50 school district-related projects, including the preparation of EIRs, MNDs, and health risk assessments (HRAs) for schools. Ms. Lindsay has managed and prepared more than 400 environmental documents, and provided entitlement obligations for large-scale public and private infrastructure projects. Her background also includes work on more than 45 construction-related projects. At UltraSystems, her day-to-day responsibilities include business and project management, contract administration, resource allocation, and quality control.

SELECT PROJECT EXPERIENCE

Irvine Unified School District, Woodbury Elementary and Middle School, Initial Study/Negative Declaration, Irvine, CA

Ms. Lindsay was Principal-in-Charge for this project to prepare an Initial Study/Mitigated Negative Declaration for a project to construct a new elementary school (kindergarten through fifth grade) on approximately 10 acres and a new middle school (sixth through eighth grade) on approximately 20 acres. The elementary school campus would cover approximately 6.5 acres (including parking, buildings and grounds). The elementary school would accommodate approximately 700 students. The faculty and staff would consist of approximately 36 teachers and 15 staff members. The middle school enrollment projected is approximately 900.

Irvine Unified School District, Portola Elementary School, Irvine, CA

Ms. Lindsay served as Principal-in-Charge for this project to prepare an Initial Study/Mitigated Negative Declaration concerning construction of a new elementary school (kindergarten through fifth grade) on approximately 11 acres. The school site plan would accommodate all the essential facilities such as classrooms, administration, multipurpose areas, lunch shelters, parking, and ample open space and play fields. There would be approximately 60 parking spaces provided, with 35 spaces provided in the parking lot adjacent to the Nature Walk, and 25 spaces provided in the lot adjacent to Walking Stick Street. UltraSystems coordinated closely with IUSD staff.

San Fernando High School Teen Health Center Project, Los Angeles County, CA

Ms. Lindsay serves as Principal-in-Charge for the preparation of an Initial Study in support of a Mitigated Negative Declaration that evaluated the

environmental effects of constructing and operating a Teen Health Center within the San Fernando Valley High School Campus, San Fernando, CA. The single story, 5000 square foot clinic would contain four medical and two dental examination rooms, four counseling offices, business offices, a sterilization room, dispensary, laboratory, a nurse's station, and a conference room. Prior to beginning construction activity, soils on-site must be remediated to address elevated levels of lead, arsenic, and 4,4-DDT. The method selected for site remediation involves removing top soil for disposal at an approved facility. UltraSystems prepared an Initial Study Checklist and air quality and noise technical studies that supported the CEQA analysis. The findings of the Initial Study concluded that although the proposed project could have a significant effect on the environment, the adverse impact can be reduced to a less

than significant level because revisions have been made or agreed to by the project proponents that will avoid or mitigate the effects to a point where no significant effects would occur.

Environmental Impact Report, Master Plan, Fullerton College, CA

UltraSystems prepared an Environmental Impact Report (EIR) comprehensively examining and assessing any potentially significant environmental impacts associated with the proposed Cypress College Master Plan. Ms. Lindsay served as the Principal-in-Charge, providing technical review of all environmental documentation to ensure regulatory compliance. Ms. Lindsay worked with the Project Manager throughout the permitting process to expedite the application approvals with local agencies. The Cypress College Master Plan addressed 22 parcels within a 108-acre campus in Cypress, within North Orange County. UltraSystems examined the potential impacts of traffic, onsite circulation issues, and the impact of the new construction on the proposed project.

Environmental Impact Report, North Orange County Community College District, Cypress College Master Plan

As Principal for this project, Ms. Lindsay worked closely with the NOCCCD and helped direct UltraSystems' staff and subconsultants. The Master Plan projects addressed by the EIR included the new Learning Commons building, the Central Power Plant in the Women's Showers and Lockers Building, the New Student Center, the Remodeled Library and Administration Building, the New Maintenance and Operations Facility, the New School of Continuing Education, as well as the new Vehicular Drop-Off (Main College Entrance), New Pedestrian Mall and Enhanced Lake Landscape, and the New Gateway Plaza. The Master Plan projects also included the remodeling of the Technical Education Courtyard, development of the Lakeshore Plaza, remodeling of the Men's Showers and Lockers, and expansion of parking by 800 additional stalls in the area currently occupied by the Adult Education temporary buildings, plus 165 paved stalls behind the baseball field.

Mitigated Negative Declaration (MND), New Century High School, Alhambra, CA

On behalf of the Alhambra Unified School District (AUSD), Ms. Lindsay served as the Principal-in-Charge for an UltraSystems team in completing an MND for the replacement of the old Century High School. The new high school is being developed on the site of the previous facility, whose plant includes permanent buildings constructed in the mid-1940s and several temporary buildings added over the years. The site for the new High School incorporated part of the adjacent AUSD bus parking and maintenance facility. Two leaking underground fuel tanks associated with this facility had to be removed and the site where the tanks were located was remediated. UltraSystems was under pressure to prepare project environmental documentation, and remove the tanks, and remediate the site by a certain date so that the AUSD could apply for grant funds to construct the new high school. Due to leaking fuel tanks on the high school site UltraSystems was required to work with the California Department of Toxic Substances Control (DTSC) to prepare technical reports examining the amount of toxic materials on the school site and specifying how fuel tanks and contaminated soil were to be removed. This required meeting with DTSC staff to discuss the contamination issue and convince them to approve our suggested approaches for tank removal and soil remediation. We were resourceful in that we set DTSC meeting requirements, presenting what we wanted to do on this project.



Years of Experience

14

Years with Firm

2

Education

- M.A., Urban and Regional Planning, University of California, Irvine (UCI), 2005
- B.A., Environmental Analysis and Design, University of California, Irvine (UCI), 2002

Professional Certificates

- American Institute of Certified Planners
- LEED Green Associate

Areas of Expertise

- CEQA
- EIRs
- Initial Studies
- MNDs
- Land Use Research

PROFESSIONAL SUMMARY

Ms. Partridge is a planner with over 14 years of experience in community and environmental planning. Ms. Partridge has experience in both the public and private sectors as a city planner and as an environmental planner for residential, commercial, industrial, mixed-use, and specific plan projects. Ms. Partridge's areas of expertise include CEQA, EIRs, Initial Studies, MNDs, and land use research. She is certified as a LEED Green Associate and is a member of the American Institute of Certified Planners (AICP). Ms. Partridge is trained in environmental analysis for a variety of project types and has experience conducting current planning and permit work for local cities.

SELECT PROJECT EXPERIENCE

Clairemont High School, San Diego, CA

The San Diego Unified School District (SDUSD) is proposing to intensify/increase use of the existing Athletic Facilities located at the Clairemont High School Campus. UltraSystems was hired to prepare the Draft EIR, which analyzes environmental impacts associated with an increase in the frequency of use of the existing upgraded athletic facilities. The Whole Site Modernization component of the proposed project consists of the installation of solar-powered security lighting in Parking Lots 3, 4 and 5. Ms. Partridge prepared the executive summary, aesthetics, and land use sections of the DEIR.

Liberty Groves Area Plan/Specific Plan, Administrative Draft PEIR, Madera, CA

Ms. Partridge authored sections of the Administrative Draft PEIR for this project, located in Madera County. The Liberty Groves Specific Plan provides for implementation of the Liberty Groves Area Plan and will function as the zoning document for the Liberty Groves project by providing land use regulations and development standards for new development. The Liberty Groves project is a proposed 1,320-acre master-planned, mixed-use community.

Watson Industrial Park, EIR, Chino, CA

Ms. Partridge assisted in the preparation of EIR sections for this proposed General Plan Amendment, Specific Plan Amendment, and Master Site Plan application for an approximately 190-acre industrial warehouse development project. This project proposed the development of eight industrial warehouse buildings, totaling approximately 3,700,000 square feet. The Final EIR for the project was certified in January 2016 by the City of Chino City Council.

Oak Flat Towers Project, IS/MND, Orange County, CA

Ms. Partridge co-authored an IS/MND for the development of a new radio transmitting tower facility in the Santa Ana Mountains for radio station KBRT AM 740. The new tower facility would replace the existing transmitting facility located in Los Angeles County. As an Assistant Project Manager for this project, Ms. Partridge coordinated with County staff and the Client regarding the project and assisted in research. The project was unanimously approved by the County of Orange Planning Commission in October 2011.

Wardlow and Lamb Residential Projects, Mitigated Negative Declarations (MNDs), Huntington Beach, CA

Ms. Partridge co-authored the Mitigated Negative Declarations for these detached single-family residential developments, proposed on former elementary school sites. The Wardlow project proposed the development of 49 homes and the Lamb Residential Project proposed 81 homes. Ms. Partridge attended the public scoping meetings

for both projects and coordinated with subconsultants and City staff members regarding the projects. These projects were approved by the City of Huntington Beach City Council in November 2012.

Alderwood and Vista Verde Residential Projects, Environmental Impact Reports (EIRs), Irvine, CA

Ms. Partridge co-authored the EIRs for these detached single-family residential developments, proposed on former elementary school sites. The Alderwood Residential Project, located in the Village of Woodbridge in Irvine, proposed the development of 48 homes. The Vista Verde Residential Project, located in the Village of University Park in Irvine, proposed the development of up to 66 homes. Ms. Partridge prepared a variety of the EIR sections for these projects. She assisted in preparation of the public scoping meeting materials for both projects. Ms. Partridge also coordinated with subconsultants and City staff members regarding environmental impacts. The Alderwood Project was approved by the City of Irvine City Council in September 2011 and the Vista Verde Project was approved by the City Council in April 2012.

Serrano Woods Apartment Complex Initial Study/Mitigated Negative Declaration (IS/MND), Orange, CA

Ms. Partridge co-authored an IS/MND for the Serrano Woods affordable housing apartment complex. The project involved development of a 65-unit affordable housing development in the City of Orange. The project required a general plan amendment, zone change, tentative parcel map, and major site plan review by the City Design Review Committee. As Environmental Analyst/Assistant Project Manager for this project, Ms. Partridge conducted a site visit and photographed the project site. Additionally, she conducted all the background research and performed the environmental analysis. The City of Orange Planning Commission recommended approval in February of 2011 and the project was approved by the City Council in March of 2011.

La Habra Civic Center Infill Housing Project, EIR, La Habra, CA

As Environmental Analyst for this project, Ms. Partridge drafted sections of the DEIR for the La Habra Civic Center Infill Housing Project. Two options were considered for development of new single family and/or townhomes in the La Habra Civic Center area. Option 1 would entail development of approximately 110 new single-family homes and/or townhomes, on 5.5 acres already developed with the City of La Habra City Hall and Art Gallery, a Post Office, and the Crossroads Community Church property. The existing site improvements in these areas would be demolished and the City Hall and Post Office would be relocated to a nearby office property, through renovations of existing office buildings and an adjacent surface parking lot. Option 2 would entail development of approximately 47 new townhomes at the site of the same office buildings involved in Option 1. This project and its EIR were approved by the City of La Habra in May 2015.

150 Newport Center, MND, IS and EIR, Newport Beach, CA

Ms. Partridge assisted with the preparation of the MND, and subsequently the Initial Study and EIR sections for the 150 Newport Center project in the City of Newport Beach. Additionally, Ms. Partridge conducted a site visit and photographed surrounding land uses. The project would involve the demolition of a car wash, convenience market, and gas station to accommodate the development of a 7-story 49-unit residential condominium building with three levels of subterranean parking. The Project Applicant withdrew the application to the City in September 2016.



Years of Experience

12

Years with Firm

12

Education

- Master of Urban and Regional Planning, University of Southern California, Los Angeles, CA, 2009
- B Arch, Chandigarh College of Architecture, Chandigarh, India, 2007

Professional Certification

- LEED Accredited Professional – BD+C (Leadership in Energy and Environmental Design)

Areas of Expertise

- CEQA
- NEPA
- EIR/EIS
- IS/MND
- EA
- Land Use
- Specific Plans
- General Plans
- Socio-economics
- Aesthetics

PROFESSIONAL SUMMARY

Ms. Gupta is an urban planner with 12 years of experience in environmental planning and regulatory permitting for a variety of projects including infrastructure, transportation, renewable energy, commercial, residential, mixed use and master planned development, and educational facilities. Her areas of expertise include: Sustainable Land use, Aesthetics and Visual Analysis, Socioeconomics and Community Impact Assessment, and Green Building Design. Ms. Gupta is a LEED Accredited Professional and has experience working with public agency staff at various city and county departments within southern California.

SELECT PROJECT EXPERIENCE

Clairemont High School Increased Use of Athletic Fields and Whole Site Modernization, San Diego, CA

The San Diego Unified School District (SDUSD) is proposing to intensify/increase use of the existing Athletic Facilities located at the Clairemont High School Campus. UltraSystems was hired to prepare the Draft EIR, which analyzes environmental impacts associated with an increase in the frequency of use of the existing upgraded athletic facilities. The Whole Site Modernization component of the proposed project consists of the installation of solar-powered security lighting in Parking Lots 3, 4 and 5. Ms. Gupta is serving as the deputy project manager for this project. Her responsibilities include preparation of the Project EIR template, project description and alternatives analysis. She is also responsible conducting QA/QC review of all sections of the Draft EIR and coordinating with the client for data needs and other relevant project information.

North Hollywood High School Comprehensive Modernization, Los Angeles, CA

As part of its School Upgrade Program, Los Angeles Unified School District (LAUSD) planned to implement a comprehensive modernization project at North Hollywood High School (a 25.10-acre site) in Los Angeles, California. The proposed project included demolition of structures and systems that were beyond repair; construction of new buildings; improvements to the existing campus facilities; upgrades to infrastructure and utilities; and various site-wide upgrades. Ms. Gupta assisted in project management and preparation of an Initial Study and Mitigated Negative Declaration (MND) in compliance with the California Environmental Quality Act (CEQA). She also conducted QA/QC reviews of multiple IS/MND sections and all public

notices. She revised the Draft IS/MND based on comments received during the public review period and worked on the preparation of the Final IS/MND for the project.

Ulysses S. Grant High School Comprehensive Modernization, Los Angeles, CA

As part of its School Upgrade Program, Los Angeles Unified School District (LAUSD) planned to implement a comprehensive modernization project at Ulysses S. Grant High School (a 32.4-acre site) in Los Angeles, California. The proposed project included demolition of structures and systems that were beyond repair; construction of new buildings; improvements to the existing campus facilities; upgrades to infrastructure and utilities; and various site-wide upgrades. Ms. Gupta assisted in project management and preparation of an Initial Study and Negative Declaration (ND) in compliance with the California Environmental Quality Act (CEQA). She also conducted QA/QC reviews of multiple IS/ND sections and all public notices. She revised the Draft IS/ND based on comments received during the public review period and worked on the preparation of the Final IS/ND for the project.

Venice High School Comprehensive Modernization, Los Angeles, CA

As part of its School Upgrade Program, Los Angeles Unified School District (LAUSD) planned to implement a comprehensive modernization project at Venice High School (a 28.8-acre site) in Los Angeles, California. The proposed project included demolition of structures and systems that were beyond repair; construction of new buildings; improvements to the existing campus facilities; upgrades to infrastructure and utilities; and various site-wide upgrades. Ms. Gupta assisted in project management and preparation of an Initial Study and Negative Declaration (ND) in compliance with the California Environmental Quality Act (CEQA). She also conducted QA/QC reviews of multiple IS/ND sections and all public notices. She revised the Draft IS/ND based on comments received during the public review period and worked on the preparation of the Final IS/ND for the project.

Warren High School Athletic Field Lighting Project, Downey, CA

The District proposed to construct a modern lighting system consisting of 12 light standards approximately 80 feet tall on baseball and softball diamonds at Warren High School to promote organized athletics and campus security at nighttime events. Ms. Gupta assisted in the preparation of a lighting study and the Draft Initial Study and Mitigated Negative Declaration (IS/MND) for this project. She also prepared all public notices and the Final IS/MND for the project.

Auxiliary Maintenance Yard Modernization and Improvements, Los Alamitos, CA

UltraSystems prepared an Initial Study/Mitigated Negative Declaration (IS/MND), Phase II Environmental Site Assessment, Contaminated Material Management Plan, and Hazardous Material Business Plan for the modernization and improvement of an auxiliary maintenance yard on behalf of the Los Alamitos Unified School District. Ms. Gupta assisted in the preparation of several sections of the Draft IS/MND. She also prepared all public notices, the Mitigation monitoring and reporting program, and the Final IS/MND for the project.

San Fernando High School Teen Health Center Project, Los Angeles County, CA

The San Fernando High School Teen Health Center project was proposed on the site of San Fernando High School, owned by the Los Angeles Unified School District. The project comprised an approximately 5000-square-foot, single story health center facility and a surface parking lot. Ms. Gupta worked on the preparation of an Initial Study and Mitigated Negative Declaration (MND) in compliance with the California Environmental Quality Act (CEQA) to evaluate the environmental effects of constructing and operating the Teen Health Center.

Above Ground Storage Tank Project - Cypress College, Cypress, CA

Ms. Gupta is worked with the Project Manager on the preparation of an Initial Study and Mitigated Negative Declaration (MND) in compliance with the California Environmental Quality Act (CEQA) to evaluate the environmental effects of constructing and operating an Above Ground Storage Tank within the campus of Cypress College in the City of Cypress, CA.



Years of Experience

40

Years with Firm

10

Education

- D.Env., Environmental Science and Engineering, University of California, Los Angeles, CA, 1978
- M.S., Systems Engineering, University of California, Los Angeles, CA, 1968
- B.S., Engineering, University of California, Los Angeles, CA, 1966

Areas of Expertise

- | | |
|-------------------------|-----------------------|
| • CEQA | • Noise Analysis |
| • NEPA | • CAAP |
| • EIR/EIS | • GHG |
| • IS/MND | • Soundwalls |
| • EA | • Sensitive Receptors |
| • QA/QC | • Mitigation |
| • Air Permitting | • Compliance |
| • Dispersion Modeling | • Toxic Emissions |
| • Cost-Benefit Analysis | • Database Design |

PROFESSIONAL SUMMARY

Dr. Rogozen heads UltraSystems' Air and Noise Group. He has 40 years of air quality practice in California, including permitting, ambient monitoring, dispersion modeling, health risk assessment, design of pollution control technology, evaluation of air pollution control alternatives, development of air toxics emission inventories, calculation of greenhouse gas emissions, offsite consequence analysis, design of environmental databases, survey design, source test design and analysis, subsurface methane investigations, and regulatory analysis. He has prepared air quality, noise, and water quality technical studies and the air and noise portions of CEQA documents for a variety of projects in southern California, including school projects in Los Angeles and Orange Counties. He was project manager for several Los Angeles Unified School District-sponsored health risk assessments for proposed new and expanded schools. Dr. Rogozen has also translated school project CEQA and DTSC documents, including public notices and technical studies, into Spanish.

SELECT PROJECT EXPERIENCE

Venice High School Comprehensive Modernization Program IS/ND, Los Angeles Unified School District, Los Angeles, CA

As part of its School Upgrade Program, Los Angeles Unified School District (LAUSD) planned to implement a comprehensive modernization project at Venice High School in Los Angeles, California. A campus-wide survey of the Venice High School campus (a 28.8-acre site) found the existing structures, mechanical systems, and athletic facilities to be outdated, requiring rehabilitation or modernization to meet current needs. The proposed project was designed to address the deficiencies identified in the campus-wide survey through demolition of structures and systems that are beyond repair; construction of new buildings; improvements to the existing campus facilities; upgrades to infrastructure and utilities; and various site-wide upgrades per the Americans with Disabilities Act. Dr. Rogozen was the deputy project manager for the initial study/negative declaration that UltraSystems prepared. He also headed the analyses of air quality, greenhouse gas emissions, and noise impacts from the project, and the quality assurance review of the final document.

Technical Studies and IS/MND for Ulysses S. Grant Senior High School Comprehensive Modernization Project, Los Angeles Unified School District

As part of its School Upgrade Program, Los Angeles Unified School District (LAUSD) planned to implement a comprehensive modernization project at Ulysses S. Grant Senior (Grant) High School in Los Angeles, California.

Dr. Rogozen was the deputy project manager for preparation of an Initial Study/Mitigated Negative Declaration. He prepared technical studies of air quality, greenhouse gas emissions, and noise impacts, and was responsible for quality assurance of the final document.

Health Risk Assessments for Los Angeles Unified School District, Various Locations, Los Angeles, CA

Los Angeles Unified School District (LAUSD) proposed to build and/or expand elementary schools at more than a dozen sites that were surrounded by potential sources of toxic air contaminant (TAC) emissions. Dr. Rogozen managed a project to quantify the cancer and noncancer risk to future student and staff at each site. He supervised field visits to identify TAC sources, prepared emission inventories for each site, and conducted air dispersion

modeling to determine annual average and maximum hourly concentrations of TACs. The results were used to calculate doses and corresponding health risks.

Miscellaneous Air Quality and Noise Impact Analyses under CEQA and NEPA, Various Clients, CA

At any given time, Dr. Rogozen is responsible for preparing air quality and noise impact analyses, either as stand-alone technical documents or as sections of initial studies, preliminary environmental studies, environmental impact reports, and environmental impact studies. His work includes supervising Air and Noise Group staff on these projects, reviewing regulatory requirements, writing report sections and, on occasion, air dispersion modeling, health risk assessment and modeling of train and helicopter noise.

Health Risk Assessment for Central Region MacArthur Park Elementary School Addition, Los Angeles, CA

Dr. Rogozen searched South Coast Air Quality Management District's online facility information database to identify facilities within 0.5 mile of the proposed school site that were potential sources of toxic air contaminant (TAC) emissions. In addition, he conducted a street-by-street ground survey to identify and characterize additional TAC emission sources within 0.25 mile of the site. Information from the permits and the field survey was used to calculate TAC emissions. UltraSystems used the U.S. Environmental Protection Agency's Industrial Source Complex-Short Term (ISCST3) dispersion model to estimate the maximum ground-level concentrations of pollutants from each emission source. Following LAUSD and Office of Environmental Health Hazard Assessment (OEHHA) guidelines, UltraSystems then estimated the cancer and chronic non-cancer risk to students and employees at the proposed school.

Platinum Triangle Elementary School IS/MND, Anaheim, CA

UltraSystems analyzed the potential environmental impacts associated with the construction and operation of a proposed elementary school complex within the Platinum Triangle Master Land Use Plan area, in the City of Anaheim, California. For the air quality impact analysis, Dr. Rogozen used URBEMIS 2007 to estimate emissions from construction and operation. A localized impact analysis, using lookup tables published by the South Coast Air Quality Management District was conducted for on-site construction activities. UltraSystems specified mitigation measures to reduce the local impacts of particulate matter from demolition to below significant levels. UltraSystems' noise analysis determined that construction noise impacts to future residences on the school's eastern boundary would be significant. Mitigation measures to reduce the impacts to below significant levels were prescribed.

Environmental Impact Report, LAUSD South Region High School No. 2, Los Angeles, CA

For the air quality impacts section of the EIR for a proposed new senior high school, Dr. Rogozen conducted a localized significance analysis, using dispersion modeling and supplementary calculations. He translated the EIR's executive summary into Spanish, following LAUSD guidelines.



Years of Experience

22

Years with Firm

9

Education

- B.S. Electrical Engineering and Technology, California Polytechnic University, Pomona, CA

Professional Certification/Patents

- LabVIEW Developer Certification, AutoCAD, SolidWorks, Mathcad, MATLAB
- Patent Co-Holder, U.S. Patent 7,101,487: "Magnetorheological Fluid Compositions and Prosthetic Knees"
- Southern California Engineering Technologists Association (SCETA)

Computer Skills

- Languages: C, C++, FORTRAN, VISIO, Java
- Applications: Microsoft Office Suite, Lotus Notes, Adobe Suite, ArcView 10
- Design: LabVIEW, PADS, PowerPCB, OrCAD, SolidWorks, AutoCAD, MathCAD
- Modeling: TNM 2.5, CalEEMod, URBEMIS 2007, EMFAC2007, OFFROAD2007, CALINE4, EDMS 5.1.3

PROFESSIONAL SUMMARY

Mr. Lindsay has been specially trained in UltraSystems' QA/QC Program. As QA/QC officer, Mr. Lindsay will review the project scope, schedule and budget after the kick-off meeting; review progress at critical junctures of the project; make technical suggestions with the in-house leads for biological and cultural resources; and provide management recommendations. Mr. Lindsay will also review deliverables prior to submission to the client, and will periodically review the overall project to make certain that UltraSystems' and the client's high professional standards are being achieved. Another project function that Mr. Lindsay provides is overall document control and security, including password-protected file transfers using our secure FTP directory to transmit files to and from UltraSystems and the client.

Mr. Lindsay's recent project experience includes QA/QC officer, project management, document control, and air and noise analysis to support CEQA/NEPA documentation. In addition to his quality and technical expertise, he has assisted with the preparation of environmental reports on various projects throughout the Southern California region, including health risk assessment for the Los Angeles Unified School District School Sites Project (Los Angeles County). A select few of Mr. Lindsay's experiences are described below.

SELECT PROJECT EXPERIENCE

Quality Control and Assurance, Document Control, IID Gentie Upgrades Monitoring, Imperial County, CA

The Imperial Irrigation District (IID) constructed a new transmission line to interconnect aspects of the Centinela Solar project at the Drew Substation to the CSolar ISEC South solar project with a new IID 230 kV transmission line. The line is located in the County of Imperial, connecting to the proposed Drew Substation at the intersection of State Route 98 and Drew Road. The project spans 1.3 miles of new double circuit 230 kV transmission line. Mr. Lindsay's duties included providing overall project management, client communications, biological and cultural field monitoring coordination, and report document quality assurance.

Project Management and QA/QC, SDG&E Transmission Line Dismantling – Environmental Compliance and Construction Monitoring, Imperial County, CA

Construction of the CSolar ISEC South solar project's east-west Transmission Interconnection Line on BLM-administered lands was energized in March 2013. This transmission line connects the ISEC South project to the regional energy transmission system, and needs to be dismantled by SDG&E after energy generated at ISEC South was redirected to the grid through an alternative north-south transmission line route. Mr. Lindsay's duties include providing senior project management, regulatory agency coordination and meetings, and overall document quality assurance.

Quality Control and Assurance, Sunshine Canyon Landfill, Los Angeles, CA

Working with Los Angeles County, the City of Los Angeles and Republic Services, the landfill operator, Mr. Lindsay is providing quality control and assurance, and permit condition compliance services for the Sunshine Canyon

municipal landfill. He is focused on document quality, and air quality issues and mitigation measures, such as odor, particulate matter (PM10), flare efficiency and biogas collection systems. There are about 400 permit compliance issues that the UltraSystems multi-disciplinary team is tracking, and Mr. Lindsay is helping to develop a compliance database to aid various regulatory agencies make sound decisions regarding landfill operations. He also makes bimonthly site visits to assess permit conditions, writes the air quality monthly report, reviews all deliverables for quality, and finalizes pertinent GIS measurement location maps and tables.

Document Control and Review, Imperial Solar Energy Center South, Imperial County, CA

The Imperial Solar Energy Center South (ISECS) project involves the construction of almost 1,000 acres of photovoltaic solar arrays, an electrical substation and a 1.6-mile-long transmission line in Imperial County. Mr. Lindsay is responsible for project coordination, report presentation, document control and quality assurance for this large-scale solar development. As the primary document controller, Mr. Lindsay's duties include providing credential-based project file access for remote users via our virtual private network (VPN), and establishing file naming conventions for the thousands of project files. Mr. Lindsay also provides the top-level quality assurance for all client-delivered documents.

NEPA and CEQA Documentation, Los Angeles Regional Interoperable Communications System (LA-RICS), Los Angeles County, CA

Mr. Lindsay is part of the UltraSystems team that is preparing technical studies and NEPA and CEQA documentation toward the construction of LA-RICS, an \$800-million emergency communications system due to be operational in 2016. LA-RICS will provide a highly coordinated emergency communications system to all first-responders to natural and man-made disasters throughout Los Angeles County. The company's technical team of more than 30 professionals is assessing the potential environmental impacts from the construction of approximately 366 proposed communications towers in urban and rural areas. UltraSystems' studies include: aesthetics and visual resources, land use, socioeconomic, human health and safety, air quality/greenhouse gas, noise, infrastructure (services and utilities/site access); historic and cultural resources, geology and soils, and biological resources. Mr. Lindsay is providing top-level quality assurance, logistics support, document control and database design for this important project.

Quality Assurance, Air and Noise Analysis, Whiteman Airport Master Plan Update, Pacoima, CA

Mr. Lindsay completed extensive air quality analysis using the URBEMIS 2007 emissions model, including 12 separate construction phases, each with its own set of equipment, traffic counts and overlapping phase lengths. He created all of the site noise measurement reports, graphs and tables that established the baseline ambient noise levels. Mr. Lindsay also provided Quality Assurance (QA) on all deliverables, and researched potential noise mitigation measures for airports.



Years of Experience

38

Years with Firm

10

Education

- M.A., Anthropology, California State University, Fullerton, CA, 2002
- B.A., Anthropology, California State University, Long Beach, CA, 1979

Professional Registrations

- Register of Professional Archaeologists (No. 16104)
- Riverside County, CA, Cultural Resource Consultant (No. 259)
- Cultural Resource Field Director, BLM, Permit (CA-15-10) CA, 2015

Areas of Expertise

- CEQA
- NEPA
- Phase I/II
- Federal

PROFESSIONAL SUMMARY

Mr. O'Neil has 38 years of experience as a cultural resource specialist in California. He has researched and written on archaeology, ethnography, and history throughout California. Mr. O'Neil has archaeological experience in excavation, survey, monitoring, and lab work. Most of this has been on Native American prehistoric sites, but also includes Spanish, Mexican, and American period adobe sites. His project management experience includes private, municipal, county, state and federal survey, excavation and monitoring projects. He has range of expertise in Phase I & II Cultural Resource Inventories, and archaeological, historical and paleontological survey assessments, AB 52 consultation support, and cultural background studies for various EIR projects. Mr. O'Neil has worked for cultural resource management firms as well as government agencies and Native American entities. He has prepared technical reports as well as published journal articles.

SELECT PROJECT EXPERIENCE

Paradise Hills and O.W. Holmes Elementary Schools Athletic Field Joint Use Improvements Projects, San Diego Unified School District, San Diego, CA

Mr. O'Neil directed and conducted a cultural resources study to meet California Environmental Quality Act (CEQA) requirements for the SDUSD's athletic fields joint use improvement work at two elementary schools. Research consisted of cultural resource records search, Native American contacts and report writing for this project. The project entailed improvements to current fields and additions to allow use by both students and nearby residents. It was determined that no prehistoric or historic resources would be disturbed by the projects. UltraSystems also assisted the District with its AB 52 Native American consultation and prepared the Cultural Resources and Tribal Resources segments of the IS/MND. Client: San Diego Unified School District.

Venice High School Comprehensive Modernization Project, Los Angeles County, CA

As part of its School Upgrade Program, Los Angeles Unified School District (LAUSD) planned to implement a comprehensive modernization project at Venice High School in Los Angeles, California. A campus-wide survey of the Venice High School campus (a 28.8-acre site) found the existing structures, mechanical systems, and athletic facilities to be outdated, requiring rehabilitation or modernization to meet current needs. The proposed project was designed to address the deficiencies. Mr. O'Neil prepared a Phase I cultural resources inventory report, and Cultural Resources and Tribal

Cultural Resources components of the Initial Study and Negative Declaration (IS/ND) on behalf of the District. The cultural resources inventory report included a site pedestrian survey of the grounds, a records and reports search at the local California Historic Information System center, a Native American Heritage Commission search of their Sacred Lands File, and outreach with local Native American tribes, all conducted by Mr. O'Neil. Because Venice High School is eligible for listing on the National Register of Historic Places, a Project Effect Assessment was also prepared. The IS/ND was certified by the District as adequate and the project was approved.

Portola Springs Elementary School Project, Irvine Unified School District, Irvine, Orange County, CA.

Mr. O'Neil directed and conducted a Phase I Cultural Resources Inventory in support of the District's Portola Springs Elementary School Project. This study was preliminary to construction of the school on previous

agricultural land. The cultural resources inventory report included a site pedestrian survey of the grounds, a records and reports search at the local California Historic Information System center, a Native American Heritage Commission search of their Sacred Lands File, and outreach with local Native American tribes, all conducted by Mr. O'Neil. The final report was prepared by: Stephen O'Neil, with Megan Black. UltraSystems Project No. 5907.

Cameron Ranch Residential Development Project, Riverside County, CA;

Mr. O'Neil is the director of cultural resources studies for the Cameron Ranch Residential Development Project located in the northern foothills of the San Jacinto Mountains, above the City of Banning. He directed UltraSystems' archaeologists on the cultural resources field survey. He conducted the CHRIS records search and Native American outreach, and prepared the subsequent Phase I technical report. He directed evaluation of a rock shelter site and prepared the subsequent Phase II report. He coordinated the paleontological field survey and subsequent technical report. O'Neil prepared the Cultural Resources and Paleontological Resources components of the subsequent Environmental Impact Report. Client: Kojima Development Corporation.

Safe Routes to School Project (Federal Project Number ATPL-5307(024)), City of Fontana, San Bernardino County, CA;

UltraSystems provided environmental services support for their sidewalk and bicycle infrastructure upgrade project. The project consists of work on Arrow Boulevard and Fontana Avenue installing 2.2 miles of sidewalk and bicycle infrastructure including sidewalks bicycle lanes curb and gutter, ADA compliant driveways, ramps, signage and pavement restriping. Mr. O'Neil conducted and supervised research for preparation of an Environmental Assessment of the impacts of the project in accordance with the National Historic Preservation Act of 1966 (NHPA) Section 106 (Protection of Cultural Resources & Historic Properties), Caltrans Local Assistance Procedures Manual (LAPM), Standard Environmental Reference (SER), and Section 106 Programmatic Agreement (PA): 1. Area of Potential Effect (APE) Map approved by Caltrans District 8 District Local Assistance Engineer (DLAE) and Senior Environmental Planner (SEP) prior to commencing the following studies. 2. Historical Properties Survey Report (HPSR) and Historical Resources Evaluation Report (HRER) - approved from the Caltrans District 8 DLAE and SEP, a HSPR, ASR [Archaeological Survey Report] and HRER. Client: Engineering Department, City of Fontana.

Alton Parkway Extension Project, Cities of Irvine and Lake Forest, Orange County, CA;

Mr. O'Neil directed and conducted archaeological and paleontological monitoring, archaeological excavation, cultural resource records search, Native American contacts and report writing for the Orange County Department of Public Works. Alton Parkway was extended 2.1 miles between the cities of Irvine and Lake Forest. For the portion within the City of Irvine, UltraSystems conducted monitoring and excavation services. One prehistoric site was excavated and reported on; a series of hearth features were discovered and also reported. The final monitoring report described the paleontological and archaeological findings. A separate technical report on the archaeological excavations was also prepared. Mr. O'Neil directed research into historic and prehistoric background, and prepared the final assessment of potential impacts. Client: Orange County Department of Public Works.



Years of Experience

41

Years with Firm

16

Education

- Hydrogeologic Studies under National Science Foundation Traineeship, Spears and Belford Fellowships, University of Wyoming, 1977
- M.S., Geology, University of New Hampshire, 1975
- B.S., Geology (Cum Laude), Long Island University-Southampton College, 1973

Professional Registrations

- Professional Geologist (PG #4388), CA
- Certified Engineering Geologist (CEG #1378), CA
- Certified Hydrogeologist (CHG #107), CA
- Qualified SWPPP Practitioner/Developer (QSP/QSD #No. 23577)
- OSHA HAZWOPER 40-Hour Training (29 CFR 1910.120)

Areas of Expertise

- CEQA
- NEPA
- CERCLA
- RCRA
- ISA
- Phase I&II
- PEA
- Geohazards

PROFESSIONAL SUMMARY

Mr. Herlihy has more than 41 years of experience in the fields of surface and groundwater hydrology, environmental project management, groundwater and soil contamination, and regulatory affairs. He has conducted numerous Preliminary Endangerment Assessments, Phase II Assessments, and Remedial Actions (Phase III) required by the federal Environmental Protection Agency (EPA), California Regional Water Quality Control Boards (RWQCB), California Department of Toxic Substances Control (DTSC), and other regulatory agencies. Mr. Herlihy has been involved with hydrologic testing, analysis and resource studies in a variety of geologic settings in California, Wyoming, New Mexico, Texas, Australia, and Mexico. His projects have been conducted for clients in public education, mass transit, manufacturing, ports, and commercial development. Mr. Herlihy has been selected as a Subject Matter Expert (SME) by the California Board of Registration for Geologists and Geophysicists to develop qualifications for the practice of hydrogeology in California.

ROLE ON THIS PROJECT

In this role, Dan will be responsible for the Initial Study/Mitigated Negative Declaration, public noticing, community outreach, and any presentations before the IUSD Board.

SELECT PROJECT EXPERIENCE

CEQA Documents for Planning Area 5B Elementary School, Irvine, CA

An Initial Study/Mitigated Negative Declaration (IS/MND), geohazard study, traffic study, and preliminary endangerment assessment (PEA) were prepared by, or under the supervision of, Mr. Herlihy, on behalf of the Irvine Unified School District, for the 10-acre Elementary School in Irvine, California. Soil sampling, soil gas surveys and other assessments were completed according to California Environmental Quality Act (CEQA), California Department of Education (CDE), and Department of Toxic Substances Control (DTSC) guidelines, and accepted.

CEQA Documents for Auxiliary Maintenance Yard Modernization and Improvements

Mr. Herlihy supervised the completion of an IS/MND for the modernization and improvement of a bus maintenance facility on behalf of the Los Alamitos Unified School District. Mr. Herlihy prepared and implemented a Phase II ESA, and Contaminated Materials Management Plan that specified procedures to remove and properly dispose of hazardous soils encountered during site modernization. A Hazardous Materials Business Plan was also prepared to identify hazardous materials stored onsite, and specify emergency evacuation procedures during project operation.

IS/MND at Stoneview Nature Center

The Los Angeles County Department of Public Works (LACDPW) proposed to demolish existing on-site school structures and construct a 4,000-square-foot one-story nature center within and adjacent to an Alquist-Priolo Fault Zone in Culver City. The project adjoined the Inglewood Oil Field.

Mr. Herlihy completed a Phase I ESA and geohazard study to assess potential impacts of active faulting, high pressure petroleum pipeline rupture, and releases of hazardous materials; and supervised the completion of the

IS/MND. Mr. Herlihy presented IS/MND findings and proposed Mitigation and Monitoring Program (MMRP) at neighborhood meetings, and successfully addressed community comments and concerns. The IS/MND and MMRP were approved by LACDPW.

IS/MND and other Studies at New Century High School

Alhambra Unified School District (AUSD) demolished existing onsite buildings at the AUSD Transportation Facility in order to construct the New Century High School. Mr. Herlihy completed a PEA, removal action workplan (RAW) and completion report (RACR), and closure reports for underground storage tanks (USTs), a clarifier, and chemical storage area. A human health risk assessment (HRA) and vapor intrusion analysis were completed to demonstrate that residual contaminants were protective of school children and faculty. Subsequently, Mr. Herlihy participated in the preparation of the IS/MND, which was adopted by AUSD.

Underground Storage Tank Remediation, Century High School, Alhambra Unified School District

Mr. Herlihy prepared a closure report to document removal of 10,000-gallon diesel and one 10,000-gallon unleaded gasoline fiberglass-coated underground storage tanks (USTs) and associated piping pursuant to Los Angeles County Code 11, Division 4 and California Code of Regulations (CCR), Title 23, Division 3, Chapter 16. The closure report included: 1) description of procedures to remove and properly dispose of USTs and surrounding soil potentially impacted with petroleum hydrocarbons, 2) results of soil samples collected beneath the USTs, product piping and dispensers, and within the UST excavation, 3) documentation regarding the proper disposal of the removed USTs and surrounding impacted soils, and 4) description of the environmental condition of the former UST area following UST removal and soil excavation. Prior to removal, UST Closure Permits were obtained from the Los Angeles Department of Public Works (LADPW) and the Alhambra Fire Department (AFD). UST removal and disposal included the following activities: 1) removal and proper disposal of approximately 658 tons of soil with concentrations of total petroleum hydrocarbons as gasoline (TPHg) above 100 mg/KG and total petroleum hydrocarbons as diesel (TPHd) up to 20 feet bgs within the former UST area, 2) temporary stockpiling of clean pea gravel and clean soils removed from the excavation, and 3) return of clean pea gravel to the excavation, placement of filter fabric above the pea gravel, placement and compaction of clean stockpiled soils above the filter fabric, and placement and compaction of clean imported fill.



Years of Experience

30

Years with Firm

1

Education

- BEng (Hons), Civil Engineering, University College London, UK 1989

Training/ Certifications

- ESRI Creating & Managing Geodatabases 2002
- ESRI Water/Wastewater Database Design Group member 2002-2006

Areas of Expertise

- ArcGIS
- QA/QC
- GPS
- Wastewater
- IT Consulting
- Asset Management
- Oracle 8i/9i Database
- Hydraulic Modeling
- Socio-economic analysis
- Data Conversion
- Remote Sensing
- Map Production
- MS SQL Server 2000
- SDE Geodatabase
- Raster/Vector Analysis
- Survey analysis
- Coding

PROFESSIONAL SUMMARY

Mr. Chesterman has 30 years of international experience in United States of America (CA, FL, LA, OH, OK, PA, TX), United Kingdom, Northern Ireland, Thailand, Hong Kong and Oman. His extensive GIS experience includes Management of large city-wide data conversions (Raster and Vector) including the development of procedures, design and administration of GIS systems including server, desktop and database along with GIS software design and application development at the personal desktop through to the enterprise level. He has used GIS throughout his career and from a firm foundation of hands-on use has often pioneered and developed company usage in a wide variety of applications. He has provided guidance in the use of GIS and GPS within large cities/utilities and the integration of GIS and GPS data. He was a member of the ESRI Water/Wastewater group as a representative of MWH as part of the ESRI Business Partner program, and has attended ESRI training courses and conferences. His Information Technology (IT) experience includes management and development of IT Master Plans, software application development including technical specification writing and coding, development of Geographical Information Systems (GIS) and analysis and development of database systems. His experience in wastewater and storm water collection and treatment includes hydraulic modeling (expert), Asset Management Plans (AMP), design, preparation of contracts and bills of quantities, contract management, construction supervision, temporary traffic management, rehabilitation and Design/Build through Build Own Operate Transfer (BOOT) and Private Finance Initiative (PFI) schemes.

SELECT PROJECT EXPERIENCE

MapVision Technologies

Development and implementation of QA/QC services to East Bay Municipal Utility District and the City of Los Angeles Bureau of Sanitation. Developed automated processing and analysis of flow data from various sources. Ongoing GIS development and support to Southern California Edison for biological monitoring and analysis for the construction of several major transmission lines serving Southern California including new 150 miles and 80-mile-long high voltage transmission lines and substations. Developed a GIS based biology database of all historical and ongoing surveys to accurately map the biology that exists along the work areas including vegetation mapping, plants, animals and jurisdictional waters. Undertook distance and area analysis and mapping to support regulatory submissions and establish degrees of environmental impacts. Ongoing GIS development and support to Southern California Gas Company for biological monitoring and analysis as part of their Pipeline Safety Enhancement Plan covering the entire of Southern California.

Technical & Task Manager for Municipal & Federal clients/Senior Consultant/Principal Engineer for IT Programs, MWH Americas, Inc.: TAG – The Asset Group

Technical Director and Task Manager for IT implementation programs. Managed GIS data conversions (Water/Wastewater, Land Use, Utilities, Roads & Rail, Transportation Routing & Tracking, Fire, Aerial Photography, Remote Sensing etc.) including development of QA/QC and acceptance procedures, GPS surveys, map sheet layout and map production for the entire water and wastewater systems of several large cities (including Dallas and Fort Worth).

Managed integration of PeopleSoft Customer Relationship Management system (CRM) and MAXIMO Maintenance Management System (MMS) with ESRI's SDE geodatabase and the customer billing system operating with data held on MS SQL Server 2000 and IBM DB2 database. Developed strategic approach for utilities use of GIS, database servers and asset-oriented data storage and retrieval.

IT Consulting and Product Development – Managed IT Master Plans for Water Utilities. Managed, designed and authored in Delphi several software products to analyze and process data, including normalization of street addresses to link water billing, ESRI ArcGIS and modeling systems and comprehensive flow and rain data survey analysis.

Geographic Information Systems – Managed projects to implement cost saving efficiencies through automation, analysis and the use of data storage systems for clients as diverse as City of Houston and United States Army Corps of Engineers. Designed and administered Oracle 8i and 9i database servers coupled with ESRI ArcGIS SDE server and desktop systems (ArcInfo/ArcEditor/ArcView).

Technical Manager/Principal Engineer, MW Europe, Middle East and Asia

Hydraulic Modeling – Provided technical direction, management and review to a large number of wastewater and storm water hydraulic model projects throughout the UK and internationally, including UK, Hong Kong & USA. Projects include topological surveys, Global Positioning System (GPS) surveys and manhole inspections. Developed worldwide company standards including automation of data quality checking and processes to construct and verify hydraulic models, including socio-economic analysis to develop sewage generation factors. Developed automated intelligent hydraulic models to change model parameters such as valve setting or control treatment plant diversions during model simulation. Feasibility, Design and Construction – Reviewed the hydraulic aspects of several major collection system construction projects and construction program contracts totaling in excess of \$600M. International and UK BOOT and PFI schemes Bid Team – Undertook UK and Middle Eastern assignments to prepare and submit proposals for wastewater BOOT schemes. Innovated automated procedures to produce rapid designs and cost estimations.

Project Manager/Senior Engineer, Acer Consultants Ltd., (UK)

Asset Management Plans - Completed over 30 Asset Management Plans (AMP) following privatization of the UK water industry, ranging in size from small rural areas to large industrial urban cities. Hydraulic Modeling – Expert in advanced hydraulic modeling. Designed and authored software that automates tasks and efficiently analyze large quantities of results. Feasibility, Design and Construction – Highly experienced in all stages and aspects of wastewater design from feasibility through construction supervision for collection and treatment projects totaling over \$100M. Confined space qualified (UK) and experienced. International BOOT schemes Bid Team – Undertook assignments in Thailand as part of an UK, Japanese and Thai consortium to prepare and submit BOOT schemes tender submissions.



Years of Experience

17

Years with Firm

1

Education

- Bachelor of Arts
Environmental Studies/Biology
Minor
- University of Nevada, Las Vegas
1998

Professional Affiliations

- American Planning Association
- Association of Environmental Professionals
- Women of Wind Energy (WRISE)
- Air and Waste Management Association
- OC Bar Association, Real Estate Law Sections
- Building Industry Association

Areas of Expertise

- CEQA
- NEPA
- Wetlands
- Biological Resources
- Project Management
- Agency Coordination
- Federal
- Institutional
- Mitigation
- Outreach

PROFESSIONAL SUMMARY

Ms. Breckenridge is a Senior Environmental Professional with 17 years of comprehensive and diverse experience in environmental consulting. She specializes in regulatory permitting and compliance, CEQA/NEPA document management, preparation, and process, project management, public involvement, jurisdictional and biological resources, and business development. She has managed large NEPA and CEQA projects, 404 permitting projects, and multi-disciplinary teams of technical staff and subconsultants. She is proficient at identifying project permitting needs and negotiating and working with federal, state, and local resource agencies to obtain permits and approvals. She has coordinated and led large biological field surveys and analysis for federal and state protected species, and jurisdictional determinations/ wetlands delineations. She has directed and prepared numerous environmental analysis reports and permitting packages required pursuant CEQA, NEPA, Clean Water Act, Threatened and Endangered Species Act, MSHCPs, and others. She has planned, participated in, and conducted public scoping and other public meetings required under NEPA and CEQA, 404 permitting, and transmission line routing. Her extensive project experience consists of public and private projects including residential/commercial development, transportation, renewable energy/power plants, flood control, gas pipeline, transmission lines, mining, large utility/water lines, wastewater treatment, schools, and ports.

SELECT PROJECT EXPERIENCE

Marshall Thurgood Elementary School Initial Study/Mitigated Negative Declaration, City of Oxnard, CA

Planner/Writer. Prepared several sections of the IS/MND for a school expansion project in the Oxnard School District, in Oxnard, CA. Prepared the following sections: Aesthetics and Visual Resources, Mineral Resources, Population and Housing, and Mandatory Findings of Significance.

Manzanita School, Manzanita School Improvements Project, Topanga, Los Angeles County, CA

Project Manager/Regulatory Specialist. Provided project management, agency coordination, prepared giant reed (*Arundo donax*) removal plan, and prepared applications for a Clean Water Act Sections 401 /404 permits and CDFW Lake or Streambed Alteration Agreement for improvement to an existing independent school (Manzanita School) located on 21 acres in Topanga. Improvements included removing an existing building and constructing two new modular buildings with a deck and ADA accessible stairs and ramps for classrooms, an office, and restroom. The project also includes removal of 0.15 acre of giant reed (*Arundo donax*) and restoration

adjacent to a drainage channel for handicap stairs and ramp to access an existing gazebo. The removal is also needed to satisfy the requirements of the existing fuel modification plan for the school.

Los Alamitos High School STEM Building Project, Los Alamitos, CA

The Los Alamitos High School STEM Building Project proposes the construction of a new three-story, approximately 86,528 square foot multistory STEM classroom building at Los Alamitos High School in the City of Los Alamitos, California. The proposed project would provide new classroom facilities, while removing existing portable classroom units, to provide an enhanced learning experience for students. Ms. Breckenridge assisted with the preparation of the IS/MND.

Manzanita School, Manzanita School Improvements Project, Topanga, Los Angeles County, CA

Project Manager/Regulatory Specialist. Provided project management, agency coordination, prepared giant reed (Arundo donax) removal plan, and prepared applications for a Clean Water Act Sections 401 /404 permits and CDFW Lake or Streambed Alteration Agreement for improvement to an existing independent school (Manzanita School) located on 21-acres in Topanga. Improvements included removing an existing building and constructing two new modular buildings with a deck and ADA accessible stairs and ramps for classrooms, an office, and restroom. The project also includes removal of 0.15 acre of giant reed (Arundo donax) and restoration adjacent to a drainage channel for handicap stairs and ramp to access an existing gazebo. The removal is also needed to satisfy the requirements of the existing fuel modification plan for the school.

City of Anaheim, Pelanconi Park Project Restoration Project, City of Anaheim, Orange County, CA

Regulatory Specialist. Provided project management for biological and cultural studies. Prepared Biological Resources Assessment for this restoration project within Pelanconi Park in Anaheim. The 6.04-acre restoration project is along a natural drainage feature, which runs from south-to-north through the central portion of the 17.75-acre park and is a tributary to the Santa Ana River. The project consists of replacing the existing energy dissipating structures within the drainage feature with new rock gabion structures, removal of non-native plant species, and restoration of native riparian habitat.

KART Transit Station Project, IS/MND & EA/FONSI, Kings County, CA

This project includes construction of a transit station in the City of Hanford, in Kings County, California. The proposed transit station would replace an existing station that is being outgrown by transit demand. Ms. Breckenridge is assisting with the preparation of the IS/MND.

Penske Sales, Leasing, & Maintenance Facility Project, City of Fontana, CA

Ms. Breckenridge assisted in the preparation of the IS/MND for the proposed Penske Sales, Leasing, and Maintenance Facility project in the City of Fontana. This project would include the operation of a motor vehicle and truck leasing, rental and sales business that includes the storage, maintenance and repair of motor trucks and trailers; outside parking and storage of vehicles; a motor vehicle repair shop; and the storage and dispensing of fuel for internal customers only.

Rose Hills Courts Project, Los Angeles, CA

UltraSystems is preparing an IS/EIR/EIS in compliance with CEQA and NEPA. Since the project involved federal funding, HUD requirements, specified in 24 CFR Part 50 and 36 CFR Part 800 applied to this project. Ms. Breckenridge is assisting with preparation of the EIR/EIS for this project.

BRIAN A. MARCHETTI, AICP
SENIOR TRANSPORTATION PLANNER**PROFESSIONAL EXPERIENCE**

Mr. Marchetti is a Senior Transportation Planner at KOA Corporation for traffic impact and parking studies. In his 16 years of experience, he has served as a Project Manager on traffic impact, pedestrian access, parking and transit operations studies. He has extensive experience with TRAFFIX and Synchro traffic analysis software packages and the requirements of a CEQA environmental analysis.

PROJECT EXPERIENCE**LAUSD Valley Region High School #5 EIR**

As Project Manager, Mr. Marchetti conducted a study of the potential traffic impacts from the proposed 1,620-student Valley High School #5, to be located at Borden Avenue and Arroyo Street in San Fernando. The Los Angeles Unified School District (LAUSD) proposed the project. The study examined significant traffic impacts of the project at nine study intersections. Mr. Marchetti provided recommendations to maximize the efficiency of project access and parking. A pedestrian analysis was also conducted, which took into account potential pedestrian routes to and from the school site and estimated pedestrian volumes based on area distribution and mode split assumptions from the LAUSD Program EIR. Necessary improvements were documented, where missing sidewalk segments, uncontrolled intersections, or other general safety issues were identified. Signal control warrants were analyzed at uncontrolled locations of major importance to project-related pedestrian routes.

LAUSD South Region High School #3 EIR

The proposed South Los Angeles Area New High School #3 would be located at the Hoover Street & 60th Street. The Los Angeles Unified School District (LAUSD) would develop a facility that provides 2,025 student seats. A previous project under the same name was analyzed by KOA for a smaller site at this location. As Project Manager, Mr. Marchetti assessed traffic impacts at eight study intersections and four residential roadway segments, along with a pedestrian access study, a traffic control warrant analysis based on pedestrian and vehicle volumes at unsignalized locations in the site vicinity, and an area parking supply/demand analysis.

LAUSD Central Region High School #14 EIR

KOA conducted a traffic impact study for the proposed Los Angeles Unified School District (LAUSD) Central Region High School #14. The project provided a total of 324 new net student seats at the

Education

B.S., Urban & Regional Planning,
California State Polytechnic
University, Pomona, 1995

Year Entered Profession
1995**Registration**

American Institute of Certified
Planners, 2001, #016504

Affiliations

American Planning Association –
Member

Southern California Planning Congress
– Vice President of Programs and
Communications

Los Angeles County Regional Planning
History Association

American Institute of Architects –
Pasadena & Foothills Chapter

existing Dorsey High School campus. As Project Manager, Mr. Marchetti examined six study intersections and six roadway segments for the traffic impact analysis, along with a circulation analysis that included a pedestrian 'routes to school' analysis. Potential safety issues at the adjacent grade crossing, to become part of the planned Metro Exposition Light Rail Line, were evaluated based on Metro conceptual plans. Safety issues were reviewed from a standpoint of pedestrian refuge areas at the crossing, and routes to and from campus across the intersections on both sides of the grade crossing.

South Gate ELAC Extension Education Center EIR

KOA Corporation conducted a traffic impact study for the proposed East Los Angeles College (ELAC) extension project in South Gate. This proposed project would be located within the City of South Gate in an existing industrial/office complex at the northwest corner of the Firestone Boulevard/Santa Fe Avenue intersection. The project would replace the existing ELAC South Gate Educational Center at the southeast corner of the Firestone Boulevard/Alameda Street intersection. Multiple jurisdictions exist near or within the chosen project study area, including the City of South Gate, the City of Los Angeles, The City of Lynwood, the City of Huntington Park, and unincorporated areas of the County of Los Angeles. Mr. Marchetti was KOA's project manager for this endeavor.

Traffic Impact Analysis – Manhattan Beach Mira Costa High School Campus Improvements

KOA prepared a traffic impact and signal warrant study for campus improvements related to seismic retrofitting and other campus improvements at the Mira Costa High School campus in Manhattan Beach. The overall project necessitated a relocation of one of the main campus parking lots, with varying changes in the parking supply locations for three construction scenarios. KOA coordinated with the City of Manhattan Beach to define a study area for the project. The project effort included the analysis of potential traffic impacts at four study intersections and the analysis of signal warrants in the post-project period at the access point to the consolidated campus parking area.

Arcadia Unified School District Facilities Improvement Program EIR

KOA Corporation analyzed the potential traffic impacts of one high school and a middle school site for the Arcadia Unified School District Facilities Improvement Program. The improvements to existing facilities included a joint-use mini-gymnasium (single court) at Foothills Middle School and potential parking supply and access changes at Arcadia High School. Mr. Marchetti conducted traffic and parking impact studies, utilizing a five-intersection study area for the high school and a seven intersection study area for the middle school. Parking study areas included areas within 1/4-mile of the campus perimeters.

LBCCD College Liberal Arts and Pacific Coast Campuses Master Plans

KOA Corporation prepared traffic impact studies for master plan updates for both the Liberal Arts Campus and the Pacific Coast Campus for the Long Beach Community College District (LBCCD). KOA built the analyses on completed analysis of parking structure alternatives for both campuses. The earlier studies focused on shifts in parking-generated vehicle trips from the primary campus parking supply at

each campus to new potential locations. The new analysis also was built upon earlier analyses of expansion parcels and alternate parking structure sites. In their entirety, the individual analyses provided input into future updates to the Master Plan cumulative impact analysis. Mr. Marchetti served as the Project Manager.

Los Angeles Mission College Facilities Master Plan Traffic Study, Sylmar, California – Senior Transportation Planner

Mr. Marchetti prepared a study of the potential traffic impacts associated with implementing the 2002 Facilities Master Plan, which provides for an increase in total student enrollment from 7,800 existing students to 15,000 students by 2015. The project encompassed 14 roadway intersections and 4 residential roadway segments. Project analysis included definition of study approach; determination of existing traffic conditions; forecasting trip generation of two project scenario years, 2007 and 2015; assigning project-generated trips to the study area roadway system; and evaluation of the impact of project traffic at the study intersections.

Huntington Park LAUSD Westside Park Relocation EIR

KOA Corporation conducted a traffic impact and pedestrian circulation analysis for the Westside Park relocation in Huntington Park, which was being pursued for site assembly and construction of the LAUSD South Region High School #7 facility. The new park site would be co-located with the new High School #7 facility. KOA reviewed traffic controls and roadway characteristics in the nearby area, within an area including Randolph Street, Santa Fe Avenue, Cottage Street, and Clarendon Avenue. KOA also provided recommendations for any new traffic control and pedestrian facilities that would be needed to support the new park location. Mr. Marchetti was the project manager for this project.

City of Oxnard Bicycle & Pedestrian Facilities Master Plan, Oxnard, California

The Bicycle and Pedestrian Facilities Master Plan was developed for the City of Oxnard to define an approach for the development of a safe, convenient and effective system that required bicycling and walking as a viable transportation option connecting work, shopping, residential, and recreational uses. The City's 2020 General Plan identified the need for additional bicycle and pedestrian facilities because of the benefits that a complete system can provide. The Plan provided recommendations and a potential phasing scheme to complete the system and provide connections between key uses within the City of Oxnard and surrounding communities within Ventura County. While working for another firm, Mr. Marchetti analyzed bicycle and pedestrian facilities for the Plan, including new on-street bicycle lanes and dedicated pathways, paths for non-motorized travel, and related amenities such as bicycle racks, directional signage, and urban design features.



Citadel Employee Since:
2007

Entered the Industry:
2007

Education
University of California, Irvine
Irvine, California
Bachelor of Arts, Environmental
Analysis and Design, 2006

**Professional Certifications
& Affiliations**

40-hour HAZWOPER General Site
Worker

EMS Safety CRP and First Aid

EPA / AHERA Accredited Asbestos
Contractor Supervisor / Building
Inspector

University of California, Irvine,
Environmental Management
Certification

Shirley Lee

Senior Environmental Specialist, Engineering and Environmental Sciences

EXPERIENCE

Ms. Lee has **12 years** of experience as an Environmental Specialist. Her responsibilities includes managing Phase I and Environmental Site Assessments, NPDES monitoring and permitting, environmental audits, hazardous materials inventory, and preparation of health and safety plans and hazardous materials business and contingency plans.

ROLE

As an Environmental Specialist, Ms. Lee provides on-site organization, direction, control, and coordination necessary for the successful implementation, execution, and completion of environmental and environmental compliance-related projects awarded to Citadel. She also assists the Principals of Engineering and Environmental Sciences in the completion of all assigned projects so that the client is satisfied with the finished work product and the working relationship. Her assignments include a combination of field-based activities in a number of varying environments and office-based activities.

EDUCATION

Ms. Lee holds a Bachelor of Arts in Environmental Analysis and Design from the University of California, Irvine; with a minor in Urban and Regional Planning. Ms. Lee also holds a 40-hour HAZWOPER General Site Worker Certification. She received her Environmental Management Certification from the University of California, Irvine, in 2014.

EXHIBIT "C"

WORKERS' COMPENSATION CERTIFICATION

Labor Code section 3700 in relevant part provides:

Every employer except the State shall secure the payment of compensation in one or more of the following ways:

- a. By being insured against liability to pay compensation by one or more insurers duly authorized to write compensation insurance in this state.
- b. By securing from the Director of Industrial Relations a certificate of consent to self-insure, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his employees.

I am aware of the provisions of section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the Services of this Agreement.

Date: _____

Proper Name of Consultant: _____

Signature: _____

Print Name: _____

Title: _____

(In accordance with Article 5 - commencing at section 1860, chapter 1, part 7, division 2 of the Labor Code, the above certificate must be signed and filed with the awarding body prior to performing any Services under this Agreement.)

FINGERPRINTING/CRIMINAL BACKGROUND INVESTIGATION CERTIFICATION

One of the three boxes below **must** be checked, with the corresponding certification provided, and this form attached to the Independent Consultant Agreement for Professional Services ("Agreement"):

- ☐ Consultant's employees will have only limited contact, if any, with District pupils and District will take appropriate steps to protect the safety of any pupils that may come in contact with Consultant's employees so that the fingerprinting and criminal background investigation requirements of Education Code section 45125.1 shall not apply to Consultant for the services under this Agreement. As an authorized District official, I am familiar with the facts herein certified, and am authorized to execute this certificate on behalf of District. (Education Code § 45125.1 (c))

Date: _____

District Representative's Name and Title: _____

District Representative's Signature: _____

- ☐ The fingerprinting and criminal background investigation requirements of Education Code section 45125.1 apply to Consultant's services under this Agreement and Consultant certifies its compliance with these provisions as follows: *"Consultant certifies that Consultant has complied with the fingerprinting and criminal background investigation requirements of Education Code section 45125.1 with respect to all Consultant's employees, subcontractors, agents, and subcontractors' employees or agents ("Employees") regardless of whether those Employees are paid or unpaid, concurrently employed by District, or acting as independent contractors of Consultant, who may have contact with District pupils in the course of providing services pursuant to the Agreement, and the California Department of Justice has determined that none of those Employees has been convicted of a felony, as that term is defined in Education Code section 45122.1. A complete and accurate list of all Employees who may come in contact with District pupils during the course and scope of the Agreement is attached hereto."*

- ☐ Consultant's services under this Agreement shall be limited to the construction, reconstruction, rehabilitation, or repair of a school facility and although all Employees will have contact, other than limited contact, with District pupils, pursuant to Education Code section 45125.2 District shall ensure the safety of the pupils by at least one of the following as marked:

- ☐ The installation of a physical barrier at the worksite to limit contact with pupils.
- ☐ Continual supervision and monitoring of all Consultant's on-site employees of Consultant by an employee of Consultant, _____, whom the Department of Justice has ascertained has not been convicted of a violent or serious felony.
- ☐ Surveillance of Employees by District personnel.

Date: _____

District Representative's Name and Title: _____

District Representative's Signature: _____

I am a representative of Consultant entering into this Agreement with District and I am familiar with the facts herein certified, and am authorized and qualified to execute this certificate on behalf of Consultant.

Date: _____

Name of Consultant: _____

Signature: _____

Print Name and Title: _____