



City Council Staff Report

Date: JUNE 18, 2014

CONSENT CALENDAR

Subject: APPROVAL OF 5 PROFESSIONAL SERVICES AGREEMENTS FOR ON-CALL ENVIRONMENTAL ASSESSMENT (CEQA) SERVICES

From: David H. Ready, City Manager

Initiated by: Planning Services

SUMMARY

Approval of this item will allow the Planning Services Department to enter into a multi-year "on-call" agreement with MSA Consulting Inc., Terra Nova Planning & Research Inc., ESA Consulting, RBF Consulting and BonTerra Psomas Inc. to provide the City with Environmental Assessment (CEQA) services for a variety of public and private development projects.

RECOMMENDATION:

- 1) Approve Agreement No. _____ with MSA Consulting Inc., for "on-call" Environmental Assessment (CEQA) services for an initial three (3) year term, subject to two (2) additional one (1) year extensions approved at the discretion of the City; and
- 2) Approve Agreement No. _____ with Terra Nova Planning & Research Inc., for "on-call" Environmental Assessment (CEQA) services for an initial three (3) year term, subject to two (2) additional one (1) year extensions approved at the discretion of the City; and
- 3) Approve Agreement No. _____ with ESA Consulting, for "on-call" Environmental Assessment (CEQA) services for an initial three (3) year term, subject to two (2) additional one (1) year extensions approved at the discretion of the City; and
- 4) Approve Agreement No. _____ with RBF Consulting, for "on-call" Environmental Assessment (CEQA) services for an initial three (3) year term, subject to two (2) additional one (1) year extensions approved at the discretion of the City; and
- 5) Approve Agreement No. _____ with BonTerra Psomas Inc., for "on-call" Environmental Assessment (CEQA) services for an initial three (3) year term, subject to two (2) additional one (1) year extensions approved at the discretion of the City; and

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6) Authorize the City Manager to execute all necessary documents.

STAFF ANALYSIS:

The City of Palm Springs Planning Services Department requires As-Needed, "On-Call" Environmental Assessment (CEQA) Services for a variety of current and future public and private development projects. The full extent of the required environmental services is not known at the present time, however, generally the Department anticipates the need for environmental assessment services to grow for various public and private projects as development activity in the City increases.

In the past, the Department would prepare separate RFP's if warranted and enter into separate contracts with environmental assessment and planning firms on individual projects. By entering into a multi-year on-call agreement with multiple firms, the Department will have a better ability to efficiently and effectively schedule in a more timely fashion the required environmental services for development projects.

The City requires the services of professional firms to perform the environmental assessment (CEQA) services. Staff collaborated with the Procurement and Contracting Department to prepare a Request for Proposals (RFP) to solicit the on-call services. On February 25, 2014, RFP 15-14 was posted to the City's website, electronically noticed to more than 50 firms, as well as advertised twice in The Desert Sun. The City received proposals from the following 15 firms:

MSA Consulting, Rancho Mirage
Albert A Webb Associates, Riverside
RBF Consulting, Palm Desert
Dudek, Palm Desert
BonTerra Psomas, Pasadena
EPD Solutions, Irvine
ESA Consulting, Palm Springs
Impact Sciences, Pasadena
First Carbon Solutions/Michael Brandman Assoc, San Bernardino
MIG Consulting, Riverside
Terra Nova Planning & Research, Palm Desert
PMC Consulting, San Diego
Rincon Consultants, Riverside
UltraSystems Environmental, Irvine
The Altum Group, Palm Desert

Following a careful review of the proposals by a Selection Committee, there was consensus that the following 6 firms should be recommended for contract award: MSA Consulting, Terra Nova Planning & Research, ESA Consulting, RBF Consulting, BonTerra Psomas, and First Carbon Solutions/Michael Brandman Assoc. Timely contract negotiations were successful with 5 of the 6 firms. The breadth of experience and size of the firms, as well as having 4 of

them locally, will provide the Planning Department the flexibility it needs to assign projects appropriately and quickly to ensure timely processing of development projects.

This process of utilizing qualified independent environmental review will further multiple city goals:

- Provide expert, unbiased environmental assessment of development projects to decision makers. The private consulting firms are available to support and defend their work if challenged.
- Time saving for developer. These firms are adequately staffed with experts in all fields to conduct necessary analysis. By having them under contract the process moves expeditiously.
- Augment staff time so that they can work on staff reports, public counter and phones and other projects.
- No cost to City as private developers pay full cost, but only once. This process precludes the need to have "peer review" of work prepared under direct cost to the developer.
- Procedure already exists in the Fee Schedule previously adopted by City Council so there is no need for changes.

FISCAL IMPACT:

The on-call agreements have no specific maximum contract sum. The scope of services required by this Agreement will vary dependent upon the number and type of public and private development projects requiring environmental assessment consultant services. The annual level of services required by these Agreements is unknown, and may significantly increase or decrease from year to year.

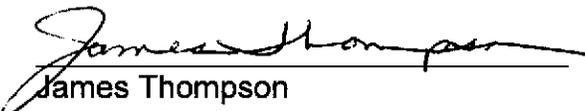
Staff will request a specific proposal from a firm, or firms, for each development project as appropriate for the services required. The proposal must conform to the rates and requirements of the on-call agreement(s).



M. Margo Wheeler, FAICP
Director of Planning Services



David H. Ready
City Manager



James Thompson
Chief of Staff/City Clerk

ATTACHMENTS:

1. Five Agreements (available electronically)

ATTACHMENT "B"
CITY OF PALM SPRINGS
PROFESSIONAL SERVICES AGREEMENT
ON-CALL ENVIRONMENTAL ASSESSMENT (CEQA) SERVICES
(SAMPLE AGREEMENT – INTENTIONALLY INCOMPLETE)

THIS PROFESSIONAL SERVICES AGREEMENT (hereinafter "Agreement") is made and entered into, to be effective this ____ day of _____, 2014, by and between the CITY OF PALM SPRINGS, a California charter city and municipal corporation, (hereinafter referred to as "City") and xxxxxxxxxxxx, (hereinafter referred to as "Consultant"). City and Consultant are sometimes hereinafter individually referred to as "Party" and are hereinafter collectively referred to as the "Parties."

RECITALS

A. City has determined that there is a need for As-Needed, "On-Call" Environmental Assessment (CEQA) Services for a variety of future private and public sector development applications, (hereinafter the "Project").

B. Consultant has submitted to City a proposal to provide As-Needed, "On-Call" Environmental Assessment (CEQA) Services for a variety of future private and public sector development applications to City pursuant to the terms of this Agreement.

C. Consultant is qualified by virtue of its experience, training, education, reputation, and expertise to provide these services and has agreed to provide such services as provided herein.

D. City desires to retain Consultant to provide such professional services.

NOW, THEREFORE, in consideration of the promises and mutual obligations, covenants, and conditions contained herein, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1.0 SERVICES OF CONTRACTOR

1.1 Scope of Services. In compliance with all terms and conditions of this Agreement, Consultant agrees to perform the professional services set forth in the Scope of Services described in Exhibit "A," which is attached hereto and is incorporated herein by reference (hereinafter referred to as the "Services" or "Work"). As a material inducement to the City entering into this Agreement, Consultant represents and warrants that this Agreement requires specialized skills and abilities and is consistent with this understanding, Consultant is a provider of first class work and professional services and that Consultant is experienced in performing the Work and Services contemplated herein and, in light of such status and experience, Consultant covenants that it shall follow the highest professional standards in performing the Work and Services required hereunder. For purposes of this Agreement, the phrase "highest professional standards" shall mean those standards of practice recognized as high quality among well-qualified and experienced professionals performing similar work under similar circumstances.

1.2 Contract Documents. The Agreement between the Parties shall consist of the following: (1) this Agreement; (2) the Scope of Services; (3) the City's Request for Proposals; and, (4) the Consultant's signed, original proposal submitted to the City ("Consultant's Proposal"), (collectively

referred to as the "Contract Documents"). The City's Request for Proposals and the Consultant's Proposal, which are both attached as Exhibits "B" and "C", respectively, are incorporated by reference and are made a part of this Agreement. The Scope of Services shall include the Consultant's Proposal. All provisions of the Scope of Services, the City's Request for Proposals and the Consultant's Proposal shall be binding on the Parties. Should any conflict or inconsistency exist in the Contract Documents, the conflict or inconsistency shall be resolved by applying the provisions in the highest priority document, which shall be determined in the following order of priority: (1st) the terms of this Agreement; (2nd) the provisions of the Scope of Services (Exhibit "A"); as may be amended from time to time; (3rd) the provisions of the City's Request for Proposal (Exhibit "B"); and, (4th) the provisions of the Consultant's Proposal (Exhibit "C").

1.3 Compliance with Law. Consultant warrants that all Services rendered hereunder shall be performed in accordance with all applicable federal, state, and local laws, statutes, and ordinances and all lawful orders, rules, and regulations promulgated thereunder, including without limitation all applicable Cal/OSHA requirements.

1.4 Licenses, Permits, Fees and Assessments. Consultant represents and warrants to City that it has obtained all licenses, permits, qualifications, and approvals of whatever nature that are legally required to practice its profession and perform the Work and Services required by this Agreement. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect at all times during the term of this Agreement, any license, permit, qualification, or approval that is legally required for Consultant to perform the Work and Services under this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments, and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant's performance of the Work and Services required by this Agreement, and shall indemnify, defend, and hold harmless City against any such fees, assessments, taxes penalties, or interest levied, assessed, or imposed against City hereunder.

1.5 Familiarity with Work. By executing this Agreement, Consultant warrants that Consultant (a) has thoroughly investigated and considered the Scope of Services to be performed, (b) has carefully considered how the Services should be performed, and (c) fully understands the facilities, difficulties, and restrictions attending performance of the Services under this Agreement. If the Services involve work upon any site, Consultant warrants that Consultant has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of any Services hereunder. Should the Consultant discover any latent or unknown conditions that will materially affect the performance of the Services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the City.

1.6 Care of Work. Consultant shall adopt reasonable methods during the term of the Agreement to furnish continuous protection to the Work and the equipment, materials, papers, documents, plans, studies, and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the Work by the City, except such losses or damages as may be caused by City's own negligence.

1.7 Further Responsibilities of Parties. Both Parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both Parties agree to act in good faith to execute all instruments, prepare all documents, and take all actions as may be reasonably necessary to carry out the purposes of this Agreement.

1.8 Performance of Services. City Manager or Director Planning Services, as provided in Section 2.1 of this Agreement, shall have the right at any time during the term of this Agreement to order the performance of services as generally described in the Scope of Services to perform extra or additional work beyond that specified in the Scope of Services or make changes by altering, adding to, or deducting from such Work. No Work may be undertaken unless a written order is first given by the City Manager or the Director of Planning Services to the Consultant, incorporating therein the identification and description of the Work to be performed, a maximum or not to exceed amount for such Work, and the time to perform this Agreement.

1.9 Unauthorized Aliens. Consultant hereby represents and warrants that it will comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of any work and/or services under this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Consultant hereby agrees to reimburse City for any and all liabilities, actions, suits, claims, demands, losses, costs, judgments, arbitration awards, settlements, damages, demands, orders, or penalties which arise out of or are related to such employment, together with any and all costs, including attorneys' fees, incurred by City.

2.0 COMPENSATION

2.1 Maximum Contract Amount. City and Consultant hereby acknowledge and agree that the scope of services required by this Agreement will vary dependent upon the number, type, and extent of the services or work the Consultant shall provide; and no guarantee of the extent or the type of services required of Consultant under the terms of this Agreement is made by the City. The annual level of services required by this Agreement is unknown, and may significantly increase or decrease from year to year. In acknowledgement of the fact that the number and type of projects requiring the Consultant's services has not been identified for this contract, City and Consultant hereby acknowledge and agree that a specific "Maximum Contract Sum" shall be imposed on each separate project that the City may assign Consultant as provided in Section 1.8 and in this Section 2.1. Each such separate project shall be identified as a Task Order or a Purchase Order authorized by the Director of Planning Services or the City Manager as provided in this Section 2.1. For the services rendered pursuant to this Agreement, the Consultant shall be compensated in accordance with the "Schedule of Compensation" attached hereto as Exhibit "D" and incorporated herein by this reference.

The method of compensation may include: (i) a lump sum payment upon completion, (ii) payment for time and materials based upon the Consultant's Schedule of Hourly Billing Rates as shown on Exhibit "D", or (iii) such other methods as may be specified in the Schedule of Compensation. Compensation shall include reimbursement for actual and necessary expenditures for reproduction costs, telephone expense, transportation expense, and all other necessary expenditures required to perform the professional services under this Agreement. Compensation shall include the attendance of Consultant at all project meetings reasonably deemed necessary by the City; Consultant shall not be entitled to any additional compensation for attending said meetings. Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Consultant anticipates, and that Consultant shall not be entitled to additional compensation therefore.

It is expressly agreed that the maximum contract amount of this Agreement is undefined, and is subject to the number and type of projects requiring the Consultant's services throughout the duration of the term of this Agreement, if any. Consultant shall be entitled to compensation in accordance with separate City authorized "Task Orders" (Purchase Orders) with corresponding Not-to-Exceed payment

amounts established pursuant to the Consultant's Schedule of Hourly Billing Rates as shown on Exhibit "D". Consultant's compensation shall be limited to the amount identified on each separate, individually authorized Task Order corresponding to a project requiring the services of the Consultant.

By approval of this Agreement, the City Council hereby authorizes the subsequent approval of individual Task Orders (Purchase Orders) in those amounts sufficient to cover the cost of required services (pursuant to Schedule "D") necessary for the projects. Subject to existing cost limits established by municipal code.

2.2 Method of Payment. Unless some other method of payment is specified in the Schedule of Compensation (Exhibit "D"), in any month in which Consultant wishes to receive payment, no later than the tenth (10) working day of such month, Consultant shall submit to the City, in a form approved by the City's Finance Director, an invoice for services rendered prior to the date of the invoice. Such requests shall be based upon the amount and value of the services performed by Consultant and accompanied by such reporting data including an itemized breakdown of all costs incurred and tasks performed during the period covered by the invoice, as may be required by the City. City shall use reasonable efforts to make payments to Consultant within forty-five (45) days after receipt of the invoice or a soon thereafter as is reasonably practical. There shall be a maximum of one payment per month.

2.3 Changes in Scope. In the event any change or changes in the Scope of Services is requested by the City, the Parties shall execute a written amendment to this Agreement, setting forth with particularity all terms of such amendment, including, but not limited to, any additional professional fees. An amendment may be entered into: (a) to provide for revisions or modifications to documents or other work product or work when documents or other work product or work is required by the enactment or revision of law subsequent to the preparation of any documents, other work product, or work; and/or (b) to provide for additional services not included in this Agreement or not customarily furnished in accordance with generally accepted practice in Consultant's profession.

2.4 Appropriations. This Agreement is subject to and contingent upon funds being appropriated therefore by the Palm Springs City Council for each fiscal year covered by the Agreement. If such appropriations are not made, the City Manager may terminate this Agreement as provided in Section 8.3 of this Agreement; otherwise, there shall be no funding for any work or services and Consultant shall not be entitled to payment for any work or services that Consultant may provide.

3. SCHEDULE OF PERFORMANCE

3.1 Time of Essence. Time is of the essence in the performance of this Agreement. The time for completion of the services to be performed by Consultant is an essential condition of this Agreement. Consultant shall prosecute regularly and diligently the Work of this Agreement according to the agreed upon Schedule of Performance for each Task Order.

3.2 Schedule of Performance. Consultant shall commence the Services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all Services within the time period(s) established in the Schedule of Performance. When requested by Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer, but such extensions shall not exceed one hundred eighty (180) days cumulatively; however, the City shall not be obligated to grant such an extension.

3.3 Force Majeure. The time period(s) specified in the Schedule of Performance for performance of the Services rendered pursuant to this Agreement shall be extended because of any

delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant (financial inability excepted), including, but not limited to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, and/or acts of any governmental agency, including the City, if Consultant, within ten (10) days of the commencement of such delay, notifies the City Manager in writing of the causes of the delay. The City Manager shall ascertain the facts and the extent of delay, and extend the time for performing the Services for the period of the enforced delay when and if in the judgment of the City Manager such delay is justified. The City Manager's determination shall be final and conclusive upon the Parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of the Agreement pursuant to this section.

3.4 Term. Unless earlier terminated under the terms of this Agreement, this Agreement shall continue in full force and effect for three (3) years. At the sole discretion of the City Manager, upon written notice to Consultant and mutual agreement, the term of this Agreement may be extended for two (2) additional one (1) year terms.

4. COORDINATION OF WORK

4.1 Representative of Consultant. The following principal of Consultant is hereby designated as being the principal and representative of Consultant authorized to act in its behalf with respect to the Services to be performed under this Agreement and make all decisions in connection therewith: ~~XXXXXXXXXXXX~~ It is expressly understood that the experience, knowledge, education, capability, expertise, and reputation of the foregoing principal is a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principal shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services performed hereunder. The foregoing principal may not be changed by Consultant without prior written approval of the Contract Officer.

4.2 Contract Officer. The Contract Officer shall be such person as may be designated by the City Manager of City, and is subject to change by the City Manager. It shall be the Consultant's responsibility to ensure that the Contract Officer is kept fully informed of the progress of the performance of the Services, and the Consultant shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.3 Prohibition Against Subcontracting or Assignments. The experience, knowledge, capability, expertise, and reputation of Consultant, its principals and employees, were a substantial inducement for City to enter into this Agreement. Therefore, Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, voluntarily or by operation of law, without the prior written consent of City. Consultant shall not contract with any other entity to perform the Services required under this Agreement without the prior written consent of City. If Consultant is permitted to subcontract any part of this Agreement by City, Consultant shall be responsible to City for the acts and omissions of its subcontractor(s) in the same manner as it is for persons directly employed. Nothing contained in this Agreement shall create any contractual relationships between any subcontractor and City. All persons engaged in the Work will be considered employees of Consultant. City will deal directly with and will make all payments to Consultant. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated, or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written consent of City. Transfers restricted hereunder shall include the

transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Consultant, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release Consultant or any surety of Consultant from any liability hereunder without the express written consent of City.

4.4 Independent Contractor.

A. The legal relationship between the Parties is that of an independent contractor, and nothing herein shall be deemed to make Consultant a City employee. During the performance of this Agreement, Consultant and its officers, employees, and agents shall act in an independent capacity and shall not act as City officers or employees. The personnel performing the Services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of its officers, employees, or agents, except as set forth in this Agreement. Consultant, its officers, employees, or agents shall not maintain an office or any other type of fixed business location at City's offices. City shall have no voice in the selection, discharge, supervision, or control of Consultant's employees, servants, representatives, or agents, or in fixing their number, compensation, or hours of service. Consultant shall pay all wages, salaries, and other amounts due its employees in connection with this Agreement and shall be responsible for all reports and obligations respecting them, including but not limited to social security income tax withholding, unemployment compensation, workers' compensation, and other similar matters. City shall not in any way or for any purpose be deemed to be a partner of Consultant in its business or otherwise a joint venturer or a member of any joint enterprise with Consultant.

B. Consultant shall not incur or have the power to incur any debt, obligation, or liability against City, or bind City in any manner.

C. No City benefits shall be available to Consultant, its officers, employees, or agents in connection with any performance under this Agreement. Except for professional fees paid to Consultant as provided for in this Agreement, City shall not pay salaries, wages, or other compensation to Consultant for the performance of Services under this Agreement. City shall not be liable for compensation or indemnification to Consultant, its officers, employees, or agents, for injury or sickness arising out of performing Services hereunder. If for any reason any court or governmental agency determines that the City has financial obligations, other than pursuant to Section 2 and Subsection 1.8 herein, of any nature relating to salary, taxes, or benefits of Consultant's officers, employees, servants, representatives, subcontractors, or agents, Consultant shall indemnify City for all such financial obligations.

5. INSURANCE

5.1 **Types of Insurance.** Consultant shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, the insurance described herein for the duration of this Agreement, including any extension thereof, or as otherwise specified herein, against claims which may arise from or in connection with the performance of the Work hereunder by Consultant, its agents, representatives, or employees. In the event the City Manager determines that the Work or Services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Consultant agrees that the minimum limits of the insurance policies may be changed accordingly upon receipt of written notice from the City Manager or his designee. Consultant shall immediately substitute any insurer whose A.M. Best rating drops below the levels specified herein. Except as otherwise authorized below for professional liability (errors and omissions) insurance, all insurance provided

pursuant to this Agreement shall be on an occurrence basis. The minimum amount of insurance required hereunder shall be as follows:

A. Errors and Omissions Insurance. Consultant shall obtain and maintain in full force and effect throughout the term of this Agreement, standard industry form professional liability (errors and omissions) insurance coverage in an amount of not less than one million dollars (\$1,000,000.00) per occurrence and two-million dollars (\$2,000,000.00) annual aggregate, in accordance with the provisions of this section.

(1) Consultant shall either: (a) certify in writing to the City that Consultant is unaware of any professional liability claims made against Consultant and is unaware of any facts which may lead to such a claim against Consultant; or (b) if Consultant does not provide the certification pursuant to (a), Consultant shall procure from the professional liability insurer an endorsement providing that the required limits of the policy shall apply separately to claims arising from errors and omissions in the rendition of services pursuant to this Agreement.

(2) If the policy of insurance is written on a "claims made" basis, the policy shall be continued in full force and effect at all times during the term of this Agreement, and for a period of three (3) years from the date of the completion of the Services provided hereunder. In the event of termination of the policy during this period, Consultant shall obtain continuing insurance coverage for the prior acts or omissions of Consultant during the course of performing Services under the terms of this Agreement. The coverage shall be evidenced by either a new policy evidencing no gap in coverage, or by obtaining separate extended "tail" coverage with the present or new carrier or other insurance arrangements providing for complete coverage, either of which shall be subject to the written approval by the City Manager.

(3) In the event the policy of insurance is written on an "occurrence" basis, the policy shall be continued in full force and effect during the term of this Agreement, or until completion of the Services provided for in this Agreement, whichever is later. In the event of termination of the policy during this period, new coverage shall immediately be obtained to ensure coverage during the entire course of performing the Services under the terms of this Agreement.

B. Workers' Compensation Insurance. Consultant shall obtain and maintain, in full force and effect throughout the term of this Agreement, workers' compensation insurance in at least the minimum statutory amounts, and in compliance with all other statutory requirements, as required by the State of California. Consultant agrees to waive and obtain endorsements from its workers' compensation insurer waiving subrogation rights under its workers' compensation insurance policy against the City and to require each of its subcontractors, if any, to do likewise under their workers' compensation insurance policies. If Consultant has no employees, Consultant shall complete the City's Request for Waiver of Workers' Compensation Insurance Requirement form.

C. Commercial General Liability Insurance. Consultant shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of commercial general liability insurance written on a per occurrence basis with a combined single limit of at least one million dollars (\$1,000,000.00) and two million dollars (\$2,000,000.00) general aggregate for bodily injury and property damage including coverages for contractual liability, personal injury, independent contractors, broad form property damage, products and completed operations.

D. Business Automobile Insurance. Consultant shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of business automobile liability insurance written on a per occurrence basis with a single limit liability in the amount of one million

dollars (\$1,000,000.00) bodily injury and property damage. The policy shall include coverage for owned, non-owned, leased, and hired cars.

E. Employer Liability Insurance. Consultant shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of employer liability insurance written on a per occurrence basis with a policy limit of at least one million dollars (\$1,000,000.00) for bodily injury or disease.

5.2 Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City Manager prior to commencing any work or services under this Agreement. Consultant guarantees payment of all deductibles and self-insured retentions. City reserves the right to reject deductibles or self-insured retentions in excess of \$10,000, and the City Manager may require evidence of pending claims and claims history as well as evidence of Consultant's ability to pay claims for all deductible amounts and self-insured retentions proposed in excess of \$10,000.

5.3 Other Insurance Requirements. The following provisions shall apply to the insurance policies required of Consultant pursuant to this Agreement:

5.3.1 For any claims related to this Agreement, Consultant's coverage shall be primary insurance as respects City and its officers, council members, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the City and its officers, council members, officials, employees, agents, and volunteers shall be in excess of Consultant's insurance and shall not contribute with it.

5.3.2 Any failure to comply with reporting or other provisions of the policies, including breaches of warranties, shall not affect coverage provided to City and its officers, council members, officials, employees, agents, and volunteers.

5.3.3 All insurance coverage and limits provided by Consultant and available or applicable to this Agreement are intended to apply to each insured, including additional insureds, against whom a claim is made or suit is brought to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to the City or its operations shall limit the application of such insurance coverage.

5.3.4 None of the insurance coverages required herein will be in compliance with these requirements if they include any limiting endorsement which substantially impairs the coverages set forth herein (e.g., elimination of contractual liability or reduction of discovery period), unless the endorsement has first been submitted to the City Manager and approved in writing.

5.3.5 Consultant agrees to require its insurer to modify insurance endorsements to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, or that any party will "endeavor" (as opposed to being required) to comply with the requirements of the endorsements. Certificates of insurance will not be accepted in lieu of required endorsements, and submittal of certificates without required endorsements may delay commencement of the Project. It is Consultant's obligation to ensure timely compliance with all insurance submittal requirements as provided herein.

5.3.6 Consultant agrees to ensure that subcontractors, and any other parties involved with the

Project who are brought onto or involved in the Project by Consultant, provide the same minimum insurance coverage required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with subcontractors and others engaged in the Project will be submitted to the City for review.

- 5.3.7 Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any insurance requirement in no way imposes any additional obligations on the City nor does it waive any rights hereunder in this or any other regard.
- 5.3.8 Consultant shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Proof that such coverage has been ordered shall be submitted prior to expiration. Endorsements as required in this Agreement applicable to the renewing or new coverage shall be provided to City no later than ten (10) days prior to expiration of the lapsing coverage.
- 5.3.9 Requirements of specific insurance coverage features or limits contained in this section are not intended as limitations on coverage, limits, or other requirements nor as a waiver of any coverage normally provided by any given policy. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue, and is not intended by any party or insured to be limiting or all-inclusive.
- 5.3.10 The requirements in this section supersede all other sections and provisions of this Agreement to the extent that any other section or provision conflicts with or impairs the provisions of this section.
- 5.3.11 Consultant agrees to provide immediate notice to City of any claim or loss against Consultant arising out of the Work performed under this Agreement and for any other claim or loss which may reduce the insurance available to pay claims arising out of this Agreement. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City, or to reduce or dilute insurance available for payment of potential claims.
- 5.3.12 Consultant agrees that the provisions of this section shall not be construed as limiting in any way the extent to which the Consultant may be held responsible for the payment of damages resulting from the Consultant's activities or the activities of any person or person for which the Consultant is otherwise responsible.

5.4 Sufficiency of Insurers. Insurance required herein shall be provided by authorized insurers in good standing with the State of California. Coverage shall be provided by insurers admitted in the State of California with an A.M. Best's Key Rating of B++, Class VII, or better, unless such requirements are waived in writing by the City Manager or his designee due to unique circumstances.

5.5 Verification of Coverage. Consultant shall furnish City with both certificates of insurance and endorsements, including additional insured endorsements, affecting all of the coverages required by this Agreement. The certificates and endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. All proof of insurance is to be received and approved by the City before work commences. City reserves the right to require Consultant's insurers to provide complete,

certified copies of all required insurance policies at any time. Additional insured endorsements are not required for Errors and Omissions and Workers' Compensation policies.

Verification of Insurance coverage may be provided by: (1) an approved General and/or Auto Liability Endorsement Form for the City of Palm Springs or (2) an acceptable Certificate of Liability Insurance Coverage with an approved Additional Insured Endorsement with the following endorsements stated on the certificate:

1. *"The City of Palm Springs, its officials, employees, and agents are named as an additional insured..." ("as respects City of Palm Springs Contract No.____" or "for any and all work performed with the City" may be included in this statement).*

2. *"This insurance is primary and non-contributory over any insurance or self-insurance the City may have..." ("as respects City of Palm Springs Contract No.____" or "for any and all work performed with the City" may be included in this statement).*

3. *"Should any of the above described policies be canceled before the expiration date thereof, the issuing company will mail 30 days written notice to the Certificate Holder named." Language such as, "endeavor to" mail and "but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representative" is not acceptable and must be crossed out.*

4. Both the Workers' Compensation and Employers' Liability policies shall contain the insurer's waiver of subrogation in favor of City, its elected officials, officers, employees, agents, and volunteers.

In addition to the endorsements listed above, the City of Palm Springs shall be named the certificate holder on the policies. All certificates of insurance and endorsements are to be received and approved by the City before work commences. All certificates of insurance must be authorized by a person with authority to bind coverage, whether that is the authorized agent/broker or insurance underwriter. Failure to obtain the required documents prior to the commencement of work shall not waive the Consultant's obligation to provide them.

6. INDEMNIFICATION

6.1 To the fullest extent permitted by law, Consultant shall defend (at Consultant's sole cost and expense), indemnify, protect, and hold harmless City, its elected officials, officers, employees, agents, and volunteers (collectively the "Indemnified Parties"), from and against any and all liabilities, actions, suits, claims, demands, losses, costs, judgments, arbitration awards, settlements, damages, demands, orders, penalties, and expenses including legal costs and attorney fees (collectively "Claims"), including but not limited to Claims arising from injuries to or death of persons (Consultant's employees included), for damage to property, including property owned by City, from any violation of any federal, state, or local law or ordinance, and from errors and omissions committed by Consultant, its officers, employees, representatives, and agents, that arise out of or relate to Consultant's performance under this Agreement. This indemnification clause excludes Claims arising from the sole negligence or willful misconduct of the City, its elected officials, officers, employees, agents, and volunteers. Under no circumstances shall the insurance requirements and limits set forth in this Agreement be construed to limit Consultant's indemnification obligation or other liability under this Agreement. Consultant's indemnification obligation shall survive the expiration or earlier termination of this Agreement until all actions against the Indemnified Parties for such matters indemnified are fully and finally barred by the applicable statute of limitations or, if an action is timely filed, until such action

is final. This provision is intended for the benefit of third party Indemnified Parties not otherwise a party to this Agreement.

6.2 Design Professional Services Indemnification and Reimbursement. If the Agreement is determined to be a "design professional services agreement" and Consultant is a "design professional" under California Civil Code Section 2782.8, then:

A. To the fullest extent permitted by law, Consultant shall indemnify, defend (at Consultant's sole cost and expense), protect and hold harmless City and its elected officials, officers, employees, agents and volunteers and all other public agencies whose approval of the project is required, (individually "Indemnified Party"; collectively "Indemnified Parties") against any and all liabilities, claims, judgments, arbitration awards, settlements, costs, demands, orders and penalties (collectively "Claims"), including but not limited to Claims arising from injuries or death of persons (Consultant's employees included) and damage to property, which Claims arise out of, pertain to, or are related to the negligence, recklessness or willful misconduct of Consultant, its agents, employees, or subcontractors, or arise from Consultant's negligent, reckless or willful performance of or failure to perform any term, provision, covenant or condition of this Agreement ("Indemnified Claims"), but Consultant's liability for Indemnified Claims shall be reduced to the extent such Claims arise from the negligence, recklessness or willful misconduct of the City and its elected officials. Officers, employees, agents and volunteers.

B. Consultant shall reimburse the Indemnified Parties for any reasonable expenditures, including reasonable attorneys' fees, expert fees, litigation costs, and expenses that each Indemnified Party may incur by reason of Indemnified Claims. Upon request by an Indemnified Party, Consultant shall defend with legal counsel reasonably acceptable to the Indemnified Party all Claims against the Indemnified Party that may arise out of, pertain to, or relate to Indemnified Claims, whether or not Consultant is named as a party to the Claim proceeding. The determination whether a Claim "may arise out of, pertain to, or relate to Indemnified Claims" shall be based on the allegations made in the Claim and the facts known or subsequently discovered by the Parties. Consultant's indemnification obligation hereunder shall survive the expiration or earlier termination of this Agreement until all actions against the Indemnified Parties for such matters indemnified hereunder are fully and finally barred by the applicable statute of limitations or, if an action is timely filed, until such action is final.

C. The Consultant shall require all non-design-profession sub-contractors, used or sub-contracted by Consultant to perform the Services or Work required under this Agreement, to execute an Indemnification Agreement adopting the indemnity provisions in sub-section 6.1 in favor of the Indemnified Parties. In additions, Consultant shall require all non-design-professional sub-contractors, used or sub-contracted by Consultant to perform the Services or Work required under this Agreement, to obtain insurance that is consistent with the Insurance provisions as set forth in this Agreement, as well as any other insurance that may be required by Contract Officer.

7. REPORTS AND RECORDS

7.1 Accounting Records. Consultant shall keep complete, accurate, and detailed accounts of all time, costs, expenses, and expenditures pertaining in any way to this Agreement. Consultant shall keep such books and records as shall be necessary to properly perform the Services required by this Agreement and to enable the Contract Officer to evaluate the performance of such Services. The Contract Officer shall have full and free access to such books and records at all reasonable times, including the right to inspect, copy, audit, and make records and transcripts from such records.

7.2 Reports. Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the Services required by this Agreement as the Contract Officer

shall require. Consultant hereby acknowledges that the City is greatly concerned about the cost of the Work and Services to be performed pursuant to this Agreement. For this reason, Consultant agrees that if Consultant becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the Work or Services contemplated herein or, if Consultant is providing design services, the cost of the project being designed, Consultant shall promptly notify the Contract Officer of such fact, circumstance, technique, or event and the estimated increased or decreased cost related thereto and, if Consultant is providing design services, the estimated increased or decreased cost estimate for the project being designed.

7.3 Ownership of Documents. All drawings, specifications, reports, records, documents, memoranda, correspondence, computations, and other materials prepared by Consultant, its employees, subcontractors, and agents in the performance of this Agreement shall be the property of City and shall be promptly delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership of the documents and materials hereunder. Any use of such completed documents for other projects and/or use of incomplete documents without specific written authorization by the Consultant will be at the City's sole risk and without liability to Consultant, and the City shall indemnify the Consultant for all damages resulting therefrom. Consultant may retain copies of such documents for its own use. Consultant shall have an unrestricted right to use the concepts embodied therein. Consultant shall ensure that all its subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom.

7.4 Release of Documents. All drawings, specifications, reports, records, documents, and other materials prepared by Consultant in the performance of services under this Agreement shall not be released publicly without the prior written approval of the Contract Officer. All information gained by Consultant in the performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization.

7.5 Audit and Inspection of Records. After receipt of reasonable notice and during the regular business hours of City, Consultant shall provide City, or other agents of City, such access to Consultant's books, records, payroll documents, and facilities as City deems necessary to examine, copy, audit, and inspect all accounting books, records, work data, documents, and activities directly related to Consultant's performance under this Agreement. Consultant shall maintain such books, records, data, and documents in accordance with generally accepted accounting principles and shall clearly identify and make such items readily accessible to such parties during the term of this Agreement and for a period of three (3) years from the date of final payment by City hereunder.

8. ENFORCEMENT OF AGREEMENT

8.1 California Law and Venue. This Agreement shall be construed and interpreted both as to validity and as to performance of the Parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim, or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Riverside, State of California, or any other appropriate court in such County, and Consultant covenants and agrees to submit to the personal jurisdiction of such court in the event of such action.

8.2 Interpretation. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the Parties. The terms of this Agreement are contractual and the result of negotiation between the Parties. Accordingly, any rule

of construction of contracts (including, without limitation, California Civil Code Section 1654) that ambiguities are to be construed against the drafting party, shall not be employed in the interpretation of this Agreement. The caption headings of the various sections and paragraphs of this Agreement are for convenience and identification purposes only and shall not be deemed to limit, expand, or define the contents of the respective sections or paragraphs.

8.3 Termination. City may terminate this Agreement for its convenience at any time, without cause, in whole or in part, upon giving Consultant thirty (30) days written notice. Upon such notice, City shall pay Consultant for Services performed through the date of termination. Upon receipt of such notice, Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. Thereafter, Consultant shall have no further claims against the City under this Agreement. Upon termination of the Agreement pursuant to this section, Consultant shall submit to the City an invoice for work and services performed prior to the date of termination. In addition, the Consultant reserves the right to terminate this Agreement at any time, with or without cause, upon sixty (60) days written notice to the City, except that where termination is due to material default by the City, the period of notice may be such shorter time as the Consultant may determine.

8.4 Default of Consultant.

A. Consultant's failure to comply with any provision of this Agreement shall constitute a default.

B. If the City Manager, or his designee, determines that Consultant is in default in the performance of any of the terms or conditions of this Agreement, he/she shall notify Consultant in writing of such default. Consultant shall have ten (10) days, or such longer period as City may designate, to cure the default by rendering satisfactory performance. In the event Consultant fails to cure its default within such period of time, City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice of any remedy to which City may be entitled at law, in equity, or under this Agreement. Consultant shall be liable for any and all reasonable costs incurred by City as a result of such default. Compliance with the provisions of this section shall not constitute a waiver of any City right to take legal action in the event that the dispute is not cured, provided that nothing herein shall limit City's right to terminate this Agreement without cause pursuant to Section 8.3.

C. If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 8.4.B, take over the work and prosecute the same to completion by contract or otherwise, and the Consultant shall be liable to the extent that the total cost for completion of the Services required hereunder exceeds the Maximum Contract Amount (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Consultant for the purpose of set-off or partial payment of the amounts owed the City as previously stated. The withholding or failure to withhold payments to Consultant shall not limit Consultant's liability for completion of the Services as provided herein.

8.5 Waiver. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the Party against whom enforcement of a waiver is sought. Any waiver by the Parties of any default or breach of any covenant, condition, or term contained in this Agreement, shall not be construed to be a waiver of any subsequent or other default or breach, nor shall failure by the Parties to require exact, full, and complete compliance with any of the covenants, conditions, or terms contained in this Agreement be construed as changing the terms of this Agreement in any manner or preventing the Parties from enforcing the full provisions hereof.

8.6 Rights and Remedies Cumulative. Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the Parties are cumulative and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.

8.7 Legal Action. In addition to any other rights or remedies, either Party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement.

8.8 Attorney Fees. In the event any dispute between the Parties with respect to this Agreement results in litigation or any non-judicial proceeding, the prevailing Party shall be entitled, in addition to such other relief as may be granted, to recover from the non-prevailing Party all reasonable costs and expenses, including but not limited to reasonable attorney fees, expert consultant fees, court costs and all fees, costs, and expenses incurred in any appeal or in collection of any judgment entered in such proceeding. To the extent authorized by law, in the event of a dismissal by the plaintiff or petitioner of the litigation or non-judicial proceeding within thirty (30) days of the date set for trial or hearing, the other Party shall be deemed to be the prevailing Party in such litigation or proceeding.

9. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

9.1 Non-liability of City Officers and Employees. No officer or employee of the City shall be personally liable to the Consultant, or any successor-in-interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

9.2 Conflict of Interest. No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which effects his financial interest or the financial interest of any corporation, partnership, or association in which he/she is, directly or indirectly, interested in violation of any state statute or regulation. Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration in exchange for obtaining this Agreement.

9.3 Covenant Against Discrimination. In connection with its performance under this Agreement, Consultant shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, age, marital status, ancestry, or national origin. Consultant shall ensure that applicants are employed, and that employees are treated during their employment, without regard to their race, religion, color, sex, age, marital status, ancestry, or national origin. Such actions shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

10. MISCELLANEOUS PROVISIONS

10.1 Patent and Copyright Infringement.

A. To the fullest extent permissible under law, and in lieu of any other warranty by City or Consultant against patent or copyright infringement, statutory or otherwise, it is agreed that Consultant shall defend at its expense any claim or suit against City on account of any allegation that any item furnished under this Agreement, or the normal use or sale thereof arising out of the

jurisdiction, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of that provision, or the remaining provisions of this Agreement unless the invalid provision is so material that its invalidity deprives either Party of the basic benefit of their bargain or renders this Agreement meaningless.

10.5 Successors in Interest. This Agreement shall be binding upon and inure to the benefit of the Parties' successors and assignees.

10.6 Third Party Beneficiary. Except as may be expressly provided for herein, nothing contained in this Agreement is intended to confer, nor shall this Agreement be construed as conferring, any rights, including, without limitation, any rights as a third-party beneficiary or otherwise, upon any entity or person not a party hereto.

10.7 Recitals. The above-referenced Recitals are hereby incorporated into the Agreement as though fully set forth herein and each Party acknowledges and agrees that such Party is bound, for purposes of this Agreement, by the same.

10.8. Corporate Authority. Each of the undersigned represents and warrants that (i) the Party for which he or she is executing this Agreement is duly authorized and existing, (ii) he or she is duly authorized to execute and deliver this Agreement on behalf of the Party for which he or she is signing, (iii) by so executing this Agreement, the Party for which he or she is signing is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which the Party for which he or she is signing is bound.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the City and the Consultant have caused this Agreement to be executed the day and year first above written.

ATTEST:
CITY OF PALM SPRINGS, CA

CONTENTS APPROVED:

By _____
City Clerk

By _____
City Manager

Date: _____

Date: _____

APPROVED AS TO FORM:

APPROVED BY CITY COUNCIL:

By _____
City Attorney

Date: _____ Agreement No. _____

Date: _____

CONSULTANT

Name: XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Check one: Individual Partnership Corporation

Corporations require two notarized signatures: One signature must be from Chairman of Board, President, or any Vice President. The second signature must be from the Secretary, Assistant Secretary, Treasurer, Assistant Treasurer, or Chief Financial Officer.

Address: XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

By: _____
Signature (notarized)

By: _____
Signature (notarized)

Name: _____

Name: _____

Title: _____

Title: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of _____



On _____ before me, _____

Date

Here Insert Name and Title of the Officer

personally appeared _____

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature _____

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

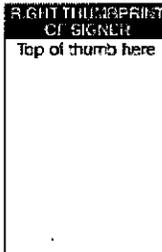
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

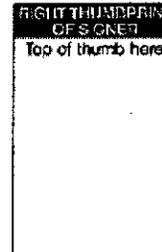


EXHIBIT "A" SCOPE OF SERVICES

The City exclusively reserves the right to select and assign a firm (*or firms if desired*) for each project as it determines is in the best interest of the City and the specific project. There is no guarantee of work, nor is there any implied or promised rotation method for project assignments.

The **SCOPE OF SERVICES** and principal responsibilities may include, but are not limited to, the following (all services may or may not be necessary on each project):

All responsibilities of Lead Agency including:

1. Preliminary Review
2. Preparation of Initial Study
3. Determination of significance of environmental effects
4. Establishing thresholds of Significance
5. Making Mandatory Findings of Significance

Following decision to prepare a Negative or Mitigated Negative Declaration:

1. Prepare Notice of Intent (NOI)
2. Provide NOI to all parties as required by CEQA; document
3. Prepare ND/MND and submit to City for review
4. Prepare and circulate Notice of Availability
5. Be available to present at Planning Commission and City Council meetings, if necessary
6. File Notice Of Determination

Following determination that an Environmental Impact Report is required:

The EIR's shall meet all the requirements set forth in the California Environmental Quality Act (Public Resources Code 21000 et seq.) and the State CEQA guidelines (California Code of Regulations, section 15000 et seq.).

Identified impacts shall be designated as significant or insignificant pursuant to the criteria of CEQA and the State CEQA Guidelines, and any thresholds or criteria used by the County. Indirect or secondary impacts of the project shall also be discussed and mitigation measures recommended.

Mitigation measures should be described in detail and should be specific to the project. Two types of mitigation measures should be recommended: measures addressing impacts related to the primary impacts; and measures addressing impacts related to the secondary impacts associated with the proposed project.

The alternatives analysis, while mostly a qualified effort, shall make all efforts to use or cite existing applicable detailed information to make for as meaningful a comparison as possible to the proposed project.

It will be the responsibility of the successful firm(s) or consultant(s) to determine the necessary staffing level required to perform the scope of services. The City will **NOT** provide dedicated work space or office space, city staff or city resources, printing or copying services, or clerical assistance in the

EXHIBIT "A" **SCOPE OF SERVICES**

performance of this agreement. The City reserves the right to perform any portion of the scope of work with City personnel and/or by other Consultants.

A comprehensive mitigation monitoring and reporting program, pursuant to Public Resources Code section 2108.6 shall be developed for applicable mitigation measures. The monitoring program shall incorporate both monitoring by the county and reporting by the developer, with subsequent report verification by on-site inspection, if necessary.

The consultant shall be available for a "kick off" meeting and to meet with one or more of the City staff when given advance notice.

The consultant shall anticipate attending two (2) scoping meetings (one before EIR work begins and one during Public Review period), and two (2) public hearings. The consultant shall be prepared to respond to questions, make presentations and/or participate in an advisory capacity during these meetings/hearings.

The format for all text documents, tables, charges, and illustrations shall be 8 1/2" x 11" vertical. If oversize inclusions are necessary, they will be 11" x 17". Document covers for all related documents shall be coordinated so they appear as a "set". As much of the technical information as possible shall be placed in the appendices. Duplication of information of the EIR shall be avoided as much as possible. All hard copy administrative drafts, drafts, and final documents shall be two-sided, black ink, on white or light recycled stock paper.

EXHIBIT "B"
CITY'S REQUEST FOR PROPOSALS

CITY'S REQUEST FOR PROPOSALS FOLLOWS THIS PAGE

EXHIBIT "C"
CONSULTANT'S PROPOSAL

CONSULTANT'S PROPOSAL FOLLOWS THIS PAGE

EXHIBIT "D"
SCHEDULE OF COMPENSATION

EXHIBIT "E"
SCHEDULE OF PERFORMANCE



City of Palm Springs, California

On-Call Environmental Assessment (CEQA) Services
(RFP 15-14)

March 27, 2014



MSA CONSULTING, INC.

PLANNING • CIVIL ENGINEERING • LAND SURVEYING •

SPECIALTY SERVICES

INNOVATIVE DESIGN • TECHNICAL EXCELLENCE • INTEGRITY

March 27, 2014

Mr. Craig L. Gladders, C.P.M.
Procurement & Contracting Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Subject: On-Call Environmental Assessment (CEQA) Services (RFP 15-14)

Dear Mr. Gladders:

MSA Consulting, Inc. (MSA) is pleased to submit for your review and consideration our proposal to provide on-call, as-needed professional Environmental Assessment (CEQA) services for various private and public sector development projects located throughout the City of Palm Springs. Our proposal describes MSA's methodology to meet and exceed the specific needs of a variety of CEQA compliance assessments for private and public sector development. We appreciate the opportunity to make this submittal and believe we are in a unique position to fully understand the applicable conditions, regulations and impacts associated with a project to successfully complete any CEQA analysis for the City. Adherence to the Planning Profession Code of Ethics as well as principles of sustainability are vital conditions of our vested interest in the City of Palm Springs and the Coachella Valley.

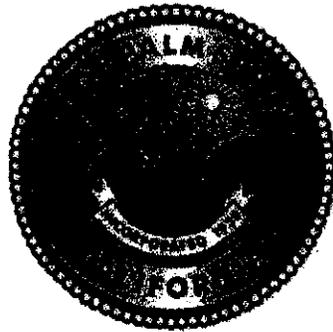
Michelle Witherspoon, MSA's Director of Environmental Services, would lead a team of seasoned local staff, in addition to, exceptional and well-respected sub-consultant firms, in collaborative efforts to successfully complete each project. The following information has been assembled to assist you in making a decision regarding the "best fit" for a qualified team for your needs. To that end, we welcome the chance to further discuss the services the MSA team could bring to the City.

We appreciate the opportunity to submit our proposal and qualifications for your consideration and look forward to continuing our professional relationship with the City. Should you have any questions or require any further information please feel free to contact me.

Very truly yours,



Michelle D. Witherspoon
Director of Environmental Services
MSA Consulting, Inc.

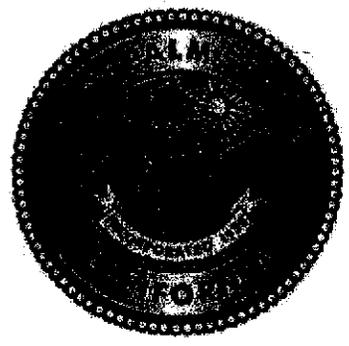


City of Palm Springs, California
On-Call Environmental Assessment (CEQA) Services
(RFP 15-14)

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Firm Qualifications, Experience and Background



- Firm Type/Contact
- Firm Principals
- Firm Background / Qualifications
- Key Staff/Team Members
- Subconsultant Team Members

SECTION A: FIRM QUALIFICATIONS, EXPERIENCE AND BACKGROUND

A.1 Firm Type/Contact



Firm's Complete Name: **MSA Consulting, Inc.**

Type of Firm: California Corporation

Telephone Number: 760.320.9811

Fax Number: 760.323.7893

Contact: Michelle D. Witherspoon
Director of Environmental Services
Senior Project Manager
mwitherspoon@msaconsultinginc.com

A.2 Firm Principals

The following Principals of the Firm referenced below, have the authority to bind MSA Consulting, Inc. in a contractual agreement:

Robert S. Smith, President / CEO
Julian A. De La Torre, Vice President

A.3 Firm Background/Qualifications

MSA Consulting, Inc. (MSA) is a multi-disciplinary **Planning, Civil Engineering and Land Surveying** firm providing professional services to public agencies, tribal interests and private development since 1976. Formerly known as Mainiero, Smith and Associates, located in Rancho Mirage, California, MSA is the Coachella Valley's largest locally owned, full-service planning and engineering company, serving private and public clients throughout Southern California and beyond.

MSA's local presence in the Coachella Valley provides a solid team with extensive knowledge relative to regional and local issues. The majority of the Planning Department alone includes individuals that have worked and lived in the City of Palm Springs and have a historic knowledge of both the City and the Valley that is unique to the firm. The team has a vested interest in maintaining and enhancing the existing environment and systems of the City and the Coachella Valley. All employees are poised to respond immediately to any City needs.

As a result of maintaining high standards in work product, MSA has been consistently able to attract new and diverse projects from its solid client core and their referrals. The firm provides a variety of knowledge and services that are applied to all projects. Included in the current staff of **49** are both AICP, LEED and QSD Accredited Professional certifications, as well as eight registered civil engineers and land surveyors. MSA has an integrated GIS monitoring and data management program and highly qualified support staff that stay in tune with the constant evolution of regulatory and technical changes that impact the broad foundation of environmental analysis.

Equipped with state-of-the-art computer, color plotting, and surveying systems, MSA today continues to serve a broad range of repeat clientele from small developers to the Federal government. Over the past 38 years, the firm has successfully completed over **2,000** projects and studies, involving the environmental analysis, planning, design, surveying or construction administration of public works, residential, institutional, resort, or commercial developments.

MSA is actively involved in assisting local community groups through participation in organizations such as Urban Land Institute (ULI), Desert Valleys Builders Association (DVBA), ACE Mentor Program, American Planning Association (APA), Association of Environmental Professionals (AEP), U.S. Green Building Council, American Public Works Association (APWA), and Desert Roundtable.

A.4 Key Staff/Team Members

The MSA Team would be led by **Michelle D. Witherspoon**, who would serve as the Senior Project Manager and the City's primary contact. She would work closely with the City and any and all subconsultants to ensure project requirements are satisfied and to provide support on both technical and contractual matters. Strong, uniquely qualified Teams would be assembled, based on each individual project scope, to develop the most-effective approach for the implementation of the requested environmental services. The designated key team members

would provide managerial support for the project entirety and share the day-to-day responsibility in his/her respective fields of expertise.

MSA Consulting, Inc.

Robert S. Smith, P.E., President/CEO



Mr. Smith is a founding principal who established the company in 1976 and became president and sole stockholder in 1997. He has been a practicing engineer since 1974 working on a variety of engineering projects for both private industry and public agencies. His firm, MSA Consulting, Inc., has completed over 2,000 projects in Southern California over the past 36 years. He has been the Principal-In-Charge of the planning, design and construction support services for public improvement, infrastructure resort and housing projects throughout Southern California. Mr. Smith has a working knowledge of the area's water, wastewater, and drainage conditions and design standards. His master planning and design services have been utilized by municipalities, utility agencies, special districts, and County and Federal governmental agencies. Mr. Smith earned a B.S. degree in Civil Engineering with high honors from Michigan State University and went on to obtain an M.S. degree in Environmental Engineering Science at the California Institute of Technology. He is a registered civil engineer in California and Arizona and is active in numerous professional organizations.

Julian A. De La Torre, P.E., Vice-President/Principal Engineer



Mr. De La Torre was born and raised in the Coachella Valley, attended UCLA and graduated with an Engineering degree in 1983. He was registered as a Civil Engineer in 1989 and joined MSA in 1995. He has served as Design Engineer and Senior Project Manager for a wide variety of projects including the 1,200-home golf and residential resort project "Escena" in Palm Springs, the "Dream Home Awards" winning 218-unit LEED Certified apartment complex of Wolff Waters Place in La Quinta, and the 700,000 square foot Arrowhead Water Bottling Plant in Cabazon. He became the firm's Vice-President and Principal Engineer in 2007.

**Michelle Witherspoon, LEED AP BD+C, CPESC, QSD, REPA
Director of Environmental Services**



Ms. Witherspoon joined the Planning Department of MSA Consulting in June of 2000. With a Master's Degree in Urban and Regional Planning from CA State Polytechnic University, Pomona and a BS in Zoology from the University of Oklahoma, she enhances MSA's ability to help Lead Agencies as well as clients in identification of Environmental challenges and solutions that work. She was instrumental in the formation and management of Environmental Services in 2000 and GIS Services in 2005. She is responsible for all aspects of the firm's environmental planning, including proposals, staffing and the technical integrity of completed documents. In addition, Ms. Witherspoon brings an understanding of the convergence of natural systems, technical research and planning. She is a LEED Accredited Professional, Registered Environmental Property Assessor, Certified Professional in Erosion and

Sediment Control, Qualified SWPPP Developer and holds a certification in Coachella Valley Fugitive Dust Control from South Coast Air Quality Management District and CALTRANS 24 Hour SWPPP Training. As Director of Environmental Services and a project manager for the firm, she oversees the preparation of the firm's environmental documents/plans including CEQA Initial Studies and Environmental Impact Reports, NEPA Environmental Assessments and Environmental Impact Statements, PM-10 Fugitive Dust Mitigation Plans, Storm Water Pollution Prevention Plans, Water Quality Management Plans, Water Supply Assessments, Designated Waters Permitting and Phase I Environmental Site Assessments. In addition, she provides consultation for various Planning projects which have particularly challenging site assessment issues or environmental constraints. Ms. Witherspoon is an active member in the American Planning Association, the American Public Works Association, and the US Green Building Council.

Paul DePalatis, A.I.C.P., Director of Planning Services



Mr. DePalatis has worked as a professional planner for over 30 years with a focus on the Inland Empire and Coachella Valley areas of Southern California. He joined MSA Consulting, Inc. in April of 2013 after serving as Planning Director for various major California planning, engineering and environmental firms and running his own consulting practice in the Coachella Valley during the mid-2000's. He earned his Bachelor's Degree in Urban Planning from Stanford University in 1979. Because Mr. DePalatis has served as a consultant to public agencies and private developers, he understands the needs, goals and priorities of each. He has managed scores of private development, CEQA/NEPA and municipal planning projects and clients have consistently rated his customer service and product quality as among the highest they have experienced. Mr. DePalatis is AICP certified, a member of the American Planning Association (APA) and the Association of Environmental Professionals (AEP) and, during his career, has also served as a Planning Commissioner, a board member for the APA California Chapter, Inland Empire Section and a general member of the Building Industry Association (BIA).

Marvin Roos, Director of Design Development



Mr. Roos, a fifth generation Californian, has been a practicing planner since 1971. He joined MSA Consulting, Inc. in 1992 after 20 years with the City of Palm Springs. After graduating from UC Berkeley with a Bachelor of Architecture degree, he joined the City of Palm Springs in January 1971 being selected on the basis of his architecture and urban design background. He started as an Assistant Planner and worked through the ranks serving as Planning Director from 1979 to 1991. He spent a year directing the City's General Plan Update. After joining MSA Consulting, Inc., Mr. Roos directed planning and entitlement processes for the firm, developing the Planning Department into the Coachella Valley's premier planning group. In addition to providing senior project management for MSA, as Director of Design Development, Mr. Roos currently oversees the creative aspects of all of the firm's planning assignments, focusing on project design and business development. Additionally, Mr. Roos plays an active role in the CEQA process including traffic analysis, public

participation, and cultural analysis. Mr. Roos' education includes Post Graduate coursework from the University of California, Riverside and the University of Southern California including Urban Design, CEQA, Design Review, Urban Economics, Urban Transportation, and Policy Analysis. Mr. Roos is an active member of the American Planning Association and California Planning Roundtable. In addition to serving on the Board of Directors for the Desert Valley Builders Association, he chairs its monthly Legislative Affairs Forum.

Jerry Ogburn, Principal Planner/Senior Community Designer



Mr. Ogburn has accumulated over 40 years of diverse experience as a consulting community planner, urban designer and land planner, serving recognized national and international clients. He joined MSA in 2010 as a Principal Planner and Community Designer. Previously, he consulted for fifteen years with the City of Palm Springs as their Director of Downtown Development and Manager of Main Street-Palm Springs. More recently, he has served as Project Manager on the Section 19 Specific Plan for the City of Rancho Mirage and the VORTEX Specific Plan for Downtown Desert Hot Springs. Prior to coming to California, Mr. Ogburn specialized in land planning for large mixed use projects as well as community development throughout the United States and Germany. This included specialized experience in the master planning and designing of major family entertainment parks and attractions as well as business parks and employments centers. His recent emphasis has been upon commercial area revitalization of underperforming village and town centers. Mr. Ogburn received his Bachelor of Arts, Architecture degree in 1965 and Master of Arts, Community Planning in 1970 from Kansas State University. He has been active in the Urban Land Institute (ULI) and the International Council of Shopping Centers (ICSC), and is a Charter Member of the American Planning Association (APA). He has been the recipient of a number of planning and design awards, including awards from the American Institute of Architects (AIA) and the Association of Environmental Planners (AEP), recognizing his work on the Palm Canyon Drive Streetscape Improvements Project. Currently, he serves on the Mt. San Jacinto Winter Park Authority which owns and operates the Palm Springs Aerial Tramway.

Jesus Herrera-Cortez, Director of GIS Services/Environmental Planner



Mr. Herrera-Cortez joined the Planning Department in April of 2008 as an Assistant Environmental Planner. Having received his Bachelor of Science Degree in Urban and Regional Planning from California State Polytechnic University in Pomona and his Minor in Geographic Information Systems, Mr. Herrera-Cortez provides our firm and our clients with his expertise in Planning Law, Land Use and Transportation Planning, Urban Development, research methodology, and advanced GIS applications. His GIS Technology knowledge streamlines activities from planning and data collection to analysis, as-built surveying, and operations and maintenance. He has been recognized with numerous academic achievement awards. He is a member of the Inland Empire Section of the American Planning Association and a member of the Golden Key Honor Society.

David Dewegeli, Design Development Coordinator



Mr. Dewegeli joined MSA's Planning Department in August of 1999 after graduating from ITT Technical Institute with an Associate of Science Degree in Computer-Aided Drafting Technology. As Design Development Coordinator for MSA, he works closely with clients and Project Managers to develop site plans, subdivision maps and a variety of presentation exhibits. Mr. Dewegeli utilizes his expertise in CADD, hand graphics and latest technologies to generate graphic exhibits for project Master Plan, Specific Plans, Site Plans, Tentative Tract and Parcel Maps, and other visual exhibits. Graphics (exhibits) services include: General Plan/Zoning/Land Use, U.S.G.S. Maps, FEMA Maps, Circulation, Aerial and Site Photographs, Existing and Proposed Utilities, Hydrology/Grading, Proposed Phasing, Vicinity Maps, Conceptual Site Plans, Tentative Tract and Parcel Maps, Line of Sight, Consultant Coordination and Data Transfers.

Nicole Vann, Assistant Planner



Nicole Vann joined the Planning Department at MSA Consulting, Inc. in 2004. As Assistant Planner for both traditional planning and environmental services, she coordinates all components of the Department. She also works with the Engineering and Survey Departments to coordinate the generation and submittal of closely associated Environmental and Entitlement products. Nicole is involved with projects from Due Diligence to Final Design, playing a vital role in managing resources and documents as well as client, sub-consultant and agency interactions. She assists in the preparation and processing of the firm's Environmental and Planning documents/plans including CEQA and NEPA Analyses, PM-10 Fugitive Dust Mitigation Plans, NPDES Construction and Management Permits, Designated Waters Permitting, Phase I Environmental Site Assessments and Specific Plans.

Craig Brudin, Assistant Environmental Planner/GIS Technician



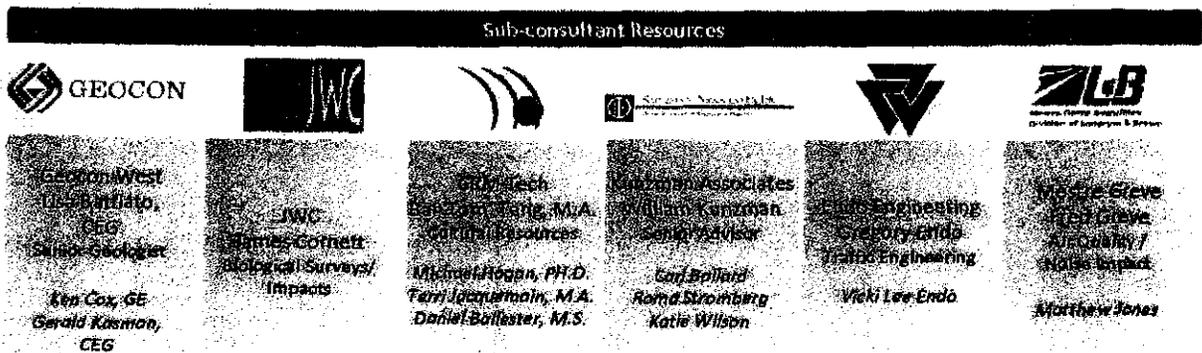
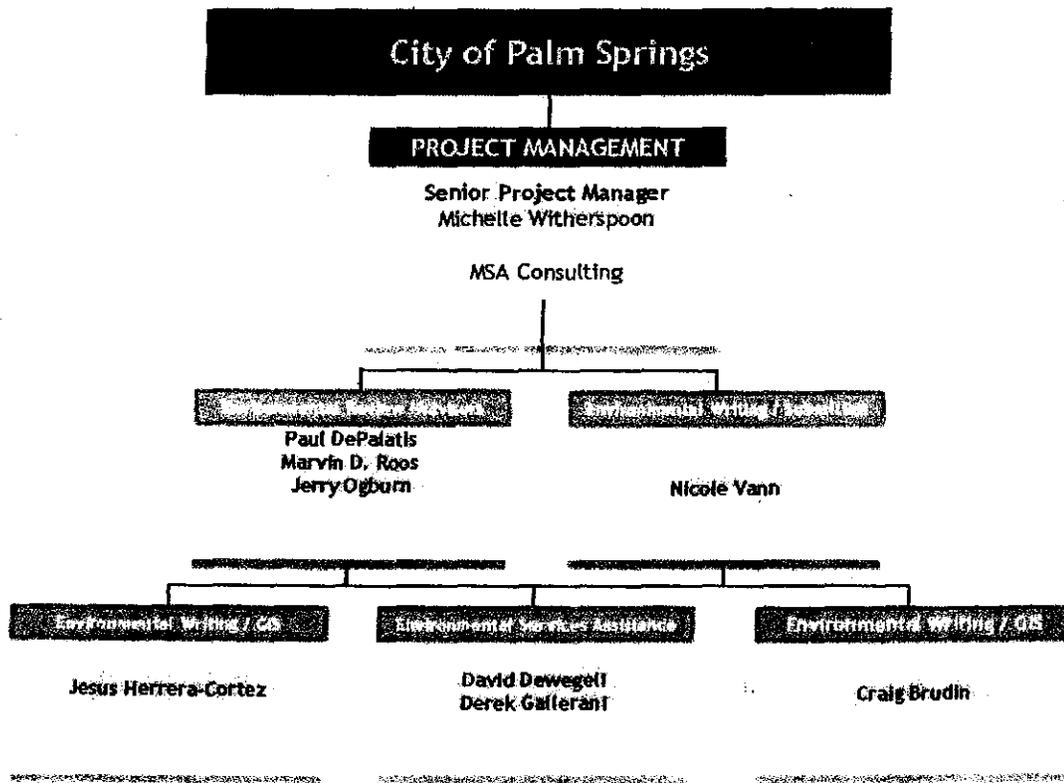
Mr. Brudin joined MSA's Planning Department in April of 2013 after obtaining a Bachelor of Arts in Business Managerial Studies and a Bachelor of Science in Environmental Policy & Management with a concentration in Natural Resource Management from the University of Redlands. As an assistant environmental planner, Mr. Brudin works closely with Project Managers aiding in the research and writing of environmental deliverables such as CEQA and NEPA documents and Phase 1 Environmental Site Assessments. He provides assistance in fieldwork for NPDES Construction and Management Permits. Additionally, Mr. Brudin provides support for GIS Mapping and ACAD Drafting.

Derek Gallerani, Planning CADD Technician



Mr. Gallerani joined MSA's Planning Department in July 2001 and provides ACAD Drafting support to the team. As a CADD Technician, he assists in creating planning and land development exhibits, performs research for residential, commercial and resort planning projects, and creates renderings and plans in ACAD, Photoshop and 3DSMax 9. In addition, Mr. Gallerani provides GIS Mapping support.

Effective project management is critical to the success of complex projects requiring a team of technical experts. The staffing proposed for this project is shown in the MSA Consulting, Inc. Organization Chart that follows:



A.5 Subconsultant Team Members

Geocon West, Inc.

Assignment: Geotechnical Services

Geocon West, Inc. (Geocon) is a California corporation established in 1971 and provides a wide range of geotechnical engineering, environmental consulting, construction observation and materials testing and inspection services. Geocon employs approximately 200 professionals at nine offices in California located in Palm Desert, San Diego, Riverside County, Orange County, Los Angeles, Bakersfield, the Bay Area, Rocklin and Sacramento. Geocon has performed geotechnical services throughout the Coachella Valley including the cities of Palm Springs, Coachella, Indio, Rancho Mirage, Indian Wells, La Quinta, Desert Hot Springs and Palm Desert. Geocon's project experience in the Coachella Valley includes, but is not limited to, Palm Springs People Mover, Palm Canyon Phase III Improvements, South Palm Canyon Drive and Bridge Widening, Indian Canyon Drive at the Union Pacific Railroad Overcrossing, Highway 111 Phase 3 Improvements, Jefferson and Varner Road Improvements, SunLine Transit Administration Building, La Quinta Pavement Management Plan, and City of Indio COD Offsite Improvements. Geocon concentrates on providing the highest level of customer service and quality in the most cost-effective manner. Over the years they have built a solid reputation with their clients efficiently solving complex issues. Their management style is hands-on with careful attention to detail, customer service, and client communication. Geocon manages project resources to facilitate timely completion within schedule and budgetary constraints.



► Lisa Battiato, CEG – Regional Manager/Senior Geologist



Ms. Battiato has over 16 years of experience providing geologic consulting services throughout California. Her experience encompasses a wide range of projects including: transportation and water infrastructure; educational, medical, commercial and industrial facilities; mixed-use and multi-family residential developments; and other large-scale land developments. Her technical expertise includes: seismic hazard analyses; subsurface fault, landslide, liquefaction, geotechnical investigations and assessment; geologic mapping; pavement distress mitigation; geotechnical services during utility installation and roadway construction; geologic evaluation of levee stability; project management services for large, hillside grading projects; and supervision of materials testing services during construction. Ms. Battiato has been actively involved in determining methods and design necessary for slope stabilization, seepage, mitigation of collapsible soils, induced soil settlement, expansive soils, subsurface dewatering and drainage.

► Gerald A. Kasman, CEG – Senior Geologist/Associate



Mr. Kasman has over 25 years of professional experience in performing and managing multidisciplinary geotechnical investigations for major development projects, including investigations for tunnel and pipeline alignments, embankments, transportation, infrastructure, and commercial and municipal projects. His technical experience with projects requiring complex geological studies includes fault rupture hazard investigations, seismicity and ground

motion studies, geophysical surveys, slope stability investigations, and geologic hazard evaluations. As such, he has extensive experience in detailed field mapping, aerial photograph interpretation, continuous core logging of rock and alluvial deposits, trenching, downhole logging, tunneling, and instrumentation. As the Director of Geological Services, Mr. Kasman is responsible for the development of technical scopes for investigations, training and resourcing of personnel, and maintaining project schedules and budgets.

► **Kenneth Cox, GE – Senior Project Engineer**

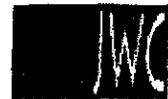


Mr. Cox has over 12 years of experience in geotechnical engineering and construction monitoring for both public and private clients in southern California. His experience in a wide variety of geotechnical projects including commercial and industrial buildings, hi-rise structures, schools, hospitals, pipelines, transmission towers, bridges, roadways, power generators, mass grading, and single and multifamily residential projects provides a wealth of engineering solutions. Mr. Cox has performed geotechnical investigations for schools, libraries, commercial and residential structures. He has the reputation for providing economic solutions to geotechnical obstacles. His in depth knowledge and experience of geotechnical engineering contribute to the quality of projects with budget and time constraints.

JWC Ecological Consultants

Assignment: Biological Services

Begun in 1973, **James W. Cornett - Ecological Consultants** is today the only ecological consulting firm specializing in biological surveys and impact analyses in the California deserts. With over 1,100 studies completed as of 2014, there is no other company with as much experience in the arid regions of California. The vast majority of clients have utilized the services of **JWC Ecological Consultants** in the preparation of biological impact analyses for environmental impact reports. These clients have included private corporations, governmental agencies, public utilities, and tribal governments. Protected, threatened, endangered species have frequently been the focus of the firm's work and their experience in this area is extensive. Bighorn Sheep, Casey's June Beetle, Burrowing Owl, Yuma Clapper Rail, LeConte's Thrasher, Least Bell's Vireo, Desert Tortoise, and Coachella Valley Fringe-toed Lizard are all sensitive species that have been studied by **JWC Ecological Consultants**. In addition to biological surveys and impact analyses, JWC Ecological Consultants also develops revegetation and reclamation plans, reviews biological studies conducted by other parties, writes and develops natural history publications for client customers, provides sensitive species monitoring services and conducts university-level classes in desert ecology.



JWC Ecological Consultants is the oldest biological consulting firm in California and has conducted more biological studies within the City Limits of Palm Springs than any other individual or firm. Since 1974, 80% of JWC's studies involved the CEQA process.

► **Jim Cornett, Principal**



The principal of the firm is James W. Cornett, the former Director of Natural Sciences at the Palm Springs Desert Museum. Mr. Cornett is a recognized authority on the greater roadrunner, desert palm oasis ecology, and desert environments in general with eighty publications to his credit including dozens of books and peer-reviewed scientific papers. Mr. Cornett is the primary author of all biological assessment and impact reports prepared by JWC Ecological

Consultants.

CRM Tech

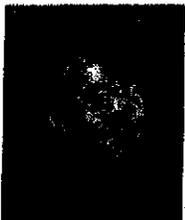
Assignment: Cultural/Archeo/Paleo Services

CRM TECH is a full-service cultural resources management consulting firm that has been providing our services to a wide variety of public agencies, environmental firms, private developers, and individuals since 1993. **CRM TECH** has completed more than 2,400 cultural and paleontological resources studies throughout the State of California, the majority of them in southern California. These jobs were completed according to guidelines of the California Environmental Quality Act (CEQA), the National Historic Preservation Act (NHPA), and/or the National Environmental Policy Act (NEPA), as well specific requirements of individual public agencies (e.g., County of San Bernardino, Caltrans, Bureau of Land Management, USACOE, FAA, etc.). During this time, **CRM TECH** has acquired a unique expertise in California archaeology, history, architectural history, ethnography, anthropology, and paleontology. At the same time, **CRM TECH** has developed efficient methods using up-to-date technologies to deal with the full spectrum of historical, archaeological, and paleontological resource issues.



Services provided by **CRM TECH** comprise all aspects and phases of cultural resources investigations pertaining to archaeology, history, architectural history, and paleontology. **CRM TECH** utilizes our broad range of knowledge and experience to successfully complete required cultural/paleontological studies according to the appropriate guidelines. **CRM TECH** provides high quality, legally defensible cultural resource compliance reports for a reasonable, fair price. **CRM TECH** takes pride in completing projects in a timely manner and within the established budget.

► **Bai 'Tom' Tang, M.A., Principal Investigator, Project Manager, Architectural Historian, Historian**



Mr. Tang has 25 years of cultural resources management experience and is a recognized expert in California history and architectural history. He has authored, co-authored, and contributed to hundreds of cultural resource management documents subject to both the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). He has also successfully managed hundreds of projects, during which he has guided staff members and overseen their work to ensure that the various aspects of the studies (record searches, historical archival research, field work, graphics production, and report writing) were efficiently completed to the highest standards while meeting established schedules. He has a proven record of preparing and managing CEQA/NEPA projects to successful completion.

► **Michael Hogan, Principal Investigator, Program Manager, Archaeologist**



Mr. Hogan has more than 25 years of cultural resources management experience. He has worked on some of the more important archaeological sites in southern California. Additionally, he has been involved in the preparation of cultural resource management documents subject to both the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). He has successfully managed hundreds of projects, overseeing staff members and their work, to ensure that the various aspects of the research (records searches, field work, graphics production, and report writing) are efficiently completed to the highest standards while meeting established schedules. Thus, Mr. Hogan has a proven record of preparing and managing CEQA/NEPA projects to successful completion. Mr. Hogan has been involved in every type of cultural resource management project, including due diligence records searches, Phase I surveys, Phase II testing and evaluation programs, Phase III data recovery as mitigation programs, monitoring during earth-moving, master plan and general plan elements, Native American scoping, and ethnographic research.

► **Terri Jacquemain, M.A., Architectural Historian, Historian**



Ms. Jacquemain has 12 years of cultural resources management experience, focused especially on California history and architectural history. Additionally, she has been involved in the preparation of cultural resource management documents subject to both the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). Ms. Jacquemain is a former award-winning journalist who worked as a feature and beat writer for The Press-Enterprise (1991-1997) and for the Inland Valley Daily Bulletin (1997-1999). She joined CRM TECH as a part-time project historian in 2003 and became a full-time historian in 2006. She exceeds the Secretary of Interior's Standard for history and has been involved in the historical background and archival research for projects throughout southern California.

► **Daniel Ballester, M.S., Field Director/GIS Specialist**



Mr. Ballester has over 15 years of cultural resources management experience. He participated in various archaeological field schools and workshops while studying archaeology at California State University, San Bernardino. Ballester has been involved in archaeological field surveys, archaeological testing, and archaeological mitigation programs throughout Southern California since 1998. He has been involved in all aspects of archaeological fieldwork, site recording, artifact processing, and site record production for projects throughout southern California. Mr. Ballester oversees and conducts field surveys, records sites, and documents the results of the fieldwork. On numerous occasions he has led field crews on surveys and excavations, as well as overseeing monitoring projects. He maintains detailed notes regarding the work that is being done, the methods that are used, and the results of the fieldwork. Mr. Ballester now operates the GIS Department of CRM Tech.

Kunzman Associates, Inc.
Assignment: Traffic/Air/Noise

Kunzman Associates, Inc. is a California Corporation located in the City of Orange and specializing in providing professional planning expertise to both the public and private sectors. Since its founding in 1976, the firm's goal has been to provide the best traffic and transportation engineering services available through highly qualified personnel. Kunzman Associates, Inc. will provide expertise in transportation planning, air quality and noise analysis for the on-call environmental assessment projects.



► **William Kunzman, P.E., Principal**



Mr. Kunzman has worked professionally in traffic engineering and transportation planning since 1967 in both the public and private sectors. He has extensive knowledge of governmental agency procedures, design, geometrics, signs, traffic controls, parking, and maintenance. Mr. Kunzman is highly skilled in presenting findings and recommendations to elected officials, municipal commissions community groups, the Courts, and the general public.

► **Perrie Ilercil, P.E., Senior Associate**



Ms. Ilercil has been involved in the engineering field for over 25 years. She possesses the technical knowledge of resources and software relevant to traffic engineering, including: signing and striping plans, construction traffic controls plans, traffic signal plans and lighting plans, plan design, calculations, take-offs and specification preparation. Ms. Ilercil possesses the technical knowledge of resources and software relevant to traffic engineering, including AutoCAD, HCS+, TRAFFIX and SYNCHRO software for ICU and delay evaluations the PATHPRO program for ADT-to-peak hour volume calculations. He has also been involved in traffic signal warrant analyses, trip generation analyses, traffic forecasting, parking studies, and parking demand studies.

► **Roma Stromberg, INCE, Senior Associate**



Roma Stromberg has been actively involved in the arena of planning, development and environmental review for over twenty-five years. She has prepared noise studies throughout Southern California and western Nevada. Ms. Stromberg has also prepared and reviewed numerous air quality studies and is adept in the management and preparation of environmental compliance and planning documents. Her project management experience includes the preparation of proposals, project schedules, and management of staff and subcontractors. She has been involved in the preparation of environmental impact reports, environmental impact statements, mitigated negative declarations, environmental assessments, and focused studies. Her skills include project budgeting and scheduling, quality control, and project presentation including planning and environmental recommendations at client and public hearings.

► **Katie Wilson, M.S., Senior Associate**



Katie Wilson has developed air quality, noise, and health risk assessments, including emissions inventories, greenhouse gas/climate change analyses, and air dispersion modeling for assessing compliance with ambient air quality standards and significance thresholds. She has performed quality control/quality assurance review of environmental technical reports (biological assessments, jurisdictional delineations, air quality, noise impact, greenhouse gas, and health risk assessments) and conducted presentations to familiarize personnel with the basics of CEQA and NEPA and provide information on CEQA legislative updates.

Endo Engineering
Assignment: Traffic Engineering

Endo Engineering is a professional engineering consulting firm specializing in the modeling and assessment of the air quality, noise and circulation impacts of new development and redevelopment projects. Their professional staff has worked extensively in the Coachella Valley for more than thirty years and has completed hundreds of traffic, air quality and noise studies for all stages of the planning and development process from development feasibility studies and opportunities and constraints analyses to General Plan Amendments, Master Development Plans, Specific Plans and tract maps. Endo's technical studies have been used in the development review process to prepare Initial Studies, EIRs and EISs. Their goal is to foster a better understanding of the transportation related and noise aspects of projects and provide an objective and credible basis for the associated transportation improvement, air quality and noise mitigation requirements. Endo Engineering is very familiar with CEQA and NEPA requirements as well as the City of Palm Springs development standards and traffic, air quality and noise study requirements. They are uniquely qualified to provide on-call engineering services to the City of Palm Springs, having previously evaluated the potential transportation-related, air quality and noise impacts of hundreds of projects in the City of Palm Springs over more than three decades. Endo Engineering recently prepared the traffic and noise impact studies for the Campus Park Specific Plan, including the West Valley Campus of the College of the Desert. The City of Palm Springs retained Endo Engineering to peer review the Traffic Impact Study for The Springs Retail Center and subsequently asked Endo to prepare an independent traffic analysis of the development. Endo Engineering was retained by the City of Palm Springs to develop effective mitigation for twelve major intersections in conjunction with the Palm Springs 2007 General Plan Update to demonstrate that eight-lane arterials would not be necessary to accommodate future traffic volumes. Endo Engineering has successfully completed studies for a variety of developments within the City of Palm Springs. Their previous studies addressed projects ranging from the Section 14 Master Development Plan/Specific Plan and Convention Center Expansion in downtown Palm Springs, to the access road modifications at the Palms Springs International Airport, the Mesquite Avenue Traffic Calming Project, the Palm Springs Animal Shelter, and the Campus Park Specific Plan including the College of the Desert West Valley Campus.



► **Gregory Endo**



Gregory Endo received his Bachelors and Masters degrees and has completed three years of research in pursuit of a Doctorate degree in Physics at the University of California, Irvine. Mr. Endo has also been involved in computer modeling applications as they relate to environmental engineering for more than 30 years. Mr. Endo has adapted existing programs and developed new ones for use by environmental, planning, and traffic engineering consultants to model transportation, air quality, and acoustic systems. During the past twenty years, Mr. Endo has expanded the transportation planning capabilities of Endo Engineering by integrating the use of computer modeling in the planning process. He was responsible for the circulation modeling of numerous General Plans and specific development plans throughout Southern California. His primary responsibilities include maintaining liaison with clients and local agencies, project management for multi-disciplinary projects, and special studies integrating opportunities and constraints with development feasibility and alternative analyses.

► **Vicki Lee Endo**



Vicki Lee Endo graduated from the University of California at Irvine School of Engineering in 1975. She is a registered Professional Traffic Engineer in the State of California and a member of the Institute of Transportation Engineers. Mrs. Endo has served as a project manager and principal investigator on more than 900 air quality impact assessments, noise impact studies and traffic studies, evaluating projects throughout California. Her analytical specialties include technical research, the analysis of transportation, acoustic, and air resource systems, and the preparation of technical studies, environmental impact reports, environmental assessments, development feasibility studies, opportunities and constraints studies, and other planning documentation. Mrs. Endo founded Endo Engineering in 1982 to satisfy the growing demand for technical analyses in the three inter-related disciplines of traffic, air quality and noise with state-of-the-art computer capabilities.

Mestre Greve

Assignment: Noise/Air Quality

Mestre Greve Associates, A Division of Landrum & Brown, is a professional engineering firm specializing in noise control, air resources engineering, and airport studies. The firm, incorporated in 1981, has completed thousands of local projects in Southern California in addition to the successful completion of studies throughout the United States, Canada and the Far East. Services provided by the company fall primarily into the following categories; assessments for airports, noise control studies for development projects, and air, noise, and greenhouse gas studies for environmental assessments. Mestre Greve Associates provide a unique combination of professional consulting services and engineering support. The Noise Control Engineering Services provided by Mestre Greve Associates may be divided into the following categories: community noise studies, industrial noise control, and vibration and dynamic analysis. All noise control studies involve analyzing or projecting the noise levels generated by a source, determining the level of



reduction desired, and finally engineering a solution to achieve the criterion levels. Their experience and technical capabilities form a strong foundation upon which policies to minimize noise and land-use conflicts can be developed. The Air Resources Engineering Services provided by Mestre Greve Associates may be divided into the following categories: highway air quality studies, airport air quality studies, air quality and land use integration studies, new source evaluations, and toxic dispersion and monitoring assessments. The firm possesses strong capabilities to assess source generation and characterization, analyze dispersion of emissions away from the source, and assess the resultant concentrations and impacts. Mitigation options are then analyzed and solutions developed. This may also involve assessing how a project integrates on a regional scale with regional air planning efforts, transportation system goals, and how the project can be integrated with the surrounding area to minimize pollutant emissions. In addition to hundreds of local projects, Mestre Greve Associates has successfully completed noise and air quality studies throughout the United States, Canada and the Far East. The firm has performed assessments of airport noise, ground transportation system improvements, residential and commercial developments, and the development of General Plan Noise Elements for numerous clients in both the public and private sector. Air quality analyses have also been conducted for a wide range of projects: from large planned communities and highways to small housing tracts. This extensive experience ensures a high level of expertise will be provided and that appropriate mitigation options will always be considered. In-house computing capabilities ensure that their assessments are reliable, repeatable, and prepared in a timely manner. Mestre Greve Associates is proud of its reputation for meeting deadlines and completing projects on schedule and at the proposed cost.

► **Fred Greve, Principal, Community Noise & Air Quality Specialist**



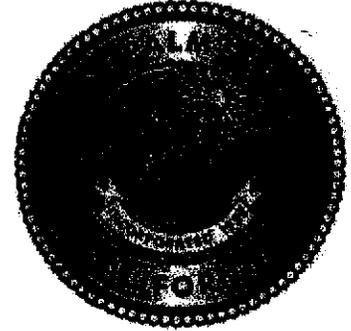
Mr. Greve has over twenty-five years experience in all fields of noise assessment and air quality management. Principal experience includes noise and air quality modeling for traffic networks, airports, transportation corridors, and planned communities on the local, state, federal and industrial level. This experience includes legislative monitoring of air and noise regulations, development of ambient air monitoring facilities, and management of aircraft noise monitoring networks.

► **Matthew B. Jones, P.E., Manager, Environmental Services**



Mr. Jones joined Mestre Greve Associates in 1987. He has experience in all fields of noise assessment and air quality management. Work includes project management, software development, engineering analysis, report preparation, as well as noise and air quality monitoring. As Manager of Environmental Services Mr. Jones is responsible for coordination of all environmental services at Mestre Greve Associates. These services include noise and air quality assessments for EIR/EIS, highways, residential and commercial developments and airports. Mr. Jones is involved in the development of most of the in-house computer software modeling programs and is well versed in all of the air quality and noise modeling programs used at Mestre Greve Associates.

Understanding of CEQA/NEPA
Requirements and Processes



- Work Plan Process/Methodology
- Budget/Schedule
- Project Management Tools
- Sample Environmental Services Project History

SECTION B: UNDERSTANDING OF Environmental and TECHNICAL PROCESSES

B.1 Analysis and Design Process/Methodology

Civil Engineering was the core service of MSA Consulting in its inception in 1976. The Planning Department was formed in 1992, Environmental Services in 2001 and GIS Services in 2005. The firm has a solid reputation for excellence, honesty and quality that is reflected in a 95% rate of repeat client and referral business. The tightknit team of Environmental Planners, Land Planners, Engineers and Surveyors collaborate and work directly with agencies, tribes, non-profit organizations and land owners, transforming their visions into a reality that positively impacts the surrounding neighborhood, municipality and environment. The firm's skilled technical team is responsible for calculations, creative problem solving, conceptual and final design, project management services, sub-consultant coordination, agency collaboration and plan processing; many projects are overseen from due diligence and environmental analysis through agency approval and finally construction. This breadth of services insures that any analysis incorporates the perspective of several areas of expertise which results in a solid CEQA document. The following list is an example of MSA's wide variety of services beginning with Environmental Services and encompassing the relevant expertise that is utilized throughout the environmental analysis process:

- CEQA Initial Studies
- CEQA Environmental Impact Reports
- Focused Environmental Impact Reports
- NEPA Environmental Assessments
- NEPA Environmental Impact Statements
- Phase 1 Environmental Site Assessments
- Coordination with Army Corps, Federal and State Fish and Wildlife
- Section 401, 1600, 404 Permitting
- Site constraints and Opportunities Mapping
- Agency Liaison
- GIS mapping
- GIS Management of NPDES Permit Compliance
- Energy conservation strategies and systems (LEED certification)
- MS4 water quality control systems and compliance.
- Water Quality Management Plans
- SWPPP (storm water pollution prevention plan)
- PM10 (Fugitive Dust Control Plans)
- Water Supply Assessment
- Existing Utility research
- Hydrology Calculations and report
- Hydraulics calculations
- Channel lining, improvement plans
- Grading, Storm drain, Sewer, Water and Street improvement plans
- Site accessibility ADA compliance
- Site/Land Planning design (residential subdivisions, multi-family residential, commercial, industrial, golf courses, country clubs, medical, schools, church, hotel)
- Entitlements
- Data Transfers
- Property/project due diligence reports
- Land Surveying (GPS and total station)
- Topographic mapping
- Pre-design survey and cross-sections
- Earthwork analysis

MSA is positioned so that the team can immediately start any project in Palm Springs with a strong understanding of the City and a drive time of 20 minutes. The team is familiar with the local issues involved and the context under which an analysis must be undertaken.

Each proposal will be examined and MSA will prepare a clearly defined scope of work and ensure a complete understanding of the individual project needs. GIS services will generate environmental constraints exhibits from our customized GIS database to develop a preliminary understanding of potential site challenges. MSA will determine the factors involved and perform a preliminary review of the information provided by the City along with supporting data, providing any applicable recommendations to the City. MSA will then develop a realistic estimate of costs to include the labor and other direct costs associated with the individual project, always taking into consideration any applicable cost saving measures.

► **Upfront Communication:**

MSA will collaborate with the City to define the following:

- common understanding of a project description;
- type and scope of special studies,
- appropriate project alternatives (if necessary,)
- cumulative analysis requirements (if necessary,)

► **Integrated Collaboration:**

MSA is experienced at identifying potential impacts at the beginning of the project analysis and providing quality advice to address impacts up front and minimize problems later in the process. The company's strengths lie in the diverse company-wide expertise and collective understanding of planning from both policy and physical standpoints. The project description can mitigate a majority of potential impacts when addressed early in the process.

The CEQA checklist is organized around the following broad environmental topics:

- | | |
|----------------------------|--------------------------------------|
| ▪ Aesthetics | ▪ Mandatory Findings of Significance |
| ▪ Agricultural Resources | ▪ Mineral Resources |
| ▪ Air Quality | ▪ Noise |
| ▪ Biological Resources | ▪ Population/Housing |
| ▪ Geology/Soils | ▪ Public Services |
| ▪ Greenhouse Gas Emissions | ▪ Recreation |
| ▪ Hazards | ▪ Transportation/Traffic |
| ▪ Hydrology/Water Quality | ▪ Utilities |
| ▪ Land Use/Planning | |

► **Identification of CEQA Document:**

Following the establishment of the Project Description and potential impacts, the team will provide a refined schedule based on the timing of a draft document and special studies if

required. CEQA documents can range from Categorical Exemption (CE), Negative Declaration (ND), Mitigated Negative Declaration (MND) to Environmental Impact Report (EIR) as well as revisions to previously adopted documents. Documents requiring special studies can be tackled in a timely manner if the Special Studies (if appropriate) are authorized early in the process. MSA has formed professional partnerships with the Sub Consultants on the team, who have worked in the Coachella Valley and with MSA for many decades. Deployment of special studies is an efficient procedure with this team.

Examples of Potential Special Studies:

- Air Quality Analysis
- Biological Analysis
- Cultural Analysis
- Geotechnical Report
- Hydrology Report
- Greenhouse Gas Assessment
- Noise Impact Analysis
- Paleontological Analysis
- Traffic Study

CEQA Deliverables:

▶ Project Management:

1. Cost Estimate
2. Schedule

▶ Mitigated Negative Declaration (MND):

1. Screencheck Initial Study for City Review
2. Initial Study for circulation
3. Assistance for City in circulation/ distribution*
4. Response to comments
5. Mitigation Monitoring and Reporting Program
6. MND
7. Notice of Determination (NOD)

▶ Environmental Impact Report (EIR):

1. Screencheck Initial Study for City Review
2. Initial Study for circulated (as needed)
3. Notice of Preparation
4. Assist City in circulation/ distribution*
5. Screencheck Draft of EIR for City Review
6. Draft of EIR for circulation

7. Assistance for City in circulation/ distribution*
8. Response to comments
9. Mitigation Monitoring and Reporting Program
10. Findings and Statement of Overriding Considerations (if needed)
11. Final EIR
12. Notice of Determination

Additional Environmental Support:

► *CEQA Notice Distributions:

If requested, MSA will assist the City with mailing packages for mandatory CEQA notices, including distribution to the State Clearinghouse, if necessary. Assistance may include completion of notices. Examples of these notices include Notice of Intent, Notice of Completion, Notice of Availability, Notice of Determination.

► Native American Heritage Consultation (NAHC):

If a project includes a General Plan Amendment or a Specific Plan, State Senate Bill 18 requires that the land use agency provide an opportunity for consultation with Native American Tribes within certain timeframes. If requested, MSA will prepare the necessary notification materials and provide these to the City in draft form for their review and use.

► Meetings and Hearings:

MSA and sub-consultants, as needed, will attend project team meetings, agency meetings and public hearings to support CEQA document preparation, scoping and certification. This task will be invoiced hourly based on MSA's current year Rate Schedule up to an initial allowance of \$10,000. MSA will advise Client should that amount need to be exceeded.

► Reimbursable Expenses:

Reimbursable expenses include postage and certified mail for CEQA notice distributions and EIR reproduction. These will be invoiced at cost with an estimated allowance of \$3,500 for budgeting purposes.

The MSA Team would be led by Michelle Witherspoon who will serve as Senior Project Manager and the City's primary contact. Ms. Witherspoon will work closely with the City and any and all subconsultants and agencies to ensure that project CEQA and Regulatory requirements are satisfied. Michelle Witherspoon at MSA would provide managerial support for the project(s) entirety and share the day-to-day responsibility in her respective fields of expertise. The staff and in-house individuals whose abilities best fit the topics of Potential Significant Impacts of the CEQA would be assigned to coordinate with the applicable Sub-Consultants, research and writing. A strong Team would be assembled for each individual analysis, uniquely qualified to

develop the most-effective approach for the project investigations and document preparation for implementation of the project.

Our assigned project team consists of senior-level professionals who will perform the required services, taking a hands-on approach to maintain in-depth and intimate knowledge of each project task. This approach improves overall project management, reduces the opportunity for costly mistakes and delays, and allows our staff to provide timely and efficient services resulting in a successful project.

All services will be performed in accordance with industry standard professional practices and in compliance with all City, County and State standards. Throughout the course of each project assignment, MSA will place emphasis on providing the most accurate and reasonable analysis of a project that also manages the City's costs, eliminating the City's exposure through good communication, problem solving and project monitoring.

The uniform measure of a company's competence is the ability to provide required services accurately, on-schedule and within budget. MSA personnel consider it his/her responsibility to follow the procedures set forth in MSA's Quality Assurance program, as well as using common sense and good judgment during all facets of work.

B.2 Budget/Schedule

The MSA team has an outstanding history of past performance on contracts with government agencies and private industry. Completing projects on time and within budget is a top priority for the MSA team. Because past performance can be measured in terms of cost control, quality of work, and compliance with performance schedules, the MSA team has made it a priority to hire experienced professionals and make "best fit" staff assignments for each project task.

Members of our Team will have the ability to effectively monitor the budget of each project using accounting software that will track the budget at a detailed task level. Project reports can be generated at any time to measure project performance against each individual project budget.

MSA understands that time is of the essence in the performance of consultant services with respect to overall project schedules. With the extensive experience and flexibility of our field and office personnel, MSA has the ability to meet ambitious schedule milestones within the time frame provided by the Agency.

To ensure that all projects are effectively tracked and managed appropriately, MSA developed and successfully implemented an automated and integrated cost and schedule control system

that provides an efficient management tool for the Project Manager and client to manage prime and subcontractor costs. The key elements of project control and reporting include:

Computerized Project Cost Tracking System – Employees complete time sheets on a daily basis showing the hours worked on each separate project each day of the week. Weekly job cost reports for each project task are generated immediately after submission of time sheets and copies are delivered regularly to the Project Manager and to the individual(s) responsible for each task. The Project Manager uses these to track expenditures and to identify variances that need to be addressed.

B.3 Project Management Tools

The set of techniques and methodologies used by MSA to manage projects are governed by the high level of complexity and low error tolerance on representative projects. To make sure that scopes for every project are completed in a timely and professional manner, MSA's project management will include the following processes.

- **Contract Administration.** Each individual agreement is reviewed in detail to ensure compliance with specific requirements. Special attention is given to project milestones, confidentiality clauses, financial reporting, insurance, and other requirements.
- **Project Initiation.** Project Manager holds an in-house project team kick-off meeting to include, at a minimum, communication protocol including frequency and location of project progress meetings; chain of command within both the City and design teams; Preliminary Project schedule; clarification of scope items, expectations of the City not expressed in the RFP; known public concerns to be addressed; data collection from City; identification of all permits required, and other items as applicable.
- **Project Timeline.** A timeline is prepared to identify project milestones and setting a date for each. Microsoft Project software is used at project initiation and is updated as needed throughout the project. Tasks, resources, project interdependencies of events and tasks, and constraints are identified and updated as the project progresses. The resulting Gantt chart easily displays the critical path, project schedule and project status.
- **Resources.** All resources are made available to get each job done, on time, and on budget. All necessary support needed to complete each task will be provided in house.
- **Coordination.** Coordination with City, Consultants, and subconsultants necessary to properly design the project elements and create a successful project.

- **Mitigation.** Address special project concerns and implement mitigation measures, if applicable, to ensure incorporation into project design.
- **Public Notification and Involvement.** When appropriate, notify and engage the public of the project, and continue communication throughout the project.
- **Quality Assurance/Quality Control.** MSA has an established QA/QC program to ensure deliverables are complete, accurate and withstand internal peer review. This Program provides a strategy and framework for continuously improving performance across the full spectrum of services. MSA personnel consider it his/her responsibility to follow the procedures set forth in MSA's Program, as well as using common sense and good judgment during all facets of work.
- **Documentation.** MSA understands the ethical responsibility of the CEQA Consultant to approach any analyses with integrity and knowledge while striving to protect the public interest as well as the natural environment. A pragmatic approach with reliance on technical studies and information is required to obtain complete and accurate project details. Attention to detail of every aspect of the project will be given to schedules, budgets, contract documents, permit requirements, project inspections, reports, journals, photo documentation, payroll verification, change orders, and every other aspect of the City provided scope of work.
- **Financial.** Effectively works with project support staff to monitor and control managed projects to achieve financial targets. Team members will have the ability to effectively monitor the budget of each project using accounting software that will track the budget at a detailed task level. Project reports can be generated at any time to measure project performance against each individual project budget.
- **Mentoring.** Mentors and coaches project team members and provides constructive feedback on team member performance.
- **Relationships.** Maintains good relationships with City personnel, agency contacts, consultants, subconsultants, and project team members through continual communication and coordination.

B.4 Sample Environmental Services Project History

The following environmental project is representative of MSA's commendable skills and abilities:

Desert Palisades | Palm Springs, CA

Desert Palisades, located at the southeast corner of Tram Way and the westerly extension of Racquet Club Road, in the City of Palm Springs, County of Riverside, California, is a proposed gated single family residential community consisting of a maximum of 110 custom home sites in the Chino Cone area of Palm Springs.

The MSA project team was responsible for the overall Master Plan, Specific Plan and preparation and processing of



the Environmental Impact Report for the environmentally sensitive area known as the Chino Cone. Included in the EIR was the analysis of two Desert Water Agency (DWA) Water Reservoirs which required that agency's separate review and approval. This area is culturally and biologically sensitive and the project analysis included prohibition of onsite rock crushing and grading of residential pads. Additionally, MSA prepared the Preliminary Water Quality Master Plan (WQMP) to provide guidance for future onsite Final WQMPs. The site also falls within the boundary of the reservation of the Agua Caliente Band of Cahuilla Indians and consultation with the Tribal planning staff was critical. MSA is currently providing On-Site and Off-Site Final Design Engineering services for the project and is monitoring the implementation of the myriad of mitigation measures adopted as part of the EIR.

Relevant Project requirements included identification of mitigation measures to reduce any identified impacts to a level of less than significant for this single family subdivision.

The following areas are addressed to exemplify MSA's services:

- a. *Responsiveness and attentiveness to Client needs:* When working on an environmental document for a private development project, a planning consultant has two clients-the lead agency and the developer. With Desert Palisades, the city of Palm Springs had recently developed a series of measures designed to insure that development on the Chino Cone was done in an environmentally sensitive manner. By incorporating all of the newly adopted design criteria, the project design self-mitigated many issues that could have been problematic. The EIR process included the involvement of City Staff at key times and ultimately resulted in a certified EIR and no CEQA challenge. The project outreach with the community also resulted in

working their suggestions into the project design and reduced the amount of negative feedback at the Planning Commission and City Council levels.

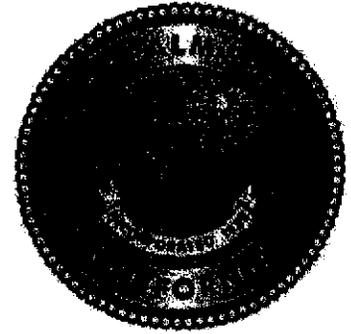
- b. *Creative ability:* The Desert Palisades environmental design process began with the concept that the project should evolve as environmental issues became known to the team. One main example is that after the Cultural Resources report identified a previously unknown Cahuilla food processing area in one area of the site, the site plan was modified to remove any home sites from that area. Similarly, an historic water flume and the original Chino Canyon Road (abandoned since the construction of Tram Way) were analyzed and incorporated into the project design with the old road alignment designed to serve as a public trail through the project.
- c. *Knowledge and understanding of the latest construction trends:* To insure that the project was buildable in light of the severe limits of grading imposed by the Chino Cone ordinance, MSA held several meetings and telephone conversations with seasoned large scale contractors to discuss focused techniques that haven't been widely used in the area but that were critical to implementing the project as proposed.
- d. *Analytical capability:* A non-exclusive list of issues that MSA has analyzed and addressed during the course of the project:
 1. During the course of designing the project, the City mounted a task force to develop special standards for the Chino Cone. MSA staff participated in that effort and provided some salient input to improve the process.
 2. During the development of the special studies needed to prepare an adequate EIR, many changes were made to the design of the project to incorporate proposed mitigation measures suggested by the various consultants and thereby increased the degree to which the project was self-mitigating.
 3. During the final design stage of the project, further modifications have been incorporated into the layout and design of the project to better fit the project to the land and allow several natural formations to remain untouched.
- e. *Oral and written communication skills:* The advent of e-mail and electronic scanning has proven a boon to helping organize modern communications. In less than 9 years, MSA has saved over 9,500 e-mails concerning this one project. In addition, all submitted documents have included both hard and electronic copies that can be easily retrieved from the system. It is not enough, however, to simply be well organized; successful environmental documents should also be readable to a wide variety of stakeholders and not overwhelm the audience with acronyms and technical jargon. During the public hearings for the project, one commissioner

questioned the finding in the EIR that stated there were no impacts that couldn't be reduced to a level of insignificance with appropriate mitigation. The commissioner jumped to the conclusion that the report was saying there were NO impacts whatsoever. It was incumbent upon MSA staff to clarify the issue of project impacts in CEQA terms to assist the Commission in making a decision on the EIR and the project.

- f. *Interaction with client's organization, i.e., other divisions and personnel:* An EIR done for a city ultimately is a product of, by, and for that city. MSA worked with each department in the City's organization that would be impacted by a new development to ascertain individual department issues and long range plans and to accurately record those communications.

- g. *Sensitivity to funding constraints:* Accurately predicting the cost of the preparations of environmental documents is certainly a key to a consultant's success-both professionally and from a business standpoint. The key is gaining an understanding of the issues and scope of the needed assessment at the onset of involvement and not making key discoveries after a budget has been established. Certainly, there are times when the scope of a study is changed by factors not under the control of the consultant and in those cases, early identification of the scope change is important along with the assessment of whether the project can be completed within the agreed upon budget.

References and Experience with Projects of
Similar Size/Scope

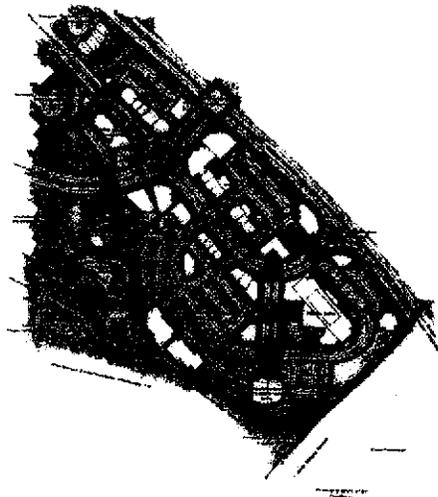


- Representative Projects
- Key Issues/Challenges/Resolution/Budgeting

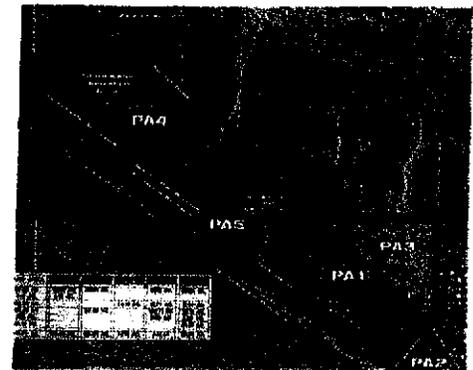
C.1 Representative Projects

The following similar projects performed by our team serve as a sample of the expertise and success we can translate to your projects. Each of these projects was delivered to the client on budget and in accordance with the required schedule. We encourage the City to contact our client references to confirm our Team's performance.

North City Extended Specific Plan | County of Riverside, CA
In 2013, MSA was retained to prepare a 590-acre mixed use Specific Plan and annexation to the City of Cathedral City, north of the Interstate 10 Freeway and adjacent to the unincorporated community of Thousand Palms. This



included an Infrastructure Finance District (IFD) Study to provide a regional drainage solution and explore use of the Study as a funding mechanism to acquire property and construct facilities.



MSA provided a full range of services, including Environmental Impact Report (EIR) preparation, preliminary engineering, survey, conceptual land planning, Specific Plan preparation, Water Supply Assessment, oversight of the IFD Study and annexation processing through LAFCO.

REFERENCES |

Bill Messenger
Messenger Investment Company
250 Newport Center Drive, Suite 200
Newport Beach, CA 92660
949-721-0013
bill@messengerco.com

Leisa Lukes, City Planner
City of Cathedral City
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234
760-770-0386
LLukes@cathedralcity.gov

Section 13 Land Annexation | County of Riverside, CA

In 2011, MSA was retained by the City of Rancho Mirage to proceed with annexation of approximately 193 acres of land under the jurisdiction of Riverside County within the City of Rancho Mirage Sphere of Influence, more specifically west and east of Bob Hope Drive, north of Ramon Road and south of Interstate 10, a portion of Section 13. The annexation allows the City to have direct influence over the design and service impacts on this property with an interest in developing this area as a gateway to the City.



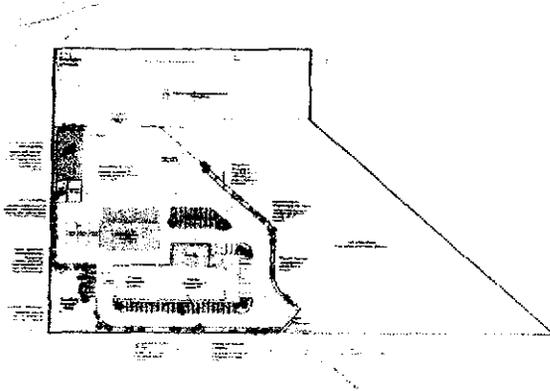
MSA provided Planning and Environmental services necessary to process the annexation through the Local Agency Formation Commission (LAFCO). The Plan of Services was prepared to fulfill the LAFCO requirements identifying the public facilities and service providers responsible to serve the project and detailing the impact, cost and benefit of the service to the annexed property. In addition, a General Plan Map and Text Amendment, a Zoning Map and Text Amendment, and Amendment to official City Boundary Maps were prepared. Further, an Initial Study was completed resulting in adoption of a Negative Declaration.

REFERENCES |

Randal Bynder
City Manager
City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270
760-324-4511
Randalb@ranchomirageca.gov

Avenue 52 City Yard | Coachella, CA

The City of Coachella planned the construction of a City Maintenance Operations Yard on a 7.5-acre property located on Avenue 52, approximately 300 feet west of the Coachella Valley Stormwater Channel. The development was designed in two phases. Improvements in Phase 1 would include a maintenance building, equipment and material storage areas, parking facilities and a radio communications tower. Phase 2 would accommodate additional operations buildings and street improvements.



MSA Consulting, Inc. was responsible for the preparation of an Initial Study in accordance with CEQA and the City of Coachella guidelines. MSA also provided input on the site design and environmental compliance.

Reference |
Carmen Manriquez
Director of Community Development
City of Coachella
1515 6th Street
Coachella, CA 92236
760-398-3102

Fred Young Apartments | Indio, CA

The Coachella Valley Housing Coalition assumed control of the originally developed 1930's migrant farmworkers housing from the Indio Housing Development Company in the 1980's. Located on Dr. Carreon Blvd., in the City of Indio, the Fred Young Farm Labor Center serves low and very low income farmworkers and their families. A master plan was developed in 2011 for the renovation of the 59.8 acre Fred Young site, which includes new construction to replace the existing 253 rental units with new housing, as well as some single family housing and extensive renovation of the grounds and community facilities. After the three phased development is complete in early 2014, CVHC plans to develop senior housing, more rental units, single family homes, and open park space on the remaining 45 acres that will be left. The project will also feature a community center.



MSA Consulting, Inc. is responsible for planning, civil engineering, land surveying, utility coordination, environmental services and construction staking for the project. Environmental services included preparation of a Mitigated Negative Declaration including Initial Study, Environmental Assessment in accordance with CEQA, Mitigation Monitoring and Reporting Program, and Notice of Determination.

References |

Mike Walsh
Land Acquisition Project Manager
CVHC
45-701 Monroe St Plaza 1 Ste G
Indio, CA 92201
760-347-3157
mike.walsh@cvhc.org

Brian Peulicke
Land Development and Construction Manager
CVHC
45-701 Monroe St Plaza 1 Ste G
Indio, CA 92201
760-347-3157
brian.peulicke@cvhc.org

Representative Subconsultant Projects

Geocon West, Inc.

Palm Canyon Phase III Improvements | Palm Springs, CA

Geocon is currently performing geotechnical services during the design phase of South Palm Canyon Improvements, Phase III for the Agua Caliente Indians. The project entails the design of several improvements including five water crossings, parking lots and restrooms at the Trading Post and Andreas Canyon, a new Toll Booth, new water line from Andreas Canyon and repaving of the existing roadway. The design elements blend with the existing sites and result in minimal disruption to the natural environment that currently exists at these locations within the Canyons. The scope of services includes a geologic and geotechnical overview of Palm Canyon and the project locations. The overview will include a geologic map of the area and a detailed discussion of the geologic units; evaluation and discussion of the geologic hazards of Palm Canyon and each project area; and a geotechnical discussion of Palm Canyon and each project area to provide general geotechnical information. Geotechnical investigations are being performed for various improvements including bridge structures used for low water crossing.

References |

Charles Greely, P.E., LEED AP
Dudek
40-004 Cook Street, Suite 4
Palm Desert, CA 92211
760.341.6660
cgreely@dudek.com

Additional Project Samples

Geocon West, Inc.

- Barlow Respiratory Hospital; Los Angeles, California
- On-Call Geotechnical Engineering, Materials Testing, and Inspection Services; County of Los Angeles, Department of Public Works
- Soils and Geotechnical Engineering Services, Southern California; California Department of General Services, Real Estate Services Division
- On-Call Geotechnical Services; Metropolitan Water District of Southern California
- SR-865/SR-195 Interchange; Mecca, California
- College of the Desert Offsite Improvements; Indio, California
- Indian Canyon Overpass; Palm Springs, California
- CVWD Wastewater Treatment Plant No. 10; Palm Desert, California
- Vortex Specific Plan Environmental Impact Report; Desert Hot Springs, California
- Joint Replacement Hospitals of America; Indio, California
- Cathedral City Fire Station No. 411; Cathedral City, California
- Spanish Walk Development; Palm Desert, California

James W. Cornett Ecological Consultants

- Palm Springs Aerial Tramway People Mover Project; Palm Springs, California
- General Plan Update; City of Palm Springs, California
- Ocotillo Wells Solar Project; Ocotillo Wells, California

CRM Tech

- Phase I Cultural Resources Survey; 4,000 acres undeveloped land in eastern Riverside County, California
- Road Extension Testing and Evaluation; Western Riverside County, California
- Archaeological Monitoring Program; 51 acres, La Quinta, California
- Big Bear Lake General Plan/Cultural Resource Element; Big Bear Lake, California
- City of Fontana General Plan/Cultural Resource Element; City of Fontana, California
- City of La Quinta General Plan/Cultural Resource Element; City of La Quinta, California
- Cabazon Resource Recovery Park; Indio, California

Kunzman Associates, Inc.

- Palm Springs Mall Traffic Impact Analysis; City of Palm Springs, California
- Palm Springs Recycling and Transfer Facility Traffic Impact Analysis; City of Palm Springs, California
- The Trails at Palm Springs Traffic Impact Analysis; City of Palm Springs, California
- Value Place Hotel Traffic Impact Analysis; City of Palm Springs, California
- Whitewater Park Traffic/Noise/Air Quality Impact Analysis; City of Rancho Mirage, California
- VW Dealership Traffic/Noise Impact Analysis; City of Cathedral City, California
- ShadowRock Church Trip Generation Analysis; La Quinta, California
- Rancho Las Flores Traffic Impact Analysis; City of Coachella, California
- Thousand Palms Affordable Housing Noise Impact Analysis; Thousand Palms, California
- Cabazon Outlets Phase II Noise Impact Analysis; Cabazon, California
- Coachella Valley Compost Facility Expansion Air Quality, Global Climate Change, Health Risk Assessment; County of Riverside, California

Endo Engineering

- Palm Springs 2007 General Plan Update Intersection Analysis; City of Palm Springs, California
- College Park Specific Plan; City of Palm Springs, California
- The Springs Retail Center Planned Development District; City of Palm Springs, California
- Palm Springs Section 14; City of Palm Springs, California
- Palm Springs Convention Center Expansion; City of Palm Springs, California
- Mesquite Avenue Traffic Calming Study; City of Palm Springs, California
- Palm Springs International Airport Access and Internal Circulation Modifications Study, City of Palm Springs, California
- City of Palm Springs Animal Shelter; City of Palm Springs, California
- Palm Springs Re-Power Wind Energy Center; City of Palm Springs, California

Mestre Greve Associates

- Foothill Transportation Corridor-South EIS/SEIR Project Noise/Air Quality Assessments
- San Joaquin Hills Transportation Corridor Carbon Monoxide Monitoring Program
- MCAS El Toro Community Reuse Plan and EIR Air Quality Assessment
- Noise Elements for Cities of Palm Springs, Dana Point, Inglewood, Irvine, Beaumont, Stanton, Rialto, Fountain Valley, and Solvang.
- Orange County Sanitation District Groundwater Replenishment System Project Noise Assessment

C.2 Key Issues/Challenges/Resolution/Budgeting

For the representative projects aforementioned the following key issues/challenges and the resolution of the challenges are referenced below:

North City Extended Specific Plan | County of Riverside, CA

Key challenges of the project included the need to address complex hydrology issues and an extensive outreach effort to Cathedral City residents, businesses, public agencies, and the Thousand Palms community prior to City approvals. *Estimated total project budget of \$90,000,000±.*

Section 13 Land Annexation | County of Riverside, CA

Even though the site is surrounded by three jurisdictions, i.e., Agua Caliente Band of Cahuilla Indians, City of Cathedral City, and County of Riverside, no significant challenges were experienced. *Estimated total project budget of \$24,000.*

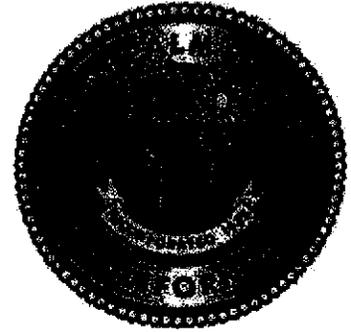
Avenue 52 City Yard | Coachella, CA

During MSA's environmental review, it was revealed that the project property was formerly the location of a shooting range adjacent to a historic City landfill, representing potential risk of legacy pollutants and contamination. In the environmental review and at the preliminary engineering stage, MSA provided series of mitigation measures to address these potential environmental conditions while maintaining the project objectives. *Estimated total project budget of \$15,000.*

Fred Young Apartments | Indio, CA

The Fred Young Housing Project was developed to serve the local low income farmworkers community. MSA assisted in the preparation of a Specific Plan that entitled a 1,200 unit community on 60 acres bordered by Dr. Carreon, Van Buren and 48th Avenues. The site had a number of existing units with a small portion of the site acreage vacant for development. The existing units with their residents could not be moved until Phase 1 consisting of 83 units were built. Adding to the challenges was the complicated and virtually unknown network of underground utilities that also had to be kept in service during the construction of Phase 1. The MSA design team incorporated a number of processes to locate utilities including ground penetrating radar. A Master Utility Plan which included phasing of shutdowns and new hook-ups was developed. The flat terrain and poor percolation that defined the sites existing drainage created another challenge. A system of storm drains and retention basin were incorporated into the site recreation by MSA's design team. The end result provided a site drainage system that was affordable and easy to maintain. *Estimated total project budget of \$15,000,000.*

Local Expertise



- Local Business
- Team Members Local Expertise/Roles

SECTION D: LOCAL EXPERTISE DEMONSTRATED ON THE TEAM

D.1 Local Business

MSA's corporate and only office is located in Rancho Mirage, located in Riverside County within Southern California, putting MSA in a positive geographical location for the various capital improvement projects located throughout the City of Palm Springs.

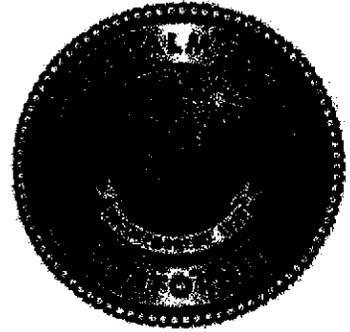
The vast majority of MSA's services over the last 36 years have been performed in the Southern California area, specifically the Coachella Valley.

Pursuant to the City of Palm Springs Local Preference Ordinance 1756, preference to a Local Business shall be given whenever practicable and to the extent consistent with the law and interests of the public. The local preference on Attachment "A" of RFP for #15-14 On-Call Environmental Assessment (CEQA) Services has been requested and submitted with copies of the applicable business licenses in the Appendices of this document.

D.2 Team Members Local Expertise/Roles

MSA, founded in California in 1976, maintained their corporate office in the City of Palm Springs until they relocated to Rancho Mirage in 2004. Currently, seventy-four percent of MSA employees reside in the Coachella Valley with the remaining in close proximity and all team members have local expertise in Environmental services and associated disciplines. Team members are listed in the table that follows:

Staff Member	Title	Description of Tasks
Senior Advisors – MSA Consulting, Inc.		
Robert S. Smith, P.E.	President / CEO Principal Engineer	Senior Advisor
Julian A. De La Torre, P.E.	Vice President Principal Engineer	Senior Advisor; Technical and Contractual Support
Environmental Services – MSA Consulting, Inc.		
Michelle Witherspoon	Director of Environmental Services	Environmental Clearance for CEQA; Overall review for content and compliance
Paul DePalatis	Director of Planning Services	Environmental Review; Advisor
Marvin Roos	Director of Design Development	Environmental Review; Advisor
Jerry Ogburn	Principal Planner	Environmental Review; Advisor
David Dewegeli	Design Development Coordinator	Environmental Services Assistance
Jesus Herrera-Cortez	Environmental Planner	Environmental Writing; GIS
Nicole Vann	Assistant Planner	Environmental Writing; Submittals
Craig Brudin	Assistant Environmental Planner	Environmental Writing; GIS
Derek Gallerani	Planning CADD Technician	Environmental Services Assistance
Geotechnical Services - Geocon West, Inc.		
Lisa Battiato, CEG, LEED AP, APM	Regional Manager/Senior Geologist	Project Manager – Geotechnical Engineering; Environmental Consulting
Ken Cox, GE	Senior Project Engineer	Geotechnical Investigations
Gerald Kasman, CEG	Senior Geologist / Associate	Geotechnical Task Order Management
Biological Services – JWC Ecological Consultants		
James W. Cornett	Owner - Principal	Biological Surveys/Impacts
Cultural / Archo / Paleo – CRM Tech		
Bai 'Tom' Tang, M.A.	Principal Investigator, Project Manager, Architectural Historian, Historian	Project Manager – Cultural Resources Historic-Period Building QAQC
Michael Hogan, PH.D.	Principal Investigator, Program Manager, Archaeologist	Project Manager – Cultural Resources Record Search; Native American scoping; fieldwork QAQC
Terri Jacquemain, M.A.	Architectural Historian, Historian	Historical Research
Daniel Ballester, M.S.	Field Director/GIS Specialist	Cultural Investigation Fieldwork
Traffic / Air Quality / Noise – Kunzman Associates, Inc.		
William Kunzman, P.E.	Principal	Project Manager – Traffic/Air Quality/Noise
Perrie Ilercil, P.E.	Senior Associate	Traffic Impact Analyses
Roma Stromberg, INCE	Senior Associate	Noise Impact Analyses
Katie Wilson, M.S.	Senior Associate	Air Quality Impact Analyses
Traffic – Endo Engineering		
Gregory Endo	Principal	Project Manager-Traffic
Vicki Lee Endo	Project Manager/Principal Investigator	Traffic Impact Analyses
Air Quality / Noise – Mestre-Greve		
Fred Greve, P.E.	Managing Director	Project Manager - Air Quality/Noise Impact
Matthew B. Jones, P.E.	Manager	Analyses; Report Preparation



- Attachment "A"
- Addenda Acknowledgements

BUSINESS LICENSES FOR LOCAL PREFERENCE

MSA Consulting, Inc. – City of Palm Springs Business License

CITY OF PALM SPRINGS BUSINESS LICENSE

3200 E TAHQUITZ CANYON WAY, PALM SPRINGS, CA 92262 (760) 323-8289

PLEASE NOTE THAT IT IS YOUR RESPONSIBILITY TO RENEW AND UPDATE THIS LICENSE ANNUALLY.

<p>BUSINESS NUMBER: 00002798 BUSINESS TYPE: ENGINEERS OWNER NAME: SMITH (PRESIDENT), ROBERT S</p> <p>BUSINESS NAME: MSA CONSULTING INC BUSINESS ADDRESS: 34200 BOB HOPE DR RANCHO MIRAGE, CA 92270</p>	<table border="0" style="width: 100%;"> <tr> <td style="text-align: left;">EXPIRATION</td> <td style="text-align: left;">TAX/ADMIN. FEE</td> <td style="text-align: left;">CERT NO</td> </tr> <tr> <td>10/31/2014</td> <td>18.00</td> <td>2011</td> </tr> <tr> <td>10/31/2014</td> <td>200.00</td> <td>2012</td> </tr> <tr> <td>10/31/2014</td> <td>1.00</td> <td>61890</td> </tr> </table>	EXPIRATION	TAX/ADMIN. FEE	CERT NO	10/31/2014	18.00	2011	10/31/2014	200.00	2012	10/31/2014	1.00	61890
EXPIRATION	TAX/ADMIN. FEE	CERT NO											
10/31/2014	18.00	2011											
10/31/2014	200.00	2012											
10/31/2014	1.00	61890											

MSA CONSULTING INC
 34200 BOB HOPE DRIVE
 RANCHO MIRAGE CA 92270

ISSUANCE OF THIS LICENSE DOES NOT ENTITLE THE LICENSEE TO OPERATE OR MAINTAIN A BUSINESS IN VIOLATION OF ANY OTHER LAW OR ORDINANCE. THIS IS NOT AN ENDORSEMENT OF THE ACTIVITY NOR OF THE APPLICANT'S QUALIFICATIONS.

MUST BE POSTED IN A CONSPICUOUS PLACE

MSA Consulting, Inc. – City of Rancho Mirage Business License



CITY OF RANCHO MIRAGE BUSINESS LICENSE TAX CERTIFICATE
 This acknowledges that the person, firm or corporation named below has paid the indicated amount of money on account of business license taxes applicable to engage in, carry on, or conduct in the City of Rancho Mirage, California, the business, trade, calling, profession, exhibition or occupation described below for the period indicated. Issuance hereof does not entitle the licensee to operate or maintain a business in violation of any other law or ordinance. THE CITY OF RANCHO MIRAGE DOES NOT WARRANT THE QUALIFICATIONS OF PERSONS OR BUSINESSES TAXED.

Business Id: 17433

Business Name:

MSA CONSULTING INC
 34200 BOB HOPE DRIVE
 RANCHO MIRAGE, CA 92270

Issue Date: 03/21/2013
Expiration Date: 03/31/2014

Business Address:
 34200 BOB HOPE DRIVE
 RANCHO MIRAGE, CA 92270

LICENSE FEE: \$ 538.00
BALANCE DUE: \$.00

BUSINESS CATEGORY: 28P PROFESSIONAL

Kim Malcom-Valente
 Director of Administrative Services

BUSINESS LICENSES FOR LOCAL PREFERENCE



BUSINESS LOCATION
OUTSIDE CITY LIMITS

City of La Quinta

78-495 Calle Tampusca, La Quinta, CA 92253
(760) 777-7000

CERTIFICATE
NON-TRANSFERABLE

Dear Business Owner:

Please be aware that issuance of a business license by the City does not authorize you to conduct business in a building or licensed space that has not been approved for occupancy by the Building and Safety Department. If you have any questions regarding this issue, or if you are not sure if a Certificate of Occupancy has been issued for your place of business, please contact Building and Safety at (760) 777-7015.

In Palm Springs business license having paid to the City of La Quinta all fees associated therewith is hereby granted and issued to GeoCon West, Inc. for the period stated, in conformity with the Provisions of Ordinance No. 7 of this City. This License is issued upon verification that the license is subject to or exempt from bonding by the State of California.

BUSINESS NAME: GEOCON WEST, INC.
BUSINESS ADDRESS: 40004 COOK STREET #4
PALM DESERT CA 92211

By: *Paul P. [Signature]*
CITY MANAGER

BUSINESS LIC NO: 100125
CLASSIFICATION: ENGINEERING SERVICES
EXPIRATION DATE: 3/31/15

GeoCon West, Inc. – City of La Quinta Business License

Note: City of Palm Desert Business License for GeoCon West, Inc. renewed and in transit. Operational in the City since 2010.

JWC Ecological Consultants – City of Palm Springs Business License

CITY OF PALM SPRINGS BUSINESS LICENSE
3300 E TAHQUITZ CANYON WAY, PALM SPRINGS, CA 92262 (760) 323-8289

PLEASE NOTE THAT IT IS YOUR RESPONSIBILITY TO RENEW AND UPDATE THIS LICENSE ANNUALLY.

BUSINESS NUMBER: 97005488	EXPIRATION: 02/28/2015	TAX/ADMIN. FEE: 18.00	CERT NO: 25520
BUSINESS TYPE: PUBLISHING	02/28/2015	67.00	25330
OWNER NAME: CORNETT, JAMES W	02/28/2015	1.00	54584

BUSINESS NAME: NATURE TRAILS PRESS
BUSINESS ADDRESS: P O BOX 846
PALM SPRINGS, CA 92263

NATURE TRAILS PRESS
P O BOX 846
PALM SPRINGS CA 92263

ISSUANCE OF THIS LICENSE DOES NOT ENTITLE THE LICENSEE TO OPERATE OR MAINTAIN A BUSINESS IN VIOLATION OF ANY OTHER LAW OR ORDINANCE. THIS IS NOT AN ENDORSEMENT OF THE ACTIVITY NOR OF THE APPLICANT'S QUALIFICATIONS.

MUST BE POSTED IN A CONSPICUOUS PLACE



REQUEST FOR PROPOSALS (RFP 15-14)
FOR
ON-CALL ENVIRONMENTAL ASSESSMENT (CEQA) SERVICES
ADDENDUM NO. 1

This Addendum is being issued for the following changes and informational items:

THE FOLLOWING REVISIONS AND/OR ADDITIONS TO THE RFP DOCUMENT AND INSTRUCTIONS ARE TO BE INCLUDED AND SHALL TAKE PRECEDENCE OVER ANYTHING CONTRARY ON THE PREVIOUSLY ISSUED SPECIFICATIONS AND INSTRUCTIONS AND SHALL BE REFERRED TO HEREINAFTER AS PART OF THE CONTRACT DOCUMENTS.

The City has received the following questions and is hereby providing answers thereto:

Q 1: Is it acceptable to include a range of sub-consultants to ensure availability (i.e. two Traffic Engineers)?

A 1: *Yes. However, any changes of sub-consultants during a project must be approved in advance by the City's Director of Planning Services.*

BY ORDER OF THE CITY OF PALM SPRINGS, CALIFORNIA

Craig L. Gladders, C.P.M.
Procurement & Contracting Manager
DATE: March 6, 2014

ADDENDUM ACKNOWLEDGMENT:

Proposer Firm Name: MSA Consulting, Inc.

Authorized Signature:  Date: 3.27.2014

Acknowledgment of Receipt of Addendum 1 is required by signing and including the acknowledgment with your submittal, or you may also acknowledge the Addenda on the bottom of Attachment A. Failure to acknowledge this Addendum may result in your submittal being deemed non-responsive.



REQUEST FOR PROPOSALS (RFP 15-14)
FOR
ON-CALL ENVIRONMENTAL ASSESSMENT (CEQA) SERVICES
ADDENDUM NO. 2

This Addendum is being issued for the following changes and informational items:

THE FOLLOWING REVISIONS AND/OR ADDITIONS TO THE RFP DOCUMENT AND INSTRUCTIONS ARE TO BE INCLUDED AND SHALL TAKE PRECEDENCE OVER ANYTHING CONTRARY ON THE PREVIOUSLY ISSUED SPECIFICATIONS AND INSTRUCTIONS AND SHALL BE REFERRED TO HEREINAFTER AS PART OF THE CONTRACT DOCUMENTS.

The City has received the following questions and is hereby providing answers thereto:

Q 1: Are you aware of any specific projects currently in the planning stage which the City anticipates using the on-call consultants for?

A 1: The City is not providing specifics at this juncture about any anticipated projects. This is for on-call services for an extended multi-year term. Projects will be assigned to firms as the City deems appropriate, as is explained in the RFP.

Q 2: Do you want Attachment A bound with the proposals or placed unbound into envelope #1 Qualifications/Work Proposal?

A 2: Please see instructions about Attachment A on page 6, near the top of the page under the section titled "Envelope #2". Bound or unbound does not matter as long as you follow the instructions and put it in the correct envelope, Envelope #1 with your work proposal.

Q 3: Is this set aside for DBE or DVBE? Do you actively seek out these types of certified organizations?

A 3: There are no DBE or DVBE requirements for this solicitation.



REQUEST FOR PROPOSALS (RFP 15-14)

FOR

ON-CALL ENVIRONMENTAL ASSESSMENT (CEQA) SERVICES

ADDENDUM NO. 3

This Addendum is being issued for the following changes and informational items:

THE FOLLOWING REVISIONS AND/OR ADDITIONS TO THE RFP DOCUMENT AND INSTRUCTIONS ARE TO BE INCLUDED AND SHALL TAKE PRECEDENCE OVER ANYTHING CONTRARY ON THE PREVIOUSLY ISSUED SPECIFICATIONS AND INSTRUCTIONS AND SHALL BE REFERRED TO HEREINAFTER AS PART OF THE CONTRACT DOCUMENTS.

The City has received the following questions and is hereby providing answers thereto:

Q 1: Is it allowable for a consultant to submit as prime and also be a sub for specific services on another prime's team?

A 1: *Yes a firm may "submit" as a Prime and also may be listed as a Sub for another Prime. However, if you are awarded a contract as a Prime, you may not also perform as a Sub to another Prime. If you are NOT awarded a contract as a Prime, you may perform as a Sub to another firm that is awarded a contract as Prime. You may not do both.*

Q 2: There are two sections in RFP 15-14 (page 8 and pages 10-11) that require any exceptions to the RFP, sample agreement or insurance requirements be included in the proposal. There are no defined instructions as to where exceptions or comments were to go, so because the proposal is limited to 25 pages (excepting Attachment A, Addenda acknowledgements and the cost proposal), would it be acceptable for the bidding firm to include comments (if any) as an appendix, not counting toward the 25-page limit?

A 2: *As the RFP states, any exceptions are to be "included" in the proposal, meaning they are part of your proposal and WILL count toward the 25 sheets of double-sided paper limit. Where you choose to locate your exceptions in your proposal is up to you, as long as they are clearly defined as requested in the RFP document.*

EXHIBIT "D"
SCHEDULE OF COMPENSATION

Attached rates shall apply for the first three (3) years of the agreement, after which Consultant may request a price adjustment not to exceed the Bureau of Labor Statistic's Consumer Price Index (CPI) for the LA/Riverside/Anaheim region for the prior 12 month period effective on the anniversary date of the agreement. The optional renewal years 4 and 5, and any associated CPI increase, are at the mutual consent of the City and the Consultant.

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

The following hourly rates reflect classifications of personnel who may work on a City Project.



Classification	Hourly Rates
<u>Principal Engineering Services</u>	
Principal Engineer	\$220.00
<u>Planning/Environmental Services</u>	
Director of Design Development	200.00
Director of Planning	200.00
Director of Environmental Services	165.00
Principal Planner	200.00
Design Development Coordinator	130.00
Environmental Planner	110.00
Assistant Planner	85.00
Assistant Environmental Planner	95.00
Planning CADD Technician	85.00
<u>Administrative Services</u>	
Administrative Assistant	70.00



<u>Geotechnical Consultant Services</u>	
Word Processor/Non-Technical Assistant/Draftsman	\$60.00
Engineering Assistant/Lab Technician	60.00
Engineering Field Technician (Geotechnical Inspection/Testing – Including Nuclear Gauge)	75.00/90.00 (PW)
Engineering Special Inspector (Deputy/Special Inspection – Including Sampling Equipment)	75.00/90.00 (PW)
Staff Engineer/Geologist	100.00
Project Engineer/Geologist	120.00
Senior Project Engineer/Geologist	135.00
Senior Engineer/Geologist	150.00
Associate Engineer/Geologist	180.00
Principal Engineer/Geologist	220.00



<u>Ecological Consultant Services</u>	
Consultations (In person)	\$182.00
Field Surveys	91.00 - 182.00 (task dependent)
Report Writing/Written Responses	182.00

Classification

Hourly Rates



Cultural Resource Management Consultant Services

Principal Investigator	\$95.00
Project Director/Project Manager	95.00
Primary Historian/Architectural Historian	95.00
Primary Paleontologist/Geologist	95.00
Ethnographer/Ethnohistorian	95.00
Laboratory Analyst	90.00
Field Director	80.00
Report/Site Record Writer	80.00
Field Crew Chief	70.00
Project Archaeologist/Paleontologist	70.00
Project Historian/Architectural Historian	70.00
Archaeology/Paleontology Monitor	70.00
Field Crew Person	50.00
Laboratory Technician	50.00
Report Technician	50.00
Office Technician	50.00
Clerical	50.00



KUNZMAN ASSOCIATES, INC.

OVER 35 YEARS OF EXCELLENT SERVICE

Traffic / Noise /Air Quality Services

Principal	\$150.00
Principal Associate	125.00
Senior Associate	125.00
Associate	100.00
Junior Associate	75.00
Technician	40.00
Secretary	40.00



Endo Engineering

Traffic Engineering Services

Principal/Professional Engineer	\$130.00
Director/Associate Engineer	110.00
Project Manager	70.00
Associate Project Manager	40.00
Technician	25.00

Classification

Hourly Rates



**Mestre Greve Associates
Division of Landrum & Brown**

Noise / Air Quality Services

Principal	\$180.00
Associate	160.00
Staff Engineer/Scientist II	90.00
Engineer/Scientist I	75.00
Technician II	65.00
Technician I	55.00
Administrative	80.00
Clerical/Word Processing	45.00

Reimbursable Expenses

Labor, materials and incidental expenses such as vehicle mileage, postage, toll calls are included in the above referenced rates. The following reimbursable expenses are not included.

- Checking and inspection fees
- Soils Testing fees and special equipment rentals and/or materials
- Filing or Permit fees
- Title Company charges
- Record searches
- Publication fees (newspaper notices)
- Mailing/shipping fees
- Reproduction costs

Additional Costs

- Special Studies



CITY OF PALM SPRINGS

PROPOSAL TO PROVIDE

ON-CALL ENVIRONMENTAL SERVICES (RFP 15-14)

Prepared for

City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Prepared by



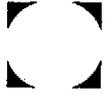
Terra Nova Planning & Research, Inc.®

42635 Melanie Place, Suite 101
Palm Desert, CA 92211
(760) 341-4800

City of Palm Springs
On-Call Environmental Assessment Services

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TERRA NOVA PLANNING & RESEARCH, INC.

March 24, 2014

Mr. Craig Gladders, C.P.M.
Procurement and Contracting Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

RE: Response to RFP 15-14 for On-Call Environmental Assessment Services

Dear Mr. Gladders:

Terra Nova is pleased to submit this proposal in response to the City's Request for Proposals for On-Call Environmental Assessment Services. As requested, this document sets forth the qualification and relevant experience of our company and consulting team to provide consulting services on an "on call" basis.

The Terra Nova team will be led by Nicole Sauviat Criste, who is also the primary point of contact for this proposal. Ms. Criste is a Principal with the firm, and has 29 years of experience in the preparation of Initial Studies, Environmental Impact Reports (EIRs), Environmental Impact Statements (EISs), and other CEQA and NEPA documents. Her qualifications are provided in greater detail below.

Terra Nova has been providing municipalities in southern California with environmental review services since 1984. We are currently retained by the City to prepare the Dakota, Lugo Lofts and Jul project Initial Studies, and have previously prepared Initial Studies and EIRs for the City, including the Museum Market Plaza (Desert Fashion Plaza) EIR and the College Park Specific Plan EIR. Detailed qualifications are provided in this proposal. We are also working with the Public Works Department to complete the CEQA and NEPA processes for the Ramon Road Bridge Widening project.

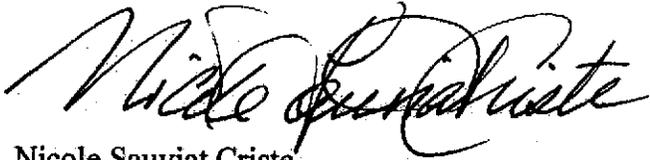
Terra Nova is a boutique firm that prides itself on highly professional and personalized service. As evidenced by our project experience, our clients, including Palm Springs, have returned to Terra Nova over many years. Our relationship with Palm Springs' Planning Department exceeds 10 years, and we hope to continue to provide services to the City for many years to come.

The focus of our firm is on providing turn key professional services. We work as an extension of City staff, and always endeavor to provide support and assistance that is not disruptive to our

clients' workloads. Because of our extensive experience with CEQA, NEPA and public sector planning, we understand the limited staff resources in municipal government, and will work toward integrating into the City's processes to the greatest extent possible.

I look forward to having the opportunity to discuss our proposal with you further. If you have any questions, or require additional information, you can contact me at 760-341-4800, or by email at ncriste@terranovalplanning.com.

Sincerely,



Nicole Sauviat Criste
Principal

City of Palm Springs

On-Call Environmental Assessment Services

A. Firm Qualifications, Project Team, Experience and Background

Should Terra Nova be selected by the City, it will act as prime contractor for any environmental documents, and would provide all project management and CEQA document drafting. Terra Nova would also prepare all air quality and greenhouse gas analyses, Phase I, II and III environmental site assessments, and water supply studies necessary for any given project. Should technical studies be required for biological resources, cultural resources, noise or traffic, we would call upon members of our consulting team with specialties in these areas.

The following first describes Terra Nova's general qualifications, and then provides summaries of our consulting team's qualifications.

1. Terra Nova Planning & Research, Inc.

Terra Nova Planning & Research, Inc. is a California Corporation. Our contact information is as follows:

Terra Nova Planning & Research, Inc.
Contact Person: Nicole Sauviat Criste, Principal
Telephone Number: 760-341-4800
Fax Number: 760-341-4455
Email address: ncriste@terranovaplanning.com

2. Terra Nova Binding Authority

As Vice President of the firm, Nicole Sauviat Criste is authorized to bind Terra Nova in a contractual agreement.

3. Terra Nova Background and Experience Summary

Terra Nova Planning & Research, Inc. was founded in 1984, and has maintained its primary offices in the Coachella Valley over the past 30 years. Terra Nova is a full service land use and environmental planning firm with a highly professional team of experienced urban and environmental planners and technical support staff.

The firm's experience is wide ranging and includes the preparation of EIR/EISs for major projects, Comprehensive and General Plans, Zoning Ordinances, and large scale mixed-use development. We have also prepared CEQA Initial Studies for dozens of jurisdictions and hundreds of projects, and NEPA EAs for the Bureau of Land Management, Bureau of Reclamation, Bureau of Indian Affairs, the Federal Highway Administration, the US Economic Development Administration and the US Department of Energy.

Terra Nova has provided public sector planning, environmental and other analytical services to a wide range of public agencies, including all cities of the Coachella Valley, the Towns of Yucca Valley and Apple Valley, the County of Riverside, the City of San Bernardino, the City of Riverside and others. Specifically for Palm Springs, in recent months we have assisted the City by preparing Initial Studies for the Dakota, Lugo Lofts and Jul projects, as well as the CEQA and NEPA environmental documentation for the Ramon Road Bridge widening for the Public Works Department. As described below, we were also the authors of the Museum Market Plaza EIR and the College Park Specific Plan EIR for the City.

In the preparation of environmental documents, Terra Nova emphasizes writing in language that the general public can understand. Since a major emphasis of CEQA is public involvement, Terra Nova is careful to describe issues from both a regional and site specific perspective. In this manner, the reader is better able to visualize the planning area and understand the context in which the project may be developed. Concepts that may be unfamiliar to the general public, such as Level of Service (LOS) criteria, wetlands and 100 year flood zones are defined so that the basis of the analysis can be better understood.

Terra Nova has developed specialties in air quality and greenhouse gas analysis, water supply assessment and environmental site assessments for hazardous materials. We would prepare these studies, if required for an Initial Study or EIR. Biological resource, cultural resource, noise or traffic analysis for an Initial Study or EIR, if required, would be completed by the following firms.

Biological Resources: AMEC Environmental & Infrastructure
Cultural Resources: CRM Tech
Noise: Kunzman Associates or Endo Engineering
Traffic: Kunzman Associates or Endo Engineering

Brief summaries of each of our consultants' qualifications are provided below. Further detail regarding our team's relevant experience is provided in Section D of this proposal.

4. Key Personnel

Terra Nova staff work as a team on most projects, dividing responsibilities based on particular areas of expertise. The following Terra Nova staff would participate in Palm Springs Initial Studies and/or EIRs.

NICOLE SAUVIAT CRISTE
Principal and Project Manager

Ms. Criste has been with Terra Nova since 1985 and will serve as the Project Manager for City projects. She has extensive experience in the preparation of CEQA documents, including the Museum Market Plaza Specific Plan EIR in Palm Springs, the Dune Palms & Highway 111 Specific Plan EIR in La Quinta, and the North Apple Valley Industrial Specific Plan EIR. She also worked with the City on "fast track" projects including the Hard Rock Hotel, Mondrian Hotel (now Dolce), Oceo residential project, Eagle Canyon project, Port Lawrence and Delgrano projects, among others.

She has conducted and managed the preparation of several community General Plans, including those for the cities of La Quinta (2002 and 2012), Apple Valley and Banning. She is currently the Project Manager for the Patterson Park Neighborhood Revitalization Strategic Plan for the City of Riverside, and the Coachella Valley Association of Governments' Green for Life Program, for which the Terra Nova Team has prepared a Green Building Program and Municipal Benchmarking and Energy Management Program.

Among her public sector clients, Ms. Criste has provided land use and environmental planning services to a number of cities, including Palm Springs, La Quinta, Palm Desert, Cathedral City San Bernardino, Indio, and Rancho Mirage.

In addition to extensive land use and community planning experience, Ms. Criste also provides expert services in environmental, land use and development design analysis, fiscal and economic impact analysis, market research and marketing strategy development. She has conducted numerous market and economic impact studies, as well as environmental studies for economic development and redevelopment agencies in the region.

Ms. Criste has also taught CEQA classes for City staffs, and prior to the demise of redevelopment agencies, for the California Redevelopment Association's certification program for redevelopment professionals. Ms. Criste also works with a number of attorneys as a CEQA expert, providing technical analysis in support of court actions in southern California, Santa Clara County and Sacramento.

Ms. Criste is a graduate of Scripps College with a Bachelor of Arts degree in European Studies.

JOHN D. CRISTE
Principal Planner

Mr. Criste has more than 35 years experience in land use, urban and regional planning, environmental assessment and impact analysis, land use feasibility analysis, and energy development management and regulation. He has worked in the Southern California region since 1979. He has extensive experience in public policy planning regarding land use and environmental issues on local, state and federal levels. His experience covers all aspects of CEQA and NEPA. He has been a CEQA instructor for the Association of Environmental Professionals and the American Planning Association.

Mr. Criste was Principal in Charge for the College Park Specific Plan EIR in Palm Springs, Panorama Specific Plan and EIR in the east Valley, College of the Desert (COD) Educational Center EIR in Indio, and Paradise Valley Specific Plan EIR in Riverside County. He provides on-going planning services to Eisenhower Medical Center, COD and other institutional clients. His experience includes management of the Ritz-Carlton Hotel and Mirada Resort EIRs in Rancho Mirage, the Coachella Valley Multiple Species Habitat Conservation Plan EIR/EIS and the Stone Eagle EIR.

Mr. Criste graduated with a Bachelor of Arts degree in Architectural History from Pennsylvania State University.

ANDREA RANDALL
Senior Planner

Since joining Terra Nova in 1998, Ms. Randall has been actively involved in the preparation of General Plans and associated environmental analysis for a number of cities within Riverside County; as well as environmental assessments for planned communities and major recreation projects. Ms. Randall has also assisted in the preparation and processing of a variety of NEPA and CEQA documents, and has secured Streambed Alteration Agreements from the California Department of Fish & Game and Section 404 Permits from the Army Corps of Engineers. Most recently, she participated in the preparation of the Dakota, Lugo Lofts and Jul Initial Studies for the City of Palm Springs.

She also had a primary role in the preparation of the US BLM NEPA EIS for the California Desert Conservation Area (CDCA) Plan amendment. She played an important role in a 10,000-acre annexation and associated analysis on lands near the Colorado River, and has assisted in securing state and federal incidental take permits for major developments in the Coachella Valley of Southern California. Ms. Randall has also conducted predevelopment planning analysis for a variety of projects, including the Paradise Valley Market Feasibility Study and Fiscal Impact Analysis, the Coachella Valley Multiple Species Habitat Conservation Plan Fiscal Impact Analysis, and analyses for a number of annexations and residential subdivisions.

Ms. Randall graduated Magna Cum Laude with a Bachelor's degree in Urban Affairs and Planning from the Virginia Polytechnic Institute and State University.

KELLY CLARK
Assistant Planner

Ms. Clark joined Terra Nova in 2011. She is a recent graduate of the University of California, Berkeley, graduating with a Bachelor of Science degree in Conservation and Resource Studies. Ms. Clark's coursework emphasized sustainable urban development, environmental policy and community design.

Since joining Terra Nova, Ms. Clark has provided research and analysis required for CEQA and NEPA documents, local green building policies and various development projects throughout the Coachella Valley, including Initial Studies for retail projects in Desert Hot Springs, San Bernardino and Twenty-nine Palms. She also contributed to the preparation of the College of the Desert Indio Educational Center EIR.

She has developed an excellent understanding of air quality and greenhouse gas modeling, and prepares air quality models, including the air quality analyses for the Dakota, Lugo Lofts and Jul Initial Studies in Palm Springs.

Most recently, Ms. Clark has been a part of the planning team for the Rancho Cucamonga Foothill Boulevard BRT corridor study, a Compass Blueprint Demonstration Project of the Southern California Association of Governments. She has been involved in land use and socio-economic research, public outreach and participation, and collection of data and information regarding the Foothill corridor.

QUIN KINNEBREW, CEG, REA II **Phase I, II and III Environmental Site Assessments**

Mr. Kinnebrew will provide environmental site assessment services and associated technical support if needed for any Palm Springs project. Mr. Kinnebrew's project experience includes environmental site assessments (ESAs), contaminated site investigations, and site remediation. He has conducted more than 350 Phase I ESAs in Southern California for commercial, industrial, residential, oil fields, railroads, and roadway properties. He has also conducted more than 500 soil, soil gas, and groundwater investigations throughout Southern California.

Mr. Kinnebrew also has extensive experience in the preparation of Remedial Action Plans for the removal of contaminants in soil and/or groundwater. Contaminants of concern have included gasoline, diesel, volatile organic compounds, polycyclic aromatic hydrocarbons, metals, pesticides, herbicides, and waste oil. Remedial alternatives used have included vapor extraction technologies, injection of hydrogen releasing compounds, injection of oxygen releasing compounds, and excavation and offsite disposal. Each completed remedial action conducted to date by Mr. Kinnebrew has received agency closure.

He holds a Masters of Science in Geology and a Bachelor's of Science in Engineering, both from Texas A&M University.

5. Consulting Team

Terra Nova Planning & Research would be the City's prime contractor. Terra Nova would be responsible for completing the Initial Study or EIR. Should technical reports be required, Terra Nova would also prepare air quality, greenhouse gas, hazardous materials and water supply studies. For biological resource, cultural/historic resource, noise and traffic studies, Terra Nova works with long-standing partners, with whom we have worked on a number of projects. The following firms would be involved in City projects as necessary.

- Biological Resources: AMEC Environmental & Infrastructure
- Cultural Resources: CRM Tech
- Noise: Endo Engineering or Kunzman Associates
- Traffic: Endo Engineering or Kunzman Associates

Each of these firms' qualifications is provided below. Please note that we have included two potential traffic consultants on our team. We have worked with both Endo Engineering and Kunzman Associates on a number of projects, and find them to have equal knowledge and expertise. However, in order to insure availability and depending on the type of project, we would include one or the other at the beginning of an assignment.

AMEC Environmental & Infrastructure – Biological Resources Analysis

AMEC's biological resources group consists of full-time professional staff with expertise in the fields of environmental permitting, botany, ornithology, mammalogy, herpetology, wetland and aquatic ecology, conservation biology, ecological risk assessment, and habitat restoration. AMEC performs the full spectrum of biological resource studies. Staff members provide eight basic types of service: site surveys; research design and implementation; impact analyses; mitigation design and implementation plans; habitat restoration; resource conservation and management plans; construction monitoring; and Geographic Information Systems (GIS) mapping and analyses of biological resources.

AMEC technical specialists have been providing biological services support for more than 30 years. AMEC wildlife biologists hold specialized permits issued by USFWS and/or the CDFG for surveying and monitoring sensitive, threatened, and endangered wildlife species throughout California. AMEC's wildlife biologists also hold Species Recovery Permits with the federal government and a Memorandum of Understanding (MOU) with the State of California for trapping and handling various sensitive and listed wildlife species.

CRM Tech – Cultural/Historic Resources Analysis

Established in 1993, CRM TECH was formed to provide a broad range of cultural resources management services throughout California. Services provided by CRM TECH include all phases of archaeological, historical, and paleontological investigations. The firm also provides a wide range of historical and ethnohistorical research, Native American consultations, archaeological, paleontological, and historical surveys, and mitigation and recovery plans. CRM Tech provided the historic analysis for the Project Phoenix Initial Study for the City of Twentynine Palms in 2011.

Since its creation, CRM TECH has completed more than 1,700 cultural resources studies throughout the State of California, the majority of them in southern California. CRM TECH's professional team brings over 60 years of combined CEQA/NHPA expertise in California archaeology, history, paleontology, ethnography, anthropology, and historical architecture.

Endo Engineering – Traffic and Noise Analysis

Endo Engineering is a professional engineering consulting firm specializing in the modeling and assessment of circulation and noise impacts. The firm has been providing services to Terra Nova for more than 17 years. Their staff of skilled and experienced professionals has a proven twenty-four year track record of providing traffic engineering and computerized transportation and noise modeling services on projects throughout Southern California.

The firm's strength and versatility stem from its multi-disciplinary approach, responsiveness, and extensive experience with planning, environmental and engineering firms, as well as governmental entities and state-of-the-art computer applications. The firm is experienced in assisting planners and developers to take advantage of opportunities and overcome constraints by

providing technical support that facilitates a better understanding of circulation and noise issues, and their solutions.

Kunzman Associates – Traffic and Noise Analysis

Kunzman Associates, Inc. is a California Corporation located in the City of Orange that specializes in planning for governmental agencies and the business community. The firm has highly qualified personnel with experience throughout Southern California at the regional, local, and individual project level. The experience of the firm's personnel in planning and operations for new planned communities, as well as established areas provides the special skills necessary for determining imaginative, practical, and meaningful solutions to transportation problems. The firm was established in 1976 by William Kunzman, P.E., and since then the firm has completed over 4,000 studies for over 800 different clients.

City of Palm Springs

On-Call Environmental Assessment Services

B. Understanding of CEQA and NEPA Requirements and Processes

This section of our proposal addresses the CEQA process, and how we manage our projects. Whether an Initial Study or an EIR is being prepared, the requirements of CEQA are similar, and as a result the tasks that need to be completed are identical. In the case of an EIR, the analysis is more complex, and the timelines are extended, while an Initial Study (leading to either a Negative Declaration or a Mitigated Negative Declaration) is a simpler, more straight forward process.

1. Approach and Methodology

This section addresses both the approach we take in completing Initial Studies and EIRs, and provides typical project tasks associated with the environmental review of a project. Terra Nova typically provides turn-key services for its clients, and this approach has been assumed in the descriptions below. We strive to relieve the City of as much of the burden of CEQA processing as possible, and have assumed that this would be the case should we be selected for the Consultant Panel.

We also understand the time constraints imposed by State law, and the needs of the development community, and work aggressively to complete documents in an expeditious time frame. To that end, we believe that we should serve as an extension of City staff, and that our inclusion in the planning and design process early in a project's submittal is of value to a streamlined CEQA process. Early inclusion of the environmental consultant in review of plans with City staff and applicants can often help resolve potential environmental issues through changes in design, thereby simplifying the environmental document and its mitigation measures.

The following describes our approach and methodology in preparing environmental documents. These summaries also describe our management techniques in keeping projects on budget and on schedule.

Project Management and Coordination: The Principal in Charge for City projects would be Nicole Sauviat Criste. She would be the primary point of contact for the City, would supervise both in-house staff and consultants, draft portions of the documents, review all materials, and would represent the project at City staff and public meetings. Unlike larger firms, the Principals at Terra Nova remain actively involved in our projects, and take personal responsibility for the

timely and accurate preparation of documents. The City can be assured that Ms. Criste will develop a comprehensive understanding of each project, and be intimately involved in the preparation of all aspects of each document from beginning to end.

Terra Nova's management style, as described elsewhere in this proposal, is to become an extension of City staff to the greatest extent possible. Because of our long-standing relationship with Planning Department and Public Works staff, we understand the City's requirements, and keep projects on track through personal contacts and project timelines. We also have consistently performed our work under or on budget, without the need for change orders.

Administrative Services: Terra Nova provides on-going administrative support to the City through project coordination functions and the preparation of notices and assistance with approval documentation, such as staff reports and resolutions. Terra Nova also usually assumes responsibility for the preparation and mailing of the following:

- Notice of Intent to Adopt a (Mitigated) Negative Declaration (NOI)
- Notice of Preparation (NOP)
- Notices of Completion (NOC)
- Notice of Availability of a Draft EIR
- Notice of Determination (NOD)

We also undertake the transmittal of the environmental documents to the County and/or the State Clearinghouse and other parties of interest, using a City-approved mailing list. The City would typically be responsible for the placement of advertisements for newspaper publication, and the posting of notices at City Hall. Other cost-effective administrative support services would also be provided throughout the process, including the tracking of mandated comment periods, securing closing documentation from the County and State Clearinghouse, etc.

Data Collection/Information Gathering: Terra Nova utilizes in-house resources and capabilities, and those of the City and various public agencies in developing and organizing data and information from all available sources. The collection of data and information, and the characterization of the physical, regulatory and built environment is extensively researched and presented in our documents, so that the public and decision makers have a clear understanding of what each project involves.

EIR Notice of Preparation: CEQA allows some flexibility in the preparation of a Notice of Preparation, which is necessary only for an EIR. Some jurisdictions prefer to transmit only the forms required under CEQA, without the preparation of an Initial Study. Although we have found that this occasionally is sufficient to satisfy the need to inform the public, we almost always recommend the preparation of an Initial Study, and its release with the Notice of Preparation forms. We believe that in order to have sufficient information to comment on a project, a responsible agency or interested party must be able to understand that project. The Notice of Preparation form does not provide that level of detail without an accompanying Initial Study. We therefore strongly recommend them as part of the EIR process.

EIR or Initial Study Drafting: The clear and concise documentation of the project description, current environmental conditions and project impacts is critical to the successful completion of any CEQA document. Terra Nova takes great care in preparing documents that are understandable to the lay person as well as the professional planner. We also detail existing conditions and impacts to make clear what the build out of the project will do to impact both the built and natural environment, and describe mitigation measures clearly to show how the effects of the project will be reduced.

Direct and indirect impacts on the environment and community are identified and described in detail. Immediate near-term impacts resulting from the build out of a project, as well as long-term and cumulative impacts, when applicable, are assessed and described. This assessment includes a discussion of all relevant specifics, including environmental and man-made resources, alterations to physical systems, traffic, drainage issues, changes induced by land use patterns and health and safety issues. Where necessary and appropriate, special studies are prepared to address these technical issues. Our past experience with the City tells us that some projects will provide the City with special studies, while others will require that we manage and/or complete them. Either approach can easily be integrated into our review process.

Technical Analysis and Special Studies: Research and analysis associated with environmental issues will identify current conditions and focus on the potentially significant impacts associated with the implementation of a proposed project. We actively participate in the preparation of special studies for each project, whether prepared by our firm or a specialist, and take responsibility for the findings of our sub-consultants. All reports will be reviewed internally for accuracy, completeness and adequacy prior to being submitted to the City for staff review. As described in greater detail above, we have worked with our team of consultants for a number of years, and have developed a clear understanding with them of the quality of work we expect.

This includes the analysis of project alternatives in EIRs, which we believe should be analyzed in sufficient detail to allow decision makers to clearly understand what impacts an alternative would have on each environmental issue area. As an example, air quality analysis for a project alternative would be completed to the same level of detail as for the "Preferred Alternative," to accurately describe the potential impacts of each alternative.

Mitigation Measures and Mitigation Monitoring Programs: In conjunction and concurrent with the development of an Initial Study or EIR, we elaborate on the specific design elements of the project that "mitigate impacts by design", including such elements as noise attenuation, building mass and scale, water and energy conservation, off-site improvements, etc. We develop mitigation measures to address specific impacts associated with the implementation of the project being analyzed. Both short and long term impacts are assessed and mitigated, to assure that the project does not cumulatively impact the environment. We strive to detail all impacts to the greatest extent possible, so that the Initial Study or EIR can be of value in processing phases of development of a period of years. This is particularly critical for larger projects, where subsequent environmental review can pose significant delays in the development process.

As required by CEQA, we also prepare mitigation monitoring and reporting programs where necessary to assure that mitigation measures are implemented. In the case of EIRs, we usually integrate the mitigation monitoring programs into the document itself, but can prepare a separate document if the City so wishes. Our preference for an integrated mitigation monitoring program

stems from our belief that one document is better than two – as projects develop and staff changes, the City can be assured of proper mitigation monitoring more easily if staff is only required to refer to one document – the original EIR – when considering what mitigation measures must be applied.

EIR Alternatives Analysis: All mandated subjects under CEQA are addressed, including at least three fully developed project alternatives. For project-specific documents, we would include an Alternative Site in our analysis, and determine whether such an alternative would be feasible. We would also anticipate a No Project alternative, and at least one other alternative which proposes an alternative development plan that would reduce the potential impacts of the project being analyzed. In the case of City projects, alternative site analysis may not be necessary, depending on the nature of the project. These alternatives would be developed and detailed in close coordination with City staff.

As described above, we include a comprehensive analysis of alternatives in our documents, including quantification of impacts wherever possible, so that decision makers and the general public can have a clear understanding of the potential impacts of the project, and the ways in which those impacts may be reduced.

Response to Comments and Final EIR: CEQA has different processes for responses to comments for Initial Studies and for EIRs. For Initial Studies, CEQA does not mandate a response to comments. We, however, always recommend that comment letters be attached to Planning Commission and/or City Council staff reports, and that brief responses be included in the staff report. We have prepared these types of responses for City projects in the past, and supplied them to the staff planner, who can “cut and paste” them into the staff report.

The responses prepared for an EIR can be critical in defusing contentious issues brought out by interested parties. We take a proactive role in the preparation of the Final EIR/Response to Comments, and will often engage a commenting party to resolve issues and eliminate confrontations. We also work closely with City staff in the preparation of the comments, to assure that they accurately reflect City policies and procedures.

An EIR is technically not Final until certified by the City. Changes can be made to a Draft EIR in the Response to Comments or even in the public hearings for a project. We therefore recommend that a ‘certified’ EIR document be prepared after certification of the document, that includes all changes, adopting resolutions, Findings and Statements of Overriding Considerations (if applicable) and the Response to Comments. That way, when the EIR is referred to during the construction of a project, the City is assured that the mitigation measures and mitigation monitoring program accurately reflect the decision of the City Council.

Statement of Overriding Consideration: Unmitigated significant effects would require the adoption of Findings and a Statement of Overriding Consideration. It is often the case that Findings and a Statements of Overriding Consideration are needed for air quality and greenhouse gases (GHGs) impacts, and sometimes for traffic and other impacts. We prepare these documents to the City’s specifications, and include all discussions required by CEQA.

Public Hearings: Terra Nova works closely with City staff in developing staff reports and resolutions, and assisting in preparation of materials for Planning Commission and City Council public hearings. As an extension of City staff, we also help with presentations during public meetings, and assist with questions and comments to the greatest extent possible.

Planning Commission meetings can be held during the Draft EIR comment period, if the ultimate approval authority lies with the City Council, when the City wishes to expedite a project. However, since comments made at a public hearing must be considered in a response to comments, we generally recommend that if a project is to be expedited, the Planning Commission hearing be held after the close of the comment period, but before the release of the Response to Comments, if the project is to require City Council action.

Legally Defensible Environmental Documents

As with all CEQA projects, care must be taken to assure the highest level of research, documentation and analysis. Also essential is a thorough, multi-disciplinary approach that keeps special studies and other analysis on point. Terra Nova's approach to legally defensible environmental analysis and documentation has served our clients well. Over 30 years and hundreds of environmental studies, only two Terra Nova environmental documents have ever been challenged in court -- unsuccessfully in both cases.

Terra Nova staff has also provided expert witness testimony in state and federal courts on planning and environmental issues. Ms. Criste has taught CEQA classes for Planning Department staffs, and also for the California Redevelopment Association, before the demise of redevelopment in California. She is frequently asked to provide peer review of other firms' documents, and has been a resource to Palm Springs' and other cities' Planning departments when CEQA questions arise.

Typical Project Tasks

The following briefly describes the tasks typically involved in the preparation of both an Initial Study and an EIR. Where a task is specifically related to EIRs, they are noted as such.

- A. **Project Description:** Based upon planning and design documents prepared for a project, develop a comprehensive project description in consultation and coordination with City staff that meets CEQA requirements. Review project description and development plans and associated graphics with City before finalizing.
- B. **EIR Notice of Preparation:** A Notice of Preparation (NOP) would be prepared and transmitted to the State Clearinghouse and other parties of interest for a 30-day review period. The NOP will be accompanied by an Initial Study, and will include a detailed project description, and descriptions of the environmental issues identified for the project. Comments on the NOP are subsequently addressed in the Draft EIR. Terra Nova usually transmits the NOP to the State and to the City's approved list of responsible agencies and interested parties.
- C. **Coordination:** Establish a regular schedule of team meetings, as needed, with City staff to review progress and address issues. If selected early in the process, and particularly for EIRs, we recommend the inclusion of Terra Nova staff in application review meetings (with or without the applicant), to address issues and review potential solutions.

- D. Research and Documentation: Research, document and map environmental resources and hazards for integration into the Initial Study or EIR. For an EIR, each analysis category is briefly addressed in the Environmental Setting discussion, and issues requiring further discussion are fully analyzed in the Impacts and Mitigation section. For an Initial Study, the City's standard CEQA form would be completed on a categorical basis. The goal is to provide comprehensive analysis and mitigation that utilize the most up-to-date data and information available in a manner compliant with CEQA.

- E. Review and Integration of Special Studies: All special studies prepared for a project are reviewed and analyzed. If Terra Nova were responsible for the preparation of the studies, the City will be provided copies for review and approval. If special studies have been prepared by the applicant, they will be reviewed by Terra Nova staff, and requests for modifications will be made as appropriate. The content of the special studies is summarized in the Initial Study or EIR, and the mitigation measures recommended by the specialists integrated as appropriate. All special studies are appended to the EIR in their entirety. Special studies for Initial Studies can be appended, or provided on request.

- F. EIR Project Alternatives: In addition to the "Preferred Alternative" project, Terra Nova also develops and analyzes three (3) additional alternative projects, including a "No Project" alternative. Alternative projects are reviewed with City staff, fully described and analyzed on a categorical basis and impacts associated with each are assessed. The alternatives are ranked, and a least impacting alternative identified. All alternatives are also compared to the project objectives.

- G. EIR Mandatory CEQA Analysis: Other mandatory CEQA discussions, including Cumulative and Growth-Inducing Impacts, Unavoidable Environmental Impacts, Short-Term Use Versus Long-Term Productivity and other mandatory CEQA EIR discussions are incorporated into the Draft EIR document.

- H. Screencheck Review: The City reviews the screencheck copy of the document prior to transmittal. If necessary, a second review draft (following the incorporation of changes and comments made by the City) will be provided. Terra Nova confers with City staff regarding comments, and amends the screencheck draft accordingly.

- I. NOC, NOI and Document Transmittal: Terra Nova prepares a draft Notice of Intent (NOI) or Notice of Completion (NOC) and transmits the Draft document for public comment utilizing a City-approved transmittal list. For EIRs, fifteen (15) copies are also be transmitted to the State Clearinghouse, thereby starting the 45-day public comment period. We also transmit the NOC or NOI to the County Clerk for posting, and coordinates publication in the Desert Sun with City staff.

- J. Preparation of Response to Comments: With receipt of comment letters received, Terra Nova restates comments and prepares responses to comments, conferring with City staff before finalizing responses. Terra Nova and City staff work cooperatively in the completion of the documentation. As described above, for an EIR the Response to Comments would be transmitted to the commenting party, whereas for an Initial Study, the responses would be integrated into staff reports.

- K. Public Hearings: Terra Nova staff prepare for, attend and assist City staff in the presentation of the project at public hearings before the Planning Commission and City Council.
- L. NOD Preparation and Filing: Following adoption of a Negative Declaration or Mitigated Negative Declaration, or certification of the EIR, Terra Nova prepares the Notice of Determination (NOD), secures necessary signatures and transmits the NOD to the County Clerk and State Clearinghouse, which will start the statutory 30-day appeal period. The City will be responsible for securing NOD fees to accompany the NOD for the County Clerk.
- M. Preparation of Certified EIR: Following certification of the EIR, Terra Nova prepares a final EIR document that incorporates any changes in analysis, mitigation measures, etc., and appends approving resolutions, the Response to Comments and other pertinent documents. Copies are provided to the City in paper and electronic format.

2. Project and Budget Management

As described elsewhere in this proposal, Terra Nova is proactive in its project management. We maintain internal project schedules and review project status on a weekly basis. We also keep in regular contact with our clients to maintain open communication and regularly update clients on project status.

For EIR projects, we use a combination of tools to complete projects in a time efficient manner. At the onset of an EIR, we establish a detailed project schedule that integrates all species studies schedules, City staff review times, and mandated CEQA timelines. At the same time, we set up regular team meetings with City staff, usually either on a bi-weekly or monthly basis. These team meetings are an opportunity to review project status, discuss issues or challenges that have arisen, and even review sections of the draft document as they are completed. This ongoing close coordination assures that issues are discussed as they occur, and that 'speed bumps' in the process are addressed and corrected quickly.

In terms of budget management, we are very careful in assessing the amount of work required for projects from the outset. We believe that it is our responsibility to know what it will take to complete a task, and budget accordingly. Unless changes in the scope of work occur after initiation, we do not submit change orders, and operate within our original parameters.

3. Representative EIR: College Park Specific Plan EIR, City of Palm Springs

The College Park Specific Plan and EIR consisted of a number of components, complex analysis, and multiple agency coordination. The project included the following:

- A NEPA Compliant Environmental Assessment to address the sale of Bureau of Land Management (BLM) land to the City.
- A CEQA Compliant Initial Study to address the Development Agreement between the City and the College of the Desert

- A Specific Plan for the City, including the integration of College of the Desert's Master Plan for their campus, plus development standards and land uses for the surrounding area
- An Environmental Impact Report for the Specific Plan
- An Initial Study (leading to a Mitigated Negative Declaration) for a Southern California Edison (SCE) solar field, adjacent to the campus

Terra Nova was the prime contractor on the project, and managed a team of specialists that included AMEC, CRM Tech and Endo Engineering. We also were responsible for coordinating with College of the Desert's design team, and integrating the College's Master Plan into the Specific Plan. We were able to successfully manage the project to completion, even with the significant delays resulting from the College's lengthy design delays.

Our knowledge of CEQA and NEPA facilitated the completion of the various environmental documents in a time and cost efficient manner. We were able to navigate the federal process and complete the BLM's NEPA process, to allow the City to transfer the land to the College. We were also able to guide and assist City staff in the CEQA process for both the Development Agreement and the Specific Plan, and managed the distribution, posting and circulation of all documents for this project.

The project also required us to coordinate with the Bureau of Land Management regarding the acquisition by the City of the land; the City Manager's and City Attorney's offices regarding the sale and Development Agreement between the City and the College; and Planning and Public Works Departments regarding design and environmental issues. Finally, while we were completing the documentation, the City asked us to process environmental documentation for a solar field proposed by SCE on a portion of the property, and we coordinated with SCE in obtaining plans, coordinating review with Planning and Public Works, and working on staff reports and conditions of approval.

The analysis involved in the EIR was extensive, because it included such diverse land uses and circumstances. The Specific Plan area included not only the College project, but also the James O. Jesse Community Center, the residential neighborhood, and the commercial and industrial development on North Indian Canyon from the levee to San Rafael. We developed creative solutions to land use compatibility issues between the older, established industrial uses, and the residential development, both existing and proposed that occurred immediately adjacent to it, and solved access and internal circulation issues to the satisfaction of the City and the neighborhood.

We also worked closely with Public Works staff in analyzing traffic, the capacity of Sunrise Parkway, its General Plan designation, and ultimate build out cross section to balance the City's need for adequate circulation with the College's costs associated with building the roadway.

We had extensive community outreach meetings, and coordinated with residents, business owners and church representatives to get input and address individual concerns. Negotiations with the church were particularly extensive, because of concerns they expressed regarding future expansion plans, and their need for access within the project area. We were also responsible for presentations to City commissions and the City Council, College Board of Trustees, and others, and represented the Specific Plan and EIR effectively throughout the process.

Finally, as related to budget, we completed the project with one change order. The change order was necessitated by the College's lengthy design process, which extended the timeline considerably; and by unanticipated issues associated with Riverside County Flood Control, and relating to the levee. We completed and delivered the project on budget, and absorbed costs associated with the final printing, because of budget constraints.

Both John Raymond and Cathy Van Horn, in the City's Community and Economic Development Department, were intimately involved in the College Park project. We strongly encourage the reviewing committee to discuss our performance with them.

City of Palm Springs

On-Call Environmental Assessment Services

C. References and Experience

1. Qualifications

Terra Nova has extensive experience in environmental assessment and planning, including land use and resource surveys, natural resource assessments and inventories, demographic profiles, housing trends and supply assessments, facilities planning and market feasibility studies. As a planning firm, Terra Nova is particularly attuned to certain environmental assessment issues, including land use feasibility and compatibility, housing impacts, natural resources protection and integration, visual, traffic and noise impact analyses, and air quality.

Terra Nova has prepared numerous environmental documents on a variety of projects in compliance with California Environmental Quality Act (CEQA), Washington's State Environmental Policy Act (SEPA) and the National Environmental Policy Act (NEPA). The firm's experience is wide ranging and includes the preparation of EIS/EIRs for multiple species habitat conservation plans, major stormwater and bridge and highway projects, Comprehensive and General Plans, Zoning Ordinances, resource extraction, large scale mixed-use resort development and other projects. We have also prepared a variety of NEPA documents for the Bureau of Land Management, Bureau of Reclamation, Bureau of Indian Affairs, Federal Highway Administration, US Economic Development Administration and the US Department of Energy.

Terra Nova strongly believes that properly planned research and analysis programs must take a systems approach that starts with a comprehensive understanding of baseline conditions, provides a rigorous evaluation of possible project impacts, and explores as wide a range of issue solutions or resolution as is practicable. Also essential is Terra Nova staff knowledge of local, state and federal environmental laws and regulations affecting documentation and processing. Environmental approvals are the first line of attack for project opponents and Terra Nova has a well deserved reputation for highly defensible environmental documents. We also regularly consult with land use and environmental law attorneys, and have provided expert witness testimony in state and federal courts.

Terra Nova uses an integrated team approach and is proactively engaged in issues identification and resolution, project facilitating and team coordination. Our services to legal counsel and our success with defensible analysis have been hallmarks of our work. We are a trusted provider of services to private development and government, and are especially focused on establishing common ground and consensus.

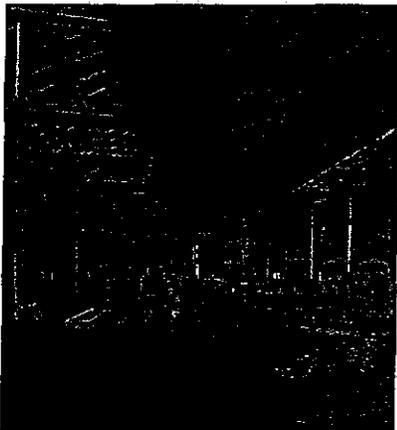
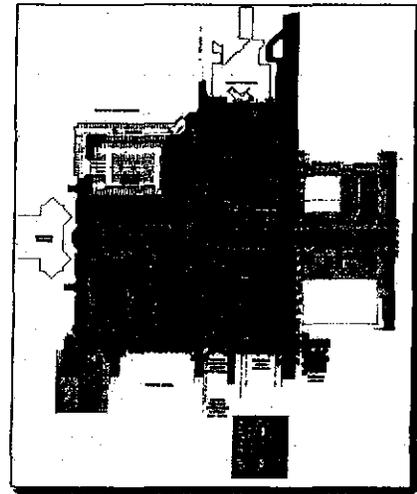
2. Relevant Project Experience, Key Issues and References

The following summarizes recent relevant projects and provides references for each of the projects. The listing below is a sampling of the documents Terra Nova has prepared. As can be seen from the listings, we tend to be called upon for multiple projects by the jurisdictions in which we work. Most of the references listed below will be able to describe additional projects we have completed for them. The projects have been grouped by type of document. Environmental Impact Reports are listed first, followed by Initial Studies (all of which led to Mitigated Negative Declarations). As stipulated in the City's RFP, our team members' project experience is provided in Section D of this proposal.

Museum Market Plaza Specific Plan and EIR

Terra Nova prepared the Museum Market Plaza Specific Plan and EIR for the redevelopment of the Desert Fashion Plaza, in the center of the City of Palm Springs. The project at the time included the redevelopment of a defunct regional shopping center into 900 residential units, 300,000 square feet of commercial retail space, and 600 hotel rooms. The EIR analyzed the impacts of the project on historic structures in the downtown, the construction of 5-7 story structures in an area of one and two story structures, the fiscal impacts to the General Fund and the Redevelopment Agency of all project alternatives, and the impacts on existing public services. The project was completed under budget.

Reference: The project was completed for Mr. Craig Ewing, retired Planning Director with the City of Palm Springs. Mr. Ewing can be reached at (760) 464-5849. Current City staff also familiar with the project: Mr. Edward Robertson, Principal Planner, City of Palm Springs, (760) 323-8245



College Park Specific Plan and EIR

The College Park Specific Plan (CPSP) and EIR project encompasses 510± acres in the City of Palm Springs and includes the new 118± acre West Valley Campus of College of the Desert. The City's goal is to use the COD campus development as a catalyst for the redevelopment of a disadvantaged residential neighborhood, and revitalization of the oldest industrial area in the City. Developed as a sustainably based community plan, the CPSP includes a mix of residential, industrial, commercial and institutional land uses in a highly complementary manner, consistent with and implementing the principles of SB 375. The issues of concern addressed in the

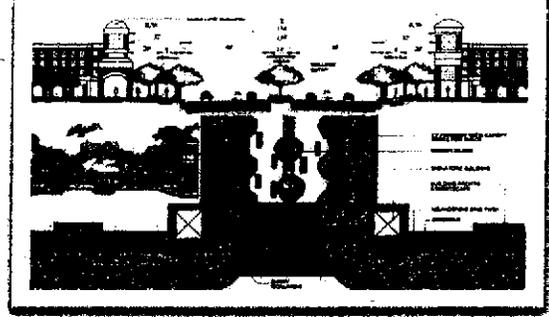
EIR included traffic, land use compatibility and energy resources. The EIR was certified by the City, and the project is now being implemented. The project was completed on budget.

Reference: Mr. John Raymond, Director of Community and Economic Development Department, City of Palm Springs, (760) 323-8228

Panorama Specific Plan and EIR

Terra Nova prepared the Panorama Specific Plan and EIR for this project approved by Riverside County in 2009. The project encompasses 504 acres and the development of a new integrated, mixed-use community that will be anchored by the 95-acre East Valley Campus of College of the Desert. Located adjacent to Highway 111 and the SR86 Expressway, the Specific Plan also provides for the development of approximately 2,700 homes, 800,000 square feet of commercial space, a community YMCA, fire station, and parks and open space. The COD campus has been centrally located to facilitate easy access and to serve as the focus of the community. Planning and environmental issues included land use compatibility, traffic, air quality, water resources, drainage and geotechnical constraints. The project was completed on budget.

Reference: Mr. Robert Pippin, Van-Cal Projects, LLC, (760) 862-1111



Dune Palms & Highway 111 Specific Plan EIR, City of La Quinta

Terra Nova provided turn key environmental services, including the Notice of Preparation, Draft and Final EIR and Notice of Completion for a Mixed Use Specific Plan in the City of La Quinta. The project, owned by the City's Redevelopment Agency, proposed a 200 units affordable housing project and an auto center on a 20 acre site. Terra Nova also managed the preparation of a detailed traffic study, noise impact analysis, air quality and greenhouse gas analyses, and cultural resource surveys and reports. The project was completed under budget.

Reference: Mr. Les Johnson, Community Development Director, City of La Quinta, (760) 777-7125.

College of the Desert Indio Educational Center EIR

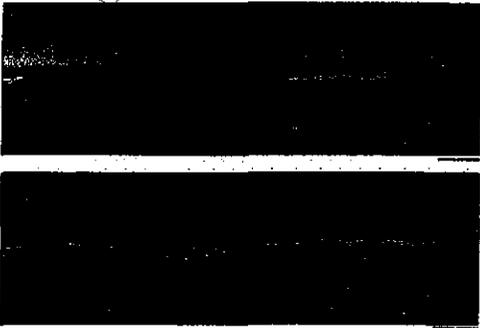
The College of the Desert/Desert Community College District (COD) partnered with the City of Indio in securing a downtown block for the design and construction of the Indio Educational Center (IEC) of the College of the Desert. The three story IEC provides classrooms, laboratories, meeting rooms and administrative offices within the 40,000 square foot satellite campus. The ground floor includes approximately 10,000 square feet of retail commercial, including Starbucks, a book and supplies store, light dining and other outlets that serve the college and the surrounding downtown area. The EIR addressed land use compatibility, traffic management, air quality, drainage and utilities, sustainability and other issues. The project was completed under budget.

Reference: Mr. Steve Renew, College of the Desert, (760) 773-2500.



Hillwood Warehouse Complex EIR, City of San Bernardino

Terra Nova prepared this EIR for the City of San Bernardino Economic Development Agency. The project consisted of two million square feet of warehouse space on 154 acres located adjacent to I-215 at the University Parkway exit. Issues of particular concern included the site's previous use as a bomb-making factory during World War II; traffic associated with both City streets and the I-215 main line; the construction of a grade separation for existing railroad tracks in the vicinity and its relationship to the proposed project; and aesthetics from the I-215 right of way. The project was completed under budget.



Reference: Mr. Colin Strange is now Director of Business Resources with the San Bernardino Area Chamber of Commerce, and can be reached at (909) 885-7515

North Apple Valley Industrial Specific Plan and EIR

Terra Nova prepared this Specific Plan for the Town of Apple Valley, to address the long-term economic and employment growth of a 5,000 acre planning area around and including the Apple Valley Airport. The Specific Plan assigned new industrial and supporting commercial land uses, included development standards and guidelines, as well as infrastructure analysis to guide capital improvement planning for the project area. A comprehensive analysis of the costs associated with road construction, water and sewer infrastructure was conducted to allow for infrastructure planning for the area. The EIR focused on traffic issues associated with this mostly undeveloped area of Town, and on significant regional drainage issues. Both the Specific Plan and EIR were completed and adopted by the Town Council within 10 months of contract initiation. The project was completed under budget.

Reference: Ms. Lori Lamson, Director of Community and Economic Development, Town of Apple Valley, (760) 240-7000, ext. 7204

Coachella Valley Multiple Species Plan EIR/EIS

Terra Nova prepared a CEQA and NEPA compliant EIR/EIS for the 1.25 million acre Multiple Species Habitat Conservation Plan (MSHCP) and Natural Communities Conservation Plan (NCCP) for the Coachella Valley Association of Governments (CVAG). In addition to addressing the full range of potential project impacts on the member jurisdictions of CVAG (nine incorporated cities and Riverside County), the EIR/EIS also addresses the US Bureau of Land Management's Santa Rosa and San Jacinto Mountains Trail Plan. The MSHCP take permit also covered future projects of the Coachella Valley Water District, Riverside County Flood Control District and Imperial Irrigation District. The EIR/EIS evaluates the full range of environmental issues, including land use, socio-economic and fiscal resources, transportation, flood control, water resources, air quality, noise, open space and recreation, and public facilities. Extensive consultations with involved jurisdictions and agencies were also conducted. The project was completed on budget.

Reference: Mr. John Wohlmuth, who was then Executive Director of the Coachella Valley Association of Governments, is now City Manager of the City of Palm Desert, and can be reached at (760) 346-0611.

City of Palm Springs Initial Studies

The following Initial Studies have been prepared under the direction of various City Planning Department staff. As a reference, each project planner is identified individually with each project.

Dakota Initial Study: The Dakota project is proposed on 6.4 acres on the west side of Belardo Road. The project includes 39 single family homes and a casita. Key issues associated with the project included land use compatibility, air quality and aesthetics. The Initial Study was completed ahead of schedule, and under budget at the end of 2013. (Project Planner: David Newell)

Lugo Lofts Initial Study: The Lugo Lofts project is proposed on an infill lot adjacent to the existing Saint Baristo project in downtown. The proposed project would result in 11 new homes on 2.7 acres. Issues of concern associated with the project included compatibility with adjacent existing development and aesthetics. The project was completed ahead of schedule, and under budget at the end of 2013. (Project Planner: David Newell)

Jul Initial Study: Terra Nova is currently completing an Initial Study for the Jul project, proposed for 24± acres at the northeast corner of Farrell and Baristo. The project materials were preliminary and minimal, but a comprehensive analysis was nonetheless conducted. Issues of concern included aesthetics and traffic. The screencheck draft has been delivered to the City for review on schedule, and the project is under budget. (Project Planner: Ken Lyon)

Sol Palm Springs Residential Project Mitigated Negative Declaration: Terra Nova recently completed this Mitigated Negative Declaration for a Planned Development Permit and Tentative Tract Map to allow the construction of 46 single family homes on a 7 acre site. Issues of concern centered on cultural resources, as the project site is located in a traditional use area for the Agua Caliente Band of Cahuilla Indians. Mitigation measures included cultural resource monitoring to assure that impacts to these resources would not be significant. The project was completed for the applicant, and submitted to the City. The project was delivered on time and under budget. (Project Planner: Ken Lyon)

In addition to our most recent work, Terra Nova provided "Fast Track" planning services for a number of projects being processed by the City from 2005 through 2008. These included the Delgrano condominium project, the Hard Rock and Starwood hotels, the Eagle Canyon project, the Port Lawrence project, and the Palm Springs Convention Center expansion, among others. Our supervising planner for the City was Mr. Edward Robertson. Two of these projects are summarized below.

Hard Rock Hotel Mitigated Negative Declaration: Terra Nova prepared the Initial Study for a 499 room Hard Rock Hotel proposed for downtown Palm Springs. The complex also included restaurant, spa and ballroom facilities. Issues of concern included traffic and noise, as the project is adjacent to residential projects. Terra Nova managed the preparation of special studies for traffic and noise, and also processed the planning applications for the City. Staff was responsible for all staff reports and presentations to the Architectural Review Committee, Planning Commission and City Council.

Port Lawrence Mitigated Negative Declaration: This Planned Development Permit consisted of 118 condominiums and 25,000 square feet of retail space on a 4 acre site. The project proposed to demolish an existing block of downtown Palm Springs which included a potentially historic building. Extensive historic evaluations were conducted, and a mitigation program developed. Terra Nova managed the preparation of special studies for traffic, noise and historic resources, and also processed the planning applications for the City. Staff was responsible for all staff reports and presentations to the Architectural Review Committee, Planning Commission and City Council.

City of La Quinta Initial Studies

Terra Nova has completed most environmental documents for the City of La Quinta since 1998. These have included the General Plan EIRs for the City's 2002 and 2013 General Plans, the Dune Palms Specific Plan EIR described above, and current planning Initial Studies. Recent representative Initial Studies are described below. For a reference, please contact Mr. Les Johnson, Community Development Director, City of La Quinta, (760) 777-7125

Washington Street Apartments Phase 1 and Phase 2 Initial Studies: Two Initial Studies were prepared for this project to address first the remodelling of existing apartments and addition of new units, and then to assess the impacts of further expansion onto adjacent lands. The project is owned by the City, and houses low income senior households. Issues of concern included the extension of additional sanitary sewer service due to limited capacity in existing facilities, and cultural resources.

Dune Palms Road Widening Initial Study: This Initial Study was prepared to address the build out of an existing street in the City. Issues of concern included the encroachment of an existing mobile home park into the right of way, and the relocation of units within that park; and impacts to other adjacent properties.

Swenson Residence Initial Study: Terra Nova prepared the Initial Study for a 6,000 square foot single family home proposed within the City's Hillside Overlay. Issues of concern were primarily related to impacts to neighbors immediately below the site, and included aesthetics, rock fall and flooding impacts.

TTM 36305 Initial Study: The TTM was proposed for a senior community on 80 acres. The community included 418 single family homes, a clubhouse and recreational facilities. Terra Nova prepared the initial study and air quality and GHG analysis for the project, resulting in a Mitigated Negative Declaration.

City of Rancho Mirage Initial Studies

Terra Nova has provided planning and environmental services to the City of Rancho Mirage since the late 1980's. In recent years, we have completed a number of Initial Studies for development projects. Three recent or current projects are described below. For a reference, please contact Mr. Randy Bynder, City Manager, City of Rancho Mirage, (760) 324-4511.

Rancho Mirage Chart House Initial Study: The Chart House restaurant building was heavily damaged by fire in late 2010. The building, however, had been designated a locally significant historic structure, and required considerable analysis prior to demolition. Terra Nova managed the historic resource analysis, coordinated extensively with the City Attorney and City Manager, and completed the Mitigated Negative Declaration.

Eisenhower Rehabilitation Hospital Initial Study: Terra Nova prepared the Initial Study for a General Plan and Zoning Map Amendment and associated development plan for a 60 bed physical rehabilitation hospital on a 1.2 acre site. Issues of concern included land use compatibility, since the project was proposed immediately adjacent to estate homes. Terra Nova also processed the planning applications for the City. Staff was responsible for all staff reports and presentations to the Architectural Review Committee, Planning Commission and City Council.

Monterey Avenue Widening Project Initial Study: Terra Nova is preparing all the environmental documentation for this project, which involves CalTrans funding. Included in the documents are an Initial Study, federal Categorical Exclusion, and special studies for noise, traffic, cultural and biological resources. The documentation is currently under way.

Other Initial Studies

As described elsewhere in this proposal, we have assisted cities throughout the Coachella Valley and the High Desert in the preparation of environmental documents. Three representative projects are described below.

Cathedral Canyon Bridge CEQA and NEPA Documentation: Terra Nova is providing the lead on securing environmental clearances and permits for this 600-foot bridge over the Whitewater River. Terra Nova established a noise monitoring and modeling plan to assess the potential noise impacts from this new structure. Surrounded by resort residential structures and one of the most popular golf courses in the Coachella Valley, community noise impacts from elevated motor vehicles was a major concern. Noise modeling and bridge design were able to effectively reduce noise impacts associated with this project. Terra Nova is also responsible for securing State and Federal permits for impacts to the River through California Department of Fish and Wildlife and US Army Corps of Engineers.

Reference: Mr. Bill Simmons, City Engineer, City of Cathedral City, (760) 770-0340

Project Phoenix Initial Study: This Initial Study was prepared for a downtown revitalization project in the City of Twentynine Palms. The project included a Zone Text Amendment and development plans for the redevelopment of a 12.8 acre site. The project plans were for a Community Center, Special Event venue, public parking lot and 40 residential units. Issues of concern included historic resources and traffic flow, as the project would intensify land uses in the area. Terra Nova managed the preparation of a historic resource assessment, and prepared the Initial Study.

Reference: Mr. Charles LaClaire is no longer with the City. However, Mr. Matt McCleary, the Interim Community Development Director, is familiar with the project, and can be reached at 760-367-6799.

Gardens on El Paseo Expansion Initial Study: Terra Nova prepared this Initial Study for the expansion of an existing specialty shopping center. The project included the demolition of existing structures, and the construction of 70,000 square feet of additional retail space. Terra Nova managed the preparation of the traffic study and extensive visual simulations, and completed a Mitigated Negative Declaration.

Reference: Ms. Lauri Aylaian, Community Development Director, City of Palm Desert, (760) 346-0611

City of Palm Springs

On-Call Environmental Assessment Services

D. Local Expertise of the Terra Nova Team

1. Local Business Qualification

Terra Nova qualifies as a Local Business under the City's standards. The required Attachment A, and copies of our Palm Springs and Palm Desert business licenses are attached to this proposal as Appendix A.

As stated throughout this proposal, Terra Nova has been providing environmental and urban planning consulting services to cities in the Coachella Valley for 30 years. Our staff of planners all work and live in the Valley, and our practice has focused on local projects, as described in Section C, above.

2. Team Member Local Expertise

This section provides relevant project experience for each of our consulting team members. Our team members have all worked with Terra Nova for at least 15 years, and in many cases longer. They also have extensive experience on Palm Springs and Coachella Valley projects, and bring an abundant knowledge of the area to all their projects. We have provided synopses of past project experience representative of each of their specialties.

AMEC Environmental and Infrastructure

AMEC will be responsible for biological resource studies, focused species surveys and jurisdictional delineations for projects, if required. AMEC has an office in Cathedral City, from which all Coachella Valley projects are undertaken. The following projects are representative of the firm's work in Palm Springs and the Valley.

Pre-Construction Nesting Bird Survey for the Garnet Solar Power Generation Station 1

AMEC was contracted by Hanwha Q CELLS USA to conduct a preconstruction survey for nesting birds at the site of the proposed Garnet Solar Power Generation Station 1 Project, in the City of Palm Springs. The project site encompasses approximately 134 acres, and is located at 5400 North Indian Canyon Drive. The survey satisfied a Condition of Approval in the Conditional Use Permit issued by the City for the project.

AMEC will also serve as a third party environmental consultant and monitor compliance with required environmental mitigation measures associated with the project on behalf of the City Engineer. AMEC will work independently of the project proponent, and report to the City Engineer to identify measures satisfied in accordance with the Mitigated Negative Declaration adopted for the project. AMEC will ensure that all applicable mitigation measures have been satisfied prior to issuance of a grading permit, or shall be satisfied during the course of construction, (as the case may be), as determined by the City Engineer upon recommendation by AMEC.

Biological Resources Assessment for the Ramon Road Bridge Widening Project

The Ramon Road Bridge local roadway improvement project facilitated widening of Ramon Road from San Luis Rey Drive in Palm Springs, to Landau Boulevard in Cathedral City. Ramon Road varies from 4 to 5 lanes within the project area and is designated as a 6-lane divided major thoroughfare and a 6-lane divided arterial highway in accordance with Palm Springs and Cathedral City's General Plans, respectively. Under sub-contract to Terra Nova Planning and Research, AMEC performed a biological assessment and jurisdictional delineation (JD) of waters, wetlands, and associated riparian habitat potentially impacted by the development of the proposed project. The general biological assessment consisted of a literature review, followed by two site surveys to obtain a general inventory of plant and animal occurrences on the project site. The surveys were also performed to determine the potential for, or presence of, sensitive biological resources on the project site. In addition to the general biological assessment, AMEC biologists also performed focused surveys for burrowing owl (*Athene cunicularia*) on the project site.

Burrowing Owl Habitat Assessment and Burrowing Search for the Village Traditions Project

The Village Traditions project was originally approved in 2005 as a 104 unit multi-family residential project on approximately 11.65 acres of Tribal Trust property of the Agua Caliente Band of Cahuilla Indians. Construction of the project began in 2006, but when the economy collapsed and home sales stalled, the builder was unable to complete the project. Although rough graded, the 6.5-acre balance of the property south of the flood control channel remains vacant. In 2013, AMEC performed a burrowing owl (*Athene cunicularia*) habitat assessment and burrow search. The preconstruction survey was included as a requirement in the Village Traditions Project Report prepared for the City of Palm Springs by the Agua Caliente Band of Cahuilla Indians which stated "pre-construction surveys are still required to confirm that no burrowing owls are present on-site and/or to relocate any that may be present according to established protocols."

Focused Surveys for Casey's June Beetle, Cathedral City Volkswagen Dealership Project

AMEC conducted a habitat assessment and focused survey for federally listed endangered Casey's June beetle (*Dinacoma caseyi*) on several contiguous parcels of vacant lands along the south side of East Palm Canyon Drive, east of Canyon Plaza Drive and west of Perez Road, proposed to be developed as an automobile dealership(s) in Cathedral City. Casey's June beetle (CJB) is currently known to occur on fewer than 800 acres in the vicinity of Palm Canyon Wash and on portions of Agua Caliente Indian Tribal lands in southern Palm Springs. The habitat assessment was conducted on foot, visually inspecting and mapping all areas of the site for components of CJB habitat. Focused nocturnal surveys for Casey's June beetle were conducted by permitted AMEC biologists in accordance with the CJB Survey Guidelines (USFWS 2012)

on the project site. Surveys included the use of blacklight bucket "traps" distributed throughout potentially suitable habitat. Trapping for Casey's June beetle was conducted at least once every 10 days (to ensure sampling during peak abundance) during the first available suitable survey conditions from the beginning of April (6 surveys over two months). A known reference population was closely monitored in order to time the focused surveys with the species flight period.

CRM TECH

CRM TECH has been a trusted Terra Nova team member for over 20 years. They will be responsible for archaeological and historic surveys for Palm Springs projects. The firm's recent experience is described below.

Cultural Resources Survey Report, Museum Market Plaza

Between December 2007 and May 2008, CRM TECH performed a cultural resources survey in the City of Palm Springs covering 12 parcels of urban land in the downtown area of the city, known historically as "the Village." The purpose of the study was to provide the City with the necessary information and analysis to determine whether any "historical resources," as defined by CEQA, are present within the project area and may be affected by the proposed project.

During the investigation, two commercial complexes were noted within the project area: the Desert Fashion Plaza at 123 North Palm Canyon Drive, and the Town and County Center at 146-174 North Palm Canyon Drive/167-181 North Indian Canyon Drive. The results of the study determined that, due to its unique location at the heart of "the Village," the early history of the Town and Country Center represents a notable chapter in the rapid growth of downtown Palm Springs as the dominant urban center in the Coachella Valley during the 1940s-1950s, an important theme in post-WWII regional history. Appropriate alternatives for preserving the historic nature of the area were offered in the final report.

Historic Building Survey, Cathedral City Fire Station Project

In January and February 2009, CRM TECH performed a historic building evaluation on seven commercial buildings in the downtown area of the City of Cathedral City. The buildings are part of an approximately 4.8-acre site designated for a new fire stationhouse. The purpose of the study is to provide the U.S. Department of Housing and Urban Development and the City of Cathedral City with the necessary information and analysis to determine whether any of the buildings in the study area qualifies as a "historic property," as defined by Section 106 regulations. CRM TECH conducted a historical resources records search, pursued historical background research, carried out a field inspection of the subject property, and consulted with the Cathedral City Historical Society.

As a result of these research procedures, five of the seven commercial buildings were determined to be modern in age, i.e., post-1960, and without any extraordinary architectural or aesthetic merit. The other two buildings date to around 1947, a time when Cathedral City was undergoing a major growth spurt. These particular buildings, however, have been extensively altered, significantly compromising their overall historical integrity and their ability to relate to their potential period of significance, namely the early post-WWII era.

Historical/Archaeological Resources Survey, 1551 North Palm Canyon Drive, Palm Springs

In February and March 2013, CRM TECH performed a cultural resources study on approximately 1.3 acres of vacant urban land in the City of Palm Springs. The study was part of the environmental review process for a proposed commercial development project on the property. The purpose of the study is to provide the City with the necessary information and analysis to determine whether the project would cause substantial adverse change to any historical/archaeological resources that may exist in the project area. CRM TECH conducted a historical/archaeological resources records search, pursued historical background research, contacted Native American representatives, and carried out an intensive-level field survey of the property. No "historical resources," as defined by CEQA, were found within the project area, however.

Historical/Archaeological Resources Survey for the Wild Sands I Project (the Jones/Sirota Properties and Transmission Line Right-of-Way), City of Palm Springs

In December 2011 and January 2012, CRM TECH performed a cultural resources study on approximately 87 acres of vacant land and 3.3 linear miles of power transmission line right-of-way near the northern edge of the City of Palm Springs. The study was part of the environmental review process for a solar photovoltaic energy conversion system project known as Wild Sand I, which entails the proposed construction and installation of a solar array field with solar photovoltaic panels, an on-site substation, a generation-tie power line, access roads, security fencing, and lighting facilities.

CRM TECH conducted a historical/archaeological resources records search, pursued historical background research, contacted Native American representatives, and carried out an intensive-level field survey. As a result of these research procedures, a historic-period isolate and a previously recorded historic-period site, designated 33-010815, were found within the project area. Based on the results of the research, CRM TECH recommended that an archaeological testing and evaluation program be implemented to determine whether the site qualifies as a "historical resource" prior to any ground-disturbing activities associated with the project.

Endo Engineering

Endo Engineering will be one of two firms providing traffic and noise impact studies for Palm Springs projects. Endo has worked with Terra Nova on a number of projects, including the College Park Specific Plan project described above. Representative projects are briefly summarized below.

College Park Specific Plan

Endo completed traffic and noise impact analyses of a 510-acre site located east of North Palm Canyon Drive, west of Indian Canyon Drive, between San Rafael Drive and the future alignment of Sunrise Parkway, in the City of Palm Springs. In addition to the remaining approved land uses, the Preferred Alternative proposed the development of 235 multiple-family attached dwelling units, 44,170 square feet of commercial floor area, and 44,928 square feet of business park uses. The Preferred Alternative also included the West Valley Campus of the College of the Desert, alternative energy facilities, and 650,000 square feet of building floor space including business incubator space.

The Springs Retail Center Planned Development District

Endo Engineering completed a peer review of the developer-submitted traffic study followed by a traffic impact analysis of 393,000 square feet of commercial/retail space to include a Home Depot with 151,951 square feet of retail space; retail uses totaling 199,727 square feet; 26,466 square feet of restaurant uses (in four separate buildings, two of which would provide drive-through facilities); and a future retail expansion building area of 14,856 square feet located on the northeast corner of Gene Autry Trail and Ramon Road.

Palm Springs Section 14 Master Plan

Endo completed traffic, air quality and noise analyses addressing the Master Development Plan/Specific Plan for 640 acres in Section 14 of the Agua Caliente Reservation in downtown Palm Springs. The project site is bounded by Alejo Road to the north, Sunrise Way to the east, Ramon Road to the south, and Indian Canyon Drive to the west. The proposed development comprises a total of 215.3 acres of commercial/mixed use which may include a recreational sports complex, casinos, cinemas, or an indoor-outdoor festival marketplace as well as a maximum of 9,468 primarily high density residential dwelling units for renters, second homes and permanent seniors.

Palm Springs Convention Center Expansion

Endo Engineering completed traffic, air quality and noise impact analyses addressing the impacts associated with the expansion of the existing convention center to increase the exhibit area from 66,000 to 98,300 square feet and increase the meeting space from 12,000 to 24,500 square feet. This was accomplished by expanding the convention center on the existing grounds and did not include the closure of any roadways in the City.

Palm Springs Regional Airport Master Plan Update - a traffic, air quality and noise impact analysis addressing the future use and role of the 925-acre airport including recommended development actions related to the airfield facilities, the passenger terminal complex, the general aviation complex, and airport support facilities needed to accommodate future demands over a twenty-year development period. The CVATS model was utilized to project future traffic volumes.

Palm Springs Museum Market Plaza Specific Plan

Under contract with Terra Nova, Endo completed traffic and noise impact analyses evaluating a 20.59-acre project site located south of Amado Road and north of Arenas Road, between Museum Drive and Indian Canyon Drive. The area within the Museum Market Plaza Specific Plan was occupied by the Desert Fashion Plaza, the Town & Country Center, the Zeldaz Nightclub, the Mercado Plaza parking lot, and the vacant 0.83-acre Palm Hotel site. The proposed project was designed to re-integrate the site into the Palm Springs downtown and reduce the need for travel by automobile by providing a vibrant high-intensity mixed-use lifestyle center with living, shopping and entertainment venues in a central location.

Kunzman Associates

Kunzman Associates will be one of two firms providing traffic and noise impact studies for Palm Springs projects. Terra Nova and Kunzman Associates have worked on a number of development projects together in the Coachella Valley and elsewhere. Representative projects are briefly summarized below.

Value Place Hotel Traffic Impact Analysis, Palm Springs

The project site is located west of Ruppert Street between Orr Way and 20th Avenue in the City of Palm Springs. The project site is proposed to be developed with a 121 room hotel. The project will have access to Ruppert Street. The traffic report contains documentation of existing traffic conditions, trips generated by the project, distribution of the project trips to roads outside the project, evaluation of Opening Year traffic conditions, and an analysis of Year 2030 traffic conditions without and with the project.

Palm Springs Recycling and Transfer Facility Traffic Impact Analysis

The project site is located south of 19th Avenue and west of McLane Street in the City of Palm Springs. The proposed land use for the project site consists of a recycling and transfer facility. The project will operate at 500 tons per day for Opening Day conditions and 750 tons per day for buildout conditions. The traffic report contains documentation of existing traffic conditions, trips generated by the project, distribution of the project trips to roads outside the project, and an analysis of future traffic conditions.

Palm Springs Mall Traffic Impact Analysis

The project site is located at the southwest corner of Tahquitz Canyon Way and Farrell Drive in the City of Palm Springs. The project site proposed a total of 400,892 square feet of shopping center, 247,802 of which is currently occupied. The proposed project will have access to Tahquitz Canyon Way, Baristo Road, and Farrell Drive. The traffic report contains a scoping agreement with the City, documentation of existing traffic conditions for sixteen (16) study area intersections during the mid-day/evening peak hours, trips generated by the project using the Institute of Transportation Engineers Trip Generation manual, distribution of the project trips to roads outside the project, and an analysis of Opening Year/Year 2030 traffic conditions.

Whitewater Park Traffic/Noise Impact Analysis

The project site is located at 71-560 San Jacinto Drive in the City of Rancho Mirage. The project proposes to construct an amphitheater approximately 25,000 square feet in size, a 0.35 acre dog park, a community garden, and a new parking area in the existing Whitewater Park. Events at the amphitheater may include live music, movies, plays, dance performances, holiday ceremonies, and lectures. The proposed amphitheater would accommodate up to 580 visitors during any one event. Performers and support staff would raise this number to 670. The traffic study included documentation of existing traffic conditions in the vicinity of the site, evaluation of traffic conditions for the year at opening (2014) of the proposed project, and (3) determination of on-site and off-site improvements and system management actions needed to achieve level of service requirements. The noise impact analysis contains documentation of existing noise levels, noise sources affecting the project, construction and operational noise and vibration generated by the project, and analysis of the traffic related noise impacts generated by the project after it is open.

City of Palm Springs
On-Call Environmental Assessment Services

APPENDIX A

Attachment A – Local Business Certification and Business Licenses

CITY OF PALM SPRINGS BUSINESS LICENSE

3200 E TAHQUITZ CANYON WAY, PALM SPRINGS, CA 92262 (760) 323-8289

PLEASE NOTE THAT IT IS YOUR RESPONSIBILITY TO RENEW AND UPDATE THIS LICENSE ANNUALLY.

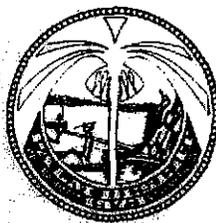
BUSINESS NUMBER: 00004914
BUSINESS TYPE: LAND PLANNERS
OWNER NAME: CRISTE, JOHN
BUSINESS NAME: TERRA NOVA PLANNING AND RESEAR
BUSINESS ADDRESS: 42635 MELANIE PL STYE 101
PALM DESERT, CA 92211

EXPIRATION	TAX/ADMIN. FEE	CERT NO
09/30/2014	18.00	2991
09/30/2014	133.00	2992
09/30/2013	1.00	60840

TERRA NOVA PLANNING AND RESEAR
42635 MELANIE PL
STE 101
PALM DESERT CA 92211

ISSUANCE OF THIS LICENSE DOES NOT ENTITLE
THE LICENSEE TO OPERATE OR MAINTAIN A
BUSINESS IN VIOLATION OF ANY OTHER LAW
OR ORDINANCE. THIS IS NOT AN ENDORSEMENT
OF THE ACTIVITY NOR OF THE APPLICANT'S
QUALIFICATIONS.

MUST BE POSTED IN A CONSPICUOUS PLACE



City of Palm Desert

73-510 Fred Waring Drive, Palm Desert, CA 92260
(760) 346-0611

CERTIFICATE NOT TRANSFERABLE

BUSINESS NAME: TERRA NOVA PLANNING & RESEARCH
BUSINESS LOCATION: AP65971 CONSULTANT
42635 MELANIE PL #101
BUSINESS OWNER: TERRA NOVA PLANNING/RESEARCH

PLMD

TERRA NOVA PLANNING & RESEARCH
42635 MELANIE PLACE SUITE 101
PALM DESERT CA 92211

26500	12-00032801
CONTROL NO.	BUSINESS LIC. NO
5/31/14	
EXPIRATION DATE:	

The party shown is granted this certificate pursuant to license and Permit Provisions of the Municipal Code. This is not an endorsement of the activity, nor certification of compliance.

EXHIBIT "D"
SCHEDULE OF COMPENSATION

Attached rates shall apply for the first three (3) years of the agreement, after which Consultant may request a price adjustment not to exceed the Bureau of Labor Statistic's Consumer Price Index (CPI) for the LA/Riverside/Anaheim region for the prior 12 month period effective on the anniversary date of the agreement. The optional renewal years 4 and 5, and any associated CPI increase, are at the mutual consent of the City and the Consultant.

City of Palm Springs
On-Call Environmental Assessment Services

Hourly Fee Schedule for Team Members

Terra Nova Planning & Research, Inc.

AMEC Environment and Infrastructure, Inc.

CRM Tech

Endo Engineering

Kunzman Associates, Inc.



TERRA NOVA PLANNING & RESEARCH, INC.®
42635 MELANIE PLACE, SUITE 101
PALM DESERT, CA 92211

**STANDARD FEE SCHEDULE
2014**

Terra Nova invoices its clients on a cost-basis using an hourly billing system. The scope of each planning effort is typically broken down by task and assigned estimated necessary staff time and the applicable hourly rate. Reimbursable expenses are charged on a cost basis, except where otherwise indicated. All payments for services rendered are to be made payable to Terra Nova Planning & Research, Inc. unless otherwise indicated. Clients are invoiced on a monthly basis, and invoices are due and payable upon receipt. A charge of 1.5% per month is added to all invoices over 30 days past due. The current fee schedule is provided below:

Terra Nova Staff	Hourly Rate
Principal Planner	\$ 165.00
Senior Planner	\$ 140.00
Associate Planner	\$ 115.00
Assistant Planner	\$ 95.00
Senior Engineer	\$ 155.00
Associate Engineer	\$ 125.00
Media Specialist	\$ 85.00
Graphic Design Specialist	\$ 60.00
Administrative Assistant	\$ 45.00
 REIMBURSABLES	
Photo Copies (BW)	\$ 0.15 ea.
(Color)	\$ 1.00 ea.
Blueprints/Xerox (BW)	\$ 2.00/S.F.
(Color)	\$ 8.00/S.F.
Computer Plotter	\$ 30.00/Hr.
Telephone Toll Charges	Cost
FAX Transmittals	Cost
Reproduction, Special photographic services, document printing, aerial photogrammetry, postage, etc.	Cost +15%.



**AMEC Environment and Infrastructure, Inc.
Bill Rate Schedule**

As of 1/1/14

Professional Services

Rates charges are for work directly related to projects. Charges are made for technical typing, as in the preparation of reports, and for the time and costs of printing, as in the production of reports. Charges for services are based on hourly rates listed below. Bill rate schedules are subject to change.

Classification	Class Code	Description	Rate per Hour
Professional Level	601	Technician 1	\$40
Professional Level	602	Field Assistant	\$55
Professional Level	603	Field Assistant 2	\$55
Professional Level	604	Field Biologist/Scientist	\$55
Professional Level	605	Field Biologist/Scientist 2	\$60
Professional Level	606	Assoc. Biologist/Scientist	\$65
Professional Level	607	Assoc. Biologist/Scientist 2	\$70
Professional Level	608	Staff Biologist/Scientist	\$75
Professional Level	609	Staff Biologist/Scientist 2	\$75
Professional Level	610	Staff Biologist/Scientist 3	\$80
Professional Level	611	Biologist/Scientist	\$85
Professional Level	612	Biologist/Scientist 2	\$95
Professional Level	613	Senior Biologist/Scientist	\$105
Professional Level	614	Senior Biologist/Scientist 2	\$110
Professional Level	615	Senior Biologist/Scientist 3	\$117
Professional Level	616	Project Manager	\$125
Professional Level	617	Senior Project Manager	\$135
Professional Level	618	Senior Project Manager 2	\$140
Professional Level	619	Senior Project Manager 3	\$150
Professional Level	620	Program Manager/Senior Scientist	\$155
Professional Level	621	Principal Biologist/Scientist	\$165
Professional Level	622	Program Manager	\$170
Professional Level	623	Program Manager 2	\$175
Professional Level	624	Principal	\$180



CRM TECH

1016 E. Cooley Drive, Suite B
Colton, CA 92324

CULTURAL RESOURCE MANAGEMENT CONSULTANTS

Current Billing Rates (as of January 2014):

Principal Investigator	\$95.00/hour
Project Director/Project Manager	\$95.00/hour
Primary Historian/Architectural Historian	\$95.00/hour
Primary Paleontologist/Geologist	\$95.00/hour
Ethnographer/Ethnohistorian	\$95.00/hour
Laboratory Analyst	\$90.00/hour
Field Director	\$80.00/hour
Report/Site Record Writer	\$80.00/hour
Field Crew Chief	\$70.00/hour
Project Archaeologist/Paleontologist	\$70.00/hour
Project Historian/Architectural Historian	\$70.00/hour
Archaeology/Paleontology Monitor	\$70.00/hour
Field Crew Person	\$50.00/hour
Laboratory Technician	\$50.00/hour
Report Technician	\$50.00/hour
Office Technician	\$50.00/hour
Clerical	\$50.00/hour

Information Centers charge \$150.00 per hour plus copies for records searches, which could be billed as a reimbursable expense.

Special studies conducted by outside laboratories will be billed at their cost plus 15%.

Note that these rates normally include expenses such as mileage, copies, printing, and administration fees, unless otherwise noted for particular projects. For example, monies for mileage and per diem expenses will be added when it is a long distance to the project area and overnight stays are needed. Mileage will be billed at the IRS rate.



COMPENSATION SCHEDULE

Classification	Hourly Rate
Principal/Professional Engineer	\$130.00
Director/Associate Engineer	\$110.00
Project Manager	\$70.00
Associate Project Manager	\$40.00
Technician	\$25.00

General Notes:

1. Reproduction, telephone and supply costs are non-billable.
2. Hourly rates apply to travel time related to site investigations and meetings. Mileage will be invoiced at \$0.50 per mile.
3. Statements will be submitted monthly for work in progress and upon completion of the work.
4. Statements are payable within 30 days of receipt.
5. Any invoice unpaid after 30 days shall be subject to interest at the maximum rate permitted by law.
6. Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by and entered in any court having jurisdiction thereof.



KUNZMAN ASSOCIATES, INC.

OVER 35 YEARS OF EXCELLENT SERVICE

STANDARD COMPENSATION SCHEDULE

(Effective January, 2004)

CLASSIFICATION	HOURLY RATE
Principal	\$150.00
Principal Associate	\$125.00
Senior Associate	\$125.00
Associate	\$100.00
Junior Associate	\$ 75.00
Technician	\$ 40.00
Secretary	\$ 40.00

GENERAL PROVISIONS OF AGREEMENT

1. Travel, reproduction, and supply costs are billed at cost.
2. Hourly rates apply to work time as well as travel time and waiting time, which occur at meetings, public hearings, depositions, or court testimony.
3. Statements will be submitted monthly for work in progress or upon completion of work. Statements are payable within 30 days of the statement date. Any invoice unpaid after 30 days shall be subject to a service charge of the maximum interest rate allowed by law or two percent per month, whichever is less.
4. Client hereby agrees that the balance in a billing statement is correct and binding unless the client notifies the consultant in writing within fifteen days of the date of billing and informs consultant of the alleged incorrect item.
5. All documents produced as a result of this agreement may be used by the consultant without consent from the client.
6. The consultant makes no warranty as to his findings except that the work is performed using generally accepted methods.
7. The consultant will format the report according to client instructions at the beginning of the project, or in the absence of such instructions, in a format chosen by the consultant and consistent with accepted professional transportation engineering studies.
8. The consultant will produce an objective, professional report, and may not arrive at the findings desired by the client.
9. The client agrees to limit the consultant's liability to the client, because of professional negligent acts, errors, or omissions by the consultant, to the consultant's fee.
10. Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitration may be entered in any court having jurisdiction thereof.
11. Where Kunzman Associates, Inc. initiates arbitration proceedings relating to this contract, any resultant fees to process arbitration, such as filing fees and attorney fees, shall be borne by the client.
12. If any term, condition, or provision of this Agreement is declared void, unenforceable, or limited in its application or effect, such event shall not affect any other provisions hereof and all of the provisions shall remain fully enforceable.

1111 TOWN & COUNTRY ROAD, SUITE 34
ORANGE, CALIFORNIA 92868
(714) 973-8383

WWW.TRAFFIC-ENGINEER.COM

Proposal

CITY OF PALM SPRINGS

On-Call Environmental Assessment Services (CEQA)
RFP 15-14

Prepared for
City of Palm Springs

March 27, 2014



Proposal

CITY OF PALM SPRINGS

On-Call Environmental Assessment Services (CEQA)
RFP 15-14

Prepared for
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March 27, 2014



3700 East Tachevah Drive
Suite 119
Palm Springs, CA 92262
760.322.2333
www.esassoc.com

Los Angeles

Oakland

Orlando

Petaluma

Portland

Sacramento

San Diego

San Francisco

Santa Cruz

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P140197



3700 East Tachevah
 Suite 119
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 760.322.2333 phone
 213.599.4301 fax

www.esassoc.com

March 27, 2014

City of Palm Springs
 Division of Procurement and Contracting
 3200 East Tahquitz Way
 Palm Springs, CA 92262
 Attn: Crain L. Gladders, CPM,
 Procurement and Contracting Manager

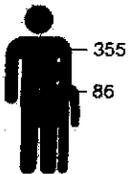
Subject: City of Palm Springs Statement of Qualifications for On-Call Environmental Assessment (CEQA) Services (RFP 15-14)

Dear Mr. Gladders:

Environmental Science Associates (ESA) is ideally suited to provide the City of Palm Springs with as-needed environmental assessment (CEQA) services for city Capital Improvement Program (CIP) projects, as well as applicant-driven development projects. Founded 45 years ago, ESA is one of California's largest and most well established 100% employee-owned environmental consulting firms with a staff of over 350 professionals, located in our 14 offices, including an office in the City of Palm Springs. ESA is also one of the few consulting firms remaining in the state that is focused solely on environmental planning, permitting, compliance, and implementation – it's our core business. We are a trusted partner for many of the largest municipal agencies and special districts throughout southern California and we have significant and directly related experience working with the City of Palm Springs and other local, state and federal agencies throughout the Coachella Valley and beyond.

ESA has a substantial depth of in-house skilled and competent professionals uniquely capable of preparing and peer reviewing a variety of technical resource studies including: air quality, biological resources, cultural/historical resources, restoration design/hydrology, storm water quality, and regulatory permitting. This large group of talented personnel has the experience, the expertise, the longevity, professional commitment, and the availability to deliver on any project, small or large. In addition, ESA has a depth of senior technical and CEQA/NEPA experts to oversee work in all environmental disciplines – ensuring well-managed work efforts, quality control, and legally defensible documents. For this on-call contract we have proposed a Senior

Project Director, and several experienced Project Managers who each have the ability to oversee CEQA environmental documentation and permitting projects in the City. Additionally, we have included one sub-consultant (Fehr & Peers) to supplement our team who will provide assistance with traffic engineering services.



- 355 total staff companywide
- 86 total staff in Southern California
- 4 offices – Los Angeles, San Diego, Woodland Hills, and Palm Springs
- Focused Biology, Energy and Cultural Resources groups added in Southern California

The ESA team assembled for this contract is very familiar with working on both agency CIP projects on an on-call basis, as well as private applicant development proposals, and is currently involved with on-call environmental contracts with several of southern California's largest and most diverse public agencies as well as smaller municipalities. Our proposal demonstrates the unique qualifications that make ESA ideally suited to provide the City with on-call environmental assessment services.



Mr. Craig Gladders
March 27 2014
Page 2

Why ESA? Our team has the reputation, experience, and abilities that differentiate us from other project teams:

- **Environmental Services.** We focus solely on CEQA/NEPA environmental services and related technical disciplines. ESA is one of the largest stand-alone environmental consulting firms with our most senior personnel tackling environmental compliance and permitting challenges on a daily basis.
- **CEQA/NEPA Expertise.** We are industry leaders in providing comprehensive CEQA/NEPA compliance assistance. This expertise assists our clients both through providing in-depth technical ability as well as strategic advice for designing compliance strategies that are appropriate for the situation. We know when a Categorical Exemption is sufficient and when a Purpose and Need section is the most important section in an environmental compliance document.
- **Technical Depth.** Our team provides the full array of technical expertise, including air quality and climate change services; biological surveys; cultural resources surveys; traffic and noise studies; and compliance monitoring, hazardous waste, historical resources, socioeconomic, storm water quality, and regulatory agency permitting. Our technical experts have the knowledge and experience to provide comprehensive peer review of technical studies.
- **Responsiveness and Location.** *We expedite projects and get the job done.* Our managers and technical experts understand the specific regulatory processes, funding cycles, and constraints impacting City CIP and other private sector project schedules. We are no stranger to adhering to strict deadlines without sacrificing quality or legal defensibility. Our Palm Springs office allows us to efficiently and effectively deliver environmental assessment services.
- **Experience.** Our designated project managers, have worked throughout the Coachella Valley and Riverside County on a full range of CEQA and NEPA environmental documents for CIP and developer-proposed projects, and have a comprehensive understanding of the desert environment.

We understand that in this era of tight budgets, demanding staff workloads, increasing regulation, and sophisticated stakeholder participation and scrutiny, the City of Palm Springs needs an environmental assessment team with proven success, maturity, and no learning curve. ESA appreciates this opportunity to be considered by the City for environmental assessment services and is ready to provide the City with our experienced, responsive, and committed senior team. Should you have any questions about our Proposal please contact the undersigned at your earliest convenience.

We look forward to speaking with you about our approach to providing CEQA/NEPA environmental assessment services as part of the interview process, and remain open and flexible to making adjustments to best meet the City's needs.

Sincerely,

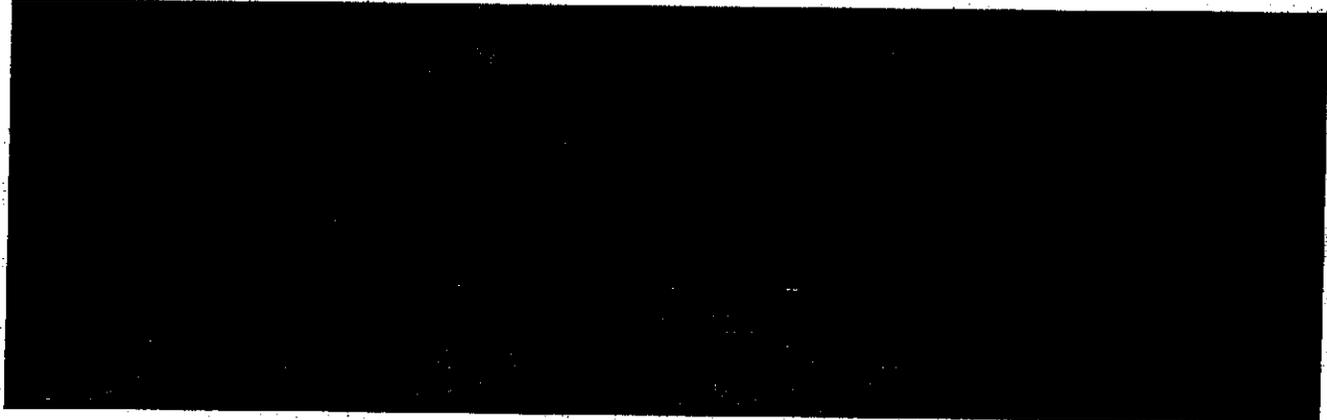
Eric J. Ruby
Senior Vice President

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CITY OF PALM SPRINGS ON-CALL
ENVIRONMENTAL ASSESSMENT SERVICES

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Section A

FIRM QUALIFICATIONS, PROJECT TEAM, EXPERIENCE AND
BACKGROUND



Firm Qualifications

Criteria A.1

Complete Name:

- Environmental Science Associates (ESA)
- 626 Wilshire Blvd, Suite 1100
- Los Angeles, CA 90017
- P: 213.599.4300
- F: 213.599.4301

Type of Firm:

ESA is a Corporation, incorporated in California

Contact Person:

Jack Gorzeman, AICP, ASLA
E: jgorzeman@esassoc.com

Criteria A.2

ESA's Principal Officer with the authority to bind ESA in a contractual agreement:

Eric Ruby
Senior Vice President

Criteria A.3: Firm Background and Experience

Environmental Science Associates (ESA) is a leading environmental consulting firm in California focused on environmental planning, permitting, policy planning and resource management. Founded in 1969, ESA is one of California's most well established, employee owned environmental consulting firms, with over 45 years of experience successfully supporting clients plan, permit and implement their projects. ESA's major strength lies in fostering and managing the teamwork and coordination, which is required to conduct effective interdisciplinary environmental and community planning. ESA maintains eight offices in California and has staffed an office in Los Angeles for over 26 years. Our Palm Springs office has been in operation for five years and houses a staff of technical experts who are able to quickly service ESA's desert-region clients.

Simultaneous with our growth and development as a firm, we have expanded our consulting reach with our clients, including desert communities and landscapes. We have several local on-call contracts including the Bureau of Land Management (BLM) On-Call Palm Springs District Office, Twentynine Palms On-Call Services, County of Riverside, March Joint Powers Authority Planning, Airports, and Environmental Services. We currently have a number of other on-call contracts which are described in more detail in **Table A-1**. ESA's major strength resides in effectively executing the teamwork and coordination that it takes to conduct reliable interdisciplinary technical studies and environmental analyses. In addition to our capacity to perform the work, our existing clients can attest to the high level of service and quick response time we consistently provide throughout on-call contracts. ESA's reliability, quality of service, and satisfied clients is proven by the increasing number of clients that choose to work with us year after year.

The team selected for this on-call assignment has an extensive portfolio of experience relative to the City of Palm Springs environmental compliance needs. As our core business, ESA routinely prepares CEQA/NEPA compliance documents including Initial Studies, Addenda, Negative Declarations, Mitigated Negative Declarations (MNDs), Environmental Assessments (EAs), Environmental Impact Reports (EIRs) and Environmental Impact Statements (EISs) for municipal, state and federal clients. As needed, ESA staff also routinely conducts stand-alone technical studies and constraints analyses to

assess project impacts to environmental resources, including; air quality and climate change; noise; transportation and traffic; hydrology; and water quality and biological resources.

Experience with Local Municipalities and with Public Agencies



In addition to our work in Palm Springs, we have also worked with a number of other local municipalities and agencies, including the City of Coachella; Coachella Valley Water District; Desert Hot Springs; Riverside County; City of Riverside; Mojave Water Agency; Joshua Basin Water District; the City of Temecula; the City of Murrieta, and the County of San Bernardino. In addition we have a number of existing on-call contracts with local agencies including the City of Twentynine Palms, City of Los Angeles, Department of Recreation and Parks, Department of Water and Power, and the Bureau of Engineering; various department of Los Angeles County (also for which we have on-call contracts); Port of Los Angeles; Port of Long Beach; City of Wildomar; City of Pasadena; Kern County; Irvine Ranch Water District; California Department of Water Resources; among others. Our experience with public agencies extends throughout southern California and beyond.

ESA's Resources

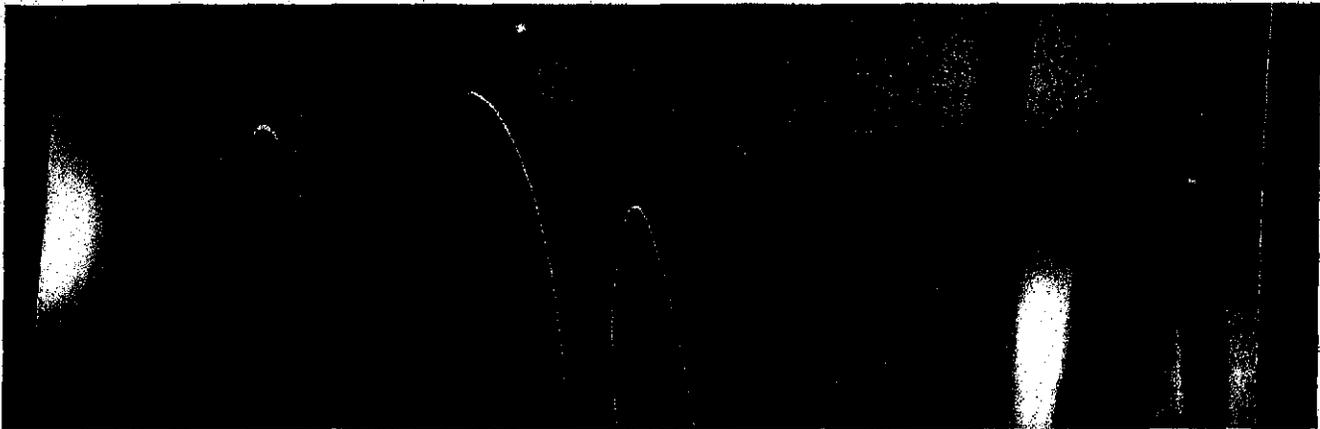
ESA's major strength lies in fostering and managing the teamwork and coordination required to conduct effective interdisciplinary environmental and community planning. We are organized around the market sectors that we service in a manner that facilitates widespread collaboration. ESA organizes its work around two types of specialists; the first being CEQA/NEPA environmental and community planning practitioners who are organized into groups each specializing in a range of similar project types, clients, and issues; and the second being specialized technical practitioners who are organized into groups by area of technical expertise. Our CEQA/NEPA environmental and community planning practice includes groups specializing in community development, water, renewable resources, energy, environmental hydrology, and airports. All of these services are provided by ESA without the use of outside consultants.

ESA's specialized technical practice includes groups with expertise in biological resources, noise, cultural resources management, hydrology, air quality and climate change, and traffic and transportation planning.

ESA's Overall Organization and Areas of Practice

In 1994, ESA instituted an employee stock ownership program or ESOP as a means of sharing equity more broadly throughout the firm, and in 2000 we became 100% employee-owned. We are now one of the largest independently owned environmental consulting firms headquartered on the West Coast. This distinction ensures that we not only have the depth of technical expertise to tackle any environmental issue, but also that each and every employee stands behind ESA's work and our commitment to exceptional client service. ESA's ESOP represents the interests of over 350 participants (some of which are former employees), or employee-owners, and approximately 45% of which are women. Our areas of practice are, as mentioned in the previous section, Community Development, Water, Renewable Resources, Energy, Environmental Hydrology, and Airports.

Community Development assists local government agencies and private developers as they plan, evaluate, and regulate development opportunities. We are well aware that successful planning and plan implementation involve the integration of many key disciplines, and ESA offers expertise in those disciplines relevant to environmental planning, analysis, assessment, and regulation. Our Community Development practice specializes in CEQA reporting and compliance, technical environmental studies, and planning and policy development to meet the needs of a wide range of clients and communities. ESA affords its clients the benefits of 45 years of successful environmental consulting experience. We solve problems and guide clients through what can often be a complicated process.



Project Experience

"ESA has been responsive to expedited project schedules involving multiple agencies with the required staff and expertise to produce top quality legally compliant documents. They are considered one of our best on-call consultants."

- Paul J. Davis,
Environmental Specialist
City of Los Angeles
Department of
Recreation & Parks

Since ESA was founded in 1969, we have evolved into a broad-service environmental science and planning firm committed to effective problem-solving and integrated planning solutions throughout the western U.S. We assist clients in the earliest phases of project conception and alternatives screening, through environmental review and regulatory approval, to project implementation. We are committed to providing excellent technical and strategic environmental support services tailored to meet our client's unique requirements.

ESA's reputation for responsive service, technical excellence, and quality work, has allowed us to establish strong long-term relationships with our clients. Our team of experts work closely with our clients to determine how best to meet their needs, serving variously as adjunct staff, in a partnership role, or simply providing assistance while staying in the background, depending on the needs of the client and project. Open communication is particularly important in this era of tight budgets, demanding staff workloads, increasingly complex regulations, and sophisticated stakeholder participation and scrutiny, and this is where our project management team delivers and produces proven results.

Projects on Map

Figure A-1 maps our project experience in the desert region of Riverside County. Because we have worked on several projects in the area our team has the experience and knowledge of species in Coachella Valley of area fauna and flora attained by the local weather conditions in the area. ESA has substantial experience in the preparation of CEQA/NEPA environmental documents for a wide variety of projects. A sampling of relevant ESA project experience is provided in **Table A-1**.

FIGURE A-1: PROJECT EXPERIENCE MAP

- ESA Palm Springs Office
- Palm Solar EIS & Permitting
- Desert Sunlight EIS & Permitting
- Genesis Solar EIS & Permitting
- Rice Solar EIS & monitoring
- Cluster 1 Solar EIR
- North Shore Yacht Club EIR
- Ocotillo Wind EIS
- City of Coachella General Plan Update EIR
- CPUC, DIVERS/Mirage Distribution EIR
- BLM Palm Springs Desert Office Environmental Services
- City of Palm Springs Wastewater Treatment Plant Upgrade MND
- Coachella Valley Water District On-call CEQA Services
- Riverside County/Palm Desert Sheriff Station Helipad MND
- PGA West Specific Plan EIR
- Palm Valley Country Club Specific Plan EIR
- Banning Municipal Airport Master Plan
- Pardee Sunrise Specific Plan EIR
- Joshua Basin Water District On-call Environmental Services
- Riverside County Regional Medical Center EIR
- Oak Valley Habitat Restoration
- Cahuilla Tribe On-call Environmental Services
- Soboba Tribe On-call Environmental Services
- The Cove Master Plan EIR
- Pechanga Tribe On-call Environmental Consulting
- March JPA Planning, Airports & Environmental Services
- Fresh & Easy Distribution Center EIR
- Cabazon Outlets EIR
- Hadley / Arrowhead Bottling Facility EIR
- Lake Perris Dam Raise EIR
- San Jacinto Animal Shelter MND
- Riverside County OHV Ordinance EIR
- Temecula Wine Country CEQA Documents
- 12 Oaks Ranch /Boral Road EIR
- Winchester Hills Specific Plan EIR
- San Pedro Farms Specific Plan EIR
- City of Temecula On-call CEQA Services & Housing Element
- The Boulders Specific Plan EIR
- DWR East Branch Extension EIR
- Omay Geothermal EIR
- Wild Sands Commercial Center EIR
- Eisenhower Medical Center Specific Plan / EIR
- Palm Desert Commercial Center MND
- Bella Linda Residential Development EIR
- Carter Estates Winery Resort and Spa
- Twentynine Palms Tribal EA
- Desert Hot Springs Community Administrative Center IS/MND & MMP



We have compiled information describing projects that demonstrate relevant experience pertaining to the types of projects and environmental issues anticipated under the City of Palm Springs on-call contract. Our showcased experience is provided below.

TABLE A-1: PROJECT EXPERIENCE

Project	Description	ESA Team
City of Coachella General Plan Update EIR Coachella, California	ESA prepared an EIR for the City of Coachella General Plan, which updated allowable land uses and policies to guide the City through 30 years of growth. The City of Coachella is a small but developing city, which includes extensive residential and commercial development, as well as agricultural and vacant land. The town is located in the eastern end of the Coachella valley, south of the cities of Palm Springs, Palm Desert and Indio. A high percentage of the residents work outside the community; however, this is projected to change as the city grows. Some key issues for the EIR were climate change/sustainability (in compliance with AB 32), traffic, noise, cultural resources, public services and utilities.	<ul style="list-style-type: none"> • Eric Ruby • Madeleine Bray
Coachella Valley Water District WRP 4 and WRP 7 Headworks Design Riverside County, California	ESA prepared technical studies (cultural, biological, and air quality) and separate IS/MNDs for two proposed headworks projects at Coachella Valley Water District (CVWD)'s Water Reclamation Plant (WRP) 4 and WRP 7 facilities. WRP 4 is set back from Fillmore Street, between Avenue 62 and Avenue 63 in Thermal, California, in Riverside County. WRP 7 is located on the corner of Avenue 38 and Madison Street in unincorporated Riverside County, north of the City of Indio. These projects focus on designing headworks facilities that are completely automated and in conformity with other CVWD facilities. The proposed project sites fall within the boundary of the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) Mitigation Fee Area. Key issues for these projects include cultural resources, construction impacts on local sensitive receptors, and conformity with population and treatment capacity projections.	<ul style="list-style-type: none"> • Monica Strauss • Madeleine Bray
City of Palm Springs Wastewater Treatment Plant Upgrade Palm Springs, California	ESA is currently preparing an IS/MND and supporting technical work for the Palm Springs Waste Water Treatment Plant Upgrades Project. The project is located in Palm Springs, south of Interstate-10 and west of State Route 111. The existing wastewater treatment plant facilities are in need of upgrades/replacement as a result of aging and outdated infrastructure. The City proposes to design and construct replacement facilities at the Palm Springs Wastewater Treatment Plant, including the design and construction of two new primary clarifier systems, a fully enclosed automated headworks system, a fully enclosed automated sludge dewatering system, an underground pump room and automated primary effluent pump and sludge pump systems, and a new dome system for Digester #2. This project has a fast-paced schedule, with the IS/MND anticipated to be certified within four months of notice to proceed.	<ul style="list-style-type: none"> • Laura Rocha • Terrance Wong • Monica Strauss • Madeleine Bray
Palm Desert / Riverside County Sheriff's Station Helipad Noise Study Palm Desert, California	ESA prepared an acoustical analysis for implementation of a roof top helipad at the existing Palm Desert Sheriff's station. Primary issues included the noise effects associated helicopter arrival and departure on the surrounding master planned communities. The acoustical analysis was prepared for the Riverside County Facilities Management Department and was incorporated into the Mitigated Negative Declaration prepared for the proposed project.	<ul style="list-style-type: none"> • Eric Ruby
National Park Drive Sidewalk Improvement Project Twentynine Palms, California	ESA assisted the City of Twentynine Palms in responding to the discovery of archaeological resources during project construction. ESA is currently facilitating coordination with local Indian Tribes, the State Historic Preservation Officer (SHPO), and the Advisory Council on Historic Preservation, and prepared a plan for archaeological investigations within the project area, which was distributed for review by the SHPO and Indian Tribes.	<ul style="list-style-type: none"> • Madeleine Bray
Twentynine Palms Tribal EA NE of Palm Springs, California	ESA prepared a Tribal Environmental Assessment for the Twentynine Palms Band of Mission Indians. The Tribal EA will analyze the Off-Reservation impacts of development of a 30,000 square foot casino with 350 slot machines on seven acres of Tribal land. ESA's work also involved Tribal Compact Compliance.	<ul style="list-style-type: none"> • Madeleine Bray • Monica Strauss

Project	Description	ESA Team
California Public Utilities Commission, Devers-Mirage Project Palm Springs, California	ESA recently prepared an EIR under contract to the CPUC to evaluate the potential impacts from the proposed DMSP Project. Key technical issues included evaluation of known Native American cultural sites, as well as potential impacts to sensitive biological resources, visual resources, and air quality. A short segment of the transmission line would cross Bureau of Land Management land, requiring coordination with a NEPA analysis. The Final EIR was adopted by the CPUC in early 2010, and was relied upon by the BLM to complete their NEPA process.	<ul style="list-style-type: none"> • Monica Strauss • Madeleine Bray • Eric Schniewind
County of Riverside Various Projects Riverside, California	<p>ESA has done work with the County of Riverside, Facilities Management Department for many years. Some of these projects include:</p> <ul style="list-style-type: none"> • Desert Hot Springs Community Administrative Center IS/MND and MMP • San Jacinto Valley Animal Shelter IS/MND and MMRP • Blythe Animal Shelter • Cabazon Hadley Warehouse Acquisition • Regional Medical Center Medical Expansion • Monroe Park Administrative Building • RCRMC Medical Expansion 2 	<ul style="list-style-type: none"> • Eric Ruby • Deanna Hansen • Jack Gorzeman • Madeleine Bray
Walker Basin Habitat Assessment, As-Needed Consulting Services Riverside County, California	<p>ESA has conducting a Habitat Assessment for the Walker Basin Project, which will identify potential biological constraints within the properties know as APNs 935-370-006 to 935-370-034 pertaining to the Riverside County MSHCP. The Habitat Assessment will include a technical memorandum that will map existing vegetation and identify anticipated biological surveys needed. In addition the Project will entail the research of existing MSHCP HANS in parcels surrounding the Client's APNs as well as locate and compile information on the prior Walker Basin Specific Plan at the County of Riverside. The additional tasks includes Meetings and Project Management, to assist the Client in identification of strategies to move through the HANS process. Projects under this contract include:</p> <ul style="list-style-type: none"> • De Luz Vineyards Project • Sandia Vineyard • Cultural & Paleo Resources • Critical Refinement 	<ul style="list-style-type: none"> • Joe Henry • Julie Fontaine • Dallas Pugh • Eric Ruby • Monica Strauss
Twelve Oaks Development Planning and CEQA Compliance Unincorporated Riverside, California	<p>ESA prepared a joint CEQA/NEPA IS/EA document for the Borel Road improvement project, located in the unincorporated Temecula Valley wine country region of Southwest Riverside County. The project includes development of approximately 226 residential estate lots, each with a minimum of ¼ acre of planted vineyard and a ¼ acre building pad. The County is the lead agency responsible for the CEQA documentation portion of the project and NEPA documentation was required as a result of potential federal agency funding and regulatory permitting requirements with the USFWS. The project includes design, permitting and construction of 4-½ miles of new road, providing a much needed circulation element roadway improvement.</p>	<ul style="list-style-type: none"> • Eric Ruby
Carter Estates Winery Resort and Spa EIR Riverside County, California	<p>ESA prepared the EIR for Carter Estates Winery Resort & Spa Project in the County of Riverside. The 109-acre project site is located in the County's Wine Country in the Southwest Area Plan – Agriculture, Citrus, and Vineyard Policy Area of the County of Riverside's General Plan. The proposed Carter Estates project includes the construction of a vineyard, and associated winery, resort, and spa. In addition, other ancillary facilities include an amphitheater, two pools, and indoor and outdoor wedding facilities.</p>	<ul style="list-style-type: none"> • Eric Ruby • Chris Sanchez • Madeleine Bray
Cadiz Groundwater Project Cadiz Valley, California	<p>ESA prepared the EIR for this highly controversial project that proposes to capture water that would otherwise evaporate from the local dry lakes, and convey it to the water districts as a new reliable water supply. ESA's full-service team provided a rigorous environmental review of this large-scale and high profile project to provide a much-needed, reliable water supply in Southern California by conserving water that otherwise would have been lost to evaporation. The final EIR was unanimously certified by the Santa Margarita Water District.</p>	<ul style="list-style-type: none"> • Michael Burns • Maddy Bray • Danielle Griffith • Monica Strauss • Laura Rocha

Project	Description	ESA Team
<p>March Joint Powers Authority Planning, Airports, and Environmental Services March Air Reserve Base, Riverside County, California</p>	<p>ESA is working closely with March Joint Powers Authority (JPA) providing strategic guidance and overall environmental compliance management and litigation support. ESA also provides consulting services to support proposed business park, healthcare, and aviation activities. In addition to CEQA documentation and peer review, the projects include construction air quality impact analyses, operational air quality impact analyses, health risk assessments, cumulative air quality impacts, air quality and dispersion analysis relative to air emissions for airport related activities, and formulating appropriate mitigation measures relative to airport and business park activities. Projects for March JPA to date includes:</p> <ul style="list-style-type: none"> • Fresh and Easy Distribution Center EIR • Apron CEQA Support for Apron Construction • US Vets Riverside Veterans Supportive Housing Center EIR • AMRO Fabrication Corporation Facility • March LifeCare Campus Specific Plan Addendum • Project Garden Initial Study/MND • March Inland Airport General Aviation Market Analysis • March GA Supplemental Analysis • CEQA Documentation, Permitting, and Support Documentation for Apron Construction at March Inland Port 	<ul style="list-style-type: none"> • Deanna Hansen • Monica Strauss • Jack Gorzeman • Steve Alverson
<p>Kern County, Solar Projects EIRs Kern County, California</p>	<p>ESA has prepared or is preparing EIRs for nine solar PV projects in the desert region of Kern County. The project sites range from 324-acres to 5,400-acres. All the projects are on a "fast track" schedule with the expectation of certification in nine to twelve months. In addition to preparing the EIRs, ESA is reviewing all technical reports for adequacy and compliance with CEQA requirements. Technical reports include: agricultural conversion, aesthetics, air quality, biological resource, cultural resources, Greenhouse Gas, noise, and traffic. Unique challenges include preparing all the CEQA documentation on similar schedules and coordinating with the County and multiple applicants. Each project is summarized provided below.</p> <ul style="list-style-type: none"> • Rosamond Solar SGS Project • Antelope Valley Solar Project • RE Distributed Solar Projects • Beacon Solar Photovoltaic Project • Pioneer Green Solar Project • Kingbird Photovoltaic Project • Fremont Valley Preservation Project • Rosamond Solar Array • Willow Springs Solar Array • Clearwater and Yakima Solar Projects • Astoria Solar Project • Redwood Cluster Solar Project • SEPV Mojave West Solar Project 	<ul style="list-style-type: none"> • Deanna Hansen • Laura Rocha • Jack Gorzeman • Danielle Griffith
<p>City of Los Angeles Department of Recreation and Parks As-Needed Environmental Services Los Angeles, California</p>	<p>ESA provides as-needed environmental services to the City of Los Angeles DRP to prepare environmental documents and perform assessments and resource monitoring for proposed and existing parks throughout the city. Projects include:</p> <ul style="list-style-type: none"> • Hansen Dam Skateboard Park EA/MND • City of Los Angeles Costello Pool and Bathhouse Replacement EIR • Anthony C. Beilenson Park Special Needs Park (Dodger Field) • Sheldon Skate Plaza IS/MND • Griffith Park Performing Arts Center 	<ul style="list-style-type: none"> • Deanna Hansen • Danielle Griffith
<p>California Department of Water Resources, On-call Environmental Services Los Angeles, California</p>	<p>ESA is providing environmental planning services to the DWR, through a multi-year, on-call contract on a range of projects within the Southern Division of the State Water Project system. ESA has provided a range of services including strategic environmental planning, impact assessment, CEQA/NEPA, biological and cultural surveys, mitigation planning, and permitting as needed. This contract includes the following projects:</p> <ul style="list-style-type: none"> • Perris Dam Remediation EIR • East Branch Extension (EBX) 	<ul style="list-style-type: none"> • Laura Rocha • Monica Strauss • Danielle Griffith • Allisa Carlson • Joe Henry • Terrance Wong
<p>Los Angeles Department of Water and Power, On-call Environmental Services Los Angeles, California</p>	<p>ESA is providing a full array of environmental services to the City of Los Angeles Department of Water and Power under a three-year, \$5.75 million on-call services contract. ESA responds to a wide range of planning, permitting, and compliance needs for capital projects, as well as for routine and emergency operations and maintenance activities with qualified technical experts in all environmental disciplines.</p>	<ul style="list-style-type: none"> • Danielle Griffith • Laura Rocha • Terrance Wong • Monica Strauss • Madeline Bray

Project	Description	ESA Team
Joshua Basin Water District Recharge Basin and Pipeline Project EIR Joshua Tree, California	This project extends the Morongo Pipeline approximately six miles to deliver State Water Project water to new recharge basins in the community of Joshua Tree. The EIR analyzed three alternative recharge basin locations. Key issues included construction impacts, aesthetics, cultural resources, growth impacts, hydrology and biological resources such as desert tortoise and Joshua tree woodland. ESA also prepared an Environmental Information Document (EID) for the USEPA summarizing potential impacts of the project to comply with USEPA's NEPA compliance requirements. JBWD submitted an application for funding from the USEPA. ESA coordinated with the USFWS and submitted a Biological Assessment pursuant to Section 7 of the federal Endangered Species Act.	<ul style="list-style-type: none"> • Jack Gozeman • Monica Strauss • Danielle Griffith
Bella Linda Residential Development EIR Temecula, California	ESA prepared an EIR for a residential development in the City of Temecula on a site that is adjacent to Pechanga Parkway and Loma Linda Road. The project includes 325 apartment units and 49 senior family units and would require General Plan and zoning amendments resulting in a change from the existing Professional Office designation to Medium Density Residential. The project would also feature a variety of amenities, including a meandering trail and the conversion of an existing concrete channel to a bio-swale. The most controversial project challenges are the consideration of the cultural sensitivity of the site, including addressing concerns of the Pechanga Band of Luiseño Indians, and the addition of project traffic on roadways with limited capacity.	<ul style="list-style-type: none"> • Deanna Hansen • Terrance Wong • Monica Strauss • Kelly Ross • Madeleine Bray • Eric Schniewind • Dallas Pugh • Julie Fontaine
Riverside County Off-Highway Vehicle Ordinance EIR Riverside County, California	ESA was contracted to prepare an EIR for the adoption of a proposed Off-Highway Vehicle Ordinance (OHV) for Riverside County, CA. The ordinance affects all property within the unincorporated area of the county and seeks to limit OHV use in certain sensitive areas. OHV use is not currently specifically permitted in any existing Riverside County zoning category and the proposed ordinance would regulate the use of OHVs throughout the entirety of Riverside County. The ordinance has been prompted by an increase in the volume of OHV related complaints (noise, dust, trespassing, etc.) received by the county and exhaustive public hearings have been conducted for the draft ordinance. The EIR would evaluate the land use implication of the proposed ordinance and will assess impacts to biological resources, traffic, air quality, aesthetics, noise and public services and utilities.	<ul style="list-style-type: none"> • Eric Ruby
Saddle Crest Homes EIR Orange County, California	ESA prepared an EIR and select technical studies (noise, GHG, and AQ) for a proposed residential development in unincorporated Orange County, within the Foothill/Trabuco Specific Plan (F/TSP). Project includes development of approximately 65 homes with an average lot size of 20,000 square-feet on 113-acres. Approximately 55-acres will be dedicated to the County for open space. Project includes analysis of two project designs: the proposed project and a "baseline" project that is designed to be consistent with the F/TSP.	<ul style="list-style-type: none"> • Deanna Hansen • Terrance Wong • Laura Rocha • Madeleine Bray • Eric Schniewind • Monica Strauss • Kelly Ross
The Preserve at San Juan EIR Orange County, California	ESA is preparing an EIR for The Preserve at San Juan project. The project consists of approximately 600-acres of undeveloped land that would be developed into approximately 52 single-family residential lots. The project also includes upgrades to existing Elsinore Valley Municipal Water District water facilities, and other open space uses (vineyards). The project site is located along Ortega Highway in unincorporated Orange and Riverside Counties. The project site is also adjacent to the Cleveland National Forest and includes a land exchange with the forest service. The project involves coordinating all the analysis with three key agencies: Orange County Planning and Development Services Department, Riverside County Transportation and Land Management Agency and the U.S Forest Service in addition to other responsible agencies.	<ul style="list-style-type: none"> • Deanna Hansen • Jack Gozeman • Terrance Wong • Monica Strauss

Project	Description	ESA Team
Banning Municipal Airport Master Plan San Diego, California	<p>ESA prepared the environmental chapter for the Master Plan Update at Banning Municipal Airport. Key issues included the extension of utilities and other infrastructure to allow hangar and potential fixed-base operator development on the south side of the airport. Adjacent development could include a drag strip racetrack and ancillary facilities. Upon completion of the Master Plan Update, ESA prepared the necessary CEQA/NEPA documentation.</p> <p>ESA also prepared a Categorical Exemption under NEPA for the release of 20 acres of property on the south boundary of Banning Municipal Airport. The property is being released to accommodate a drag strip operation, which is a key economic development project for the City of Banning. The Categorical Exemption examined issues associated with the release of the property and the development issues associated with a drag strip adjacent to the airport.</p>	<ul style="list-style-type: none"> • Steve Alverson • Adrian Jones

Criteria A.4: Key Staff and Technical Team

Team Experience

To meet the City's need for responsive environmental consulting services for this on-call contract, ESA has assembled a knowledgeable team that is aware of the specific environmental concerns the City encounters regularly, including air quality, biological resources and potential traffic impacts. This team is professional and well organized and has the appropriate skills and experience to address the environmental issues that may arise for land development projects in the City of Palm Springs. We have teamed with Fehr & Peers to assist with traffic and transportation environmental impacts. The following provides a preview of ESA's Management Team and sub-consultant team.

Project Management Team

We have identified a Management Team to support this on-call. The management team includes Deanna Hansen as Project Director, Eric Ruby as Technical Advisor, Jack Gorzeman as Project Manager and contact person for this contract, Danielle Griffith as Project Manager, and Laura Rocha as Project Manager. Resumes can be found in **Appendix A**.



Deanna has successfully managed numerous On-Call contracts for both public and private clients.

Deanna Hansen | Project Director

Vice President and Director, southern California Community Development, has over 20 years of environmental consulting experience for a wide variety of projects including recent and on-going experience managing Master/On-Call Contracts with March Joint Powers Authority, the City of Los Angeles Department of Recreation and Parks, Port of Long Beach, and the County of Kern Planning and Community Development Department. With her extensive project management and on-call contract management experience, Deanna will provide strategic guidance, broad based planning and environmental assessment knowledge, high quality work, and schedule and budget efficiency. Deanna will serve as the overall contact lead for the City. She will maintain effective communication with City staff and the ESA team as needed and track ongoing work progress and quality. She will be available for meetings when needed and will facilitate the team's progress on project work for the City.

With her extensive project management and on-call contract management experience, as Project Director, Deanna will provide strategic guidance, broad based planning and environmental assessment knowledge, high quality work, and schedule and budget efficiency.

Availability: 20%



Eric's experience includes working with the City of Palm Springs, Coachella and other Cities in Riverside County.

Eric Ruby | Technical Advisor

Eric Ruby, Senior Vice President and Southern California Regional Director, has more than 28 years of experience in policy planning, environmental compliance pursuant to NEPA and CEQA and regulatory permitting for a wide variety of projects including general plan updates, mixed use master plans, specific plans and large scale infrastructure projects, particularly for projects that include complex technical analyses and controversial public policy and planning issues. He manages the operational functions of the ESA southern California region including offices in Los Angeles, Woodland Hills, and San Diego. He is seasoned in preparing legally defensible environmental documentation for some of the most controversial projects in southern California, and has managed several Community Plan update CEQA documentation projects for the City of Los Angeles and other jurisdictions in the past. His responsibilities include overall program management and strategy development, specific project direction and management and client relations. Eric is thoroughly conversant with local, state and federal planning and environmental regulations. He has previously worked on projects in the City of Palm Springs, and nearby Coachella and other neighboring cities. Some of these projects include the City of Coachella General Plan Update EIR, the Palm Desert/Riverside County Sheriff's Station Helipad Noise Study, and various other project in the County of Riverside.

Availability: 10%



Jack has managed many projects ranging in size and scope in the southern California desert region.

Jack Gorzeman, ASLA, AICP | Project Manager & Lead Representative

Jack has over 30 years of experience in environmental consulting and land development. Jack has managed projects ranging from small- to large-scale projects and has an expertise in NEPA and CEQA documentation, regulatory compliance, site planning and design, development feasibility studies, park design and construction, coastal restoration projects, and public outreach projects. Recent projects in the southern California desert region include preparing CEQA/NEPA documentation for the Desert Sunlight project near Desert Center; overseeing regulatory compliance for a six-mile Department of Water Resources pipeline near Redlands, and crafting a commercial-scale solar development ordinance for San Bernardino County. Jack will serve as the contact person for the City as needed.

Availability: 40%



Danielle's environmental experience includes a variety of residential, commercial, and mixed-use projects.

Danielle Griffith | Project Manager

Danielle has over 12 years of progressively responsible experience in planning, environmental planning and analysis. Danielle has broad experience and legal and technical expertise in environmental and land use issues. For the past several years, she has worked as a project manager leading large, interdisciplinary consultant teams in environmental planning efforts for a variety of residential, commercial, industrial and mixed-use land development projects throughout Southern California. She also has experience in developing long- and short-term plans for land use, growth and revitalization of urban, suburban, and rural communities. Additionally, she has written and reviewed a variety of environmental planning documents, including technical reports. She has worked for both public agencies and private companies.

She has extensive experience in working on a variety of projects in Riverside County. Additionally, Danielle's on-call experience includes the City of Los Angeles Department of Recreation and Parks As-Needed Environmental Services, California Department of Water Resources, On-Call Environmental Services, and Los Angeles Department of Water and Power On-Call Environmental Services.

Availability: 40%



Laura Rocha, CPSWQ, QSD | Project Manager

Laura has over nine years of experience preparing and managing CEQA documentation. Laura is a Managing Associate, and has developed a technical focus on water quality/water resources in the California region. She is a Certified Professional in Storm Water Quality (CPSWQ) and a Qualified Storm Water Pollution Prevention Plan (SWPPP) Developer/Practitioner (QSD/QSP). Laura provides expertise related to the stormwater discharges from Municipal Separate Storm Sewer Systems and construction sites. She provides erosion control and SWPPP services for various types of projects. In addition, Laura contributes to a variety of tasks related to the preparation and management of environmental documents, including technical reports, EIRs, MNDs and EAs, pursuant to CEQA and NEPA for commercial, residential, mixed-use, and water infrastructure projects. Laura is currently managing the preparation of an IS/MND and supporting technical work for the Palm Springs Waste Water Treatment Plant Upgrades Project. The project is located in Palm Springs, south of Interstate-10 and west of State Route 111. She has also worked on numerous projects with the Riverside County Transportation Department.

Availability: 20%

Technical Team

In addition to our experienced project management team, we have structured a technical team that conducts a full range of technical studies, peer review of applicant supported technical documents, and individual technical sections to support CEQA/NEPA documents. **Figure A-1** is an organizational chart which depicts the technical team proposed for this contract. **Table A-1** provides a summary of the lead technical team for this On-call contract.

TABLE A-1: TECHNICAL TEAM

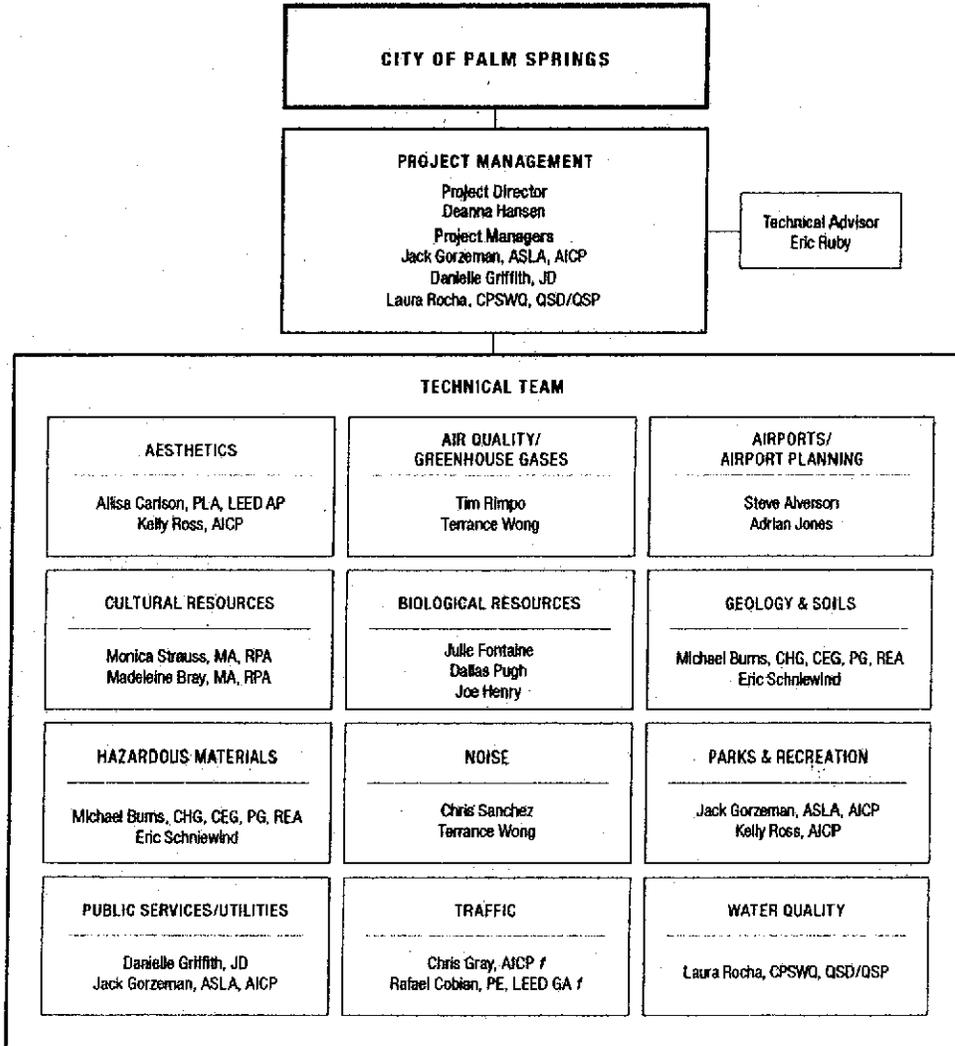
Name	Education	Expertise Relative to City Needs
<p>Steve Alverson Role: Airports/Airport Planning Availability: 20%</p>	<p>B.S., Aeronautics, Dowling College, Dean's List</p>	<p>Steve has 32 years of aviation environmental consulting experience and has provided airport environmental consulting services to the Sacramento County Department of Airports, the March Inland Airport, the San Diego County Regional Airport Authority, the San Francisco Airport Commission, the Port of Oakland, the Los Angeles World Airport, the Port of Seattle, and the Port of Portland. He has managed a broad range of environmental documentation projects ranging from the installation of an ILS to a runway extension. He has overseen the preparation of categorical exclusions, initial studies, negative declarations, EIRs, and EAs. He has provided college-level lectures on addressing airport environmental issues.</p> <p>Steve's experience includes Project Director for March Inland Port Airport General Aviation Apron Development EIR in Riverside County.</p>
<p>Madeleine Bray, MA, RPA Role: Cultural Resources Availability: 60%</p>	<p>M.A., Archaeology, University of California, Los Angeles B.A., Classical Archaeology, Macalester College, Saint Paul, Minnesota</p>	<p>Madeleine is an archaeologist and cultural resources project manager with 12 years of survey, excavation and mapping experience related to historically significant sites. She has managed numerous projects in California in compliance with CEQA and with Section 106 of the National Historic Preservation Act, including Phase I surveys, site significance testing and evaluation, mitigation recommendations, and archaeological construction monitoring. She has worked extensively throughout southern California, with particular experience in the context of the Mojave and California deserts, historic mining sites, and historic artifacts.</p> <p>Her experience includes the BLM, On-Call Cultural Resources Services in Riverside County and the City of Temecula Bella Linda Residential Development EIR.</p>
<p>Michael Burns, CHG, CEG, PG Role: Geology & Soils/Hazardous Materials Availability: 40%</p>	<p>B.S., Geology, San Jose State University</p>	<p>Michael has over 30 years of experience in the environmental and geological sciences. He has expert services in planning and permitting, site characterization, Superfund sites, Remedial Investigation/Feasibility Studies (R/IFS), waste management, litigation support, property assessments, development and redevelopment, soil and groundwater remediation, and water rights. Michael's projects include industrial and manufacturing facilities, airports, levees, landfills, refineries, research and development facilities, hazardous waste management, vineyards, and commercial properties.</p> <p>Michael's experience on the Cadiz Groundwater Conservation Recovery and Storage Project EIR in the Mojave Desert.</p>

Name	Education	Expertise Relative to City Needs
<p>Allisa Carlson, PLA, LEED AP <i>Role: Aesthetics</i></p> <p>Availability: 40%</p>	<p>B.L.A., Landscape Architecture, University of Washington</p>	<p>Allisa is a licensed Landscape Architect with over seven years of experience in design and planning, including restoration planning and design, trail design, visual resource management and GIS analysis, park planning and design, recreation planning, multi-modal transportation planning, public involvement, vegetation monitoring, and scenic byway planning.</p> <p>Allisa's experience includes the Palen Solar Electric Generation System EIS/EIR in the Mojave Desert and the DWR Perris Dam Remediation Project.</p>
<p>Julie Fontaine <i>Role: Biological Resources</i></p> <p>Availability: 30%</p>	<p>M.S., Soil Science and Forestry (Restoration Ecology Program) North Carolina State University, Raleigh, NC 1998</p> <p>B.S., Environmental Studies and Biology, St. Lawrence University, Canton, NY 1991</p>	<p>Julie has experience in wetland ecology, environmental restoration, soil science, and natural resource management. She is highly skilled in habitat restoration, bioengineering, and soil assessment. Her experience includes managing large- and small-scale multi-disciplinary environmental projects and she is highly knowledgeable of principals of soil science, ecology, resource management and conservation, and restoration ecology. Current projects include biological assessments, delineation of jurisdictional wetlands and waters, soil assessment, restoration planning and implementation, and preparation of habitat restoration plans and specifications.</p> <p>Julie was a biologist on the County of San Diego Department of Parks and Recreation project, where she conducted vegetation mapping.</p>
<p>Joe Henry <i>Role: Biological Resources</i></p> <p>Availability: 50%</p>	<p>M.P.H., University of Alabama at Birmingham</p> <p>B.S., Ecology and Systematic Biology, California Polytechnic State University at San Luis Obispo</p>	<p>Joe has experience on land development, energy and transmission, and water projects within the southern California region. He has experience in research, technical analysis, statistical analysis, and document preparation for projects subject to compliance under NEPA and CEQA. Joe has prepared EIRs, EISs, EAs, BAs, and Phase I Site Assessments for civil works and private projects. Joe also has significant experience with fundraising, grant management, community outreach, and development of educational materials.</p> <p>Joe's experience includes the BLM Desert Sunlight Solar Project in Riverside County and the DWR Lake Perris Remediation Project.</p>
<p>Adrian Jones <i>Role: Airports/Airport Planning</i></p> <p>Availability: 40%</p>	<p>MFA, City and Regional Planning, University of Pennsylvania</p> <p>B.A., Urban Studies and Sociology, University of Pennsylvania</p>	<p>Adrian has 19 years of experience in airport environmental consulting and land use planning. He has significant experience managing airport noise and land use compatibility plans, environmental impact studies prepared in accordance with the NEPA and/or CEQA, and airport planning assignments. He also has extensive air quality modeling expertise and has managed numerous air pollutant emission/dispersion modeling studies in connection with State Implementation Plan (SIP) development, regulatory studies, and evaluations of proposed emission reduction measures.</p> <p>His experience includes senior level oversight for the March Inland Port General Aviation Facilities March Inland Port Airport General Aviation Apron Development EIR.</p>
<p>Dallas Pugh <i>Role: Biological Resources</i></p> <p>Availability: 50%</p>	<p>B.S., Marine Biology (minor in Chemistry), California State University, Long Beach, CA</p> <p>B.S., Zoology, California State University, Long Beach, CA</p>	<p>Dallas has over 10 years of experience as a technician, conservation worker, and field biologist. This experience includes seven years of experience as a botanist and wildlife biologist for an environmental consulting company. He has expertise in leading, coordinating, and conducting biological surveys for threatened and endangered plant and wildlife species and preparing formal environmental documents in compliance with CEQA, NEPA, the California Coastal Act, California Fish and Game Code, USACE and other relevant legislation.</p> <p>Dallas was the Project Manager/Lead Biologist for the Walker Basin De Luz and Sandia Vineyards project where he coordinated, led and conducted general reconnaissance surveys, vegetation mapping, a jurisdictional delineation of cismontane alkali marsh habitat, rare plant surveys, and oak tree mapping on approximately 140 acres in Western Riverside County.</p>
<p>Tim Rimpo <i>Role: Air Quality/Greenhouse Gases</i></p> <p>Availability: 20%</p>	<p>M.S., Economics (Natural Resource & Environmental Specialization), Colorado State University, Fort Collins</p> <p>B.A., Economics, University of Virginia, Charlottesville</p>	<p>Tim has 28 year of experience evaluating air quality and greenhouse gas impacts for public and private clients. He manages the preparation of CEQA and NEPA documents that include residential, commercial, industrial, energy, and transportation projects.</p> <p>His experience includes the Aspen I EIR, a new proposed residential and commercial mixed-use project. Tim was also the Technical Lead for the Creekview Specific Plan EIR which included residential, commercial, and institutional land uses.</p>

Name	Education	Expertise Relative to City Needs
<p>Kelly Ross, AICP <i>Role: Parks & Recreation</i></p> <p>Availability: 40%</p>	<p>M.S., Urban Planning, Columbia University, New York, New York</p> <p>B.A., History, University of Kansas, Lawrence, Kansas</p>	<p>Kelly is a professional planner with experience contributing to and managing numerous planning and environmental documents related to general and specific plans, and commercial, residential, industrial, and mixed-use projects located throughout Northern and Southern California. She has coordinated projects for a variety of local agencies such as cities and counties, universities, and ports as well as for state and federal agencies. In addition to her extensive experience with residential and commercial projects, she has been involved with projects that have entailed the conversion of agricultural land to non-agricultural uses, water infrastructure projects, including pipelines, dams, and retention basins, energy projects, including solar energy facilities, and projects within or adjacent to national forests. She has a broad-based understanding of local government issues with an emphasis on land use planning and policy, visual quality, cultural and historic resources, public utilities and services, and population and housing.</p> <p>Some of her experience includes the BLM Genesis Solar Energy Plant Final EIS, the BLM Desert Sunlight Solar Farm Project, and Kern County Solar EIRs.</p>
<p>Chris Sanchez <i>Role: Noise</i></p> <p>Availability: 20%</p>	<p>B.S., Environmental Science, University of California, Berkeley</p> <p>U.C. Berkeley Extension; Toxic Air Contaminants</p>	<p>Chris Sanchez has over 18 years of experience conducting and monitoring air quality, noise and energy investigations and surveys for urban development, transportation, and infrastructure projects. He has prepared greenhouse gas emission inventories for five years since the passing of Assembly Bill 32. His professional training and experience have augmented an academic background in air quality, noise, meteorology, and energy. He is trained and proficient in the CalEEMod air quality emissions model as well as in air dispersion modeling using the AERMOD dispersion model. He has been involved in dozens of major projects including major commercial airport master plans, divestiture of the State of California's power plants, mining projects and reclamation plans, rail transit extension projects and stadium construction projects.</p> <p>His experience includes the March Inland Port General Aviation Facilities Improvement EIR project in Riverside County.</p>
<p>Eric Schniewind <i>Role: Hazardous Materials/Geology & Soils</i></p> <p>Availability: 30%</p>	<p>B.A., Geological Sciences, UC Santa Barbara</p>	<p>Eric has over 19 years of experience as a geologist, hydrogeologist, hydrologist, and hazardous materials specialist in environmental consulting. His technical background includes geotechnical engineering, soil, and groundwater contamination investigations, environmental remediation planning and implementation, and Phase I site assessments. In addition, Eric has been involved in fault trace identification and landslide hazard studies. His general responsibilities include providing geological, geotechnical, and hydrogeological technical support for NEPA and CEQA documents such as EIRs, EISs, and EAs.</p> <p>His project experience includes the Broadway Plaza Long-Range Master Plan EIR and the Gateway Village Project-Specific EIR, a mixed-use development of residential, retail, office, open space, and public facilities.</p>
<p>Monica Strauss <i>Role: Cultural Resources</i></p> <p>Availability: 20%</p>	<p>M.A., Archaeology, California State University, Northridge</p> <p>B.A., Anthropology, California State University, Northridge</p>	<p>Monica directs prehistoric and historic field and research projects for public agencies and private developers and is proficient in CEQA and Section 106 compliance. Monica has directed cultural resources compliance work under several local on-call contracts. She manages a staff of cultural resources specialists who conduct various types of compliance work including phase I surveys, construction monitoring, Native American consultation, archaeological testing and treatment, historic resource significance evaluations, and large-scale data recovery programs.</p> <p>Some of Monica's experience includes the BLM On-Call Cultural Resources Services Contract and California Public Utilities Commission, Devers-Mirage in Palm Springs.</p>
<p>Terrance Wong <i>Role: Air Quality/Noise/Greenhouse Gases</i></p> <p>Availability: 40%</p>	<p>M.A., Environmental Studies, Concentration Environmental Law, Policy, and Management, University of Southern California</p> <p>B.S., Biology, University of California, Los Angeles</p>	<p>Terrance specializes in air quality and noise analyses along with general section CEQA and NEPA analysis preparation of environmental documents. His qualifications also include expertise in the preparation of climate change analyzes for environmental documents, including calculations associated with generating a greenhouse gas inventory for a variety projects.</p> <p>His project experience includes Element Power US, Wild Sands I Solar Project in Palm Springs. Terrance was also the Senior Scientist for the City of Los Angeles Century Plaza Mixed-Use Development EIR.</p>
<p>Chris Gray, AICP <i>Fehr & Peers</i> <i>Role: Traffic</i></p> <p>Availability: 35%</p>	<p>M.S., Planning (Transportation), Florida State University</p> <p>B.A., Political Science, University of Florida</p>	<p>Chris is a Senior Associate with 18 years of experience in transportation planning, Sustainable Transportation, Complete Streets, climate change studies, travel demand forecasting, parking studies, transit studies, and Smart Growth. Chris has worked extensively in California, other areas of the United States, and internationally. He earned a Bachelor's of Arts in Political Science from the University of Florida and a Master's of Science in Planning from Florida State University.</p> <p>Chris' experience includes the Beckman Mixed-Use Village La Habra NTMP.</p>

Name	Education	Expertise Relative to City Needs
Rafael Cobian, PE, LEED GA <i>Fehr & Peers</i> <i>Role: Traffic</i>	B.S., Civil Engineering, California Polytechnic State University, San Luis Obispo	Rafael has five years of experience in transportation engineering with Fehr & Peers. He has assisted in a wide variety of projects including the development of a travel demand forecasting models, operations studies, traffic studies, parking and circulation studies, and long range development plans. Rafael's experience includes the John Wayne Airport El Toro TOD.
Availability: 40%		

FIGURE A-1: ORGANIZATIONAL CHART



Subconsultant
/ Fehr & Peers

Criteria A.5: Subconsultants

For this contract we will use **Fehr & Peers** as our traffic subconsultant. We have worked with Fehr & Peers on several successful projects throughout the years. Not only do we have a good relationship with them as a firm, but several people at ESA have maintained their relationship with them from other firms. A testimony to the quality of their work. They specialize in providing transportation planning and traffic engineering services to public and private sector clients. They emphasize the development of creative, cost-effective, and results-oriented solutions to planning and design problems associated with all modes of transportation.

Rather than trying to offer a multi-disciplined approach, they choose to focus on excellence in transportation engineering and transportation planning. They offer specialized expertise within transportation including: Bicycle & Pedestrian Planning; Transit Planning; Traffic Engineering; Land Use & Transportation Planning; Traffic Operations & ITS; Sustainable Transportation; and Travel Demand Forecasting.

Maintaining this singular focus on transportation enables them to provide state-of-the-practice expertise to their clients. Fehr & Peers are nationally-recognized experts in our practice areas, and regularly publish professional papers, serve on national committees, and teach courses to others in the industry. For this on-call contract Fehr & Peers will serve as ESA's Traffic Engineers.

Section B

UNDERSTANDING CEQA AND NEPA REQUIREMENTS AND PROCESSES



Criteria B.1: Environmental Assessment Services, Work Plan Process, and Methodology

The following is ESA's approach and methodology to providing CEQA/NEPA environmental document preparation services and technical report peer review services as described in the City of Palm Springs' RFP. We understand the City may require the preparation of CEQA and/or NEPA documents, as well as peer review of technical studies prepared by the development project applicants for adequacy and accuracy.

Work Plan Process

Preparation of CEQA and NEPA Documents

ESA is a leader in CEQA and NEPA compliance and will ensure that each individual project undertaken by the City will contain a thorough and defensible environmental analysis. The key to this will be a careful determination of the appropriate level of CEQA and/or NEPA documentation, which will be based on collaborative discussions with the City, site-specific information, project design, and public perception. The following outlines the standard types of services that will be accomplished by ESA under on-call contracts:

- Conduct site visits
- Develop Notices of Preparation (or other appropriate notices)

- Develop project descriptions
- Prepare the appropriate CEQA/NEPA document including peer review and/or preparation of technical studies. Types of documents could include any of the following:
 - Categorical or statutory exemption or categorical exclusion
 - Initial Study
 - Negative Declaration
 - Mitigated Negative Declaration
 - Environmental Impact Report
 - Environmental Assessment (including a FONSI)
 - Environmental Impact Statement (including a ROD)
- Conduct and participate in public meetings
- Conduct regular check-ins and project review with City staff
- Prepare final CEQA/NEPA document, including responses to public comments
- Prepare Mitigation Monitoring and Reporting Programs
- Prepare Findings of Fact, if applicable
- Prepare Statement of Overriding Considerations, if applicable
- Attend and present at public hearings, as directed

Project EIR Methodology



The following encapsulates key tasks in the CEQA process that ESA would apply for a typical project-level EIR; all state and City CEQA requirements and guidelines would be adhered to.

Initial Study – Prepare an Initial Study to determine need for an EIR and the anticipated scope (i.e., potentially significant impacts).

Notice of Preparation – Prepare a Notice of Preparation to announce preparation of the EIR. Using a distribution list prepared in cooperation with City staff, mail the notices to the responsible agencies, affected agencies, and other interested parties, as well as the State Clearinghouse. Provide for newspaper notice or posting on the City's website.

Administrative Draft EIR – Conduct field work, research, peer review of technical studies or preparation of technical studies and other analysis relevant

to the EIR. Prepare and compile the Administrative Draft EIR for City review, including text, graphics and tables, and appendices. The following is a description of the chapters to be included in an EIR.

- **Executive Summary** - The Executive Summary is intended to encapsulate the entire Draft EIR in order to provide a quick understanding of the project's potential impacts. It will identify, in an overview fashion, the proposed project under consideration and its objectives including any design features of the project that will be implemented. The Executive Summary will briefly discuss the environmental impacts associated with the project implementation (whether beneficial or adverse, significant as well as insignificant), and will contain a summary analysis of the alternatives to the proposed project. The Executive Summary will also provide, in table format, a list of all potential impacts, any proposed mitigation measures, and the level of significance before and after mitigation.
- **Chapter 1: Introduction** - The Introduction will include the purpose of the EIR and procedural information.
- **Chapter 2: Project Description** - The project description will be based on existing information and include the project location and setting, site characteristics, project design features, and the characteristics of the project. This chapter will also include the requested permits and approvals for the proposed project, the goals and objectives of the developer and the City (which are later used in the alternatives chapter), and the list of anticipated projects in the project site vicinity for the cumulative analysis in later chapters of the EIR.
- **Chapter 3: Environmental Impact - Analysis** For each potentially significant issue identified in the Initial Study/NOP, this section of the EIR will include of a discussion of the environmental setting; project impacts; cumulative impacts;

project design features; significance thresholds based on Appendix G of the CEQA Guidelines; level of significance before mitigation; mitigation measures (if required); and the level of significance after mitigation. Each section of Chapter 3 would also address the regulatory environment, including applicable federal, state, county, and City regulations, statutes, and recent applicable court decisions.

- Chapter 4: Alternatives - ESA will work with the City to determine appropriate alternatives to explore ways in which the project impacts might be reduced or avoided. This analysis will include the required No Project alternative, as well as typically two or three others. Any alternatives considered but determined infeasible will be briefly identified along with the justification for rejection.
- Chapter 5: Other CEQA-Required Sections - This chapter of the EIR will discuss potential growth-inducing impacts of the project, considering direct and indirect effects. In addition, this chapter will summarize the conclusions of the EIR, specifically identifying any significant irreversible environmental effects and significant and unavoidable environmental impacts as determined through the analysis in Chapter 3.
- Chapter 6: References
- Chapter 7: Acronyms
- Chapter 8: Organizations and Persons Consulted
- Chapter 9: List of Preparers

Screencheck Draft EIR – Incorporate City comments in a Screencheck Draft EIR for City review. Prepare proof copy for City staff to review prior to finalization and printing of the Draft EIR.

Draft EIR – Publish and distribute the Draft EIR utilizing a distribution list prepared in cooperation with City staff.

Administrative Final EIR – Following the Draft EIR circulation period (45 days under CEQA), ESA will review comments received, meet with the City to discuss approach, if necessary, and prepare a response to each comment received. The Final EIR will include the responses to comments and an updated version of the EIR, incorporating any changes that may be necessary based on the comments received.

Screencheck Final EIR – Incorporate City comments in a Screencheck Draft EIR for City review. Prepare proof copy for City staff to review prior to finalization and printing of the Final EIR.

Final EIR – Publish and distribute the Final EIR utilizing a distribution list prepared in cooperation with City staff.

Mitigation Monitoring and Reporting Program (MMRP) – A MMRP will be prepared for the EIR. Based on the City's preference, the MMRP can be a standalone document or prepared as part of the Final EIR. It will include an identification of all mitigation measures, responsible parties, timing or phasing, and enforcement parties. This will be presented in a matrix format. The MMRP will be submitted to the City for review and comment prior to finalization. The mitigation measures and the MMRP will be fully consistent with City policies and programs, and will meet the requirements of Section 21081.6(a) of the Public Resources Code.

Findings of Fact and Statement of Overriding Considerations – ESA will work with the City and its legal counsel to prepare CEQA Findings and, where significant unavoidable impacts would occur, prepare a Statement of Overriding Considerations, as prescribed by state law. In addition ESA prepares comprehensive administrative records when required.

Criteria B.2: Successful Completion of Projects on Time and On Budget

Cost and Schedule Management. Delivering quality work products on time and within budget are keys to the success of ESA's Project Managers, who have the experience, discipline, and attention to detail necessary to ensure all cost and schedule targets of the project are met, even for fast-track projects. We will work with City staff to confirm the project scope, milestones, and assumptions early in the process to set the groundwork for overall project goals and expectations. Our in-house technologies provide weekly project cost information that is linked to our electronic timesheet and vendor invoice process. Each Project Manager has access to a variety of custom project reports to track project labor and other expenditures to identify the need for corrective actions, if needed. A good example is our Kern County, Solar Projects EIR's contract. These projects are short-turn around and always within budget. You can read more about this project in Section A, Table A-1.

Technical Studies and Peer Review. Our team provides the full array of technical expertise, including air quality and climate change service, biological surveys, cultural resources surveys, traffic and noise studies, hazardous waste, historical resources, socioeconomics, storm water quality, and regulatory agency permitting. In addition, our technical experts have the knowledge and experience to provide comprehensive peer review of technical studies and environmental documents for CEQA and NEPA compliance.

Review of documents for others, including peer review and Quality Control/Quality Assurance is a primary service that ESA provides. Our current work for Fresh & Easy is a good example where we are peer reviewing all technical reports for CEQA adequacy that support the preparation of multiple EIRs. In addition, our team can peer review constraints analyses, applications and any project-related materials. Our internal QA/QC procedures, which require all documents to undergo careful and documented internal review, also provides us daily practice at this valuable skill.

Criteria B.3: Project Management Tools Keys to Successful Project Management



ESA employs tried-and-true methods to ensure that we provide exceptional service delivery that will enable us to have project success with City of Palm Springs' staff.

Management and Accessibility. In our capacity as on-call consultants, we guarantee a single point-of-contact – the Project Director – for overall contract management and service requests. The Project Director is available to offer CEQA and NEPA guidance or advice to City staff and to ensure that project efforts are supported by the best combination of management and technical staff. Given the number of qualified staff available in-house, our Project Director is able to assign Project Managers and mobilize our team quickly. We are capable of balancing multiple projects and tasks concurrently. Toward a successful CEQA/NEPA project, the Project Director offers a thorough and current understanding of statutes and guidelines as a resource to ESA and City staff. As needed, the Project Director also supports City staff to facilitate effective and timely communications within the project team. Available tools we offer include the use of ESA's phone conferencing service to communicate efficiently and cost-effectively among the team, and a secured network to efficiently transfer files and documents.

ESA utilizes a Deltek accounting and project tracking system to monitor project progress and provide real time project schedule and cost data, including budgeting information to our project managers. This system enables our project managers to foresee and correct any project budget concerns before they become larger issues.

ESA is adept at identifying critical path items and work-around strategies to facilitate project implementation. Our Project Management Team has the experience and technical prowess to understand the regulatory picture, as well as the hands-on knowledge to identify workable solutions to address changes in field conditions, project designs, and implementation schedules. This type of "out-of-the-box" thinking has cemented ESA's reputation for effective project implementation.

Quality Assurance and Quality Control. Our goal is a thorough, technically and procedurally adequate, and easy-to-digest environmental document. ESA maintains strict adherence to a Quality Assurance (QA) and Quality Control (QC) system to ensure that the work and publications prepared by ESA and its sub-consultants are of the highest quality. Project monitoring and QA/QC are overseen by the Project Manager throughout the process, no matter how small or short-lived the project. Diligent application of this system of checks and balances is key to delivering work products that support project success.

Criteria B.4: Example EIR – Fresh & Easy

Fresh & Easy Campus – Production, Warehouse and Distribution Facilities EIR
Riverside County, California

Prepared for the March Joint Powers Authority (Consisting of the County of Riverside and the Cities of Riverside, Perris, Moreno Valley).



ESA has had an on-call environmental services contract with the March Joint Powers Authority (JPA) for many years and has prepared numerous CEQA documents under this contract. The most recent EIR that was prepared for the March JPA was for the Fresh & Easy Production, Warehouse and Distribution facility, located just west of I-215 and north of Van Buren Boulevard in a Riverside

County desert environment. The project proposed 1.9 million square foot (sf) of warehouse, 200,000 sf of packaged meal production, a two-story parking structure for 2,700 employees, loading docks for 200 semi-tractor trailer trucks, a private wastewater treatment facility and the largest private industrial photovoltaic solar energy system in California. The facility is constructed/operational and provides production, warehousing and distribution for all of Fresh & Easy's grocery stores in California, Arizona and Nevada.

(a) Responsiveness and attentiveness to client needs:

ESA provides responsive client service and focused attention to specific client needs on all of our projects and assignments. This project required a particularly high level of client service due to several factors including: 1) an applicant that was/is based outside of the United States (London, England), an aggressive entitlement and construction schedule, and several public interest groups that had threatened to challenge the project. ESA attended dozens of project meetings with the March JPA and the applicant team to ensure that communication was maximized and client budget and schedules were adhered to. The EIR was challenged by one of the public interest groups and it was upheld by the court as legally adequate.

(b) Creative ability:

Fast track projects always require a certain degree of creativity to ensure that all CEQA requirements are satisfied and at the same time meet demanding project schedules and budgets. On the Fresh & Easy project, ESA worked directly with the March JPA planning staff to design an efficient data and information transfer system to minimize document preparation and review time and to provide a single repository for the team to store project design, engineering and environmental documents. ESA understands the overall planning/entitlement process and works strategically with our clients, including the March JPA, to proactively address potential issues before they become bigger concerns.

(c) Knowledge and understanding of the latest CEQA requirements:

ESA stays abreast of the latest CEQA legislative and case law requirements through participation in seminars and by working closely with our attorney partners. In fact ESA staff are often presenters at CEQA workshops and conferences, and ESA has on-staff environmental lawyers that also provide valuable assistance with recent and pending CEQA and land use case law. For this project, ESA worked closely with the March JPA legal counsel (BB&K) to provide added layers of legal review to ensure that every section of the EIR was legally adequate.

(d) Analytical capability:

ESA has over 350 professional environmental scientists, planners, engineers and GIS staff that focuses their skills on the analysis of existing environmental settings, project impacts and mitigation measure development. ESA can provide all requisite CEQA document environmental services in-house and also has engineering and landscape architectural design services to assist with related project design tasks. For this project EIR, the full range of environmental factors were evaluated, including some atypical issues: airport crash hazards, wildlife hazard assessment, and hazardous material /public health concerns related to the onsite storage of large amounts of ammonia that is utilized to chill the freezer warehouses.

(e) Oral and written communication skills:

ESA prepares hundreds of CEQA documents every year and makes numerous formal presentations to public interest

and decision making bodies, such as advisory groups, Planning Commissions and City Councils/Boards of Supervisors. For the Fresh & East project, ESA made numerous presentations to the March JPA planning staff and executive team, as well as the March Joint Powers Commission. These presentations included PowerPoint shows explaining project design features, project impacts and mitigation requirements, as well as responding to all questions that the commission had regarding the proposed project or the environmental documents. We routinely prepare all CEQA notices associated with EIRs and prepare staff reports, administrative records, facts and findings and mitigation monitoring and reporting programs.

(f) **Interaction with client's organization, i.e., other divisions and personnel**

One of the hallmarks of ESA's approach to CEQA document preparation is our ability to work seamlessly with all lead agency staff to ensure that projects are designed with minimal environmental impact and that proposed mitigation is reasonable, feasible and effective, and meets with the requirements of the lead agencies various departments. Interdepartmental coordination saves valuable document preparation and review time and helps to keep CEQA documentation costs down. With the Fresh & Easy project, we worked extensively with the applicant's architectural, engineering and landscape design team members, as well as with the March JPA planning, public works, airfield and legal departments to ensure an efficient document production, review and certification process.

(g) **Sensitivity to funding constraints:**

ESA is always aware of funding constraints and project budgets are designed to comply with these conditions, while maintaining CEQA document legal adequacy. For this project and specific scope of work was developed to prepare the EIR and the extensive communication and coordination described above was designed to ensure that budget constraints were met. At times, additional out of scope work can be required as a result of unknown circumstances, and ESA always advises our clients as far in advance as possible to ensure that they are not caught off guard or surprised by additional tasks. The Fresh & Easy project was fast moving and required several CEQA document modifications in response to significant changes in the project design features. ESA met with applicant and agency personnel to ensure that the additional scope of work and costs were acceptable and the project CEQA documentation was completed within the established schedule and withstood legal challenges.

ESA has included the March JPA as one of our client references and suggest that you contact them to discuss ESA's performance on this and other JPA projects.

Section C

REFERENCES AND EXPERIENCE WITH PROJECTS OF
SIMILAR SIZE AND SCOPE

Criteria C.1: Reference	ESA Team	Criteria C.2: Key Issues/Challenges and Project Budgeting
<p>DAN FAIRBANKS Planning Manager <i>March Joint Powers Authority</i> 23555 Meyer Drive March Air Reserve Base, CA 92518 P: 951.656.7000 E: fairbanks@marchjpa.com Type of Project:</p> <ul style="list-style-type: none"> Public/Government Agency Project Desert Climate 	<ul style="list-style-type: none"> Deanna Hansen Eric Ruby 	<p>Project Name and Location: Various CEQA documents Riverside County, California Key issues and challenges: ESA has completed numerous CEQA documents for the March JPA for both on former base lands redevelopment and the airport operation sides of the organization. Redevelopment of former military base land as well as working on projects associated with airfield development present a unique set of issues and challenges including aircraft noise, historic resources and air quality/GHG concerns. Project Budgeting: Project budgets have varied widely depending on the type of CEQA document or technical study that we have prepared. EIRs have ranged from \$ 125,000 to well in excess of \$1 million for the more complex projects. Mitigated negative declarations have been budgeted between \$15,000 and \$50,000 and technical studies (air quality, biological assessment, cultural resources, noise and traffic) vary depending on the size of the projects and the level of complexity.</p>
<p>CLAUDIA STEIDING Senior Transportation Planner/NPDES Coordinator <i>County of Riverside</i> Transportation Department 3525 14th Street Riverside, CA 92501 P: 951.955.1694 E: Csteiding@rcdlma.org Type of Project:</p> <ul style="list-style-type: none"> Public/Government Agency Project Desert Climate 	<ul style="list-style-type: none"> Deanna Hansen Eric Ruby 	<p>Project Name and Location: Various CEQA documents Riverside County, California Key Issues and Challenges: ESA has completed numerous CEQA and NEPA documents for the Riverside County Transportation and Land Management Agency and the Economic Development Agency. Unique issues and challenges including balancing workload and assignments with such a diverse range of project types. Projects ranged from the Riverside County Regional Medical Center expansion, the Ben Clark Emergency Training Center, NPDES storm-water quality improvement programs and surplus property sales, to historic resource assessment focused CEQA documents near the Salton Sea. Project Budgeting: Project budgets have varied widely depending on the type of CEQA document or technical study that we have prepared. EIRs have ranged from \$ 100,000 to \$350,000 for the more complex projects. Mitigated negative declarations have been budgeted between \$15,000 and \$50,000 and technical studies (air quality, biological assessment, cultural resources, noise and traffic) vary depending on the size of the projects and the level of complexity.</p>
<p>ARMANDO VILLA Planning Director <i>City of Temecula</i> Planning Department 41000 Main Street Temecula, CA 92589 P: 951.694.6400 E: Armando.villa@cityoftemecula.org Type of Project:</p> <ul style="list-style-type: none"> Public/Government Agency Project 	<ul style="list-style-type: none"> Eric Ruby Jack Gorzeman Danielle Griffith 	<p>Project Name and Location: Various CEQA documents Riverside & Imperial Counties, California Key Issues and Challenges: ESA has completed over 15 CEQA documents for the City of Temecula over the past six years, ranging from EIRs for residential, commercial and mixed use developments, hospital projects and the Old Town Specific Plan to the City Housing Element and the Jefferson Corridor EIR. Issues and challenges associated with City of Temecula projects including biological resources, traffic, noise, historic resources and air quality/GHG concerns. ESA has also prepared the City of Temecula CEQA implementing guidelines and acted as CEQA advisors to city staff in support of providing comments</p>

Criteria C.1: Reference	ESA Team	Criteria C.2: Key Issues/Challenges and Project Budgeting
<ul style="list-style-type: none"> Desert Climate 		<p>on surrounding area controversial projects. Prior to becoming the City of Temecula Planning Director, Mr. Villa was the Imperial County Community Development Directors. ESA has prepared numerous CEQA and NEPA documents for the Count of Imperial When Mr. Villa as director.</p> <p>Project Budgeting: Project budgets have varied widely depending on the type of CEQA document or technical study that we have prepared. EIRs have ranged from \$ 125,000 to over \$250,000 for the more complex projects. Mitigated negative declarations have been budgeted between \$15,000 and \$50,000 and technical studies (air quality, biological assessment, cultural resources, noise and traffic) vary depending on the size of the projects and the level of complexity.</p>
<p>JOE GUZZETTA City Manager City of Twentynine Palms 6136 Adobe Road Twentynine Palms, CA 92277 P: 760.367.6799 E: jguzetta@29palms.org</p> <p>Type of Project:</p> <ul style="list-style-type: none"> Public/Government Agency Project Desert Climate 	<ul style="list-style-type: none"> Monica Strauss Madeleine Bray 	<p>Project Name and Location: National Park Drive Sidewalk Improvement Project Twentynine Palms, California</p> <p>Key Issues/Challenges: ESA is assisting the City of Twentynine Palms in meeting compliance requirements under Section 106 of the National Historic Preservation Act. Portions of an archaeological site eligible for listing in the National Register of Historic Places was encountered during construction of roadway improvements. ESA, together with the City, has been coordinating directly with the State Historic Preservation Officer and local Tribes to identify appropriate archaeological investigation procedures to determine whether adverse effects have occurred to the site. The ESA team prepared a Work Plan and has expedited it through the SHPO's office and have also proposed efficiencies to SHPO's suggested approach which were agreed upon by SHPO. Field investigations were conducted to determine effects to the site and laboratory analysis and reporting is currently underway. ESA facilitated what will be a diplomatic conclusion to a very sensitive situation.</p> <p>Project Budgeting: ESA has performed efficiently on this project and is anticipated to complete the project under budget.</p>
<p>LORELEI OVIATT Planning Director Kern County 2700 M Street, Suite 100 Bakersfield, CA 93301 P: 661.862.8866 E: loreleio@co.kern.ca.us</p> <p>Type of Project:</p> <ul style="list-style-type: none"> Public/Government Agency Project Desert Climate 	<ul style="list-style-type: none"> Deanna Hansen Laura Rocha Jack Gorzeman Danielle Griffith 	<p>Project Name and Location: Various CEQA documents Kern County, California</p> <p>Key issues and challenges: ESA has prepared or is preparing EIRs for 14 solar photovoltaic (PV) projects in the desert region of Kern County. The project sites range from 180 to 5,400 acres. All the projects are on a "fast track" schedule with the expectation of certification in nine to twelve months of kickoff. Unique challenges include preparing multiple CEQA documents on similar schedules and coordinating with the County and multiple applicants. Challenging technical issues encountered include: evaluating impacts of linear components (transmission lines), cancellation of Williamson Act contracts, aesthetics, cultural resources, and cumulative loss of habitat for sensitive species.</p> <p>Project Budgeting: Project budgets have varied between \$215,000 and \$267,000 to complete an Initial Study, peer review of applicant-prepared technical studies, Notice of Preparation, and Draft and Final EIRs.</p>

LOCAL EXPERTISE DEMONSTRATED ON THE TEAM



Criteria D.1: Local Business

Palm Springs Office
 3700 East Tachevah,
 Suite 119
 Palm Springs, CA
 92262

P: 760.322.2333
 F: 213.599.4301

Our Palm Springs office has been in operation for five years and houses a small staff of technical experts who are able to quickly service ESA's desert-region clients. ESA staff is fully integrated between offices, and, as a result, we can easily assemble teams with a broad variety of specialists to meet the unique needs of individual projects. Some of our local clients include the Mojave Water Agency, Joshua Basin Water District, San Bernardino County, County of Riverside, the Cities of Corona, Temecula, Banning, and Lake Elsinore, the Bureau of Land Management, and the March Joint Powers Authority, to name a few. Our Palm Springs office is supported by our Los Angeles and San Diego offices. Following Criteria D.2 is **Attachment A** and a copy of ESA's City of Palm Springs Business License.

Criteria D.2: Team Local Expertise

The following team members have worked in the Coachella Valley area. More detail of their experience and expertise can be found in **Section A, Table A-1**.

- Deanna Hansen
- Eric Ruby
- Michael Burns
- Jack Gorzeman
- Danielle Griffith
- Julie Fontaine
- Laura Rocha
- Steve Alverson
- Madeleine Bray
- Allisa Carlson
- Joe Henry
- Adrian Jones
- Dallas Pugh
- Kelly Ross
- Chris Sanchez
- Eric Schniewind
- Monica Strauss
- Terrance Wong
- Kelly Ross

FIGURE D-1: CITY OF PALM SPRINGS BUSINESS LICENSE

CITY OF PALM SPRINGS BUSINESS LICENSE

3200 E TAHQUITZ CANYON WAY, PALM SPRINGS, CA 92262 (760) 323-8289

PLEASE NOTE THAT IT IS YOUR RESPONSIBILITY TO RENEW AND UPDATE THIS LICENSE ANNUALLY.

BUSINESS NUMBER:	20014116	EXPIRATION	TAX/ADMIN. FEE	CERT NO
BUSINESS TYPE:	CONSULTING-ENVIRONMENTAL	02/28/2015	18.00	46766
OWNER NAME:	ESOP OWNERSHIP	02/28/2015	133.00	46768
			1.00	54442
BUSINESS NAME:	ENVIRONMENTAL SCIENCE ASSOCIATES			
BUSINESS ADDRESS:	3700 E TACHEVAH DR SUITE 119			
	PALM SPRINGS, CA 92262			

ENVIRONMENTAL SCIENCE ASSOCIATES
550 KEARNY ST
STE 800
SAN FRANCISCO CA 94108-2512

ISSUANCE OF THIS LICENSE DOES NOT ENTITLE
THE LICENSEE TO OPERATE OR MAINTAIN A
BUSINESS IN VIOLATION OF ANY OTHER LAW
OR ORDINANCE. THIS IS NOT AN ENDORSEMENT
OF THE ACTIVITY NOR OF THE APPLICANT'S
QUALIFICATIONS.

MUST BE POSTED IN A CONSPICUOUS PLACE

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Appendix A
RESUMES

Following are the resumes for our Management Team made up of Deanna Hansen as Project Director, Eric Ruby as Strategic Advisor, and our team of experienced Project Managers Jack Gorzeman, Danielle Griffith, and Laura Rocha.

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DEANNA M. HANSEN

Director

Deanna has over 20 years of experience in environmental consulting and has contributed to a wide variety of residential, commercial, and industrial projects. She has developed a well-balance expertise in environmental compliance for development projects, specializing in CEQA/NEPA compliance. She has developed a level of understanding required to clearly explain technical concepts and issues for public comprehension, particularly for projects that include complex technical analyses and controversial public policy and planning issues. As the Director of the Southern California Community Development group for ESA, Deanna provides project oversight, workload and personnel management, and training, and serves as a client and agency liaison for projects located through California.

Relevant Experience

Education

BFA, Graphics, California State University, Fullerton

20 Years Experience

Professional Affiliations

Association of Environmental Professionals

American Planning Association

March Joint Powers Authority, On-call Environmental Services, Riverside County, CA.

Project Director/Project Manager. Deanna is working closely with March Joint Powers Authority (JPA) providing strategic guidance and overall environmental compliance management and litigation support. ESA also provides consulting services to support proposed business park, healthcare and aviation activities. In addition to CEQA documentation and peer review, the projects may include construction air quality impact analyses, operational air quality impact analyses health risk assessments, cumulative air quality impacts, air quality and dispersion analysis relative to air emissions for airport related activities, and formulating appropriate mitigation measures relative to airport and business park activities.

City of Los Angeles Department of Recreation and Parks, Hansen Dam Skate Park

EA/MND. Los Angeles, CA. Project Manager. As part of the On-Call contract with the City of Los Angeles, DRP manages land used for recreational purposes in the Hansen Dam basin that is owned by the U.S. Army Corps of Engineers (Corps). Deanna worked DRP providing strategic guidance and overall environmental compliance management and support for the construction and operation of a 10,000-square-foot skate park on an approximately one-acre site within the Hansen Dam Recreation area. The skate park was funded in part by Proposition 40 funds, and would meet an identified recreational need in the community. The document evaluated the potential environmental effects of the poured-in-place concrete skate park and associated improvements. Key issues included tree removal, historical cultural landscapes, and noise associated with skate boarding activity. The CEQA/NEPA requirements were met within an expedited schedule, and the skate park opened for public use in January 2012, a year and a half after the notice to proceed was issued.

Kern County, Solar Projects EIRs, Kern County, CA. Project Director.

Deanna is working closely with the County of Kern providing strategic guidance and overall environmental compliance management and litigation support. Kern County has a vision to become the center of solar development in California. ESA is currently preparing or has prepared multiple EIRs for photovoltaic solar projects in the desert region of the County. The project sites range from around 500-acres to over 5,400-acres. All the projects are on a "fast track" schedule with the expectation of certification in nine to twelve months. In addition to preparing the EIRs, ESA is reviewing all technical reports for adequacy and compliance with CEQA requirements. Technical reports include: agricultural conversion, aesthetics, air quality, biological resources, cultural resources, water supply assessments, greenhouse gas emissions, noise, and traffic. Unique challenges include preparing much of the CEQA documentation on the similar schedules and coordinating with the County and multiple applicants. Key environmental issues include: aesthetics, biological resources, construction-related impacts, and cumulative impacts.

Los Angeles County Department of Public Works, Helen Keller Park Community

Building and General Improvements IS/MND, Los Angeles County, CA. Project Director.

Deanna served as the project director in the preparation of an Initial Study/MND for the Los

Angeles County Department of Public Works (LACDPW). LACDPW is proposing to upgrade an existing recreational facility at Helen Keller Park, located in Los Angeles County, near the City of Gardena. The park encompasses approximately 6.6 acres. LACDPW is proposing to develop a new community building of approximately 4500 square feet, additional park landscaping, a swimming pool, a new parking lot, and other general improvements to the park. ESA prepared an IS/ MND to satisfy the needs of LACDPW. The document evaluated the potential environmental effects associated with the operation and construction of the park improvements and upgrades.

The Preserve at San Juan EIR, Orange/Riverside Counties, CA. Project Director. Deanna provided strategic guidance and managing the CEQA analysis and documentation for The Preserve at San Juan project. The project consists of approximately 600-acres of undeveloped land that would be developed into approximately 200 single-family residential lots. The project also includes relocation of St. Michaels Abbey and ancillary facilities (i.e., boy's schools and nunnery), upgrades to existing Elsinore Valley Municipal Water District water facilities, and other open space uses (citrus/olive groves). The project site is located along Ortega Highway in unincorporated Orange and Riverside Counties. The project site is also adjacent to the Cleveland National Forest and includes a land exchange with the forest service. The project involves coordinating all the analysis with three key agencies: Orange County Planning and Development Services Department, Riverside County Transportation and Land Management Agency and the U.S Forest Service in addition to other responsible agencies. Key issues include: public services (co-agency responsibility), utilities, cultural resources, and biology.

Hacienda de Caballo EIR, Riverside County, CA. Project Director. Deanna is providing strategic guidance and managing the CEQA analysis and documentation for the Hacienda de Caballo project located along Ortega Highway in unincorporated Riverside County. The project consists of approximately 302-acres of undeveloped land that would include 30 residential lots, an equestrian center, spa (with 80-100 villas) and other various open space uses (vineyards and citrus/olive groves). approximately 600-acres of undeveloped land that would be developed into approximately 200 single-family residential lots. Key issues include: biology, cultural resources, utilities, and biology and water resources.

Green Valley Ranch Residential EIR, Los Angeles, CA. Project Director. Deanna is providing strategic guidance and staff resources. ESA is preparing an EIR for the development of 155-acres of undeveloped land, to support construction of 233 single-family homes, a 6.5-acre park, 18,000-square-foot commercial center, and 25-acres dedicated to the County of Los Angeles as open space. The project site is located in Castaic and requires General Plan Amendment and a Zone Change in the Val Verde Area of the Castaic Area Community Standards District, to allow construction of proposed lot sizes, averaging 10,000-square-feet.

DR Horton Master Contract, Temecula, CA. Project Director. Deanna provided strategic guidance and management as part of ESA's a master contract with DR Horton for projects throughout Southern California. Our activities include preparing environmental documentation and providing planning services for projects in primarily in Riverside County. ESA has prepared environmental compliance documents, MNDs, and Initial Studies, as well as Health Risk Assessments, air quality and noise technical studies, cultural resource studies, and permit services. Projects include the following:

- Winchester Hills Addendum No. 2
- Winchester Hills Miyar Attached MND
- Winchester Hills Youseff MND
- Winchester Hills Larson Blalock MND
- Winchester Hills Parcel 39 MND
- Winchester Hills Lexington Grading Permit EA
- Diamond Brothers Grading Permit EA

ERIC J. RUBY

Senior Vice President

Eric Ruby, Senior Vice President, has more than 28 years of experience in policy planning, environmental compliance pursuant to NEPA and CEQA and regulatory permitting for a wide variety of projects including general plan updates, mixed use master plans, specific plans and large scale infrastructure projects, particularly for projects that include complex technical analyses and controversial public policy and planning issues. He is seasoned in preparing legally defensible environmental documentation for some of the most controversial projects in southern California, and has managed several Community Plan update CEQA documentation projects for the City of Los Angeles and other jurisdictions in the past. His responsibilities include overall program management and strategy development, specific project direction and management and client relations. Eric is thoroughly conversant with local, state and federal planning and environmental regulations.

Relevant Experience

Education

BA, Social Ecology/Environmental Science, University of California, Irvine

28 Years Experience

Professional Affiliations

- Association of Environmental Professionals
- American Planning Association
- Building Industry Association
- Urban Land Institute

City of Coachella General Plan Update EIR. Coachella, CA. Project Director. Eric is directing the preparation of the General Plan Update EIR for the City of Coachella. The EIR will update allowable land uses and policies to guide the city through 30 years of growth. Some key issues for the EIR will be climate change/sustainability (in compliance with AB 32), traffic, noise, cultural resources, public services and utilities.

Fresh & Easy Riverside Distribution Center EIR. Riverside County, CA. Project Director. Eric is overseeing the environmental compliance management and litigation support in addition to providing guidance and direction where needed. Fresh & Easy's Riverside distribution and warehouse is located at the March Business Center (now known as Meridian) in Riverside County. The Fresh & Easy facility receives, sorts, prepares, re-packages, stores, and distributes food and household products and will serve approximately 550 stores throughout California, Arizona and Nevada. ESA is preparing an EIR to address an approximate 1,141,600 square foot expansion and providing technical reports regarding air quality, noise, and greenhouse gases. Unique challenges include addressing air quality impacts over five air districts that Fresh & Easy's distribution trucks will travel through.

CPUC Devers-Mirage Project. Palm Springs, CA. QAQC. Eric is providing QAQC and overall guidance for the preparation of the Devers-Mirage Project. ESA is preparing an EIR under contract to the CPUC to evaluate the potential impacts from Southern California Edison's proposed Devers-Mirage 115 kV System Split project. The Project would result in the construction of two new 115 kV subtransmission line segments, rearrangement and modification of subtransmission line connections, replace 220 kV and 115 kV circuit breakers, install one 280 MVA 220/115 kV transformer at Mirage Substation, and the construction of other substation modifications in the cities of Palm Springs, Rancho Mirage, Indian Wells, Cathedral City, Palm Desert, and unincorporated areas of Riverside County, including the Thousand Palms community.

City of Temecula Multiple Assignments. Temecula, CA. Project Director. Eric is providing guidance on strategic CEQA concerns, overall EIR production, budget management and direction. ESA is providing on-going consulting services to the City, including the following environmental and planning support services. ESA is preparing EIRs for industrial and commercial projects as well as an EIR for the annexation of land into the City. In addition, ESA has prepared technical studies, prepared mitigation monitoring plans and assisted City staff in an advisory capacity.

County of Riverside Multiple Mitigated Negative Declarations, Riverside, CA. Project Director. Eric provided contract, schedule, and budget control, staffing oversight and applying CEQA expertise to key project issues. ESA has prepared MNDs for numerous facilities throughout the County ranging from medical care centers to animal shelters. These MNDs were prepared for the land acquisition and development of each facility for the Riverside County

Department Facilities Management (RCDFM). In addition, ESA assisted with the project design and developed project design features for each project to assure potential impacts could be mitigation to less than significant during construction and operations.

Santa Margarita Annexation EIR: ESA prepared an EIR for the annexation of 4,700 acres of unincorporated Riverside County area into the southwest portion of the City;

- **General Plan Housing Element:** ESA prepared the General Plan Housing Element Update to incorporate new legislative requirements since the element was originally adopted;
- **City of Temecula Environmental Review Procedures Handbook and CEQA Thresholds:** ESA prepared a citywide environmental review procedures handbook to assist City departments with ensuring consistent environmental review and application of CEQA thresholds;
- **Regional Hospital Supplemental Environmental Impact Report:** ESA prepared an SEIR as mandated by Writ of Mandates from the Riverside County Superior Court. It identified mitigation measures required to avoid or substantially reduce identified significant impacts;
- **Splash Canyon Waterpark Project EIR:** ESA is working on the Splash Canyon Waterpark Project EIR; and
- **Mercedes Benz EIR:** ESA prepared the EIR for the Fletcher Jones Mercedes Benz dealership in Temecula. The proposed project has been designed to meet Leadership in Energy and Environmental Design (LEED) green building rating system certification requirements.

County of Riverside Multiple Mitigated Negative Declarations, Riverside, CA. Project Director. Eric provided contract, schedule, and budget control, staffing oversight and applying CEQA expertise to key project issues. ESA has prepared MNDs for numerous facilities throughout the County ranging from medical care centers to animal shelters. These MNDs were prepared for the land acquisition and development of each facility for the Riverside County Department Facilities Management (RCDFM). In addition, ESA assisted with the project design and developed project design features for each project to assure potential impacts could be mitigation to less than significant during construction and operations. MNDs have been prepared for the following:

- County of Riverside **Desert Hot Springs Family Care Center** would provide general medical care for the community;
- Both **San Jacinto Animal Shelter** and **Blythe Animal Shelter**, would grant additional care for stray animals within the community;
- **Cabazon Hadley Warehouse** Acquisition would offer additional community service facilities to the City of Cabazon and surrounding unincorporated areas; and
- **Monroe Park II Administrative Building** would enable the existing County operations to relocate into a newly constructed facility.

Europa Village EIR, Temecula, CA. Temecula, CA. Project Director. Eric provided CEQA/NEPA strategy expertise and technical advice. ESA is preparing the EIR for the proposed Europa Village project which would include the construction of three separate wineries representing three different regions from countries in Europe. The project would include three wineries, restaurants, retail and an 80-room resort and spa surrounded by vineyards. The project would be constructed on a forty-acre site located in the County of Riverside's wine county.

Carter Estates Winery Resort and Spa EIR, Riverside, CA. Project Director. Eric is providing overall guidance on strategic CEQA concerns, overall EIR production, budget management and direction. ESA is preparing the EIR for Carter Estates Winery Resort & Spa Project in the County of Riverside. The proposed Carter Estates project would include the construction of a vineyard, and associated winery, resort, and spa.

JACK GORZEMAN, AICP, ASLA

Senior Managing Associate

Jack is a professional planner with extensive experience in the field of environmental planning and land development. He has over 30 years of demonstrated ability managing projects from small to large-scale complex projects for public and private clients. His expertise includes NEPA and CEQA documentation, regulatory compliance, site planning and design, development feasibility studies, park design and construction, coastal restoration projects, and public outreach programs. His clients include developers, private consulting firms, industrial companies, and governmental agencies.

Relevant Experience

Education

MA, Regional and City Planning,
University of Oklahoma

BS, Landscape Architecture,
Iowa State University

30 Years Experience

Accreditations

American Institute of Certified
Planners

Professional Affiliations

American Institute of Certified
Planners

American Society of Landscape
Architects

Fresh & Easy, Riverside Distribution Center, Riverside, CA. Senior Technical Analyst.

Jack assisted in writing the Alternatives section of the EIR and provided QA/QC review. Fresh & Easy's Riverside distribution and warehouse is located at the March Business Center (now known as Meridian) in Riverside County. The Fresh & Easy facility receives, sorts, prepares, re-packages, stores, and distributes food and household products and will serve approximately 550 stores throughout California, Arizona and Nevada. ESA prepared an EIR to address an approximate 1,141,600-square-foot expansion and provided technical reports regarding air quality, noise, and greenhouse gases. Unique challenges included addressing air quality impacts over five air districts.

The Preserve at San Juan, Orange/Riverside Counties, CA. Senior Technical Analyst.

Jack assisted in the preparation of the CEQA analysis and documentation for The Preserve at San Juan project. The project consists of approximately 600-acres of undeveloped land that would be developed into approximately 200 single-family residential lots. The project also includes relocation of St. Michaels Abbey and ancillary facilities, upgrades to existing Elsinore Valley Municipal Water District water facilities, and open space uses. The project involved coordination with three key agencies: Orange County Planning and Development Services Department, Riverside County Transportation and Land Management Agency, and the U.S Forest Service.

Bureau of Land Management (BLM), Desert Sunlight Solar Project, Riverside County, CA. Project Manager.

Jack supervised staff to assist the BLM with the review and processing of a Plan of Development (POD) and EIS for a solar photovoltaic energy generating facility with a total capacity of 550 megawatts on 4,000-acres of land. The project is sited on federal lands managed by the BLM and private lands, and is located approximately six miles north of the community of Desert Center in Riverside County, California. Key resource issues associated with this project included biological and cultural resources, paleontology, and hydrology. The project required a plan amendment and right-of-way permit from the BLM and approval from the California Public Utilities Commission, a cooperating agency. Responsibilities included assisting the BLM with project scheduling, POD conformance review, agency and applicant coordination, technical studies and peer reviews, Draft EIS review and section preparation, Final EIS preparation, and Record of Decision development.

County of Riverside, Ben Clark Training Center, Riverside County, CA. Project Director.

The Ben Clark Public Safety Training Center is a comprehensive training complex for use by law enforcement, fire service, correctional, and emergency medical service personnel. The project consisted of preparing an EIR addendum for modifications to an approved master plan covering 375-acres of the March Air Reserve Base. Jack was responsible for directing the EIR process and interacting with the lead agency, the Riverside County Economic Development Agency.

Desert Sunlight Solar Project BLM Support Services, Palm Springs, CA. Project

Manager. Jack supervised the 500MW solar energy project in the desert near Desert Center

and Joshua Tree National Park. ESA prepared the Final EIR and ROD for the BLM. ESA was the lead consultant responsible for preparing the EIS for the Desert Sunlight project, a 550-megawatt solar photovoltaic energy generation facility covering over 3,000 acres located on desert lands in California, administered by the BLM. The project includes a solar farm, transmission system, and a new regional substation. ESA is currently providing compliance monitoring on behalf of the BLM.

Multiple Solar Projects, Kern County, CA. Project Manager. ESA is preparing EIRs for multiple photovoltaic (PV) solar projects in the desert region of Kern County. Jack serves as a Project Manager for these efforts, and his role includes oversight of EIR preparation, establishing regular contact with County staff, maintaining overall knowledge of environmental issues faced by the County or that arise during public comment, and administration of budgets, scopes, invoicing, and schedules. The work involves eight solar projects ranging from around 500 acres to over 5,400 acres. All the projects are on a "fast track" schedule with the expectation of certification in nine to twelve months. In addition to preparing the EIRs, ESA is reviewing all technical reports for adequacy and compliance with CEQA requirements. Technical reports include: agricultural conversion, aesthetics, air quality, biological resources, cultural resources, water supply assessments, greenhouse gas emissions, noise, and traffic. Unique challenges include preparing much of the CEQA documentation on similar schedules and coordinating with the County and multiple applicants. Key environmental issues include: aesthetics, agricultural resources, biological resources, construction-related impacts, and cumulative impacts.

Level 3 Communications, Long-Haul Fiber Optic Installation, Arizona, Nevada, and California. Project Manager. Prior to joining ESA, Jack supervised the entitlement process associated with the installation of over 400 miles of fiber optic cable. The project involved coordination with regulatory agencies and the client in developing mitigation measures and securing necessary approvals. Jack managed \$5 million in environmental monitoring contracts that involved the oversight of over 150 biologists, ensuring compliance with all mitigation measures associated with agency approvals.

California Department of Water Resources, East Branch Extension Phase II, San Bernardino, CA. Environmental Compliance Coordinator. The project involves the construction of a six-mile, 72-inch water pipeline to increase conveyance capacity of the California Aqueduct sufficient to deliver maximum annual State Water Project amounts allotted to the San Bernardino Valley Municipal Water District. Jack is working closely with DWR staff to provide environmental compliance monitoring support services during construction; and to oversee biological surveys required by project permits and approvals. Work includes federal and State agency coordination.

Metropolitan Air Park Project, San Diego, CA. Project Manager. Jack is managing the preparation of a Master Plan and Design Guidelines and EIR/EA for Metropolitan Air Park at Brown Field Airport, in the City of San Diego. The project is a public-private venture involving a 50-year land lease from the City of San Diego for a 400-acre portion of the airport property to be developed into airport and non-airport related land uses, including a jet aviation business center fixed base operator (FBO), a helicopter business center FBO, an eco-industrial park, a transit center, and mixed use commercial/retail/hotel. The project requires the approval of the City of San Diego, the Airport Land Use Commission and the Federal Aviation Administration. Construction is to be phased over a 20-year timeframe. Work includes preparation of technical studies for noise, air quality, climate change, biology, cultural, and waste management; development of use regulations and design guidelines; agency coordination; and regulatory permitting.

DANIELLE T. GRIFFITH

Project Manager, Senior Associate

Danielle has over 12 years of progressively responsible experience in planning, environmental planning and analysis and several years working in land use and development firm. Danielle has worked as a project manager leading large, interdisciplinary consultant teams in environmental planning efforts for a variety of residential, commercial, industrial and mixed-use land development projects throughout Southern California. She also has experience in developing long- and short-term plans for land use, growth and revitalization of urban, suburban, and rural communities. Additionally, she has written and reviewed a variety of environmental planning documents, including technical reports. She has worked for both public agencies and private companies.

Relevant Experience

Education

Juris Doctor, Western State
University College of Law,
Fullerton, CA

MA, Political Science,
Specializing Public Policy, San
Diego State University, San
Diego, CA

BA, Political Science, Sonoma
State University, Rohnert Park,
CA

12 Years Experience

Professional Affiliations

Association of Environmental
Professionals

Urban Land Institute – Future
Build LA 2010, 2011 Planning
Committee Member

City of Palm Springs, Roadway Improvements, Palm Springs, CA. Project Manager.

Danielle served as the project manager for the CEQA and NEPA documents for roadway and drainage improvements in the City of Palm Springs. The project consisted of a program that was earmarked to develop and enhance public access to the new Agua Caliente Cultural Museum to be constructed at the southeast corner of Tahquitz Canyon Way and Hermosa Drive. The project also included development of road and signage improvements to the museum.

Department of Water Resources (DWR), Pearblossom Solar Project, Antelope Valley, CA. Project Manager.

Danielle is the Project Manager for the Pearblossom Solar Project. DWR is proposing to construct solar panels on existing DWR property near the Pearblossom pump station. ESA is preparing an IS/MND, cultural resources studies, and biological studies.

Joshua Basin Water District, Recharge and Pipeline Project Addendum, Joshua Tree, CA. Project Manager.

Danielle managed the preparation of the Joshua Basin Water District Recharge Basin and Pipeline Project Addendum. The proposed project would extend the Morongo Pipeline approximately six miles to deliver State Water Project water to new recharge basins in the community of Joshua Tree. Key issues included biological resources impacts to desert tortoise and coordination with California Department Fish and Game for impacts related to desert tortoise habitat.

Riverside County, Rio Vista Specific Plan Amendment No. 1, Riverside County, CA. Project Manager.

Danielle managed the preparation of a Specific Plan Amendment for amend the Rio Vista Specific Plan which is a mixed use master planned development located in an unincorporated area of Riverside County. The project consists of the following approximately 324.6-acres of residential development, within four density ranges, totaling approximately 1,762 residential units, a 17.7-acre school site, approximately 50.0-acres of neighborhood park sites, 14.0-acres of landscaping on manufactured slopes and 464.8-acres of open space conservation. The Rio Vista park sites are connected by a recreation paseo system.

City of Menifee, Menifee North Specific Plan, Amendment No. 2, Riverside County, CA. Project Manager.

Danielle assisted in the preparation of a Specific Plan Amendment and Mitigated Negative Declaration with proposed land uses including, residential, commercial, commercial business park, open space, mixed use and industrial land uses on a 1,604.6-acre site.

County of Riverside, Specific Plan 282S1, Riverside County, CA. Project Manager.

Danielle prepared a Mitigated Negative Declaration for a Substantial Conformance document in Riverside County to eliminate the designated multi-family planning areas of a Specific Plan,

increase the acreage of the single-family planning areas and reduce the overall dwelling units in the Specific Plan.

County of Riverside, Oleander Business Park EIR, Riverside County, CA Project Manager. Danielle assisted in the preparation of an EIR for a Tentative Parcel Map which subdivided 68.80 gross acres into 5 parcels ranging in size from 5.71 gross acres to 28.23 gross acres.

County of Riverside, Coachella 273 EIR and Specific Plan, Riverside County, CA. Project Manager. Danielle managed the preparation of a Specific Plan and the EIR in the Coachella Valley for a 300-acre, master-planned residential and commercial community. Danielle also coordinated efforts with the planning team to incorporate project design features, development standards, design guidelines, and a zoning ordinance.

County of Riverside, La Quinta 628 EIR and Specific Plan, Riverside County, CA. Project Manager. Danielle managed the preparation of a Specific Plan and the EIR for a master-planned community which consists of 2,525 residential dwelling units on 622.1-acres in Riverside County. She also coordinated efforts with the planning team to incorporate project design features, development standards, design guidelines, and a zoning ordinance. This project is currently undergoing review.

County of Riverside, The Falls Specific Plan and EIR, Martinez Canyon, Riverside, County, CA. Project Manager. Danielle managed the preparation of a the Specific Plan and EIR located in Martinez Canyon of the Santa Rosa Mountains. The project is comprised of 2,700-acres and includes residential and an active adult community. This project is currently undergoing review.

City of Moreno Valley, Highland Fairview Corporate Park EIR, Moreno Valley, CA. Project Manager. Danielle managed the preparation of an EIR for a Tentative Parcel Map (TPM) in the City of Moreno Valley. The TPM creates parcels on 158.4-acres for two logistics buildings, two commercial projects, and future SR-60 right-of-way. The proposed industrial park would include the Sketchers distribution center incorporated recycled construction materials, photovoltaic panels and meet other "green" building standards. Built in three phases, it would include the 1.8-million-square-foot Sketchers building in the first phase; a smaller logistics building and retail center in the second phase; and another retail center in the third phase. The project was approved by the City Council in June 2009.

LAURA ROCHA, CPSWQ, QSD/QSP

Managing Associate

Laura provides environmental management services, with a focus in water quality/water resources in the Southern California region. She is a Certified Professional in Storm Water Quality (CPSWQ) and a Qualified Storm Water Pollution Prevention Plan (SWPPP) Developer/Practitioner. In addition, Laura contributes to a variety of tasks related to the preparation and management of environmental documents, including technical reports, Environmental Impact Reports (EIRs), Mitigated Negative Declarations (MNDs) and Environmental Assessments (EAs), pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) for commercial, residential, mixed-use, and water infrastructure projects. Laura is known for her ability to provide quality work products in a timely manner.

Relevant Experience

Education

M.S., Environmental Studies;
California State University,
Fullerton

B.A., Environmental Studies
and Psychology; University of
California, Santa Barbara

8 Years of Experience

Professional Affiliations

California Stormwater Quality
Association, CASQA

Water Environment Research
Foundation, WERF

2013 Water Leaders Class

Certifications

Certified Professional in
Storm Water Quality, #0716

Qualified SWPPP Developer
(QSD) and Qualified SWPPP
Practitioner (QSP), #21545

Corollo Engineers, Inc., Palm Springs Waste Water Treatment Plant Upgrades Project. Project Manager. Laura is currently managing the preparation of an IS/MND and supporting technical work for the Palm Springs Waste Water Treatment Plant Upgrades Project. The project is located in Palm Springs, south of Interstate-10 and west of State Route 111. The existing wastewater treatment plant facilities are in need of upgrades/replacement as a result of aging and outdated infrastructure. The proposed project would also include utilities in support of the upgraded facilities. This project has a fast-paced schedule, with the IS/MND anticipated to be certified within four months of notice to proceed.

The Preserve at San Juan EIR, Orange/Riverside Counties, CA. CEQA Specialist. The Preserve at San Juan project consists of approximately 600-acres of undeveloped land that would be developed into approximately 200 single-family residential lots. The project site is located along Ortega Highway in unincorporated Orange County. The project site is also adjacent to the Cleveland National Forest Key issues include: public services (co-agency responsibility), utilities, cultural resources, and biology. Ms. Rocha contributed to technical analysis for the hydrology and water quality analysis, utilities, in addition to the alternatives analysis.

Riverside Transit Agency (RTA), Twin Cities Project, CEQA/NEPA Services, Riverside County, CA. CEQA/NEPA Project Manager. RTA is proposing a transit center in the Temecula and Murrieta region. The Twin Cities Transit Center is envisioned to be a multi-modal transportation hub serving local bus routes, express bus services, potential bus rapid transit, and possible Metrolink rail extensions associated with the near term implementation of the Perris Valley Line. The project is currently in the feasibility stage. The center could be built in either city, depending on the results of a feasibility study being conducted by Psomas Engineering. Laura will coordinate with Psomas for this project during preparation of the CEQA/NEPA environmental documents, which is anticipated in 2014.

Riverside County Transportation Department, Agua Mansa Road Traffic Signal Project, Riverside County, CA. Project Manager. Laura prepared the Preliminary Environmental Study (PES) and supporting technical reports for a traffic signal installation project on Agua Mansa Road/Market Street in Riverside County. Laura was responsible for research and preparation of the PES in accordance with Caltrans guidelines and provided oversight for preparation and processing of the supporting technical reports through Caltrans review. Technical reports included biological resources, traffic, air quality, and noise. In addition, the biological resources report included a MSHCP consistency analysis.

Riverside County Transportation Department, Rubidoux Boulevard/28th Street Traffic Signal Project, Riverside County, CA. Project Manager. Laura prepared the Preliminary Environmental Study (PES) and supporting technical reports for a traffic signal installation

project on Rubidoux Boulevard/28th Street in Riverside County. Laura was responsible for research and preparation of the PES in accordance with Caltrans guidelines and provided oversight for preparation and processing of the technical reports through Caltrans review. Technical reports included biological resources, traffic, air quality, and noise. In addition, the biological resources report included a MSHCP consistency analysis.

Stormwater Pollution Prevention Plan (SWPPP) for the Sacramento County International Airport, CA. QSD. ESA Qualified SWPPP Developers are in the process of preparing the SWPPP for Sacramento International Airport (SMF) for compliance with the State Water Resources Control Board statewide general permit for storm water discharges associated with industrial activities, known as Water Quality (WQ) Order No. 97-03-DWQ. SMF has an "umbrella" stormwater Industrial Permit that includes all of the airlines and other tenants under its Waste Discharge Identification Number as co-permittees in practice. Tenant operators are therefore required to be included in the SWPPP. A wide range of tenant activities occur at SMF, ranging from airlines and aircraft maintenance firms, to car rental companies and restaurants. ESA Qualified SWPPP Developers are working directly with airport staff and all tenants to identify potential pollutant sources and a method in which to control the discharge. ESA Qualified SWPPP Developers are ensuring that the SWPPP complies with both the current and 2012 proposed Industrial General Permit.

Stormwater Pollution Prevention Plan (SWPPP) for the Elkhorn Slough Sediment Stockpile Project, Monterey County, CA. QSD. ESA Qualified SWPPP Developers prepared the SWPPP for the project which includes the temporary stockpile of 200,000 cubic yards of sediment on the Minhoto Ranch ("Property"), while the agency proceeds with planning and permitting for a tidal marsh restoration project for which the sediment will be used. The Qualified SWPPP Developer worked directly with the project applicant to find low-cost effective solutions for the temporary stockpile project. The project was considered Risk Level 2 and ESA Qualified SWPPP Developers prepared the SWPPP documentation to comply with Risk Level 2 projects according to the Construction General Permit.

Department of Water Resources, Perris Dam Temporary Roadway Erosion Control Recommendations, QSD. Laura, as Qualified SWPPP Developer, provided DWR with sediment and erosion control services for the Perris Dam temporary roadway. Roadway construction resulted in the formation of a loose soil berm along the downside slope of the roadway. Erosion of the roadway would result in sedimentation of the adjacent drainage facility located at the toe of the dam. ESA QSD identified several erosion and sediment control Best Management Practices (BMPs) that could be implemented on and adjacent to the temporary road to reduce erosion over the next rain season.

Stormwater Pollution Prevention Plan (SWPPP) for the Regional Plant No. 5 Emergency Pond Project, Chino, CA. QSD. ESA Qualified SWPPP Developer is currently preparing the SWPPP for the project which would facilitate drainage improvements along the banks of the emergency holding pond at Regional Plant No. 5. The drainage structures surrounding the emergency holding pond (banks, culverts and rip raps) are eroded and/or broken. The project will involve the repair of eroded riprap, re-grading of the pond banks, replacement of the broken culvert on the west bank, and the addition of earth berms, v-gutters and curbs to direct flow to riprap. To successfully accomplish these activities, filling, compaction, re-grading and demolition of irrigation PVC piping will be required. The project is considered Risk Level 1 and ESA Qualified SWPPP Developer is preparing the SWPPP documentation to comply with Risk Level 1 projects according to the Construction General Permit.

EXHIBIT "D"
SCHEDULE OF COMPENSATION

Attached rates shall apply for the first three (3) years of the agreement, after which Consultant may request a price adjustment not to exceed the Bureau of Labor Statistic's Consumer Price Index (CPI) for the LA/Riverside/Anaheim region for the prior 12 month period effective on the anniversary date of the agreement. The optional renewal years 4 and 5, and any associated CPI increase, are at the mutual consent of the City and the Consultant.



COST PROPOSAL

Environmental Science Associates & Subsidiaries 2014 Schedule of Fees

I. Personnel Category Rates

Charges will be made at the Category hourly rates set forth below for time spent on consultation or meetings related to the project, field work, report preparation and review.. Time spent on projects in litigation, in depositions and providing expert testimony will be charged at the Category rate times 1.5.

Dedicated Project Director/Principal and Project Manager hourly billing rates are as follows:

- Deanna Hansen (Project Director/Principal): \$225/hour
- Jack Gorzeman (Project Manager): \$170/hour

All other ESA staff will be invoiced at the following category rates:

Labor Category	Level I	Level II	Level III
Senior Director	225	240	255
Director	190	205	215
Managing Associate	155	170	185
Senior Associate	130	140	150
Associate	95	110	120
Project Technicians	75	90	110

- The range of rates shown for each staff category reflects ESA staff qualifications, expertise and experience levels. These rate ranges allow our project managers to assemble the best project teams to meet the unique project requirements and client expectations for each opportunity.
- From time to time, ESA retains outside professional and technical labor on a temporary basis to meet peak workload demands. Such contract labor may be charged at regular Employee Category rates.
- ESA reserves the right to revise the Personnel Category Rates annually to reflect changes in its operating costs.

II. Subcontracts

Subcontract services will be invoiced at cost multiplied by 1.15.

III. Travel Expenses

Travel expenses will not be invoiced .

IV. Other

There shall be added to all charges set forth above amounts equal to any applicable sales or use taxes legally levied in lieu thereof, now or hereinafter imposed under the authority of a federal, state, or local taxing jurisdiction.



*City of
Palm Springs*

Proposal



RBF
CONSULTING
A Baker Company

On-Call Environmental Consulting (CEQA) Services

RFP 15-14

Mission Statement

Our Mission at RBF Consulting is to:

Make the world a better place through the application of the principle of sustainable development by providing professional design services that enhance the quality of life and the environment.

Provide development, infrastructure, planning and environmental services to private and public clients in local, regional and global markets.

Lead as professionals specializing in planning, design and construction.

Look forward to the future with a commitment to building opportunities and value for our clients and ourselves.

*Creating value by delivering
innovative and sustainable solutions
for infrastructure and the environment.*

RBF
CONSULTING
A Baker Company



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www.mbakercorp.com

March 27, 2014

Mr. Craig L. Gladders, CPM
Procurement and Contracting Manager
City of Palm Springs
Procurement and Contracting Department
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

RE: **Proposal for On-Call Environmental Consulting (CEQA) Services, RFP 15-14**

Dear Mr. Gladders,

RBF Consulting (RBF) is pleased to present this proposal to the City of Palm Springs for the On-Call Environmental Consulting Services project. We are proud of our reputation in the Coachella Valley, providing multi-discipline consulting services for completing major development and infrastructure projects over the past several years. RBF will build on our past experience to deliver tasks resulting from the On-Call Services in the most efficient way possible.

By selecting the RBF Team, the City will be gaining an experienced team of proven professionals that has successfully delivered a number of environmental document projects for the benefit of the valley residents and agencies. Advantages that distinguish the RBF Team are:

- ❖ **Expert Leadership.** Project Manager, Bob Prasse brings more than 29 years of diverse and challenging work experience in environmental and land planning. His broad experience includes project management for: CEQA/NEPA and other Environmental Documents, as well as, specific plans and planned developments. Mr. Prasse will provide the day-to-day oversight of any Tasks resulting from this On-Call, and will serve as the City's main point of contact for the duration.
- ❖ **Local Knowledge.** RBF has completed numerous environmental documents throughout the Coachella Valley, fostering an excellent understanding of the special needs and criteria surrounding a desert environment, as well as the environmental and multi-agency coordination required to successfully obtain CEQA/NEPA or environmental documentation.
- ❖ **Specialized Project Team.** To better serve the City with a more comprehensive project team, we have teamed with BCR Consulting to provide cultural resources, and a local geotechnical firm, Petra Geotechnical.

Our proposal was prepared in compliance with the City's Request for Proposal (RFP), including our cost proposal provided in a separate envelope. This proposal is valid for 120 calendar days from March 27, 2014. Additionally, we acknowledge the release of Addenda #1, #2, and #3.

We look forward to assisting the City in its mission to provide a cleaner, safer and more sustainable environment for all its inhabitants. Please contact me at 760/346-7481, or Bob Prasse at 909/974-4918, to discuss any aspect of this Proposal.

Respectfully submitted,

Mike Sutton, PE
Vice President



*City of
Palm Springs*

On-Call Environmental Consulting (CEQA) Services



RBF
CONSULTING
A Baker Company

A
Firm Qualifications

Section A

Firm Qualifications, Project Team, Experience and Background

A.1 FIRM'S BACKGROUND INFORMATION



RBF Consulting, a company of Michael Baker International (RBF), a California Corporation, will be the Prime consultant for this contract. All projects resulting from this On-Call will be managed from our local Palm Desert office. RBF is proud to have served the City of Palm Springs, and all other cities within the Coachella Valley, for over 40 years with engineering and planning services for projects of all sizes. With the merger into Michael Baker International in 2011, RBF/Baker has expanded both its capacity and its capabilities. Now over 7,000 professionals strong, the RBF/Baker team provides everything from Planning and Environmental, through Design, Survey, and Construction Management for a wide variety of fields. These fields include: Public Works, Transportation, Bridge Design, Water/Wastewater, Surface Water, and Land Development.

RBF Consulting, a company of
Michael Baker International

A.2 PRINCIPAL OFFICER

Mike Sutton, PE, is the Firm Principal directly in charge of the Palm Desert Office operations. Mr. Sutton has been a resident of the Coachella Valley for over 15 years, and is strongly vested in its development and success. Mr. Sutton will also serve as Principal In Charge for the Palm Springs On-Call Environmental Consulting Services project.

Serving in the capacity of Quality Assurance / Quality Control is a supporting Principal Officer, **Kevin Thomas, CEP**. Mr. Thomas brings almost 30 years of environmental documentation and project oversight experience, with extensive focus on Riverside and San Bernardino Counties.

A.3 EXPERIENCE

RBF's on-call environmental support team provides the City of Palm Springs with some of the top environmental experts in Southern California. The RBF team assembled for this proposal has the ability to provide the City with immediate access to a comprehensive environmental team that will be able to support all aspects of environmental services needed to avoid or minimize potential impacts.



RBF clearly has the demonstrated capacity to perform the required services, as stated in the RFP.

ENVIRONMENTAL SERVICES

RBF is a recognized leader in the field of environmental analysis and planning within the State of California, providing comprehensive environmental documentation services for a wide variety of multi-disciplinary projects. Our award-winning team offers documentation in compliance with environmental laws and regulations including the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), Endangered Species Act (ESA), the Clean Water Act (CWA), the Clean Air Act (CAA) and other applicable environmental laws. The staff includes certified planners, expert biologists, registered environmental assessors, registered traffic engineers, civil engineers (flood control, water/wastewater), licensed landscaped architects, and air quality and noise specialists.

A partial listing of our areas of expertise follows:

- Agency Permit Processing and Entitlement Services
- Aesthetics/Visual Analysis (including 3D modeling and renderings)
- Air Quality Analysis (monitoring, modeling, permitting, conformity analyses)
- Biological Resources Assessments/Focused Surveys/ESA compliance
- Drainage/Flood Control
- Environmental Assessments
- Environmental Documents/Notices required by CEQA and NEPA
- Feasibility/Due Diligence Studies
- Geographic Information Systems (GIS)
- Greenhouse Gas Analysis
- Hazardous Materials Investigations (Phase I Environmental Site Assessments)
- Land Use Compatibility
- Mitigation Monitoring Programs (Public Resources Code Section 21081.6)
- Noise Analysis (monitoring, modeling, mitigation design)
- National Pollution Discharge Elimination System (NPDES) processing
- Policy Planning (General Plans, Specific Plans, zoning ordinances)
- Public Participation Programs (including multi media)
- Traffic Impact Studies (including parking, access, TDM, CMP)
- Sustainability Principles and Practices
- Utility and Infrastructure Studies
- Water/Wastewater Feasibility Studies
- Watershed Planning/Water Quality
- Wetland Resources (assessment, delineation, mitigation, permitting, processing)





ENVIRONMENTAL DOCUMENTATION/STUDIES

Environmental documents prepared at RBF address the full range of environmental and technical issues, with in-house specialists providing technical evaluation for traffic and transportation, flood control and drainage, air quality, noise, land use, socioeconomics, utilities and services, energy conservation, visual and aesthetic effects, relevant planning, hazardous materials, neighborhood and construction effects, landform modification, agricultural suitability and many other environmental issue areas. State-of-the-art computer facilities including Computer Aided Drafting and Design (CADD), ARC/INFO, GIS and specially created computer programs are utilized in obtaining the highest level of technical completeness and efficiency.

ADDITIONAL ENVIRONMENTAL SERVICES

Air Quality Analysis. RBF is a recognized leader in air quality modeling and analysis, with expertise in the areas of: 1) air quality dispersion modeling; 2) construction and operational pollutant modeling; 3) carbon monoxide hotspots modeling; 4) odor analysis; and 5) greenhouse gas emissions analysis. The RBF Team has prepared a wide variety of air quality analyses for projects throughout California. Our staff is familiar with Federal, State, and local requirements and thresholds of significance for criteria pollutants. We routinely consult with the U.S. Environmental Protection Agency, South Coast Air Quality Management District (SCAQMD), and other air pollution control districts to ensure adequate project-level analysis under existing air quality regulations.

Green House Gas Emissions (GHG). RBF is a leader in the field of GHG inventories providing the identification of emission reduction targets, and development and evaluating GHG reduction measures or strategies. The RBF Team follows the approach described in the California Air Pollution Control Officers (CAPCOA) CEQA and Climate Change White Paper and the California Air Resources Board (CARB) Scoping Plan in addition to other guidance from agencies such as International Council for Local Environmental Initiatives (ICLEI) and the Climate Registry. The Team also utilizes the emissions protocol prescribed in CARB's *Local Government Operations Protocol for the Quantification and Reporting of Greenhouse Gas Emissions Inventories*. These evaluations take into consideration vehicle miles traveled, local transportation plans, and the SCAQMD's Air Quality Management Plan.

Noise Impact Assessments/Analyses. RBF provides a full range of noise impact analyses for public and private sector clients, in accordance with local, state and federal impact assessment criteria. RBF is skilled in utilizing various models. RBF utilizes a Type I sound level meter to conduct ambient noise measurements and construction noise monitoring.

Traffic Analysis. RBF has an extensive Traffic Engineering and Transportation Planning Department. Traffic analysis staff is capable of preparing impact studies ranging from simple housing development projects to regional transportation plans, construction Traffic Management Plans, detour plans, temporary access analyses, and construction haul route studies.



Phase I Environmental Assessments. Phase I Environmental Assessments evaluate the potential for hazardous materials on a site based upon readily discernible and/or documented present and historic uses of the property. In accordance with ASTM standards, the RBF Team can provide a full range of assessments of potentially impacted properties.

Regulatory Agency Permits. RBF staff is certified to perform, and have successfully processed, wetland delineations and jurisdictional determinations that need to meet regulatory requirements of the U.S. Army Corps of Engineers (ACOE) [Section 404 Individual and Nationwide Permits], California Department of Fish and Wildlife (CDFW) [1602 Streambed Alteration Agreements] and Regional Water Quality Control Board (RWQCB) [Section 401 water quality certification] permits.

Visual Impact Analysis. RBF provides comprehensive visual impact analysis services for a wide range of large and small-scale projects for public and private sector clients. RBF utilizes the highest quality state of the art technology to meet our clients' needs for various analyses, including CADD (Computer Aided Design and Drafting), CAE (Computer Aided Engineering), a professional full video production facility, and a wide range of IBM and Macintosh software applications for computer animation, illustration, and photograph enhancement. RBF conducts visual impact analyses in conformance with appropriate agency standards including the BLM, BOR, CEC and FHWA.

Biology. The RBF Team will prepare the appropriate biological resources related reports to support CEQA/NEPA analysis. RBF maintains a highly-trained team of professional biologists with the expertise to perform:

- Habitat Assessments
- General Biological Surveys
- Focused Sensitive Species Surveys
- Jurisdictional Wetland Delineations
- Wildlife Corridor Analysis
- Regulatory Permitting
- Section 7 Consultations.



Our biologists maintain the necessary recovery permits necessary to conduct focused species surveys for numerous Federal threatened, endangered, and candidate species.

RBF's work effort would include both primary and secondary research to establish the baseline biological conditions on the site, to understand, in detail the environmental impacts to biological resources associated with the proposed project. RBF's team can also identify project alternatives to avoid, minimize, and mitigate potential impacts associated with project. Depending on the physical resources onsite and the number and type of agencies involved, we may recommend early coordination with Responsible and Trustee Agencies, as well as other public agencies with an interest in the proposed project.

Cultural Resources. RBF's Cultural Resources subconsultant has decades of collective experience in the full range of support of clients throughout the United States. This long-term

involvement has resulted in thorough knowledge of state and Federal guidelines for cultural resources management. Our archaeologists, architectural historians, historians, and applied anthropologists consistently work with clients to ensure compliance with the interrelated requirements of the National Historic Preservation Act (NHPA), NEPA, Archaeological Resources Protection Act (ARPA), Native American Graves Protection and Repatriation Act (NAGPRA), American Indian Religious Freedom Act (AIRFA), as well as state and local regulations.

A.4 KEY STAFF

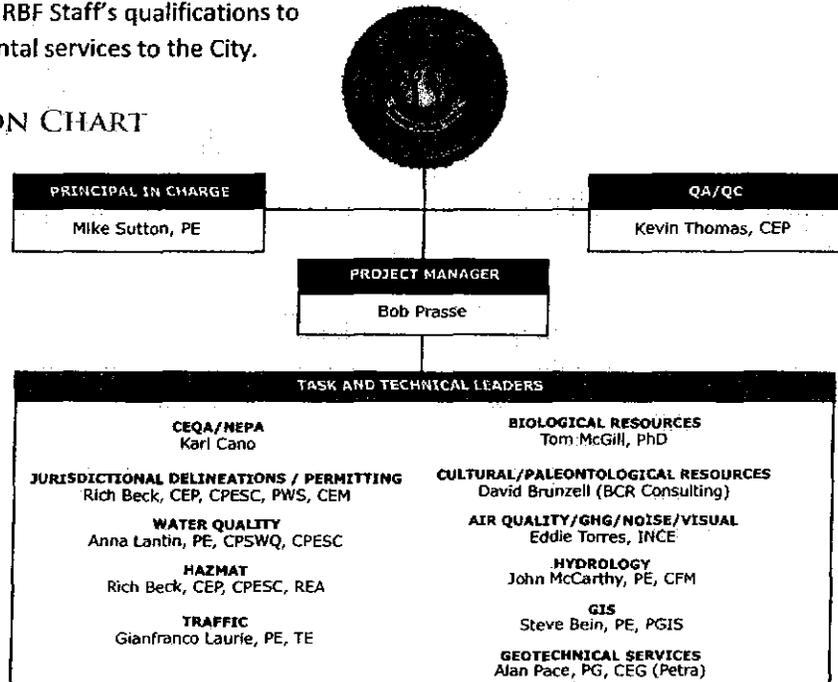
The RBF Team is prepared to commit its personnel and its resources to serving the City of Palm Springs by providing On-Call Environmental Services. Our team of professionals is well balanced and experienced in working together on many successful projects. The key personnel assigned to this project have functioned in similar responsible positions and have worked on numerous projects together.

PROJECT MANAGER

The City of Palm Springs On-Call Environmental Services contract will be managed by **Mr. Bob Prasse**. Mr. Prasse brings more than 29 years of diverse and challenging work experience in environmental and land planning. His broad experience includes project management for: CEQA/NEPA and other Environmental Documents, as well as, specific plans and planned developments. Mr. Prasse will provide the day-to-day oversight of any Tasks resulting from this On-Call, and will serve as the City's main point of contact for the duration.

Following the Project Team's Organization Chart is a matrix providing substantiating information on the RBF Staff's qualifications to provide environmental services to the City.

ORGANIZATION CHART



Over 3,200 Technical & Support Personnel



KEY STAFF QUALIFICATIONS MATRIX

STAFF NAME ROLE	YEARS OF EXP	EDUCATION	REGISTRATIONS	AVAILABILITY
Mike Sutton, PE Principal in Charge	19	B.S., 1994, Civil Engineering, California State Polytechnic University, Pomona	1997, Civil Engineer, CA, 57667	20%
Kevin Thomas, CEP QA/QC	29	B.A., 1985, Environmental Engineering, University of California, Los Angeles	1999, Certified Environmental Professional, 99040383	20%
Bob Prasse Project Manager	29	M.S., 1980, Urban and Regional Planning, University of Southern California B.S., 1978, Public Affairs, University of Southern California		75%
Kari Cano CEQA/NEPA Lead	8	M.A., 2005, Political Science, Cal. State Fullerton, Fullerton, CA B.A., 2002, Political Science, Cal. State Fullerton, Fullerton, CA		45%
Rich Beck, CEP, CPESC, PWS, CEM Jurisdictional Delineations, Permitting, Hazmat	15	B.A., 2000, Environmental Studies, University of California, Santa Cruz 2008, Watershed Management Academy, EPA 2010, Occupational Certificate in Ecological Restoration, Saddleback College, CA	2011, Professional Wetland Scientist, 2160 2010, California Rapid Assessment Method (CRAM) Trained Professional (Riverine) 2010, Certified Professional in Erosion and Sediment Control™, 5611 2010, Certified Environmental Professional, 10050455 2002, Certified Wetland Delineator (Section 307(e), Water Resources Development Act of 1990)	30%

STAFF NAME ROLE	YEARS OF EXP	EDUCATION	REGISTRATIONS	AVAILABILITY
Anna Lantin, PE, CPSWQ, CPESC Water Quality	24	B.S., 1990, Civil Engineering, Colorado State University Post Graduate Studies, Colorado State University	1996, Civil Engineer, CA, 55043 2004, Certified Professional in Erosion and Sediment Control, 2781 2004, Certified Professional in Storm Water Quality, 0079 2010, Qualified SWPPP Developer/Practitio ner, CA, 00064 2010, Construction General Permit Trainer of Record (CGP-ToR), CA	20%
Gianfranco Laurie, PE, TE Traffic	6	B.S., 2007, Civil Engineering, California State Polytechnic University, Pomona	2012, Civil Engineer, CA, 80532 2013, Traffic Engineer, CA, 112687	20%
Tom McGill, PhD Biological Resources	34	Ph.D., Genetics, University of California, Santa Barbara 1978 M.A., Ecology, University of California, Santa Barbara 1978 B.A., Biology, Harvard University Cambridge Massachusetts, 1971		20%
David Brunzell Cultural Resources	19	M.A., 2005 Anthropology/Archaeology, California State University, Fullerton B.A., 1997, Anthropology, California State University, Fullerton Bachelor's College Field School 1995, Southern Oregon/Northern California	Register of Professional Archaeologists, 2002-14	20%

STAFF NAME ROLE	YEARS OF EXP	EDUCATION	REGISTRATIONS	AVAILABILITY
Eddie Torres, INCE Air Quality, GHG, Noise, Visual	14	M.S., 2005, Mechanical Engineering, University of Southern California B.S., 2000, Mechanical Engineering, University of California, Irvine B.A., 2000, Environmental Analysis and Design, University of California, Irvine	Institute of Noise Control Engineering	20%
John McCarthy, PE, CFM Hydrology	26	B.S., 1989, Civil Engineering, California Polytechnic State University, San Luis Obispo Certificate, 1997, Earth Construction and Development Management	1991, Civil Engineer, CA, 47583 2009, Certified Floodplain Manager, US, 05-01896	20%
Steve Bein, PE, GISP GIS	28	M.S., 1986, Civil Engineering/Water Resources, Stanford University B.S., 1985, Civil Engineering, University of Colorado Certificate, 1994, Arc/Info, ESRI Certificate, 1995, ArcView	1989, Civil Engineer, CA, 43800 2009, Geographic Information Systems Professional	20%
Alan Pace, PG, CEG Geotechnical	25	B.S., 1987, Geologic Engineering, Colorado State University	Certified Engineering Geologist, California, CEG 1952 Professional Geologist, California PG 8729	40%

A.5 SUBCONSULTANT SUPPORT

RBF calls upon specialists in the industry to provide particular services based on their similar project experience, local knowledge and established relationships with the RBF Team and various entities that will be involved in the project. In this effort, RBF is being supported by Alan Pace, Petra Geotechnical Services, and David Brunzell, BCR Consulting (Cultural Resource Services). We have worked with both Petra and BCR on several projects throughout Southern California and welcome them to our On-Call Team of professionals.



Petra Geotechnical (Petra) is a geotechnical and environmental consulting firm founded in 1975 as Earth Research Associates, and incorporated in 1988 as Petra. Petra's workforce consists of an interdisciplinary group of professionals including licensed engineers, geologists, environmental scientists, hydrogeologists, technicians, and administrative support staff. Petra's current geographical focus is throughout southern California. To serve their clients efficiently, Petra has strategically positioned their current office locations within, or no further than, approximately 45 minutes from areas of major development. They maintain five offices serving the counties of Orange, San Diego, Riverside, San Bernardino, Los Angeles, and the Desert Region.



BCRCONSULTING LLC

BCR Consulting, LLC (BCR Consulting) is made up of a highly qualified team of professionals that provide cultural resource compliance services for publicly and privately funded projects pursuant to the California Environmental Quality Act (CEQA), Section 106 of the National Historic Preservation Act (NHPA), and the National Environmental Policy Act (NEPA). BCR Consulting clients are accustomed to receiving excellent results ahead of schedule and within budget limits. Fields of specialization include Archaeology (both prehistoric and historic), Historic Preservation (History and Architectural History), Paleontology, and Geographic Information Systems (GIS). The BCR Consulting team exceeds the Secretary of the Interior's Professional Qualification Standards for cultural resource management.



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*City of
Palm Springs*

On-Call Environmental Consulting (CEQA) Services



RBF
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B
Understanding
CEQA Processes

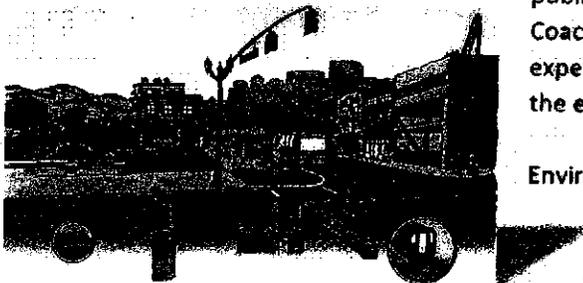


Section B Understanding CEQA Processes

B.1 ENVIRONMENTAL ASSESSMENT SERVICES

As a leader in the environmental field, RBF offers an extensive array of services associated with environmental compliance and documentation. RBF provides evaluation for the full range of environmental effects for all types of projects. Our award-winning team offers documentation in compliance with environmental laws and regulations including the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), Clean Water Act (CWA), Endangered Species Act, Clean Air Act and other applicable state and federal environmental laws.

RBF has prepared over 700 environmental documents on projects including all types of private development projects as well as community-wide plans and programs (General Plans, Community Plans, Climate Action Plans, Downtown Revitalization Plans, etc.). RBF environmental analysts have also prepared numerous specific plans, roadway alignment, infrastructure, and zone change EIRs, as well as various special environmental studies for public works projects. In addition, the RBF Team's familiarity with the Coachella Valley coupled with our wide-ranging environmental review experience, are assets that we offer to the City in order to complete the environmental documentation for your projects.



Environmental documents prepared at RBF address the full range of environmental and technical issues, with in-house specialists providing technical evaluation for traffic and transportation, flood control and drainage, air quality, noise, land use, socioeconomic, utilities and services, energy conservation, visual

and aesthetic effects, relevant planning, hazardous materials, neighborhood and construction effects, landform modification, agricultural suitability and many other environmental issue areas. State-of-the-art computer facilities including Computer Aided Drafting and Design (CADD), ARC/INFO, and specially created computer programs can be utilized in obtaining the highest level of technical completeness and efficiency. We understand that the goal of the work is to produce high quality environmental reports that meet all state and federal regulations; that the documents thoroughly cover all aspects of each project in a clear and concise manner. To build such documents requires more than just technical expertise and experience with environmental regulations and process; it requires technical expertise in the kinds of processes involved, the physical environment and in technologies that drive the reasonable range of alternatives. It also requires specialized expertise in areas of particular environmental concern in order to supply the best analysis of potential impacts.

This RFP is for the purpose of establishing a list of qualified environmental consultants that would be used in the future by the City when they have specific projects that require environmental services. Once an actual project surfaces, RBF would develop a work plan,



schedule and project team tailored to the specific needs of the project. While project approach and requirements would vary, below we have outlined our approach with three basic components common to virtually all projects – project initiation, information gathering, and management, and meetings and coordination. In addition, we have provided two sample work plans - one for a Mitigated Negative Declaration and one for an Environmental Impact Report – to demonstrate our approach and methodology for projects that would involve this type of environmental documentation.

1. PROJECT INITIATION & SCOPING

Once a project is assigned, a kick-off meeting would be held between the City, the applicant and RBF in order to understand the issues at hand. The kick-off meeting also provides an opportunity to identify existing information that is already available. Such information may include prior permit approvals, as-built plans, operation and maintenance plans or past technical studies. In short, the information gathering seeks to lower costs by not having to “recreate the wheel.” The kick-off meeting is also an opportunity to discuss the project in greater detail, including the approach and alternatives for the design, construction and/or operations and maintenance of the proposed project, as well as, time constraints.

The initiation phase of a project is vital to the success of the environmental process and will be a key milestone in order to confirm the parameters of the analysis, the construction, operations, and maintenance requirements, key assumptions, known regulatory conditions, scheduling and overall communications strategy. Prior to the kick-off meeting, the RBF Team will distribute a kick-off meeting agenda and detailed list of information needs. It is important in the initiation phase to identify key project issues, anticipated mitigation requirements and a strategy for addressing both direct and indirect project impacts. The overall objective of the mitigation strategy would be to develop effective, legal and enforceable measures that are consistent with City, state, and federal standards, requirements and policies, and supportive of sustainable principles and practices. Based on the project information obtained at the kick-off, the RBF Team will draft a preliminary project description for review and approval by the City.

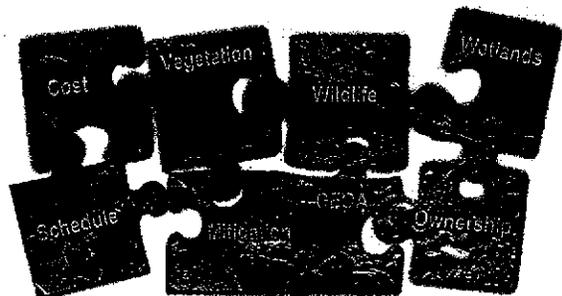
2. INFORMATION GATHERING

A. Collect and Review Existing Data

RBF project team members are intimately familiar with the region from extensive past work within the area as demonstrated in Section C – References and Experience. RBF will collect and review existing data and reports, both published and unpublished to describe the existing conditions and setting of the project site and surrounding areas.

B. Field Review and Reconnaissance

As a part of the early scoping for the project, the RBF Team will conduct a field study of the site, reviewing existing land use and environmental conditions, and take site photos to record on-site and surrounding uses.





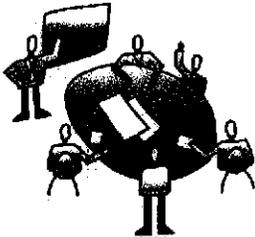
C. Research and Investigation

The RBF Team will obtain and review available data for the project, as well as policy documentation from the City as well as involved State, and Federal agencies, and other agencies and/or stakeholders which may be affected by the project. In some cases where state or federal agencies are involved with permitting or other approvals, upfront meetings may be desirable to better understand agency concerns and requirements. This information, along with environmental data and information available from the City, will become part of the foundation of the environmental documentation and will be incorporated into the analysis, as deemed appropriate.

3. MEETINGS, MANAGEMENT, AND COORDINATION

A. Project Meetings and Coordination

To meet schedules for assigned projects, this approach assumes a high level of project management and coordination of the project team. This assumes on-going calls and coordination with members of the City staff to obtain information, guidance and approval on elements of the proposed project as it is being developed and reviewed. This task also includes coordination with City staff to answer any questions or follow up on any items necessary to obtain for approval of the environmental documentation. On-going project management from Bob Prasse and others on the RBF Team will occur throughout the process to ensure timely completion of products, coordination of meetings, and discussion of relevant issues or concerns with the City, or other involved agencies as needed.



B. Public Meetings and Hearings

The RBF Team would assist the City in conducting public meetings and hearings for future environmental documents, depending on the needs of a specific project. These may include scoping meetings to help define project parameters and public hearings in response to regulatory requirements. The RBF Team will assist the City in preparing and conducting meeting presentations that could include, among other things depending on project specifics, outline the project description, the environmental setting, the project objectives, the methodology used for evaluating impacts, a description of the anticipated significant impacts, and proposed mitigation measures. Depending on the nature of a given project and City direction, RBF would develop presentation materials, provide meeting facilitation, prepare meeting notes and provided other types of support as needed.

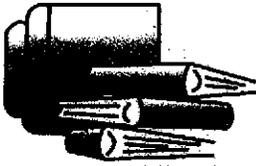
4. SAMPLE WORKPLANS FOR IS/MND'S (OR ND'S) AND EIR'S

IS/MND

Some routine or minor activities may be exempt under CEQA. At the outset of each project RBF staff will assess whether there is an opportunity to qualify a project as Categorical Exemption or Statutory Exemption, which typically is a much simpler and quicker process under CEQA. RBF will document the nature of the project activities and the rationale for the exemption for the City's administrative record. As needed, the RBF Team will prepare an IS/ND or IS/MND to determine whether the project will have a significant effect on the environment.



The IS/MND will contain a description of the project, the project location, and a description of the environmental setting of the proposed project site. The document will include an Initial Study Checklist per CEQA Guidelines Appendix G, as well as brief explanation of the significance determination, based on information obtained from the technical studies provided by the City and from preliminary investigation into local, state and federal plans, policies and regulations.

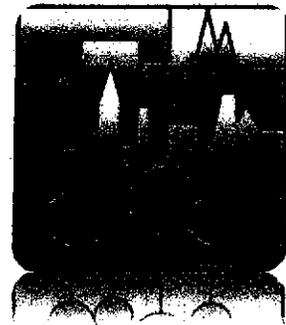


A. Preparation of Administrative Draft IS/ND or IS/MND

The RBF Team will prepare the Administrative Draft IS/ND or IS/MND, using a City-approved CEQA checklist. This document will reflect site plans, technical studies prepared for the proposed project, and any additional information gathered during our research and investigation. The Administrative Draft IS/ND or IS/MND will be submitted to the City for review and approval.

The environmental topics that would be discussed, in accordance with the CEQA guidelines, would include the following:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services and Utilities
- Recreation
- Transportation/Circulation



Common mitigation measures to reduce impacts include roadway widenings, signalization of intersections, pre-construction surveys for sensitive species, avoidance or conservation of wetlands and other sensitive habitats, design/construction measures to improve reduce energy use for buildings, remediation of recognize environmental conditions (REC's) including the removal of lead based paint and asbestos-containing materials from older (Pre 1979) buildings. RBF will work closely with the City to develop mitigation strategies tailored to project specifics to reduce and minimize potential impacts in the most sustainable, efficient and cost effective manner possible.

B. Preparation of Draft IS/ND or IS/MND

The RBF Team will respond to one consolidated set of comments from the City. Once comments have been made, the RBF Team will submit a "check copy" Draft IS/ND or IS/MND for City review/approval. Final revisions will be made based on any additional comments and the Draft IS/ND or IS/MND will be prepared for publication and transmitted for the 20-day (or 30 days if submitted to the State Clearinghouse) public review period. The RBF Team will also prepare the Notice of Intent (NOI) and post the NOI at the City Clerk's office. The RBF Team will distribute the document according to a mailing list provided by the City with a cover letter.

C. Finalization of the IS/ND or IS/MND

The RBF Team will strategize with the City for responses and will draft responses to IS/MND comments received during the public review period. The RBF Team will prepare a comprehensive Mitigation Monitoring and Reporting Program (MMRP) for the Final IS/ND or IS/MND. The MMRP shall be prepared in pursuant to Public Resources Code Section 21081.6 and would incorporate both monitoring by the City and reporting by the developer, with subsequent report verification by on-site inspection, if necessary. In addition, the RBF Team will assist City staff in the preparation of staff reports and resolutions, and will prepare and post the Notice of Determination with the County Clerk and OPR.

ENVIRONMENTAL IMPACT REPORT

If an IS is prepared and there is a finding that a significant impact would occur with the proposed project and mitigation measures may not reduce the impacts to a level that is not significant, an Environmental Impact Report (EIR) would be required. An EIR may be prepared directly (without preparation of an IS) where it is clear that a project would have potentially significant impacts. The following describes the tasks that need to be completed for an EIR.

A. Project Initiation Meeting

The RBF primary project team members will meet with City staff to discuss the project. At this meeting, it is assumed that the RBF project team would be provided with a completed Environmental Information Form.

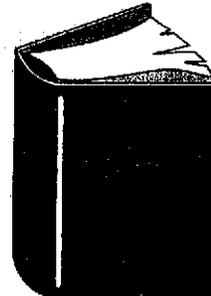
B. Initial Study/Notice of Preparation

The RBF project team will prepare a Draft IS/Notice of Preparation (NOP) in accordance with Section 15063 and 15082 of the CEQA Guidelines. An environmental checklist, which is located in the CEQA Guidelines, will be completed, including the provision of a brief narrative discussion of each environmental topic. Documentation in the IS will define which issues need to be further addressed in the EIR. Adequate documentation of the project's effects on each environmental issue that does not need further analysis in the EIR will also be provided. The environmental topics that will be discussed in the IS/NOP would include:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources



- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services and Utilities
- Recreation
- Transportation/Circulation



The Draft IS/NOP will be submitted to the City for review and comment. RBF will revise the Draft IS/NOP based on the comments and submit a Final IS/NOP. After the City provides authorization, RBF will print and distribute the Final IS/NOP to interested agencies and persons.

C. Administrative Draft EIR

The RBF project team will prepare the Administrative Draft EIR in accordance with the CEQA Guidelines. RBF will prepare the project description, executive summary, existing conditions, individual and cumulative impacts, mitigation measures, significant unavoidable impacts, alternative analysis, growth inducing impacts, list of preparers, list of agencies and organizations consulted, and appendices. The environmental topics that may be discussed may include those identified under Task 2 above, although discussion may be focused to issue areas not screened out as less than significant by the IS.

A host of technical studies is typically needed to support the analysis in the EIR. These technical studies would be prepared as part of the Administrative Draft EIR and the Draft EIR. The EIR would include a summary of the technical documents prepared for the proposed project.

D. Draft EIR

RBF will coordinate with the City project coordinator who will assemble comments on, and suggested revisions to, the revised Administrative Draft EIR. RBF assumes one set of unified comments from the City will be provided. RBF will revise the Administrative Draft EIR based on the comments and submit a "proof check" Draft EIR and a draft version of the NOC to the City for review. After the City provides authorization, RBF will print and distribute the Draft EIS to interested agencies and persons. RBF will file the NOC with the county clerk and OPR. This filing will commence a minimum 45-day period for public review.

E. Draft Responses to Comments/Findings/MMP

RBF will prepare written responses to comments received on the Draft EIR that raise significant environmental issues. The responses to comments will be in accordance with Section 15088 of the CEQA Guidelines. RBF will also prepare draft versions of the MMP in accordance with

Public Resources Code 21081.6, and the written findings as required by Section 15091 of the CEQA Guidelines and the Statement of Overriding Considerations in accordance with Section 15093 of the CEQA Guidelines. The draft versions of these documents will be submitted to the City for review and comment.

F. Final EIR/Notice of Determination

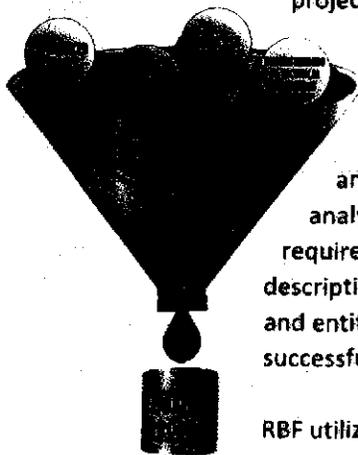
RBF will coordinate with the City's project manager who will assemble comments on, and revisions to, the draft versions of the responses to comments, MMRP, and written findings/statement of overriding considerations. RBF assumes one set of unified comments from the City will be provided. RBF will revise the draft documents and final versions of them to the City for review. After the City provides authorization, RBF will print and distribute the final responses to comments to interested agencies and persons. After project approval, RBF will file the NOD with the county clerk and OPR.

B.2 QUALITY AND BUDGET CONTROL

The control of budgets, while at the same time maintaining quality control and adhering to project schedules, has never been so important given today's economy. RBF understands that public and private revenues have decreased from the recent economic downturn, and prudent stewardship of client resources is a must. RBF's ability to effectively plan and organize a project is supported through the use and implementation of a variety of tools (planning, organization and quality control) and procedures that begin during the proposal phase. These tools, along with RBF's experience with environmental and regulatory on-call projects lead to on-time and on-budget project deliveries of quality products. A project's cost and schedule benefits from the synergistic relationship among RBF's engineering, regulatory and environmental services. Our cross-trained analysts ensure that a project description identifies all technical information that is required to effectively implement a project. This not only leads to a comprehensive project description, but it increases consistency between the environmental document and permits and entitlements. This consistency eliminates confusion during the permit process and leads to successful certification and issuance of project permits.

RBF utilizes Oracle, which provides detailed cost control reports for project assignments. This system provides reports that are organized by labor accounts and task codes to show each type of deliverable or activity for a project. In addition, a cost system has been integrated which process reports for various levels of accounting functions. The most detailed report identifies man-hour expenditures by task, by labor account, and by discipline. More summary-level reports may be produced which identify man-hour and labor dollar expenditure by discipline. This system can be utilized for any type or size of assignment and not all the system must be employed to obtain the desired results.

RBF captures labor costs through weekly timecard entry and posting. Our accounts payable department enters direct expenses on a daily basis (i.e., vendor invoices, sub consultant invoices, employee expense reports). The Project Manager, on a weekly or monthly basis, dependent upon project size, reviews all project costs. The Project Manager determines if all





costs are appropriate for billing and submits a mark-up invoice to the project accountant to prepare a monthly invoice to the client.

In order to ensure a high level of quality is attained for work products, the RBF Team will operate under a quality management system. The quality management system is a continuous process used not just at project milestones, but also on a daily basis as work flows from desk to desk, discipline to discipline, and consultant to client. For environmental projects key elements include:

- Specific Quality Control Plan
- Independent "Over the Shoulder" Review Throughout Environmental/Regulatory Process
- Overall Project Manager Supported by Permanent Teams
- Network Management System/Filing
- Open Client Communication Channels
- Project Coordination Meetings/Conference Calls
- Weekly Personnel Scheduling and Budget Administration
- Quality Assurance Program

Recognizing the consultant's responsibility for the accuracy and completeness of the analysis and other documents, RBF is dedicated to its established program of strict quality assurance and control. This program assigns specific individuals to, and defines the requirements for quality control activities.

a. Review of Deliverable Items to the City. All submittals to the City will meet the project schedule agreed to by the client and will comply with the standards and procedures established by the City for the development of the CEQA checklist and permit applications. Each deliverable item will be developed, checked, revised, and verified through a continuous process prior to submittal. The Project Manager and Task Managers will perform a complete quality control review of the analyses, plans, applications and costs.

b. Quality Assurance. The Project Manager will be responsible for providing an on-going review for quality assurance and quality control.

c. Scheduling Software. RBF utilizes Microsoft Project for environmental and regulatory project scheduling. Microsoft Project offers the ability to plan, build, and track tasks associated with each project. Schedules are routinely submitted to the client starting at the proposal phase and throughout the work effort.

RBF includes the following key topical areas in each project schedule: task number, task description, task percent complete, start date, end date, and task predecessors when applicable.

B.3 COMMUNICATION PLAN

Key to our success is our persistent focus on meeting client objectives, coupled with our commitment to clear and frequent communication on all aspects of a project to ensure that a mutual understanding of such objectives is maintained throughout the life of a project. We are well aware that objectives, issues and conditions may change as a project progresses – new issues may arise, project characteristics may change or other unforeseen events can crop up. Close communications on a regular basis allows project team members to effectively respond to new issues and changing conditions, before they become bigger problems. We understand our role as a service organization and the fact that good communication will result in a successful project. Specific ways we will facilitate communication are:



- Meeting Minutes: RBF has implemented a process of recording minutes for formal meetings for all projects that involve other consultants or agencies.
- Monthly Reports: RBF has developed and implemented a process of monthly email reports for all active task orders. These reports are sent to the Project Manager and indicate tasks performed in the current month, planned activities for the following month and budget information. Such information can also be
- Filing: RBF maintains an extensive filing system for each of our contracts. All incoming and outgoing correspondence is logged for ease of document retrieval. All deliverables are copied to disk and stored in the files along with a submitted original copy in word processing and portable document formats.
- In-House Project Team Meetings/Coordination: The Project Manager will hold regular in-house project team meetings with Task Leaders to discuss staffing needs and project schedule and budget status. These in-house meetings serve as a forum for regular communication within the entire RBF Project Team that fosters development of a cohesive teamwork environment and builds accountability within the Project Team.

Project Communication/Documentation: One critical element for a quality project is to carefully document project decisions and direction, and the general project development history. Preparation of clear, concise letters and e-mails, meeting minutes and action item resolutions avoid costly re-direction that could also have an impact on the project schedule.

B.4 DESERT ENVIRONMENT EIR EXAMPLE

The project we have selected as an example of an EIR carried out in a desert environment is the La Entrada Specific Plan EIR, which was adopted by the City of Coachella in December 2013. A full description of this





project is provided in Section C of this proposal (See "Relevant Environmental Documentation Projects in a Desert Environment"). Information responsive to the RFP is provided below

(a) Responsiveness and Attentiveness to Client needs

RBF met extremely aggressive schedules to prepare the Specific Plan and supporting engineering studies, for this 2,200-acre high-profile project in the City of Coachella. RBF was asked by the City to step in to prepare the Final EIR (Draft EIR prepared by another firm). Within a few weeks, starting from scratch, RBF assembled a diverse technical team, reviewed DEIR comment letters, assigned key issues to technical experts, and prepared Responses to Comments, Errata, Mitigation Monitoring Program, and CEQA Findings, all within four weeks of the initial client meeting. The Final EIR was successfully completed in time for Planning Commission and City Council hearings and approvals.

(b) Creative ability

RBF rapidly mobilized a full range of technical experts to address multiple policy and technical issues identified in DEIR comment letters. Our rapid-response approach was possible due to our expertise, familiarity and experience with large scale projects in a desert environment, and our ability to work quickly together as a team.

(c) Knowledge and Understanding of latest CEQA requirements

DEIR comments required thorough understanding and response to such issues as Greenhouse Gas Emissions (comment letter from Eugene Wilson), project and cumulative traffic scenarios and mitigation (baseline, fair share, Caltrans highway impacts, mitigation of impacts in other jurisdictions), Native American consultation, CVWD flood control facility sizing and maintenance, seismic hazards, County cumulative traffic impact mitigation, agricultural land loss, off-site infrastructure, alternatives, and growth-inducing impacts. RBF assisted City staff in preparing all required Final EIR noticing.

(d) Analytical capability

RBF was able to step in and complete the Final EIR in rapid fashion due to our comprehensive in-house technical expertise, which includes air quality, greenhouse gas emissions, noise, visual impacts, flood control, FEMA mapping, water quality, traffic impact analysis, non-vehicular circulation, landscape architecture, biological resources, regulatory permitting, structural engineering, civil engineering (wet/dry utilities, grading), water/wastewater, Water Supply Assessments, LAFCO requirements, agricultural LESA analysis, hazardous materials, urban design, policy planning, sustainable design (SMART Streets, main street planning), GIS, Media/Web services, public outreach, site planning, and other required studies. RBF only requires subcontracting to a geologist and a cultural resource specialist.

(e) Oral and written communication skills

RBF prepared the Specific Plan in a user-friendly fashion for this complex master-planned development. RBF prepared all final CEQA documents, drafting sensitive language for a potential litigious project, for City and applicant review. RBF participated

in the Final EIR hearings providing expert testimony, and routinely prepares hearing presentations.

(f) Interaction with client's organization, i.e., other divisions and personnel

RBF earned the City and applicant's trust through successfully completing the Final EIR in record time and under difficult conditions, working closely with City planning, City engineering, City Manager, City attorney, outside legal counsel (water supply), and the applicant's team of engineer, architect, geologist, and attorney.

(g) Sensitivity to funding constraints

RBF has provided key technical assistance to the client and City through preparing CEQA/NEPA documentation for a federally-funded interchange, as well as strategize on funding and CEQA/NEPA compliance for two Bureau of Reclamation facility crossings.



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*City of
Palm Springs*

On-Call Environmental Consulting (CEQA) Services



RBF
CONSULTING
A Baker Company

C
References and
Experience



Section C References and Experience with Projects of Similar Size and Scope

C.1 REFERENCES

Client	Contact	Phone Number
City of Cathedral City	Bill Simons Nick Nickerson	760/70-0360 760/323-5344
City of Indio	Grant Eklund	760/391-4018
City of La Quinta	Tim Jonasson	760/777-7047
County of San Bernardino	Carrie Hyke Terri Rahhal	909/387-4271 909/387-4518
City of Fontana	Stephanie Hall	909/250-6856

C.2 REPRESENTATIVE PROJECTS

RBF'S ON-CALL CONTRACTS

Our staff is familiar with the City and governing agencies policies, procedures and guidelines and understands the importance of open, timely communications with all Stakeholders. The following is a brief sampling of select environmental on-call contracts RBF has provided or has been selected for over the past 10+ years:

Client	CONTRACT	TIMEFRAME
Anaheim Redevelopment Agency	On-call General and Civil Engineering Services	2004 - 2005
Army Corps of Engineers Los Angeles District / Cornerstone Studios	ID/IQ Contract - Engineering Support Services	2004
Bakersfield City of	On-Call Environmental Services	2009
State of California, Office of the Courts (sub to CSC/Targhee)	Statewide Environmental Services for Courthouses	2010
CA Judicial Council of California (State Courts) and the California Pollution Control Financing Authority	On-Call Environmental Services	2008 - 2010
California, State of, Dept. of General Services	On-Call Two-Year Retainer Contracts	2005 - 2007 2009 - 2011
California, State of	On-Call Environmental Services (SCEC)	2000 - 2001
Caltrans District 12 (Orange County, CA)	On-Call Environmental Services Contracts	1991 - 1994
Caltrans District 7 (Los Angeles, CA)	On-Call Environmental Services Contracts	1991 - 1994
Caltrans Districts 8 (San Bernardino County, CA)	On-Call Environmental Services Contracts	1991 - 1994
Cambria Community Services District	On-Call Planning and Environmental Services	20+ Years (Ongoing)
Cypress, City of	Cypress Business Park CEQA Review	20+ Years (2010)



Client	CONTRACT	TIMEFRAME
Fontana, City of	On-Call Environmental and Planning Consulting Services	2003 – 2005 2008 - Ongoing
Golden State Water Co	On-Call Environmental Services	2008 - Ongoing
Irvine, City of	On-Call Services for General Civil Engineering Design, Street Landscape Design, Traffic Signal and Traffic Signal Interconnect Design, Bridge Design, Traffic Engineering Plan Check, Environmental Impact Analysis, and Transportation Services	2001 - 2004
Irvine, City of	On-Call Services for General Civil Engineering Design, Street Landscape Design, Traffic Signal and Traffic Signal Interconnect Design, Bridge Design, Survey, Program and Construction Management, Hydrology and Hydraulics Plan Check, Street Improvement Plan Check, Traffic Engineering Plan Check, Transportation Services, Pavement Rehabilitation Design Services, and Environmental Impact Analysis	2004 – 2007 2007-2010 2010-2013
Metropolitan Water District	On-Call Environmental Planning Services	2011 - 2014
Metropolitan Water District	As Needed Environmental Services - 3 Years	2011 - 2014
Metropolitan Water District	As-Needed Environmental Services, Wastewater and Storm Water (So. CA)	2008 – 2011
Monterey, County of	On-Call Planning and Environmental Services	2000
Orange County Parks	On-Call Services - Regulatory/Environmental, Construction Management, Civil Engineering	2009 - 2012
Orange County Resources and Development Mgmt. Dept.	On-Call Regulatory Services	2006 - 2008
Orange County Resources and Dev. Mgmt. Dept.	On-Call Regulatory Consultant	Ongoing
Orange, County of	County of Orange On-Call Environmental	2007 - 2010
Orange, County of	County of Orange On-Call Regulatory Permitting	2007 - 2010
Orange, County of	County of Orange On-Call Regulatory Services	2003 - 2008
Pasadena, City of	On-Call Environmental Services for Route 710	2003
Riverside County Flood Control and Water Conservation District	On-Call NPDES Services	2009
Riverside County Flood Control and Water Conservation District	On-Call Environmental and Regulatory Services	2009
Riverside County Flood Control and Water Conservation District	On-Call Fiscal Year Biological/Environmental Services	2012 - 2013
Sacramento, City of	On-Call Environmental Services	2007 - 2010
San Diego Department of Parks and Recreation	On-Call Environmental Services	2007 - 2011
San Diego, County of	On-Call Environmental Contracts	2008 - 2010
San Jose, City of	On-Call Environmental Master Services Agreement	2005
San Juan Batista, City of	On-Call Services Contract for Planning and Environmental Services	1999
Santa Clara County Fleet and Facilities Department	On-call Environmental, Planning and Regulatory	2010 - 2012



Client	CONTRACT	TIMEFRAME
Santa Clara County Roads and Airports	On-Call Environmental and Regulatory Services	2010-2012
Santa Clara, County of (EOA)	As-Needed NPDES Permitting Services	2008
Sierra Madre, City of	On-Call Extension of Planning Staff Services	2006

RELEVANT EXPERIENCE

The RBF Team is uniquely qualified to provide environmental consulting services under this contract, having completed more than 75 environmental documents in Riverside and San Bernardino Counties. We are recognized as a leader in the field of environmental planning throughout California, providing comprehensive planning and design services for a wide variety of multi-disciplinary projects.

RELEVANT ENVIRONMENTAL DOCUMENTATION PROJECTS IN A DESERT ENVIRONMENT

In addition to the projects represented below, RBF has been the Environmental Lead on the following projects for private clients: McNaughton Ranch annexation MND; Desert Cities Gateway Auto Mall MND; Gateway North Marketplace MND; and Del Webb Sun City Specific Plan Amendment MND.

GARDEN OF CHAMPIONS TENNIS STADIUM COMPLEX

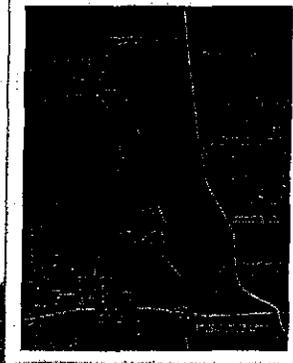
Indian Wells, CA | Budget: \$1,200,000



RBF provided planning, environmental, engineering and construction support services for a 183-acre site which includes the Garden of Champions Tennis Stadium Complex site located within the City of Indian Wells Sphere of Influence, in the County of Riverside. Due to the Client's tight schedule, the EIR was fast-tracked and entitlements were obtained in eight months, a normal 12-month or longer process for a project of this size. The 61-acre tennis stadium complex includes three main stadiums with combined seating for 27,000 people. Two future hotel sites, and retail/service commercial uses will occupy 36 acres. A 39-acre turf parking area was constructed for major events. A 12-acre future residential area is also planned. Services provided include planning, grading design, street design, pedestrian tunnels, drainage, water and wastewater design, mapping, traffic and noise analysis, and Environmental Impact Report preparation.

SCLA RAIL SERVICE PROJECT CEQA/NEPA COMPLIANCE

Victorville, CA



RBF prepared the Environmental Impact Report for a 3,000-acre expansion of the Southern California Logistics Airport (SCLA) Specific Plan to accommodate proposed intermodal and multimodal rail facilities adjacent to the former George Air Force Base in the City of Victorville. Rail facilities would be complemented by nearly 20 million square feet of general industrial development. Issues analyzed within the EIR included air quality, noise, biological resources, cultural resources, aesthetics, and traffic, among others.

RBF also assisted in the preparation of the Environmental Assessment for the project, necessitated by the City's pursuit of Federal funding. RBF coordinated



extensive Section 7 and Section 106 consultations with Federal agencies and local Native American tribes, in addition to processing the document through the Federal Railroad Administration (FRA).

*LA ENTRADA SPECIFIC PLAN AND ENVIRONMENTAL DOCUMENTATION
Coachella, CA | Budget: On-Going*

The La Entrada Specific Plan is located in the City of Coachella, within the Coachella Valley region of Riverside County. The La Entrada Specific Plan is a master planned residential community on 2,200-acres within the City of Coachella and its approved Sphere of Influence. The plan includes a mix of approximately 7,800 residential units (on approximately 981-acres); 135-acres of Mixed Use (High Density Residential, Commercial, Public Facilities, and other Non-Residential uses); 69.8-acres of schools, including three elementary and one middle school; 344.7-acres of Parks / Recreation uses; Multi-purpose trails; 112.2-acres of circulation uses (including on-site interchange grading); and 556.9-acres of Open Space.



Approval for the two-year project was gained in December, 2013 and included the following approvals:

- Environmental Impact Report ("EIR")
- General Plan Amendment, including a text amendment that added a new land use designation to the General Plan, affecting multiple properties throughout the City
- Specific Plan - A regulatory Specific Plan was prepared and approved as part of the initial entitlements, including a sustainability plan
- Subdivision Map - A large lot/financing Tentative Tract Map was approved as part of the initial entitlements
- Development Agreement - A development agreement is presently in process, lagging behind the initial entitlements

RBF provided the following services for this large master planned community:

- General Plan Amendment preparation and GPA / Zone Change applications
- Specific Plan preparation
- Landscape Master Plan including park concept plans
- Regulatory services, including jurisdictional delineations, obtaining a no nexus determination from Army Corps, and permit processing with California Fish and Wildlife
- Hydrology
- Water Quality
- Water Supply Assessment
- Water and Sewer Master Planning
- Tentative Tract Map
- Circulation Planning and design
- Finalization of the Final EIR after the environmental consultant was released from their contract

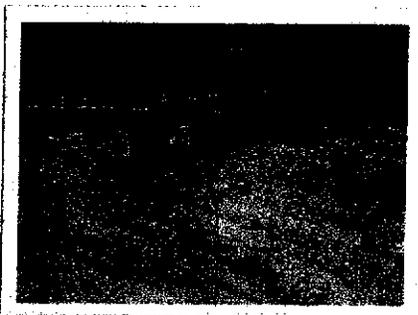
WASHINGTON STREET WIDENING

Indian Wells, La Quinta and Palm Desert, CA | Budget:\$300,000

RBF prepared a Project Study Report (PSR) and preliminary environmental analysis for improvements to three miles of Washington Street from Highway 111 to Country Club Drive. The County of Riverside was the lead agency on the project which included the Cities of Indian

Wells, La Quinta, and Palm Desert. The report was completed on an extremely aggressive schedule to meet the submittal deadline for RCTC funding. RBF was subsequently retained by the County of Riverside to prepare final plans, specifications, and estimates which were successfully submitted in July 1999. The project was advertised for bid and construction was completed early in 2000 in order to facilitate the Garden of Champions international tennis event schedule for Spring of 2000. RBF's Landscape Architects prepared Landscape Concept Plans for a three-mile segment of Washington Street. In addition, RBF prepared plans, specifications, and estimates for installation of landscaping, irrigation, and decorative lighting. Items of work included desert plants, boulders, river cobble, decomposed granite, and drip irrigation.

*DATE PALM DRIVE BRIDGE OVER THE WHITEWATER RIVER
Cathedral City, CA | Budget: \$1,171,451*



RBF prepared the Delineation of Jurisdictional Waters and Natural Environment Study – Minimal Impact (NES-MI) for the Date Palm Drive Over the Whitewater River Project, located in the City of Cathedral City, Riverside County. In addition, RBF Regulatory Staff is currently processing resources agency permits from the U.S. Army Corps of Engineers (Nationwide Permit No. 14 Linear Transportation Projects), California Department of Fish and Game (1602 Streambed Alteration Agreement), and the Regional Water Quality Control Board (Section 401 Water Quality Certification).

The Date Palm Drive Bridge is a four-lane bridge approximately 757 feet long and 56 feet wide and is functionally classified as an urban minor arterial. Due to structural and operation deficiencies, the applicant has proposed to widen and retrofit the existing Date Palm Drive Bridge. To preserve and expand the service life of the existing bridge, the project is proposing to: rehabilitate the existing bridge deck; widen the bridge width from four to six lanes; replace deficient portions of the existing structure; and include highway safety measures, such as adding sidewalks; matching medians, railings and approaches, which will enhance highway safety.

RELEVANT ON-CALL PROJECT EXPERIENCE

A sampling of projects prepared for select on-call contracts are provided below.

CAMBRIA COMMUNITY SERVICES DISTRICT, ON-CALL ENVIRONMENTAL AND PLANNING SERVICES CONTRACT

Cambria CA | Budget: Various Fees

For over 20 years, RBF has served as on-call environmental consultant to the Cambria Community Services District (CCSD) for various water, wastewater, and planning studies. The projects include the Wastewater Treatment Plant Upgrade EIR, a Groundwater Reclamation/Recharge EIR, a long term water supply project analysis and an EIR in the mid-1990's for a Seawater Desalination Facility. Each study required extensive facility analysis and determination of impacts with regard to community and growth inducing impacts to the north coast region. Since 2001, studies have included a Categorical Exemption for an emergency sewer line relocation along Santa Rosa Creek, the Santa Rosa Creek Trail and Restoration Project Mitigated Negative Declaration (MND), the Crosstown Trail MND, the West Ranch Water Pipeline MND, the Pine Knolls Water Tank Replacement MND and the Stuart Street Water Tank MND. RBF recently completed a Residential Buildout Reduction Study which involves extensive review of resources, infrastructure and service systems to determine reductions in buildout estimates. In September 2008, RBF completed the Water Master Plan

Program EIR, which was certified by the CCSB Board of Directors. The EIR identified a desalination facility as a future component that would bring a reliable water source to Cambria.

GOLDEN STATE WATER COMPANY, ON-CALL SERVICE CONTRACT

Southern California | Budget: Various Fees

RBF has provided Golden State Water Company (GSWC) with a variety of civil engineering, design, and environmental services under on-call and project-specific contracts. In addition to construction management and in-house engineering staff support, RBF has provided a wide range of CEQA/NEPA compliance and regulatory permitting services, which included the following:

- Phase I Environmental Site Assessment: RBF provided a quick response prior to site acquisition, followed up by a formal ASTM report.
- Peer Review: RBF assisted GSWC staff in reviewing and updating prior CEQA documents.
- Bear Valley Reservoir: RBF prepared an IS/MND for two new steel reservoir tanks totaling 1.75 MG in the City of Barstow, CA.
- Emerald Reservoir: RBF prepared an IS/MND for the construction of a 500,000 gallon water reservoir in the high desert community of Lucerne Valley.
- Linnet Reservoir: RBF prepared an IS/MND for the construction of a 0.50 million gallon reservoir and approximately 1,820 LF of 12-inch transmission main in the unincorporated Wrightwood area of San Bernardino County, adjacent to the National Forest. The project required biological and cultural resources surveys, and assistance in resolving County a Conditional Use Permit authority.
- Navajo Reservoir: RBF prepared an IS/MND to replace an existing 0.04 million gallon water reservoir with a larger 0.33 million gallon reservoir in the unincorporated Morongo Valley area of San Bernardino County. RBF also provided biological and cultural resources surveys, and assistance in resolving County CUP authority.
- Wilson Well: RBF prepared an IS/MND to construct new potable water facility/well designed to pump and treat approximately 1,500-2,000 gallons per minute of water into the Placentia System. The well will be housed in 144 SF wellhouse building designed to blend in with the surrounding residential community. RBF will also be processing a Conditional Use Permit through the City of Placentia for the project.

CITY OF FONTANA, ON-CALL ENVIRONMENTAL AND PLANNING SERVICES CONTRACT

Fontana, CA | Budget: Various Fees

RBF provided on-call environmental and planning consulting services, including California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance for residential, industrial, commercial, institutional, and infrastructure projects. Projects included general plan updates; specific plans; community plans; zone changes; annexations; sewer, storm drain, street widening, and other infrastructure related projects; and Phase I environmental studies.

STATE OF CALIFORNIA RESD ON-CALL ENVIRONMENTAL SERVICES

California | Budget: Various Fees

RBF has provided the State of California Real Estate Services Division (RESD), both Professional Services Branch (PSB) and Project Management Branch (PMB), with a variety of civil engineering, design, and environmental services for over 15 years. In addition to various infrastructure-related studies for PMB, RBF has provided various CEQA/NEPA compliance and



regulatory permitting services through two on-call environmental services contracts as well as separately awarded contracts. Projects have included the following:

- Courthouse Replacement Project IS/MND, 4th Appellate District, Division Three, Santa Ana, CA - RBF prepared the Initial Study/Mitigated Negative Declaration (IS/MND) for a two-acre, three level courthouse facility, including evaluation of several alternative site plans, and assisting RESD in resolving various design issues with City staff.
- Eldorado National Forest Telecommunications Project CE/CE, Eldorado National Forest, CA - RBF provided a variety of environmental and technical assistance to RESD for the construction of microwave communication facilities on top of three hills in the Eldorado National Forest, which required Special Use Permits, Communication Site Plans and a Forest Plan Amendment from the US Forest Service (USFS). The project was of critical importance to the State (including Caltrans and CHP) and USFS to allow continued emergency communications in the area.
- California Army National Guard (CANG) IS/EA, Organizational Maintenance Workshop #4, Riverside, CA - RBF prepared an IS/EA for a new Organizational Maintenance Workshop, and worked closely with RESD and CANG staff to develop an improved format for the joint NEPA/CEQA document.
- Ironwood State Prison - Erosion Control Project, Blythe, CA - RBF assisted RESD with environmental documentation and regulatory agency permitting for the Ironwood State Prison erosion control project, with the California Department of Corrections as the CEQA lead agency.

*GARNET STREET BRIDGE REPLACEMENT, 3 YEAR ON-CALL SERVICE CONTRACT
San Bernardino County, CA | Budget:\$602,305*

RBF is working closely with Caltrans Local Assistance and the County of San Bernardino to comply with federal requirements required as a grantee of FHWA's Highway Bridge Replacement and Rehabilitation (HBRR) Program. The County of San Bernardino intends to replace the bridge with a new state-of-the-art bridge that will accommodate existing traffic volumes. The width of the existing bridge is approximately 17 feet 10 inches wide (rail-to-rail) including an approximately 16 foot 10 inch travel way. The existing bridge is 159 feet long with two abatement and one center pier supporting the bridge. The proposed project would be approximately 52 feet wide and would include the abatement and piers, with a wider travel way to accommodate modern vehicles that are wider than older models. All existing pipelines and utilities will be relocated as necessary. RBF is managing the preparation of the wetland delineation, permitting and compliance of the environmental documents that were previously prepared for conformity and approval with Caltrans Local Assistance, which are anticipated to support a joint Initial Study/Categorical Exclusion(IS/CE).

COUNTY OF SAN DIEGO, ON-CALL ENVIRONMENTAL AND PLANNING SERVICES CONTRACT

San Diego County, CA | Budget: Various Fees

RBF is providing the County of San Diego Department of General Services with land use and environmental planning, civil engineering design and stormwater management services related to new construction and improvement to County facilities. As extension of staff under a three-year on-call contract, RBF personnel have performed due diligence and feasibility studies; environmental technical studies and documentation; civil and stormwater design; coordination with other County departments and other local jurisdictions; and coordination with regulatory agencies, including the U.S. Fish and Wildlife Department, and the Regional Water Quality Control Board. Task orders under this contract include:



- Lincoln Acres Community Center: (*Budget: \$80,000*) Provided environmental services in support of a Major Use Permit for the expansion and permitting of the Lincoln Acres Community Center. The project proposed expanding the facility by adding an adjacent parcel and constructing a new, expanded library, park and community center. RBF performed surveying, traffic impact assessment and parking evaluation, hydrology review / drainage study, site design and landscape concept plan, Phase I Environmental Site Assessment and a Storm Water Management Plan (SWMP).
- Ramona Library: (*Budget: \$43,000*) Completed environmental analysis for a 20,000 square foot library and 3,660 square foot community center on a 1.88-acre site. RBF prepared an initial study, coordinated technical reports and completed a Mitigated Negative Declaration (MND) environmental document. Issues addressed in the MND included traffic, noise and biological resources. RBF also evaluated surface water quality impacts and designed Low Impact Development (LID) measures.
- Imperial Beach Library: Conducted traffic and parking assessments as well as a historic constraints analysis for the proposed expansion / new construction of the County Library in Imperial Beach. The effort supported potential expansion of the existing 5,000 square foot library facility to 14,000 square feet and sought to determine the amount of new parking required, investigate ways to provide additional spaces, plus evaluate potential traffic impacts and mitigation measures.
- Pine Valley Sheriff Station: Provided a driveway sight distance assessment, coordinated groundwater and septic testing for design and permitting of a septic sewage system and provided technical studies for proposed construction of a 10-employee sheriff's station on one-acre of a four-acre park site in Pine Valley. RBF prepared biological, air quality and noise impact studies; a hydrology study and SWMP; and is preparing an Initial Study / Environmental Checklist.
- Alpine Library: Assisted the County with preparation of environmental technical studies for a new 9,400 square foot Library in Alpine, including a traffic analysis, biological resources assessment, air quality / greenhouse gas emissions study and a stormwater management / water quality assessment.
- Juvenile Hall Parking Lot: Provided civil engineering design and stormwater management services for a feasibility study and improvements to the County Juvenile Hall facility parking lot. This included research and site review, preparation of grading and drainage plans, calculation of bio-swale sizing options and storm drain requirements for conveyance of runoff, and proposing typical pavement section based on design standards. RBF also reviewed lighting requirements and determined light pole locations; value engineered the overall design concept; presented feasibility findings; and developed final plans, specifications and cost estimates.
- Collier County Park Parking Lot: Provided topographic survey, civil engineering design, stormwater management services and construction staking for the Collier County Park parking lot expansion in Ramona. The expansion and improvements consisted of grading and drainage plans, design of flow through planter area / bio-swale to treat runoff and preparation of a structural plan for above-ground light pole foundation to accommodate selected light pole / fixture.
- Proposition 50 Low Impact Development (LID): Market Street and University Avenue Pilot Projects: Provided planning and final design of LID measures to be constructed at the County General Services Family Resource Center on Market Street and at the County Healthcare facility on University Avenue. Improvements consisted of removal of existing parking areas, construction of permeable asphalt parking, construction of vegetated swales,

bio-retention facilities and water quality monitoring stations. The work was completed as a pilot project to implement overall water quality improvement measures associated with discharge from County facilities within the Chollas Creek watershed.

- County Firing Range at Miramar Training Center: Assisted in development of an Environmental Management Plan that considers the operation, maintenance and environmental protection of the Miramar Training Facility and leased environs. Work involved identifying operational and environmental issues, reviewing and analyzing existing data, and conducting a one-day planning needs assessment meeting with range control personnel and end users. RBF identified potential environmental circumstances that require management, such as accumulation of lead in soils and range design issues that impact run-off. Additionally, firm personnel identified and developed appropriate Best Management Practices.

CITY OF SAN DIEGO, DEPARTMENT OF PARKS AND RECREATION, ON-CALL SERVICE CONTRACT

San Diego, CA | Budget: Various Fees

RBF was responsible for the oversight, review and coordination of in-house and sub-consultant tasks. Individual task orders include projects with specialized needs related to wetland/riparian mitigation, restoration, biological and permit constraints, and landscape architecture. RBF has worked with the City on the preparation of environmental documents and permits for the appropriate environmental process. Tasks orders included:

- North Chollas Community Park: The biological services for North Chollas Community Park have included biological field surveys focusing on vegetation communities and botanical resources, development of a conceptual restoration plan, a wetland delineation based on the currently accepted U.S. Army Corps for Engineers 1989 Wetland Delineation Manual, and preparation of a biological resources map and technical report according to City requirements.
- Mission Valley Preserve Habitat Enhancement Programs (HEP): RBF assisted the City of San Diego Engineering and Capital Projects Architectural Engineering and Parks Division with implementation of a portion of the San Diego River Invasive / Exotic / Weed Eradication Master Plan. The project area is a four-acre parcel located east of Interstate 5 and south of the San Diego River in Mission Valley. RBF landscape architects worked with a biologist to create a restoration program; restoration master plan; and final plans, specifications and estimates to complete the project. The restoration program includes exotic plant removal, contour grading, installation of a temporary irrigation system, weed eradication, installation of native riparian plants and post construction maintenance and monitoring.
- Play Area Upgrades at Martin Luther King Jr. Community Park: RBF provided landscape architectural services to the City of San Diego Architectural Engineering and Parks Division for an improved play area for children ages two through 12. Our team developed plans for the removal of existing and installation of new play equipment. To comply with state and federal safety and accessibility guidelines, we improved the existing disabled parking and developed accessible upgrades to the play area, surrounding picnic area, pedestrian walkway and parking lot, as well as disabled access signage. RBF prepared drainage studies, construction plans and specifications, cost estimates and storm water pollution prevention plans. Our team worked with the local recreation council and community and coordinated with City staff for plan approvals from the Park and Recreation advisory committees and environmental permit review by the City's Development Services Department.



SUBCONSULTANT REPRESENTATIVE PROJECT EXPERIENCE

The following descriptions represent select project summaries for cultural resources assessments and inventories, evaluations and excavations, and monitoring projects.

SOLAR I BLM QUALITY CONTROL PROJECT, SOLAR I AND SOLAR II DEVELOPMENTS Mojave Desert, San Bernardino County, CA

During this project, BCR Consulting personnel acted as Bureau of Land Management liaison to ensure quality control in re-recording sites for survey results presented during a previous effort initiated by another firm in the Mojave Desert. Methods were implemented to ensure thorough recordation per BLM standards pursuant to NHPA Section 106.

CULTURAL RESOURCES ASSESSMENT AND NATIONAL REGISTER OF HISTORIC PLACES (NRHP) EVALUATIONS FOR HABITAT CONSERVATION PLAN OF 100 ACRES FOR NORTH PIT EXPANSION

San Bernardino County, CA

During this project, BCR Consulting completed the assessment of an Area of Potential Effect (APE) consisting of 100 acres. Extensive land use research and intensive field survey revealed four historic archaeological sites and one isolated artifact. These were extensively recorded and included the remnants of a historic farm and associated features, and contemporaneous refuse scatters. These resources were evaluated pursuant to NHPA Section 106, per United States Fish and Wildlife Service (USFWS) requirements.

ARCHAEOLOGICAL ASSESSMENT REPORT OF THE SOUTHERN CALIFORNIA EDISON SAN GORGONIO HYDROELECTRIC PROJECT DECOMMISSIONING, SAN BERNARDINO NATIONAL FOREST, FRONT COUNTRY DISTRICT

San Bernardino County, CA

During this project, BCR Consulting personnel surveyed and completed resource recordation and the technical report for eight linear miles of a historic concrete and wood plank flume in the San Bernardino National Forest. Five historic resources were recorded for which mitigation measures were prepared. The report was completed pursuant to NHPA Section 106 under a United States Department of Agriculture San Bernardino National Forest Special Use Permit, Authorization I.D. SGDHR01.

CULTURAL RESOURCES ASSESSMENT OF THE MOUNTAIN SPRINGS PROJECT

San Bernardino County, CA

During this project BCR Consulting completed the assessment of approximately 84 acres in the Helendale Community of San Bernardino County. An archaeological records search, field survey, paleontological overview, and Native American Consultation were completed. No cultural resources were recorded within the subject property, and the report was successfully completed pursuant to CEQA, according to County standards.

CULTURAL RESOURCES ASSESSMENT OF THE SENECA SOLAR PROJECT

San Bernardino County, CA

During this project BCR Consulting completed the assessment of approximately 70 acres near Victorville, in San Bernardino County. An archaeological records search, field survey, paleontological overview, and Native American Consultation were completed. One isolated projectile point was recorded during the project, and the report was successfully completed pursuant to CEQA, according to County standards.

CULTURAL RESOURCES ASSESSMENT OF THE PIPELINE AVENUE RESIDENTIAL PROJECT

San Bernardino County, CA

During this project BCR Consulting completed the assessment of approximately 6.86 acres adjacent to Chino, in San Bernardino County. An archaeological records search, extensive land use history research, field survey, historic resource evaluations of 12 historic-period buildings, paleontological overview, and Native American Consultation were completed. The report was successfully completed pursuant to CEQA, according to County standards.

DRAFT HISTORIC PROPERTY SURVEY REPORT FOR THE CAJALCO ROAD INTERCHANGE PROJECT

Corona, Riverside County CA

During this project, BCR Consulting Principal David Brunzell managed the assessment of an Area of Potential Effect consisting of approximately 4 acres for California Department of Transportation (CalTrans), District 8. Mr. Brunzell also provided significant assistance for Native American Consultation. Entities involved in the process included local CalTrans, Federal Highways Administration, the Native American Heritage Commission, and the Riverside County Transportation Commission.

ARCHAEOLOGICAL EXCAVATIONS FOR THE RITZ PROJECT

Grand Terrace, Riverside County, CA

During this project, BCR Consulting Principal David Brunzell prepared a research design and managed an excavation project at a historic archaeological site within the project boundaries. The effort consisted of shovel test pits that were excavated within site boundaries to assess the vertical and horizontal extent of the site. The excavation took place in order to determine site eligibility for CRHR under CEQA.

Petra Geotechnical Services has been involved in the growth and development of the Coachella Valley for several years, contributing their services to the following local projects:

- *Lomas Del Sol EIR – 2400-Acre Master Planned Community, Coachella California*
- *Desert Lakes EIR – 2400 – Master Planned Community, Coachella California*
- *Blixeth Properties EIR - 640-Acre Private Residence, Riverside County*
- *Travetine Point Landfill Closure Evaluation, - 5,000-Acre Master-Planned Community Riverside County*
- *Mastercraft Homes-Callimesa Springs, Preliminary Geotechnical Investigation and grading observation and testing.*
- *Careage Assisted Living Project-Preliminary geotechnical investigation – Banning*
- *College of the Desert-Preliminary Geotechnical investigation – East valley Campus Riverside County*
- *Indio Water Authority – Groundwater Recharge investigation*
- *City of Coachella–Enterprise Way Extension - Geotechnical Investigation*
- *Imperial Irrigation District-Substation Expansion – El Centro and Dixieland – Imperial County*



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*City of
Palm Springs*

On-Call Environmental Consulting (CEQA) Services



RBF
CONSULTING
A Baker Company

D
Local Expertise



Section D Local Expertise Demonstrated on the Team

D.1 LOCAL BUSINESS

RBF's Coachella Valley office was established in 1986 with the acquisition of the firm Charles Haver & Associates located in the City of Palm Desert. The office is fully staffed and currently provides professional services for both public agency and private sector clients. The firm utilizes its in depth knowledge of local issues and conditions combined with the strengthened and extended service available through the numerous offices to provide a comprehensive approach to community planning, public works engineering and land development in the Coachella Valley Region.



City of Palm Desert
 73-510 Fred Waring Drive, Palm Desert, CA 92260
 (760) 346-0611

CERTIFICATE
 NOT TRANSFERABLE

BUSINESS NAME: R B F CONSULTING
BUSINESS LOCATION: AP87121 ENGINEERING SERVICES
 74130 COUNTRY CLUB DR #201 PLMD

BUSINESS OWNER: R B F CONSULTING

R B F CONSULTING
 P O BOX 57057
 IRVINE CA 92619-7057

1545	13-00001699
<small>CONTROL NO.</small>	<small>BUSINESS LIC. NO.</small>
12/31/14	
<small>EXPIRATION DATE</small>	

The party shown is granted this certificate pursuant to license and Permit Provisions of the Municipal Code. This is not an endorsement of the activity, nor certification of compliance.

D.2 LOCAL EXPERTISE

STAFF NAME	ROLE	LOCAL EXP	DESERT EXP
Mike Stueby, PE	Principal in Charge <ul style="list-style-type: none"> • Review and prepare all CEQA documents • Prepare CEQA documents • Prepare CEQA documents • Final approval 	X	X
Kevin Thomas, CEP	Quality Assurance / Quality Control <ul style="list-style-type: none"> • Reports independently to the Principal In Charge • Monitors all project activities for compliance 	X	X



STAFF NAME	ROLE	LOCAL EXP	DESERT EXP
Bob Prasse	Project Manager <ul style="list-style-type: none"> Prepares Project Scope and Budget Develops strategy / approach Primary Client Interface Primary subconsultant Interface Drives project schedule, direction and focus Determines resource requirements 	X	X
Kari Cano	CEQA/NEPA Lead <ul style="list-style-type: none"> Day-to-day management of specific portion of scope Works with PM to drive project direction and focus Subconsultant Interface Directs support staff 	X	X
Rich Beck, CEP, CPESC, PWS, CEM	Jurisdictional Delineations, Permitting, Hazmat <ul style="list-style-type: none"> Directly responsible to PM for all jurisdictional delineations, permitting, and hazmat services. 	X	X
Anna Lantin, PE, CPSWQ, CPESC	Water Quality <ul style="list-style-type: none"> Directly responsible to PM for all water quality services. 	X	X
Gianfranco Laurie, PE, TE	Traffic <ul style="list-style-type: none"> Directly responsible to PM for all traffic services. 	X	X
Tom McGill, PhD	Biological Resources <ul style="list-style-type: none"> Directly responsible to PM for all habitat conservation and survey services. 	X	X
David Brunzell	Cultural Resources <ul style="list-style-type: none"> Directly responsible to PM for all cultural / paleontological services. 	X	X
Eddie Torres, INCE	Air Quality, GHG, Noise, Visual <ul style="list-style-type: none"> Directly responsible to PM for all reports necessary for air quality, greenhouse gas, noise and visual. 	X	X
John McCarthy, PE, CFM	Hydrology <ul style="list-style-type: none"> Directly responsible to PM for all analysis and reports pertaining to surface water / hydrology. 	X	X
Steve Bein, PE, GISP GIS	GIS <ul style="list-style-type: none"> Directly responsible to PM for all data coordination and research. 	X	X
Alan Pace, PG, CEG	Geotechnical <ul style="list-style-type: none"> Directly responsible to PM for all soils analysis and reports. 	X	X



*City of
Palm Springs*

On-Call Environmental Consulting (CEQA) Services



RBF
CONSULTING
A Baker Company

Addenda Acknowledgements E



Section E Forms - Addenda Acknowledgements

E.1 ADDENDUM 1

ADDENDUM ACKNOWLEDGMENT:

Proposer Firm Name: RBF Consulting

Authorized Signature:  Date: 3/24/14

Acknowledgment of Receipt of Addendum 1 is required by signing and including the acknowledgment with your submittal, or you may also acknowledge the Addenda on the bottom of Attachment A. Failure to acknowledge this Addendum may result in your submittal being deemed non-responsive.

E.2 ADDENDUM 2

ADDENDUM ACKNOWLEDGMENT:

Proposer Firm Name: RBF Consulting

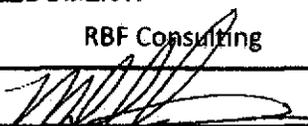
Authorized Signature:  Date: 3/24/14

Acknowledgment of Receipt of Addendum 2 is required by signing and including the acknowledgment with your submittal, or you may also acknowledge the Addenda on the bottom of Attachment A. Failure to acknowledge this Addendum may result in your submittal being deemed non-responsive.

E.3 ADDENDUM 3

ADDENDUM ACKNOWLEDGMENT:

Proposer Firm Name: RBF Consulting

Authorized Signature:  Date: 3/24/14

Acknowledgment of Receipt of Addendum 3 is required by signing and including the acknowledgment with your submittal, or you may also acknowledge the Addenda on the bottom of Attachment A. Failure to acknowledge this Addendum may result in your submittal being deemed non-responsive.

Southern California Offices

Camarillo

5051 Verdugo Way, Suite 300
Camarillo, CA 93012
Phone: 805-383-3373
Fax: 805-383-3371

Carlsbad

5050 Avenida Encinas, Suite 260
Carlsbad, CA 92008
Phone: 760-476-9193
Fax: 760-476-9193

Irvine

14725 Alton Parkway
Irvine, CA 92618-2027
Phone: 949-472-3505
Fax: 949-472-8373

Los Angeles

801 South Grand Avenue, Suite 250
Los Angeles, CA 90017
Phone: 213-250-7359

Ontario

3300 East Guasti Road, Suite 100
Ontario, CA 91761
Phone: 909-974-4900
Fax: 909-974-4004

Palm Desert

74-130 Country Club Drive, Suite 201
Palm Desert, CA 92260
Phone: 760-346-7481
Fax: 760-346-8315

San Diego

9755 Clairemont Mesa Boulevard, Suite 100
San Diego, CA 92124
Phone: 858-614-5000
Fax: 858-614-5001

Temecula

40810 County Center Drive, Suite 100
Temecula, CA 92591
Phone: 951-676-8042
Fax: 951-676-7240

RBF
CONSULTING
A Baker Company

*Creating value by delivering
innovative and sustainable solutions
for infrastructure and the environment.*

EXHIBIT "D"
SCHEDULE OF COMPENSATION

Attached rates shall apply for the first three (3) years of the agreement, after which Consultant may request a price adjustment not to exceed the Bureau of Labor Statistic's Consumer Price Index (CPI) for the LA/Riverside/Anaheim region for the prior 12 month period effective on the anniversary date of the agreement. The optional renewal years 4 and 5, and any associated CPI increase, are at the mutual consent of the City and the Consultant.



**HOURLY RATE SCHEDULE – City of Palm Springs
On-Call Environmental Consulting (CEQA) Services, RFP 15-14**

PERSONNEL	\$/Hr.
Senior Principal	\$275.00
Principal.....	250.00
Project Director.....	225.00
Program Manager.....	215.00
Senior Project Manager.....	200.00
Project Manager.....	195.00
Technical Manager.....	185.00
Senior Planner.....	168.00
Senior GIS Analyst.....	154.00
Project Engineer.....	152.00
Project Planner.....	152.00
Environmental Specialist.....	142.00
GIS Analyst.....	126.00
Designer/Planner.....	122.00
Project Coordinator.....	113.00
Graphic Artist.....	100.00
Environmental Analyst/Staff Planner.....	100.00
Assistant Engineer/Planner.....	96.00
Permit Processor.....	85.00
Engineering Aid/Planning Aid.....	77.00
Office Support/ Clerical.....	65.00

Note:

Blueprinting, reproduction, messenger service and other direct expenses will be charged as an additional cost plus 15%. A Sub-consultant Management Fee of fifteen-percent (15%) will be added to the direct cost of all sub-consultant services to provide for the cost of administration, sub-consultant consultation and insurance. Vehicle mileage will be charged as an additional cost at the IRS approved rate.



**HOURLY RATE SCHEDULE – City of Palm Springs
On-Call Environmental Consulting (CEQA)
Services, RFP 15-14**

Professional Services (Engineers, Geologists, Environmental Scientists)	\$/Hr.
Senior Principal (Review and Consultation).....	\$210.00
Principal.....	190.00
Senior Associate.....	175.00
Associate.....	165.00
Senior Project.....	155.00
Project.....	135.00
Senior Staff.....	125.00
Staff.....	105.00
Assistant.....	95.00
Senior Fault Hazard Specialist.....	200.00
Fault Hazard Specialist.....	175.00

Forensic Services (Engineers, Geologists, Environmental Scientists)	\$/Hr.
Senior Principal/Principal (Review, Analysis, Consultation).....	\$375.00
Senior Principal/Principal (Depositions, Hearings, Mediation and Trials; in 4-Hour Increments).....	425.00
Senior Associate/Associate (Review, Analysis, Consultation).....	300.00
Senior Associate/Associate (Depositions, Hearings, Mediation and Trials; in 4-Hour Increments).....	350.00
Senior Project/ Project (Review, Analysis, Consultation).....	250.00
Senior Project/ Project (Depositions, Hearings, Mediation and Trials; in 4-Hour Increments).....	300.00

Technical Services	\$/Hr.
Supervising Engineering Technician	\$105.00
Senior Engineering Technician	85.00
Engineering Technician	75.00
Field Technician (Prevailing Wage Projects)	115.00
Deputy Geotechnical Inspector	115.00
Senior Laboratory Technician	95.00
Laboratory Technician	85.00
Draftsperson	90.00

Support Services	\$/Hr.
Outside Consultants (Corresponding to in-house levels)	In-House Rate
Drilling/Equipment Rental	Cost + 20%
Client Requested Accounting	\$70.00/hr.
Word Processing, Technical Editing, Project Administration	\$65.00/hr
Field Services Communications Charges	1% of Invoice
Company Owned Equipment Usage	\$10.00/day
Copy Rate	\$0.25/sheet
Postage and Shipping	Cost + 20%
PDF File Transmittal	\$15.00/file
CD File Transmittal	\$20.00/file

NOTE: Travel time to field job sites is charged on a portal to portal basis at the appropriate hourly rate. Overtime for non-registered professionals and technicians is \$40.00 over the hourly rate. A minimum of two hours will be charged for all personnel.



BCRCONSULTING LLC **HOURLY RATE SCHEDULE – City of Palm Springs**
RFP 15-14 **On-Call Environmental Consulting (CEQA) Services,**

Professional Services	\$/Hr.
Principal Investigator	\$100.00
Project Manager	85.00
GIS/Graphics	70.00
Field Archaeologist/Paleontologist/Monitor	60.00
Historian/Researcher	60.00
Word Processing/Production	50.00

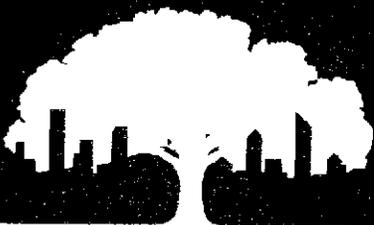
**Proposal for On-Call Environmental
Consulting (CEQA) Services**

City of Palm Springs

Prepared for | City of Palm Springs
Division of Procurement and Contracting
3200 E. Tahquitz Canyon Way
Palm Springs, California 92262

Prepared by | BonTerra Psomas
225 South Lake Avenue, Suite 1000
Pasadena, California 91101

March 27, 2014





March 27, 2014

Mr. Craig L. Gladders, C.P.M.
Procurement & Contracting Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, California 92262

Subject: Proposal for On-Call Environmental Assessment (CEQA) Services

Dear Mr. Gladders:

Providing On-Call Environmental Assessment Services for the City of Palm Springs Planning Department requires a consultant who understand the needs of public agencies and who is a recognized expert in compliance with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). BonTerra Psomas has substantial experience assisting local municipalities with all aspects of environmental review, including environmental planning consulting services and CEQA/NEPA documentation; natural resources and biological surveys; cultural resources management; air quality, greenhouse gas emissions, and noise analyses; regulatory services and permitting; and Geographic Information Systems (GIS) analyses. We are familiar with the land development activity occurring in the greater Coachella Valley area and believe that BonTerra Psomas has the expertise, enthusiasm, and commitment to provide unparalleled environmental documentation consulting services to the City of Palm Springs.

BonTerra Psomas maintains an excellent reputation for preparing high-quality and legally defensible documentation. Our reliability and expertise is exemplified through our numerous active on-call contracts with public sector clients, including but not limited to the OC Public Works Department, the OC Parks Department; the Los Angeles County Department of Public Works, the Los Angeles County Chief Executive Office, the University of California, Los Angeles, the City of Anaheim Public Works; and the City of La Habra Heights. We have developed a proven track record of responsive and cost-effective performance and understand the requirements inherent in successfully supporting a client on an as-needed contract.

The *Project Team* will be comprise of *Ms. Kathleen Brady, AICP*, Vice President of BonTerra Psomas and *Ms. Kristin L. Keeling*, Senior Project Manager and Regional Office Manager of our Pasadena location. Ms. Brady, Principal-in-Charge of Environmental Planning projects, has over 25 years of experience in the environmental planning field. Ms. Brady has focused her career on environmental impact assessment, advanced planning programs, and transportation projects. *Ms. Kristin L. Keeling*, Senior Project Manager, has served for approximately 12 years as the primary CEQA Project Manager for the BonTerra Psomas Pasadena office. Ms. Keeling will serve as the primary contact on all projects with the City of Palm

225 South Lake Avenue
Suite 1000
Pasadena, CA 91101

Tel 626.351.2000
Fax 626.351.2030
www.Psomas.com

Mr. Craig L. Gladders, C.P.M.

March 27, 2014

Page 2

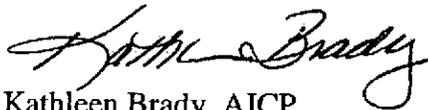
Springs and has successfully managed numerous As-Needed/On-Call Environmental Service Contracts.

We have structured our team and management to provide technical expertise in a streamlined and integrated manner. Staff members assigned to this Project are among the most experienced environmental planning professionals in Southern California. BonTerra Psomas has an impressive array of in-house specialties to support CEQA documents, and has strategically chosen to include only two qualified subconsultants on the Project Team: Fehr & Peers and PETRA Geotechnical. PETRA Geotechnical is a local business pursuant to the City of Palm Springs Local Preference Ordinance.

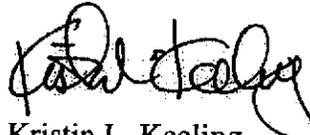
The BonTerra Psomas Project Team is committed to providing exceptional client-centered services and excellent work products that satisfy the City's expectations for quality. Our goal is to establish a long-lasting, positive, and productive working relationship with the City by providing unparalleled environmental documentation consulting services. We appreciate the opportunity to submit our qualifications for your review and consideration. Please feel free to call Ms. Brady at 714.444.9199 or Ms. Keeling with any questions at 626.351.2000.

Sincerely,

BonTerra Psomas



Kathleen Brady, AICP
Vice President, Environmental Planning



Kristin L. Keeling
Senior Project Manager

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Attachment A and Addenda

**A Firm Qualifications, Project Team, Experience,
and Background**

Firm Qualifications, Project Team, Experience and Background

A.1 COMPANY INFORMATION

BonTerra Psomas (formerly BonTerra Consulting) is a Limited Liability Company and a subsidiary of Psomas. **Kathleen Brady, AICP, Vice President, Environmental Planning** is located in the Irvine office and will serve as Principal-in-Charge and Quality Control Manager for this contract. **Kristin L. Keeling, Senior Project Manager** is located in the Pasadena office and will serve as Project Manager and the primary contact for this contract.

BonTerra Psomas has two centrally located offices that would serve the City of Palm Springs (City) for On-Call CEQA services.

Pasadena Office	Irvine Office
225 South Lake Avenue	2 Executive Circle
Suite 1000	Suite 175
Pasadena, California 91101	Irvine, California 91101
626.351.2000	714.444.9199
626.351.2030 Facsimile	714.444.9599 Facsimile
Kristin L. Keeling	Kathleen Brady, AICP
Kristin.Keeling@psomas.com	Kathleen.Brady@psomas.com

The primary office for On-Call services will be the BonTerra Psomas Pasadena office. However, both the Pasadena and Irvine offices, which include the majority of the staff members included in this proposal, work seamlessly together as a team and there are staff members from both offices who are available to work on projects.

In addition, Psomas has offices in California, Arizona, and Nevada. Psomas staff assigned to this contract are located in the following offices:

Santa Ana Office	Riverside Office
3 Hutton Centre Drive	1500 Iowa Avenue
Suite 200	Suite 210
Santa Ana, California 92707	Riverside, California 92507
714.751.7373	951.787.8421

A.2 PRINCIPAL OFFICER

Kathleen Brady, AICP, Vice President, Environmental Planning of BonTerra Psomas is authorized to legally bind BonTerra Psomas in a contract with the City of Palms Springs.

A.3 FIRM QUALIFICATIONS

BonTerra Psomas is an environmental planning and resource management consulting firm that provides California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documentation; biological resources

surveys and assessments; habitat restoration planning; regulatory services and permitting; cultural resources assessments and monitoring; air quality, greenhouse gas emissions, and noise analyses; and Geographic Information Systems (GIS) mapping and spatial analyses.

The Company's team includes Environmental Planners; Project Managers; Air Quality and Noise Specialists, Botanists; Certified Arborists; Ornithologists; Wildlife Biologists; Restoration Ecologists; Regulatory Specialists; Archaeologists; Paleontologists; Geographical Information Systems GIS Specialists; and appropriate support personnel, such as technical writers and editors. This group works together as a highly effective team to meet the requirements of our clients' projects and is recognized as one of the most experienced teams of environmental professionals in the Southern and Central California consulting community.

BonTerra Psomas has played a leading role in the successful preparation of environmental compliance documents pursuant to CEQA and NEPA and we are known for the exceptional quality of our work products. One of our hallmarks is the active engagement of senior management in all aspects of client support. The first step in ensuring a high-quality product is to assign staff members that have the technical expertise and experience to complete the work. BonTerra Psomas maintains a competitive edge in the environmental consulting industry through the retention of highly qualified and highly effective staff members who are known for their ability to work with multiple stakeholders to identify potential issues and solutions in a manner that is both creative and effective.

BonTerra Psomas is uniquely qualified to provide environmental documentation services to City of Palm Springs for a number of reasons. BonTerra Psomas has over 17 years of extensive experience in the preparation of Environmental Impact Reports (EIRs) for complex and controversial development projects; has ample familiarity with the environmental resources and constraints to development within the City and the Coachella Valley; and is committed to devoting the staff resources necessary to ensure exceptional client service.

BonTerra Psomas provides full-service CEQA/NEPA compliance documentation for a wide range of projects and clients, and we have over 60 environmental professionals, including generalists and specialists, available to assist on a project at a moment's notice. We have technical disciplines that require specialized skills, such as the following: Air Quality and Greenhouse Gas analyses, which requires staff that are capable of using CalEEMod including the EMFAC 2011 and OFFROAD 2011 databases; Biological Resources analyses, which require federal/State permits for special status species surveys and scientific collection; and Cultural Resources analyses, which requires a Registered Professional Archaeologist (RPA) and meets the Secretary of Interior's standards for historic preservation programs for archaeology. Our staff of Environmental Planners is highly capable of providing general plan/zoning consistency analyses and land use compatibility analyses, which are critical skills for analyzing projects that require a General Plan Amendment.

BonTerra Consulting recently merged with Psomas, an engineering consulting firm founded over 65 years ago. As a full-service engineering, construction management, environmental, and land survey firm, Psomas helps clients create value and deliver complex projects. The merger provides public and private-sector clients of both firms with a wider breadth and depth of services. Psomas serves public and private sector clients in the water, transportation, site

development, and energy markets. Services include water and wastewater infrastructure, hydrogeology, planning, land surveying (including 3D laser scanning), subdivision design, master planning for grading, drainage and flood control, and civil engineering design (including Building Information Modeling). Additional services available within Psomas that can support the preparation of environmental documents pursuant to CEQA/NEPA include traffic impact assessments, landscape architecture, and water supply assessments. The fact that BonTerra Psomas has these services in-house allows us to be nimble, responsive, and efficient when replying to client requests, eliminating the need to confer and contract with subconsultants.

One aspect of our client portfolio that speaks highly of our client-responsiveness and attention to detail is the number of On-Call Environmental Services contracts we have maintained with public sector agencies. Key clients with whom we have established continuing relationships in providing On-Call Consultant Services include Los Angeles County Department of Public Works (LACDPW) (14 years); City of Los Angeles Bureau of Engineering (12 years); various Public Works Departments in the County of Orange (14 years); City of Anaheim (16 years); Metropolitan Water District of Southern California (6 years); Southern California Edison (6 years); and the University of California, Los Angeles (5 years).

These On-Call contracts require various services and work products ranging from specialized technical reports for small development projects to the preparation and processing of EIRs for large infrastructure projects. As an example, Kristin Keeling, Project Manager, has managed several On-Call contracts with the County of Los Angeles Department of Public Works, including the Flood Maintenance Division; Watershed Management Division; Architectural/Engineering Division; and Flood Control District. Under these contracts, all of BonTerra Psomas's primary services have been tasked to prepare work products as either stand-alone studies or as part of a larger environmental impact study (e.g. EIR, Mitigated Negative Declaration [MND]).

Additionally, BonTerra Psomas has provided regular consulting services to the County of Los Angeles through the Chief Executive Office (CEO). CEO projects include the the Mira Loma Detention Center Women's Village and Re-Entry Project EIR in the City of Lancaster; Solar Energy MND in the City of Lancaster; and a Comprehensive Land Use Management Plan for the Eastern Avenue Hill Complex (County Sheriff and Fire Department properties) within the City Terrace. In addition to these public projects, BonTerra Psomas has processed numerous EIRs through city and county Planning Departments for private developers. These projects ranged from urban mixed-use infill developments to large residential estate developments. These diverse services and documents illustrate the depth and breadth of work products that BonTerra Psomas is able to provide on a consistent basis. We take pride in our ability to satisfy clients' needs and maintain these long-term relationships.

A.4 PROJECT TEAM MEMBERS

Project Management Qualifications

The Environmental Planning/Natural Resources Group within BonTerra Psomas has a permanent staff of over 65 employees. The following key project team members are the primary staff assigned to work with the City of Palm Springs on

BonTerra Psomas has always met my expectations and more. The staff is professional, friendly, and is always trying to accommodate the County's need, and even defend our interests when interacting with regulatory agencies.

Jemelee Cruz, P.E.
County of Los Angeles
Flood Maintenance Division

assigned projects. As specified in the Request for Proposals, and as shown in the Organizational Chart on page 9, *Ms. Kathleen Brady*, Principal-in-Charge, will serve as the managing Principal over all BonTerra Psomas work products and as the firm's Quality Control responsibilities, and *Ms. Kristin L. Keeling*, Senior Project Manager, will serve as the primary contact on all projects with the City of Palm Springs.

Much of the responsibility for the success of the CEQA process depends on the Project Manager's ability to engender the confidence of the City of Palm Springs and to successfully coordinate the various parts and players into a unified team. In order to meet the needs and expectations of the City of Palm Springs, BonTerra Psomas has assembled a highly qualified Project Team that can provide exceptional environmental documentation in compliance with CEQA and that has been prepared to the satisfaction of the Project Applicant/City of Palm Springs. BonTerra Psomas believes that our approach to fulfilling the required depth of experience and superior analytic execution of the CEQA process is best met through the teaming of Ms. Kathleen Brady, as Principal-in-Charge, and Ms. Kristin Keeling as Senior Project Manager.

Kathleen Brady and Kristin Keeling will work seamlessly together as BonTerra Psomas's Project Management Team. We have found that high-profile and complex projects warrant and deserve the attention of a management team. Kathleen and Kristin have a tried and true working relationship and communication style that has developed over their 12 years of working together. Kathleen operates as the strategist; analyst on complex issues; quality control assurance; resource allocator; and contract implementer. Kristin operates as the day-to-day manager with the responsibility of ensuring work is completed on time and within budget. She will focus on the preparation of legally defensible and comprehensive CEQA documents and will facilitate coordination with all applicable local, State, and federal agencies. She will coordinate with the project team's technical consultants; ensure all topical issues are adequately analyzed; and be the author of critical parts of the environmental document. Ms. Keeling will also be the public voice for the EIR process, making public presentations as required by the project at public meetings, hearings, and as requested by City of Palm Springs.

Kathleen Brady, AICP, Principal-in-Charge and Quality Control Manager has over 25 years of experience in the environmental planning field. Ms. Brady is the Vice President and Principal-in-Charge of Environmental Planning projects. Ms. Brady has focused her career on environmental impact assessment, transportation projects, and advanced planning programs. Since 1986, Ms. Brady has been a consultant to federal, State, and local agencies, as well as private land developers and other private industry clients. Ms. Brady has extensive experience in the preparation of technical studies to satisfy CEQA and is accomplished in interagency coordination. Ms. Brady has assisted with development implementation for the Irvine Company, Rancho Mission Viejo, and large-scale infrastructure projects including transportation improvement projects for the California Department of Transportation (Caltrans). She was the Project Manager for the 22,800-acre Ranch Plan Program EIR 589 and continues to be involved in the environmental documentation effort for the Ranch Plan. She has managed a number of facility implementation projects, including water reservoirs, pump stations, lift stations, large treatment basins and water extraction projects for the Santa Margarita Water District and for the Ladera Ranch and Talega developments.

Public Sector On-Call Environmental Services Contracts/Master Services Agreements

- Orange County On-Call Services Contract – Various County Projects
- California Department of Transportation District 12 On-Call Services Contract, Orange County

Other/Additional Public Sector Projects

- John Wayne Airport Settlement Agreement Amendment Program Environmental Impact Report, Orange County
- Long Beach Airport Terminal and Ramp Improvement Environmental Impact Report, City of Long Beach
- Alton Parkway Extension Project Environmental Impact Report, Orange County
- Centennial Corridor Environmental Impact Report/Environmental Impact Statement (EIR/EIS), Bakersfield and Kern County
- Santa Margarita Water District facilities implementation projects, Orange County

Private Sector Development Projects

- The Ranch Plan Program Environmental Impact Report, Orange County
- Talega Valley Development, San Clemente and unincorporated Orange County
- Santiago Hills II, General Plan Amendment, City of Orange
- General Plan/Zone Change documents for the Ladera Ranch Planned Community, Orange County

Kristin Keeling, Senior Project Manager, has over 14 years of diverse professional consulting and municipal experience, including 12 years as the primary CEQA Project Manager, and recently the Regional Manager, for the BonTerra Psomas Pasadena office. Her professional expertise includes the preparation of environmental documents pursuant to CEQA and NEPA; project management for projects with local, State, and federal agency involvement; public presentations and meeting facilitation; and EIR preparation for large, complex development projects, including general, master, and specific plans, public works infrastructure projects, single-family residential tract developments, recreation, institutional, and mixed-use and transit-oriented developments.

Ms. Keeling's responsibilities as Senior Project Manager for the On-Call Environmental Assessment CEQA Services contract would be comprehensive, and she is adept at managing multiple concurrent project assignments. She would be responsible for the successful preparation of environmental documents and technical reports/analyses; assisting private-sector project applicants navigate the requirements of CEQA; providing strategic consultation for the City on CEQA-related matters; managing the overall project scope, schedule, and budget; providing regular project status updates and facilitating internal team meetings; coordinating and facilitating public scoping meetings; and coordinating with team members, the City of Palm Springs, and responsible agencies to ensure the production of accurate, comprehensive, and legally defensible documents.

Ms. Keeling has a very hands-on management style and is personally invested in the providing excellent client-centered services to maintain successful and

productive professional relationships. Over her 12 years as the primary CEQA Project Manager for the BonTerra Psomas Pasadena office, she has developed a community of satisfied clients that continue to seek her management of their important projects. This is manifested through her ongoing successful management of numerous on-call contracts for the provision of CEQA services, as summarized below.

Public Sector On-Call Environmental Services Contracts/Master Services Agreements

- City of La Habra Heights, on-call contract since 2013
 - Matrix Oil Development Project EIR (currently underway)
- County of Los Angeles Chief Executive Office, on-call since 2006
 - Mira Loma Detention Center Women's Village and Re-Entry Facility Project EIR (currently underway)
 - Comprehensive Land Use Management Plan and Project Management for the Eastern Avenue Hill Complex Program
 - Solar Energy Project IS/MND
 - Project Management for Groundwater Contamination Investigation at Sheriff's Department
- County of Los Angeles Department of Public Works, Water Resources Division (on-call since 2008), Architecture and Engineering Division (on-call since 2008); Flood Maintenance Division (on-call since 2003), and Flood Control District (on-call since 2013)
 - Big Tujunga Sediment Removal Project IS/MND and Environmental Assessment/Finding of No Significant Impact (currently underway)
 - Santa Anita Dam Improvements Project IS/MND (currently underway)
 - High Desert Health System Multi-Ambulatory Care Center EIR
 - Camp Kilpatrick Youth Detention Center Project IS/MND
 - Long-Term Maintenance Agreement for Debris Basins IS/MND

Other/Additional Public Sector Projects

- West Desert Hot Springs Master Drainage Plan Environmental Impact Report (currently underway), City of Desert Hot Springs and Riverside County Flood Control and Water Conservation District
- Arroyo Seco Canyon Project IS/MND (currently underway), City of Pasadena
- Chevy Chase Reservoir Replacement IS/MND, City of Glendale
- Whittier Narrows Recreation Area Master Plan EIR, County of Los Angeles Department of Public Works
- General Plan Update EIR, City of Arcadia
- Encanto Nature Trail IS/MND, City of Duarte
- Arrow Reservoirs IS/MND, Valley County Water District
- Various Water Well Projects – IS/MNDs, Santa Clarita Water Division
- Recycled Water Master Plan EIR, Castaic Lake Water Agency

BonTerra Psomas has always met my expectations and more. The staff is professional, friendly, and is always trying to accommodate the County's need, and even defend our interests when interacting with regulatory agencies.

Richard Wilson
Environmental Services Manager
City of Anaheim
Public Utilities Department

Private Sector Development Projects

- Aviation Station Transit-Oriented Development EIR; County of Los Angeles
- Fullerton Transportation Center Specific Plan EIR; City of Fullerton
- West Antelope Solar Project IS/MND; County of Los Angeles
- St. Michael's Abbey EIR; County of Orange
- Tesoro del Valle Residential Development EIR; County of Los Angeles
- Burnam Residential EIR; County of Los Angeles
- Tapia Ranch Residential EIR; County of Los Angeles
- Beach and Orangethorpe Mixed Use EIR; City of Buena Park
- The Country Estates Residential Development EIR, City of Diamond Bar

Ms. Keeling has expertise and technical proficiency in environmental document preparation. Her skills as a Project Manager are exemplified through the successful execution of these projects through the CEQA process and her ongoing relationships with her clients.

Key Staff Availability

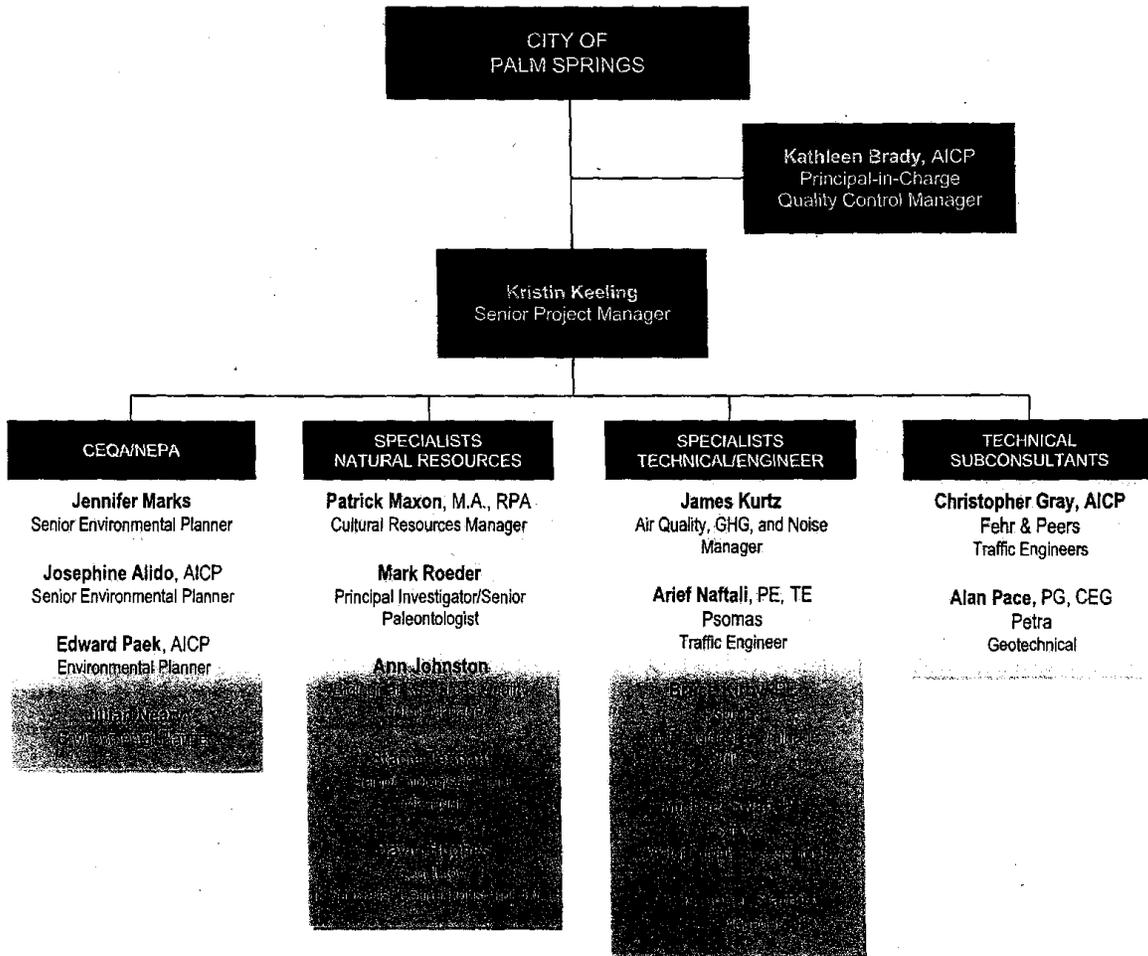
BonTerra Psomas staff is well versed in the demands of providing quality services on an as-needed basis to public sector clients, as discussed above. This extensive experience in managing multiple projects concurrently demonstrates BonTerra Psomas's ability to be responsive to differing management styles within the same organization, while still maintaining a consistent approach to our documents. As a result, the key professional staff in this proposal have established workload management systems and staffing arrangements to assist in meeting concurrent project demands through clear channels of communication. The Project Team Members have the demonstrated capability to meet the requirements of multiple projects on similar schedules, and have the availability and commitment to ensure that City of Palm Springs projects are completed on time and within budget.

The following BonTerra Psomas staff members will support Ms. Brady and Ms. Keeling; these individuals have extensive experience working on public and private development projects throughout Southern California, and Riverside County specifically. Our goal is to commit the time needed to ensure the product is delivered in the quality and manner expected and required by our clients. In that manner, the Table below provides estimated percentages of effort per week for key staff members. It should be noted that these percentages will shift depending on the intensity of the work at the time and the expertise needed. Be assured that we will commit the time and resources needed to complete quality work products.

Key Personnel	Role for Project	Percentage Availability for Project per Week
Kathleen Brady, AICP	Principal-in-Charge/Quality Control Manager	10-15
Kristin L. Keeling	Senior Project Manager	25
CEQA Documentation		
CEQA/NEPA		
Jennifer Marks	Senior Environmental Planner	35
Josephine Alido, AICP	Senior Environmental Planner	35
Edward Paek, AICP	Environmental Planner	25
Jillian Neary	Environmental Planner	25
Specialists – Natural Resources		
Patrick Maxon, M.A., RPA	Cultural Resources Manager	20
Mark Roeder	Principal Investigator/Senior Paleontologist	15
Ann Johnston	Biological Resources Quality Control Manager	10-15
Stacie Tennant	Senior Biologist/Senior Project Manager	45
David Hughes	Regulatory Specialist/Delineations/	30
Specialists – Technical/Engineering		
James Kurtz	Air Quality, GHG, and Noise Manager	15
Arief Naftali PE, TE Psomas	Traffic Engineer	15
Bruce Kirby, PE Psomas	Civil Engineer-Drainage, Utilities	15
Michael Swan, PE Psomas	Water Supply Assessment	15
Christopher Starbird	GIS Manager	20
Subconsultants		
Christopher Gray Fehr & Peers	Associate-in-Charge of Transportation	35
Alan Pace, PG CEG Petra Geotechnical	Senior Associate Geologist/Project Manager	45

ORGANIZATIONAL CHART

On-Call Environmental Assessment (CEQA) Services



Key Staff/Team Member Qualifications

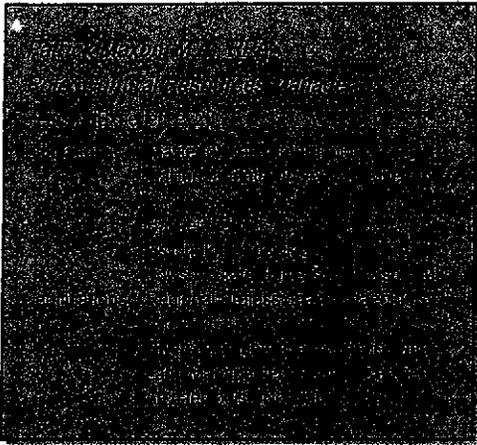
Jennifer Marks is a Senior Project Manager and Environmental Planner with 15 years of experience in environmental documentation and analysis consistent with CEQA and NEPA. Throughout her career, she has worked directly with a variety of interested and affected parties. In addition to managing planning as well as development and infrastructure projects, she has performed impact analyses for many environmental resource issue areas, including land use, biology, water resources, air quality, noise, traffic, aesthetic resources, geology, historic and cultural resources, and hazards and hazardous materials. Her experience includes the City of Anaheim Planning Department On-Call Environmental Services Contract; the Ranch Plan Program Environmental Impact Report; the Triangle Specific Plan Project Environmental Impact Report in Murrieta. In addition, Ms. Marks has extensive experience completing projects involving resort hotels with adjoining retail, recreation, and residential components. Examples of her experience include the Anaheim Resort Specific Plan Amendment No. 7 for the Inclusion of Residential Uses Mitigated Negative Declaration; the Anaheim GardenWalk (formerly Pointe Anaheim) Addendum to a Mitigated Negative Declaration; the Anaheim Resort Specific Plan Master Environmental Impact Report Validation Report; and the Pelican Hill Resort Supplemental Environmental Impact Report.

Josephine Alido, AICP has 26 years of experience in environmental planning throughout Southern California. She has prepared and managed CEQA and NEPA documents for private development proposals, policy documents, and public infrastructure improvements. These have included project EIRs for large residential, commercial, and industrial developments and roadway projects, as well as program EIRs for general plans; redevelopment plans; specific plans; and plan updates/amendments. Ms. Alido is currently working on the Program EIR for the West Desert Hot Springs Master Drainage Plan and has worked on Caltrans' environmental documents for the cities of Desert Hot Springs and Cathedral City. She has also completed the EIRs for residential subdivisions, commercial centers, warehouses, General Plan updates, Specific Plans, parks, roadways, and public facilities and IS/MNDs for trails, parks, communication towers, water system improvements, detention basins, and fire stations, among others.

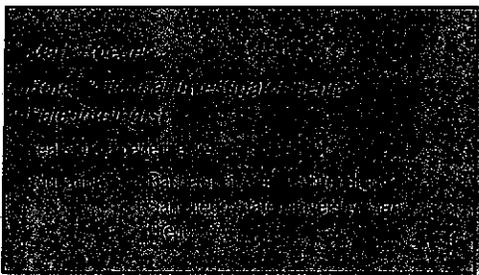
Edward Paek, AICP is an Environmental Planner with ten years of experience in environmental documentation and review pursuant to CEQA and NEPA. Mr. Paek's experience includes the preparation of long-range planning documents, including General Plans, Master Plans, and Specific Plans. Mr. Paek is very familiar with local land use and zoning regulations and practices, particularly with respect to real estate development. Throughout his career, he has worked directly with various State, regional, and local planning agencies, including the LACDPW; Caltrans; the Federal Highway Administration; and the City of Los Angeles Department of Transportation. In addition, he has extensive experience with public finance and economic development issues, with a special emphasis on fiscal/economic impact analyses, urban decay studies, and public/private partnerships. His relevant project experience includes the West Antelope Solar Energy Project; Santa Anita Dam Seismic Strengthening Project; Redlands Commons and Trojan Groves Specific Plan; Arroyo Seco Master Plan; Shops at Santa Anita Environmental Impact Report; the and Music Center and Grand Avenue Realignment Environmental Impact Report.



Jillian Neary is an Environmental Planner with over 15 years of experience in environmental analysis and land use investigation. Ms. Neary has prepared environmental compliance documentation pursuant to CEQA/NEPA and associated State and federal regulations for both private- and public-sector clients throughout Southern California. She has evaluated the potential for environmental impacts on all CEQA topics, providing particular expertise in geology and soils, natural resources, solid waste disposal, and hazardous materials. Ms. Neary's relevant project experience includes serving as environmental planner for the LACDPW As-Needed Contract and several on-call projects with the University of California, Los Angeles. In addition, her relevant project project experience includes the High Desert Health System Multi-Service Ambulatory Care Center Environmental Impact Report; the Aviation Station Transit-Oriented Development Environmental Impact Report; the John Wayne Airport 2014 Settlement Agreement; Centennial Specific Plan and Phase One Implementation Environmental Impact Report; the Tapia Ranch Environmental Impact Report; and the Newport Banning Ranch Environmental Impact Report.



Patrick Maxon M.A., RPA is a Registered Professional Archaeologist with a Bureau of Land Management permit who meets the Secretary of Interior's standards for historic preservation programs for archaeology. Mr. Maxon has 20 years of experience in all aspects of cultural resources management, including prehistoric and historic archaeology, paleontology, ethnography, and tribal consultation. He has expertise in compliance with NEPA, CEQA, the National Historic Preservation Act, the Archaeological Resources Protection Act, and the Clean Water Act, among others. Mr. Maxon has completed hundreds of cultural resources projects that have involved the full range of cultural resources services. Mr. Maxon's relevant experience includes the the Joshua Basin Water District Project; the Murrieta Creek Bridge Project in Temecula; the High Desert Health System Multi-Service Ambulatory Care Center; the Summerly Project in Lake Elsinore; the Brown Street Gas Station Project in Riverside; The Godinho Dairy Project; the Foothill Parkway Project in Corona; and the Aviation Station Transit-Oriented Development Project.



Mark Roeder has 34 years of experience as a Paleontologist. He has extensive experience with CEQA and NEPA compliance and with conducting and managing paleontological resource impact assessments and impact mitigation programs for large construction projects in California. Mr. Roeder has conducted paleontological resource assessments—which involve data searches such as literature reviews, archival searches, field surveys, and consultation with other paleontologists—in order to develop baseline inventories; to evaluate the scientific importance of resources and potential for disturbance by adverse, project-related impacts; and to formulate mitigation measures to reduce these impacts to less than significant levels. Mr. Roeder has worked on paleontological resources impact mitigation programs that have required monitoring of earth-moving activities, recovery of fossil remains, field personnel supervision, and progress and final report preparation. Project experience includes the High Desert Health System Multi-Service Ambulatory Care Center Project in Lancaster; the Newport Banning Ranch Project in Newport Beach; the Murrieta Creek Bridge Project in Temecula; and the Wakanuga Project in Mira Loma.

Ann Johnston

Role: Biological Resources Quality Control Manager

Years of Experience: 25

Education: Bachelors of Arts, Biology
California State University, Long Beach, CA

Stacie Tennant

Role: Senior Biologist/Project Manager

Years of Experience: 18

Education: Bachelors of Science, Environmental Biology
California State University, Northridge, Northridge, CA

Certifications: USFWS 10(a) permit for coastal California gnatcatcher (No. TE 834489-4)
CDFW Letter of Agreement, Field Investigator for coastal California gnatcatcher
CDFW Scientific Collecting Permit (No. SC-002705)

David Hughes

Role: Regulatory Specialist/Delineations/Arborist

Years of Experience: 12

Education: Masters of Science, Ecological Restoration and Management, University of Wisconsin, Madison, WI
Bachelor of Science, Ecology, Behavior, and Evolution; University of California, San Diego, CA

Certifications: Certified Arborist (No. WE-7752A)
CRAM Riverine Wetland Module Trained Practitioner
USACE Jurisdictional Delineation Training

Ann Johnston is the Vice President of BonTerra Psomas and a Principal-in-Charge of Resource Management projects. Ms. Johnston has 25 years of experience in biological resources inventories/evaluations; sensitive species surveys; mitigation monitoring; resource agency permitting and processing; conservation and strategic planning; and technical peer reviews. Ms. Johnston's professional experience has focused on finding solutions to development challenges where potential impacts to biological resources may occur, and on the assessment and integration of biological data (particularly on sensitive species) into environmental documentation that complies with the requirements of CEQA, NEPA, the Federal Endangered Species Act, and the California Endangered Species Act. Ms. Johnston's relevant experience includes the Newport Banning Ranch Project in Newport Beach; the Devers-Colorado Corridor Road Repair Project from Palm Springs to Blythe; and the Falcon Ridge Substation Project in San Bernardino County.

Stacie Tennant is a Senior Project Manager and Wildlife Biologist with 18 years of experience. She has conducted reconnaissance surveys and habitat evaluations for Endangered, Threatened, and sensitive floral and faunal species; identified and classified plants and plant communities; processed resource agency permits; and managed projects. She has managed and/or authored the biological resources sections of numerous EIRs; Biological Technical Reports; Biological Assessments (pursuant to Section 7 consultations with the U.S. Fish and Wildlife Service [USFWS]); focused surveys for sensitive species; Habitat Assessments and Determination of Biologically Equivalent or Superior Preservation Reports for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP); and general biological assessments and constraints analyses. She is very familiar with the federal, State, and many local natural resources regulations, including the requirements of several multiple species plans including the Western Riverside County and Coachella Valley MSHCPs. Ms. Tennant's relevant experience includes the Lakeview Substation Project in Riverside County; the Falcon Ridge Substation Project in San Bernardino County; the Circle City Substation and Mira Loma-Jefferson Subtransmission Line Project in Riverside and San Bernardino Counties; the Menifee Heights Project in Riverside County; the Dos Palmas Monitoring Wells Project in Coachella Valley; and the City of Twentynine Palms General Plan Update Project in San Bernardino County.

David Hughes is a Senior Project Manager in Regulatory Specialist Services with twelve years of experience in mitigation planning, restoration monitoring, wetland delineations, and regulatory permitting. Mr. Hughes is also a Certified Arborist and fully-trained practitioner of the California Rapid Assessment Method (CRAM) for wetlands. He is responsible for completing Jurisdictional Assessments/Delineation Reports and assisting both private and public entities with obtaining regulatory authorizations from the U.S. Army Corps of Engineers (USACE), the California Department of Fish and Wildlife (CDFW), the USFWS, Regional Water Quality Control Boards, and the California Coastal Commission. He is responsible for planning and implementing mitigation projects to comply with regulatory permit conditions and mitigation measures pertaining to the CEQA. Mr. Hughes has expertise in habitat site analysis, habitat mitigation program development, restoration monitoring, wetland delineations and assessments, regulations pertaining to jurisdictional waters, tree inventories and protection plans, and general mitigation compliance documentation. His relevant experience includes the Tesoro del Valley Residential Development Project Oak

Tree Surveys in Los Angeles County; French Valley Parkway Interchange Project Regulatory Services in Murrieta; and the Canyon Crest Project Jurisdictional Delineation and CRAM Survey in Brea.

James Kurtz, an Air Quality, Greenhouse Gas (GHG), and Noise Manager with more than 44 years of technical and project management experience, has performed air quality analysis since 1973 and acoustic analyses since 1989 for infrastructure projects; interstate highways and major roadways; residential, commercial, and institutional developments; commuter rail lines; major utility installations; and general and specific plans. He has prepared noise and air quality technical studies and related sections of federal and State environmental documents. His relevant experience includes the High Desert Health System Multi-Service Ambulatory Care Center Environmental Impact Report in Lancaster; the John Wayne Airport 2014 Settlement Agreement Amendment Environmental Impact Report in Orange County; Fallbrook Community Airpark Improvement Project Global Climate Change Impact Analysis, Gillespie Field Redevelopment and Land Acquisition Air Quality and Greenhouse Gas Study, El Cajon Amendment to the Anaheim Resort Specific Plan Supplemental Environmental Impact Report Air Quality, Greenhouse Gas, and Noise Analyses, Anaheim; the Banning Ranch Project in Newport Beach; and the Aviation Station Transit-Oriented Development Project Environmental Impact Report in Los Angeles County; the Nason Street Improvement Project in Moreno Valley; and the Triangle Mixed-Use Specific Plan Project in Murrieta.

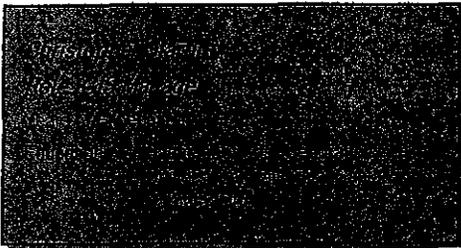
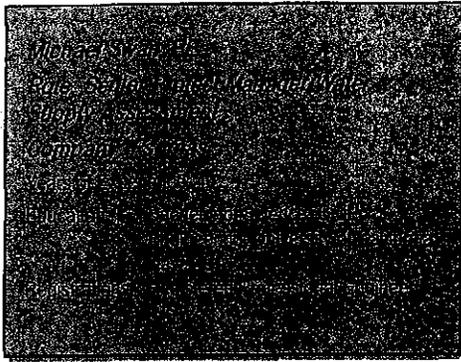
Arief Nafta, PE, TE, Traffic Engineer is a Project Manager with over 14 years of hands-on professional experience in the design and management of various site, civil, road, highway, and traffic engineering projects serving multiple local and regional agencies in Southern California, as well as Caltrans. His project portfolio encompasses project continuum starting from planning through design, and construction. His experience includes the Interstate (I) 215 Bi-County HOV Gap Closure; RCTC/SANBAG/Caltrans District 8, San Antonio Avenue Storm Drain and Street Improvement, City of Upland; State Route (SR) 91/La Sierra Avenue Interchange, Riverside/Caltrans District 8; Tier 3 and 4 San Bernardino Valley Coordinated Traffic Signal System for SANBAG; CA Project Study Report (PSR) I-10/Grove Avenue, Ontario; and the (PSR) I-10/Golf Center Parkway, Indio, CA.

Bruce Kirby, PE, Vice President, Civil Engineering Services, for over 30 years been involved in land development site engineering and is a professional engineer that has directed the design of several institutional, retail, commercial, industrial, residential, and recreational projects throughout southern California. These projects have included providing such services as preliminary engineering and backbone engineering design for the grading, roadway, storm drain, sewer and water infrastructure required for several large master-planned community projects. Bruce's recent experience in the City of Indio was related to final design of water quality drainage basins using a series of dry well systems to recharge the ground water. His experience includes the Victoria Palms Condominiums, Indio; Adelanto Fire Station; Adelanto Historic Fox Theater Performing Arts Center; Riverside Riverside Convention Center, Riverside University of California at Riverside; Riverside, Riverside Community College District-Utility Program Studies, Riverside; Moreno Valley Medical Office Park; Moreno Valley, and the California Mission Village Plaza Shopping Center, Riverside.

James Kurtz
Role: Air Quality, GHG, and Noise Manager
 Years of Experience: 44
 Education: Bachelor of Science, Engineering
 University of California, Los Angeles

Arief Nafta, PE, TE, Traffic Engineer
 Years of Experience: 14
 Education: Bachelor of Science, Civil Engineering
 University of California, Riverside

Bruce Kirby, PE, Vice President, Civil Engineering Services
 Years of Experience: 30
 Education: Bachelor of Science, Civil Engineering
 University of California, Riverside



Michael Swan, PE, Senior Project Manager has over 40 years of experience in project engineering and management of diverse public works and public finance projects. He has extensive experience in water resources master planning and design, as well as the development and implementation of financing for these and other public works projects. His experience includes Paradise Valley Water Resources Master Planning and Water Supply Assessment Mission Springs Water District Various Water Supply Assessments, Desert Hot Springs; Centennial Water Resources Master Planning and Water Supply Assessment, Tejon Ranch; the Platinum Triangle Water Supply Assessment, Anaheim; and the Anaheim Resort Area Specific Plan and Convention Center Expansion Water Supply Assessment, Anaheim.

Christopher Starbird is a Geographic Information Systems (GIS) Specialist and Database Manager with 11 years of experience. Mr. Starbird has assisted in the completion of mapping projects for municipal, regional, and federal public agencies and non-profit organizations using the latest in mapping software from the Environmental Systems Research Institute. His set of skills includes database design, spatial analyses, three-dimensional (3D) modeling with shade and shadow analysis, web development, and high quality cartographic design to meet client and project needs. Mr. Starbird has completed course work in the areas of GIS, cartography, field techniques in geographic research, web-based interactive map presentation, and digital imaging. His relevant experience includes the High Desert Health System Multi-Service Ambulatory Care Center Environmental Impact Report, the Aviation Station Transit-Oriented Development Project Environmental Impact Report, The Ranch Plan Environmental Impact Report, the French Valley Parkway Interchange Environmental Impact Report, and the Circle City Substation Project.

A.5 SUBCONSULTANT TEAM MEMBERS

BonTerra Psomas will be supported by experienced subconsultants when their expertise is determined necessary to meet specific technical requirements of a project. Technical areas for which BonTerra Psomas utilizes subconsultants include, but are not limited to, geology and soils, hazards (e.g., groundwater/soil contamination, asbestos, and lead-based paint), and traffic for high-profile projects requiring a local traffic consultant.

BonTerra Psomas maintains excellent working relationships with numerous subconsultants and we only contract with companies that have proven track records for providing exceptional quality work products in a timely and cost-efficient manner. BonTerra Psomas has included on their team Fehr & Peers and Petra Geotechnical.

Fehr & Peers

Fehr & Peers specializes in providing transportation planning and traffic engineering services to public and private sector clients. We emphasize the development of creative, cost-effective, and results-oriented solutions to planning and design problems associated with all modes of transportation.

Rather than trying to offer a multi-disciplined approach, we choose to focus on being the best traffic engineering and transportation planning consulting firm. Maintaining this singular focus on transportation enables us to provide state-of-the-practice expertise to our clients. We are nationally-recognized

experts in these areas as evidenced by the fact that we routinely publish many professional papers, serve on national committees, and teach courses to others in the industry.

Clients hire Fehr & Peers because we provide the right combination of leading-edge technical skills, high-quality work, and superior client service. We thrive on challenging assignments in controversial environments where complex problems can only be solved by using state-of-the-practice analytical techniques, developing innovative, yet practical solutions, and achieving consensus amid the diverging views of stakeholders. We often find ourselves called into projects where others have failed. We consider each potential assignment carefully, and we only accept those projects to which we are fully committed and able to complete successfully.

Fehr & Peers has extensive experience in various facets of transportation in Palm Springs and the Coachella Valley, including the Indian Canyon Drive Transportation Assessment, Monterey Avenue Signal System Synchronization, the Westfield Palm Desert Expansion Traffic Study, the Palm Desert Aquatic and Recreation Center Traffic Study, the River and Rancho Mirage Traffic Circulation Study, and the Indian Canyon Drive Signal Timing Study.

▪ **Completed Desert Project Experience**

- Westfield Palm Desert Expansion Traffic Study
- Palm Desert Aquatic and Recreation Center Traffic Study
- River and Rancho Mirage Traffic Circulation Study
- I-15 Cajon Pass Rehabilitation
- San Bernardino Home Depot

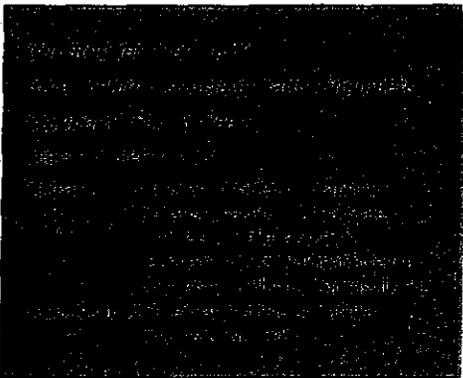
Christopher Gray, Associate-in-Charge of Transportation

Christopher J. Gray, AICP, is a Senior Associate with 18 years' experience in transportation planning, Sustainable Transportation, Complete Streets, climate change studies, travel demand forecasting, parking studies, transit studies, and Smart Growth. Mr. Gray has worked extensively in California, other areas of the United States, and internationally. He earned a Bachelor's of Arts in Political Science from the University of Florida and a Master's of Science in Planning from Florida State University.

Petra Geotechnical, Inc.

Petra is a geotechnical and environmental consulting firm founded in 1975 as Earth Research Associates, and incorporated in 1988 as Petra. Our workforce consists of an interdisciplinary group of professionals including licensed engineers, geologists, environmental scientists, hydrogeologists, technicians, and administrative support staff. Our current geographical focus is throughout southern California. We have four offices serving the the Desert Region and the counties of Orange, San Diego, Riverside, San Bernardino, and Los Angeles. Petra has been serving the Coachella Valley with permanent presence since 2006 and has been helping development project solve the unique challenges associated with the Coachella Valley

The specific subconsultant firm(s) to be utilized would be selected based on consultation with the City of Palm Springs to determine the most appropriate firm, based on their experience, working relationship with the City of Palm

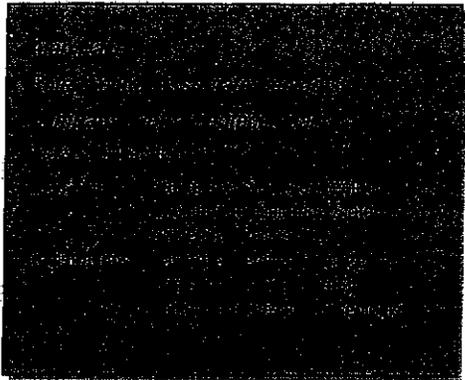


Springs, and ability to complete the work on time and within budget. BonTerra Psomas would work with City of Palm Springs staff in the subconsultant selection process to ensure that each project team best meets the needs of that project.

- Completed Desert Project Experience
 - Due Diligence Geotechnical Assessment, Beazer Homes, Palm Springs, CA
 - Geotechnical Investigation Viceroy Hotel, Palm Spring, CA
 - Geology Support for Environmental Impact Report – Blixseth Oasis Estate, Oasis, CA
 - Preliminary Geotechnical Investigation College of the Desert Thermal, CA
 - Preliminary Geotechnical Investigation Sobel Enterprises City of La Quinta
 - Preliminary Geotechnical Investigation for Environmental Impact Report Thermal, CA

ALAN PACE, Senior Associate Geologist

Mr. Pace started his career in the field of engineering geology in 1987. In the ensuing years his experience has comprised performing and managing geotechnical and environmental investigations for proposed development of roads, pipelines and tunnels, landfill improvements, residential/industrial projects, including groundwater monitoring, well installation and soil and groundwater sampling for analytical testing. These investigations addressed the potential effects of adverse geologic conditions (e.g., active faulting, landslides, slope stability, suitability of fill/foundation materials, depth to bedrock and groundwater). Mr. Pace has also performed geotechnical construction management of large earthwork projects involving several million cubic yards of compacted fills and numerous other types of civil construction projects. In addition, he has supported geotechnical engineering staff in performing slope stability analysis, evaluating settlement of engineered fills and native materials, and evaluating results of geomechanical testing of rock and soil samples.



**B | Understand CEQA and NEPA Requirements
and Processes**

BonTerra Psomas has an impressive portfolio of completed environmental work products that directly correspond to the expertise required to process the wide assortment of projects requesting discretionary land use applications at the City of Palm Springs. Potential projects may involve, but would not be limited to, public and/or private sector development projects that may require general plan amendments, zone changes, and/or conditional use permits; significant resort hotels with adjoining retail; single-family subdivisions with recreational components; and projects at the Palm Springs International Airport. BonTerra Psomas has experience in each of these types of projects and will bring extensive knowledge to the environmental documentation process, supported by the following in-house technical specialties, as needed: biological resources surveys; cultural resources analyses; air quality, climate change, and noise studies; traffic studies; civil engineering for drainage/utilities; water supply assessments; and GIS/database management.

B.1 WORK PLAN PROCESS AND METHODOLOGY

BonTerra Psomas has extensive experience in the preparation of comprehensive CEQA/NEPA documents for public and private sector clients throughout southern California. BonTerra Psomas provides unparalleled expertise in the preparation of EIRs and IS/MNDs for a variety of projects ranging from small developments with localized impacts, to large development projects that involve multiple jurisdictions, complex environmental challenges, public controversy, and attorney involvement. BonTerra Psomas takes pride in our ability to navigate a project from application submittal through the CEQA process to project approval.

BonTerra Psomas understands that the inherent complexities of high-profile projects that have the potential to present opportunities for legal challenges against the CEQA documentation. BonTerra Psomas prepares documents with this potentiality in mind and has an excellent track record of preparing thorough CEQA documents that are capable of withstanding legal challenges. BonTerra Psomas conducts quality assurance reviews both during the preparation of environmental documents as well as prior to submittal of draft documents to confirm that appropriate technical standards have been met. BonTerra Psomas is accustomed to working closely with legal counsel and City Attorneys, and expects that such a collaborative effort may be necessary at certain points during document preparation for the City of Palm Springs.

An overview of our approach to preparing environmental documents pursuant to CEQA is summarized below.

BonTerra Psomas has been very responsive. EIR submittals have always been completed on schedule and smaller, individual tasks are often completed within 24 hours. Additionally, BonTerra Consulting staff work hard to create legally defensible documents and are aware of challenges and solutions that development projects have.

Carlene Matchniff
Vice President, Entitlements
Centennial Founders, LLC

Overview of Environmental Impact Report Process and Methodology

Project Initiation

It is critical to the successful completion of a project that all members of the Project Team meet prior to the commencement of the EIR analysis to ensure that everyone agrees to a communication protocol and project schedule. During this stage of the project, BonTerra Psomas facilitates a kick-off meeting with the Project Team (i.e., Project Applicant, City of Palm Springs staff, applicable subconsultants) to discuss the EIR format, required technical studies, and milestones/schedule. Project initiation efforts are intended to identify informational needs and project issues; to develop strategies for addressing these issues; to disseminate information to staff and subconsultants; and to identify sensitivities and potential issues of concern to citizens, organizations, or other agencies that need to be considered through the CEQA process.

During this stage of the project, BonTerra Psomas works closely with the Project Team to ensure that all parties understand the Project Description and have the information they need to commence their respective analyses. Additionally, BonTerra Psomas conducts a site visit to become familiar with the site and surrounding areas and to photographically document the existing conditions for use as the baseline condition of the Project area in the EIR.

Notice of Preparation and Initial Study

BonTerra Psomas prepares the Notice of Preparation (NOP) of an EIR, which provides an overview of the project description, location, and the anticipated environmental impacts/topics to be addressed in the EIR; and expected permits required for project implementation. The NOP will also include information about the Scoping Meeting. Notice of Completion (NOC) is prepared and submitted to the State Clearinghouse. Both the NOP and NOC are provided to the Project Team for review, and BonTerra Psomas distributes the NOP using a mailing list provided by the City of Palm Springs, with assistance from BonTerra Psomas if desired.

The preparation of an Initial Study may or may not be necessary for a particular project, and the potential benefits of preparing an IS should be discussed with the City of Palm Springs prior to finalization of a Scope of Work. If directed, BonTerra Psomas would prepare a draft IS that provides a preliminary assessment of environmental topics, referring the reader to the forthcoming EIR for in-depth analysis and mitigation measures, if necessary. If it can be adequately documented that there would be no project impact, an environmental topic could be "focused out" of the EIR through the Initial Study, and no further EIR analysis would be required. BonTerra Psomas is responsible for finalizing the Initial Study and for coordinating the printing and mailing of the document, and availability for viewing at the local library.

Scoping Meeting Facilitation

Ms. Keeling is experienced in participating in and facilitating public scoping meetings to inform responsible agencies and community stakeholders about a project's purpose, the CEQA process and

environmental topics to be analyzed, anticipated project-related impacts, and possible mitigation measures. The purpose of a Scoping Meeting is to solicit feedback from meeting attendees in such a way that informs the scope and content of the EIR. BonTerra Psomas believes that Scoping Meeting participation is something to be welcomed and encouraged, as it can provide an early indication of any controversies or concerns that should be pro-actively addressed in the EIR.

BonTerra Psomas coordinates and facilitates the EIR scoping meeting, as directed by the City of Palm Springs. If desired, BonTerra Psomas prepares a PowerPoint presentation and is responsible for preparing the Sign-In Sheet and Comment Cards. Graphic presentation materials/poster boards can also be prepared by BonTerra Psomas. Following the scoping meeting, BonTerra Psomas prepares a Memorandum that summarizes the issues raised at the scoping meeting, which is summarized and included within the EIR.

Environmental Impact Report Preparation

BonTerra Psomas prepares the Screencheck Draft EIR with consideration of the comments received during the NOP public review period and input from responsible agencies. In order to conserve resources, if agreed by the City of Palm Springs, BonTerra Psomas would submit the Screencheck Draft EIR electronically (i.e. PDF and Word) for review and comment. Once comments have been received, BonTerra Psomas prepares a Second Screencheck Draft EIR, a Third Screencheck Draft EIR, and then an Approval Draft, for final review and approval for public distribution. BonTerra Psomas's approach to preparing key sections of the EIR is provided below.

Introduction and Project Description: BonTerra Psomas works closely with the Project Team to prepare a Project Description that articulates the characteristics of the various components of the project and the project objectives. This is the basis for all of the analyses within the EIR; therefore, the Project Description must be clear and comprehensive. Distribution of the draft Project Description to the Project Applicant/City of Palm Springs for review is recommended prior to commencement of the impact analyses within the EIR. This preliminary review is advisable because it allow the Project Team an opportunity to vet and confirm all of the assumptions that will be used throughout the EIR. Careful review of the Project Description and revisions to this section early in the EIR process can ensure that the project proceeds smoothly and efficiently in a cost-effective manner.

Environmental Setting/Existing Conditions: BonTerra Psomas prepares a description of the existing environmental setting at the project site and in surrounding areas. This section is based on information obtained during site visits; aerial photographs; information provided by technical team members; and any relevant information that is available from existing documentation. The CEQA Guidelines require that the environmental setting reflect the conditions that exist at the time that the NOP is issued. This section includes a summary discussion of the regional and local surroundings and land uses; available public services and utilities; and existing natural resources (e.g., biological resources, drainage/hydrology, topography) and man-made resources (e.g., cultural

resources, transportation network) that surround and are on the project site. This section also provides an overview of the regulatory framework applicable to the project, including land use plans and regional plans and policies. More details are provided in each of the topical areas contained in each chapter of the EIR.

Cumulative Projects: BonTerra Psomas clearly states the cumulative analysis methodology, which is based on information gathered from several sources. BonTerra Psomas recommends using a worst-case conservative approach to the cumulative analysis given the propensity for project opponents to attack this analysis. This recommended approach involves using both methods set forth in Section 15130(b) of the CEQA Guidelines. This section allows the use of either (1) a list of past, present, and reasonably anticipated future projects that could produce cumulative impacts or (2) a summary of projections contained within an adopted general plan or related planning document that considers regional conditions. If agreed by the City of Palm Springs, each section of the EIR will include its own cumulative impact analysis. This is our preferred format because each topical area will have its own applicable cumulative area for consideration. For instance, for air quality, the applicable cumulative area under consideration is the entire South Coast Air Basin, whereas the area of consideration for education is limited to the project's applicable school district.

Environmental Analysis: For each topical issue addressed, the EIR will contain a discussion of the following: analysis methods; physical environment in the project area; regulatory framework applicable to the project; thresholds of significance based on the City of Palm Springs's environmental checklist; significant direct and indirect environmental effects; mitigation measures; and the level of significance prior to and after any mitigation. The EIR will clearly identify significant environmental effects anticipated for each environmental issue. If desired, the EIR will differentiate among features of the Project Design Features (e.g. project components intended to avoid impacts); Regulatory Requirements (e.g. codes, regulations, and other requirements that would apply to a project regardless of CEQA); and mitigation measures (e.g. measures required to reduce or avoid an environmental impact). For each topical issue, the EIR will identify the level of significance prior to and after mitigation, based on the established thresholds. Project effects that cannot be mitigated to a level considered less than significant are identified.

BonTerra Psomas provides all of the technical in-house expertise for the following CEQA topics:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources (architectural/historic property evaluation would require a subconsultant)
- Hazards and Hazardous Materials

- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems

Topical areas that would require subconsultant involvement include:

- Geology and Soils (geotechnical engineer required)
- Hazards and Hazardous Materials (if known contamination, a Phase I and/or Phase II Environmental Site Assessment would require a subconsultant)
- Traffic/Transportation (for large and/or controversial projects involving complex traffic considerations requiring a local presence)

As previously discussed, BonTerra Psomas has many established and successful working relationships with various subconsultants, and has included Fehr and Peers (traffic) and Petra Geotechnical (hazards/geology/soils). If the City of Palm Springs has preferred technical consultants for specific topical issues, those subconsultants can be brought onto the Project Team, as needed.

Public Review

BonTerra Psomas is responsible for the reproduction and distribution of copies of the Draft EIR and Notice of Availability (NOA) and NOC to the State Clearinghouse and to those on a distribution list, assumed to be the same as the NOP mailing list, with additions from the scoping meeting. BonTerra Psomas produces and distributes CDs of the Draft EIR and Technical Appendices to accompany the NOA, and hardcopies for distribution to local libraries and the Project Team. This effort also includes coordinating the preparation of the document in PDF format for use in CDs and inclusion on the City of Palm Springs's website. BonTerra Psomas posts the NOA with the County Clerk and fees associated with this posting are included. Additionally, BonTerra Psomas prepares an abbreviated NOA for publication in a newspaper of local circulation to announce the public review period.

Responses to Comments, Errata, and Mitigation Monitoring and Reporting Program

Upon the close of the public review period, BonTerra Psomas reviews all comments received on the Draft EIR and organizes the comments for distribution to Project Team members, as necessary. Comment letters are bracketed into discrete questions that are then assigned to Project Team members, including subconsultants, for response. Responses are prepared to correspond to each of the bracketed comments, and all letters/ responses are combined into one document. BonTerra Psomas will

coordinate with the City of Palm Springs on the approach to preparing the responses to comments to resolve any outstanding issues and to provide an agreeable resolution to the comment. If necessary, an Errata is prepared that adjusts any text in the Draft EIR in response to comments received. After review by the City of Palm Springs, the document would be revised according to comments received. The responses to agency comment letters would be sent at least ten days prior to the project's consideration for approval.

BonTerra Psomas will prepare a Mitigation Monitoring and Reporting Program (MMRP) for adoption at the time of the Final EIR. The MMRP sets forth all of the mitigation measures from the Draft EIR, including any revisions made through the Response to Comments process, and provides the timing and entity responsible for compliance with adopted mitigation requirements during project implementation. Upon receipt of comments from the City of Palm Springs, BonTerra Psomas will revise the document accordingly and submits the approval draft (in both clean and "track change" format) for approval to print.

Findings of Fact and Statement of Overriding Consideration

BonTerra Psomas will prepare a draft Findings of Fact and a Statement of Overriding Considerations to the City of Palm Springs based on the City's preferred format. There are standard formats for these documents; however, in our experience, each Lead Agency has a preference for a specific template and level of detail. Therefore, BonTerra Psomas tailors these documents to the preference of the Lead Agency. Upon receipt of comments from the City of Palm Springs, BonTerra Psomas will revise the document accordingly and submits the approval draft (in both clean and "track change" format) for approval to print.

Project Management and Meetings

BonTerra Psomas is available to participate in public information meetings at the request of the City of Palm Springs. At public meetings, BonTerra Psomas is available to answer questions on the EIR and environmental analysis and facilitate information sharing through visual graphics and/or PowerPoint presentations. Importantly, BonTerra Psomas is available to attend all public hearings (e.g. Planning Commission, City Council) and meetings with applicable jurisdictions/responsible agencies, and answer questions related to the CEQA documentation. All BonTerra Psomas team members are experienced and adept at providing helpful technical responses and clarifications for decision-makers at public meetings and hearings, and at making presentations at public hearings.

Throughout the CEQA process, BonTerra Psomas maintains regular telephone and email communications with the Project Team, as appropriate, to discuss the status of the Project or environmental issues as they arise. Meeting minutes are provided after each meeting/conference call to document decisions made and outstanding action items. BonTerra Psomas is responsible for managing the CEQA process for the City of Palm Springs, including ongoing Project Team coordination to ensure compliance with the Scope of Work, budget, and schedule, and to disseminate project information in a timely manner, resulting in consistent information for all technical reports. BonTerra Psomas is able

to participate in regularly scheduled weekly/bi-weekly conference calls and/or meetings, and is responsible for ensuring that all work products are delivered on time and within budget.

Overview of Initial Study/Mitigated Negative Declaration Process and Methodology

The risks and benefits of preparing an IS/MND as opposed to an EIR, should be carefully considered when determining the appropriate level of environmental documentation for a particular project. BonTerra Psomas believes that unless there are compelling extenuating circumstances, such as a high level of public controversy surrounding the project and/or a likelihood of litigation, then an EIR should only be prepared when there will truly be significant impacts that would remain significant after mitigation.

It is often possible, if the Project Applicant is willing and able, to adjust construction schedules and/or techniques to reduce impacts to less than significant levels, thereby allowing for the preparation of an IS/MND. However, as set forth in CEQA Guidelines Section 15064(f), if a lead agency is presented with a "fair argument" that a project may have a significant effect on the environment, the lead agency shall prepare an EIR. Therefore, an IS/MND may be rejected by the courts if opponents present a fair argument, which is a relatively low threshold to meet; therefore, the level of controversy and magnitude of the potential environmental impacts of each project should be considered on a case-by-case basis prior to determining whether to pursue an IS/MND or an EIR.

For projects that would require the preparation of an IS/MND, BonTerra Psomas's approach to the environmental analysis is summarized below.

Project Initiation

BonTerra Psomas would facilitate a kick-off meeting or conference call with the Project Team (i.e., Project Applicant, City of Palm Springs staff, and applicable subconsultants) to discuss the Project Description, required technical studies, and milestones/schedule. Project initiation efforts are intended to identify informational needs and project issues; to develop strategies for addressing these issues; to disseminate information to staff and subconsultants; and to identify sensitivities and potential issues of concern to citizens, organizations, or other agencies that need to be considered through the CEQA process.

During this stage of the project, BonTerra Psomas works closely with the Project Team to ensure that all parties understand the Project Description and have the information they need to commence their respective analyses. Additionally, BonTerra Psomas conducts a site visit to become familiar with the site and surrounding areas and to photographically document the existing conditions for use as the baseline condition of the Project area in the IS/MND.

Initial Study/Mitigated Negative Declaration Preparation

BonTerra Psomas prepares the Screencheck IS/MND and would submit the document electronically (i.e. PDF and Word) to the Project Applicant/City of Palm Springs for review and comment. Once

comments have been received, BonTerra Psomas prepares a Second IS/MND, and then an Approval Draft, for final review and approval for public distribution.

BonTerra Psomas's approach to preparing key sections of the IS/MND is similar to the discussion set forth above for an EIR preparation, although the amount of detail in the existing conditions and impact analyses is appropriately reduced to address the specifics of the project. Other sections not required for an IS/MND include, but are not limited to, a discussion of the Project Objectives, the Alternatives analyses, discussions of Significant Irreversible impacts; Growth-Inducing impacts; and the Cumulative analyses (except where explicitly required by a threshold of significance).

Public Review

BonTerra Psomas is responsible for the reproduction and distribution of CDs of the IS/MND, Notice of Intent (NOI) to Adopt an MND, and NOC to the State Clearinghouse (if applicable) to those on the City's mailing distribution list. This effort also includes coordinating the preparation of the document in PDF format for use in CDs and inclusion on the City of Palm Springs's website. BonTerra Psomas posts NOI with the County Clerk and fees associated with this posting are included. Additionally, BonTerra Psomas prepares an abbreviated NOI for publication in a newspaper of local circulation to announce the public review period.

Responses to Comments, Errata, and Mitigation Monitoring and Reporting Program

According to CEQA Guidelines Section 15074, a lead agency does not need to prepare a formal response to comments document, but rather, the decision-making body must consider the IS/MND together with any comment received during the public review process. However, it is common practice for lead agencies to provide the decision-making body with a set of written responses to all comments received for their use in deliberations on whether to approve the project. The preparation of these documents are very similar to the process set forth for the EIR, as described above; however, fewer comment letters are anticipated to be received in the preparation of an IS/MND.

Project Management and Meetings

BonTerra Psomas's level of participation in meetings is based on the preferences of the Project Applicant/Lead Agency and our Scopes of Work can be prepared to include a wide variety of participation in conference calls and meetings. BonTerra Psomas is responsible for managing the CEQA process for the City of Palm Springs, including ongoing Project Team coordination to ensure compliance with the Scope of Work, budget, and schedule, and to disseminate project information in a timely manner, resulting in consistent information for all technical reports.

B.2 BUDGET COMPLIANCE AND MEASURES TAKEN FOR PROJECT COMPLETION

It is the Project Manager's responsibility to execute the agreed upon work products, as set forth in the project's contracted work plan, within the agreed upon budget and schedule constraints. BonTerra Psomas has an advanced accounting system available to all Project Managers that provide up to the day information on the status of staff hours and billings to a project.

At the outset of the Project, Ms. Keeling will begin with the contracted fees and develop an internal implementation budget, which allocates specific hours per task to the assigned team member. This hours/budget allocation is shared with each team member through the conduct of an internal kick-off meeting in which important project details are discussed, including project budget, schedule, communication protocols, and client priorities.

Cost Control Approach

With BonTerra Psomas' regular and proactive communication throughout the course of a project, we are consistently able to deliver projects according to the scope and within budget, and also able to look for viable cost reduction methods. We make it a priority to be aware of a project's financial situation by submitting timely and complete billing records, as well as completed and accurate cost estimates, both of which are important to a project's success.

Cost controls are a direct result of having a good quality control plan. Budget status and personnel utilization reports, by task and employee, are produced weekly using our financial management software, as well as the intranet. Psomas' "Project at a Glance" accounting system is linked with our internal intranet to facilitate information sharing and provide up-to-date project information. This information provides daily financial updates to the task managers. Project at a Glance provides the management and accounting staff with a detailed account of each project and task with regards to budget, hours worked, individual employee hours, and project cost. The accuracy of this system is one of the most important reasons BonTerra Psomas routinely completes projects on time and under budget.

In addition to the budgeting measures described above, BonTerra Psomas has standards of client service that ensure that all contracted work plans are completed to the satisfaction of the client. Through the CEQA process, it is possible that complications and/or unforeseen problems will arise that must be addressed. These problems should be resolved quickly to ensure they do not delay the project's completion. BonTerra Psomas considers problem solving to be a key strength of our practice. Our long-standing clients often contact us to provide consultation on problems that require immediate attention and resolution. Once BonTerra Psomas has established a positive and productive working relationship with a client, it is our priority to maintain that relationship by providing responsive and informed guidance, when asked, and to provide our services in a timely manner. We have a team-centered philosophy toward problem-solving and believe that all feasible ideas are welcomed for

discussion if they contribute to the goal of effectively addressing the concern. Our objective is to be of service and value to the City of Palm Springs and consider this to be one of our primary consulting responsibilities.

Quality Assurance/Quality Control Approach

The BonTerra Psomas Project Team is committed to providing environmental documentation of superior quality. Conducting in-house quality assurance/quality control (QA/QC) reviews concurrent with the preparation of written technical documents is one method that BonTerra Psomas uses to ensure the delivery of thoroughly comprehensive environmental documents. Prior to submitting any documents to City of Palm Springs, our in-house QA/QC review process will be completed to ensure that task requirements have been adequately addressed and that appropriate technical standards have been met. This QA/QC function is the responsibility of all project team members; however, the designated Project Manager (Kristin Keeling), the Principal-in-Charge (Kathleen Brady), are specifically assigned to carry out this process. These senior professionals will provide their many years of experience to ensure that all deliverables meet applicable technical and contractual requirements.

All environmental documents are reviewed by the Project Manager for technical accuracy, proper nomenclature, appropriate level of detail, compliance with the agreed upon work task deliverables, and methodological consistency. Following that review, the Principal-in-Charge reviews the work product to confirm that it meets our high standards for legal defensibility and comprehensively addresses the environmental impacts, including consideration of known controversies. In addition, all documents prepared by BonTerra Psomas staff are edited by a Technical Editor for consistency of terminology, correct grammar and spelling, proper word choice, readability, format compliance, and correct citations. If requested, the Technical Editor can also compile the referenced documents as the sections are prepared to ensure that the Administrative Record is complete once the environmental document is released for public review.

B.3 SCHEDULE COMPLIANCE AND COMMUNICATION

BonTerra Psomas' success is largely due to our commitment to providing unparalleled client-centered services, as exhibited by the assigned Project Manager, Ms. Kristin Keeling. The standard project management practices she routinely implements include the following:

- Weekly monitoring of each team member's billings to the project and tracking against the implementation budget;
- Internal team member daily/weekly updates about the status of project schedule milestones;
- Immediate notifications to the Client regarding any issues of potential concerns or topics requiring guidance from the Lead Agency;

- Regularly scheduled conference calls and or meetings with the Client, facilitated in accordance with an agreed-upon Meeting Agenda; and
- Preparation of Meeting Minutes and Action Items to track progress toward project completion.

A unique project management tool that BonTerra Psomas will make available to the City of Palm Springs, and utilize for Project Team management, is a custom-developed project extranet application called "ProjectWeb". ProjectWeb was developed by Psomas' Web Team to provide an easy-to-use, quick, and secure method for sharing data. Much like other tools that are available (e.g. FTP websites), Project Web's architecture was designed to focus on the need to easily transfer and share data among Project Team members. However, unlike other tools, this application maintains a clean interface that is streamlined to facilitate ease of review, tracks all activities on the site, and maintains a permanent record of all documents and transactions to improve efficiency in our projects.

Unique features of the ProjectWeb include the following:

- A unique account for each individual, with a unique log-in and password, providing security all the way to the project and file levels;
- Web-based graphical interface that is intuitive and easy to use;
- Search capabilities and a summary of new items posted;
- Multiple file upload and download capabilities that are available to all Team Members with administrative rights.
- Nightly data backups to ensure file/data availability

B.4 ENVIRONMENTAL IMPACT REPORT CARRIED OUT IN A DESERT ENVIRONMENT

BonTerra Psomas has prepared environmental documents for many projects in desert environs. These are specifically listed in individual biographical paragraphs. We have used the following projects as an example of experience and approach through this section. BonTerra Psomas is currently working on a Program EIR¹ for the West Desert Hot Springs Master Drainage Plan (WDHS MDP), which consists of an approximately 47-square-mile alluvial plain that includes the western section of the City of Desert Hot Springs, unincorporated County area, and a small area at the northern end of the City of Palm Springs. The Riverside County Flood Control and Water Conservation District (RCFC&WCD) is responsible for developing the Master Drainage Plan but the City of Desert Hot Springs is serving as the Lead Agency. The

¹ This Program EIR is still in draft form and has not yet been released for public review.

RCFC&WCD and the City of Palm Springs are serving as Responsible Agencies.

The WDHS MDP is a conceptual planning document that identifies the drainage needs of the Garnet Wash, Mission Creek, and Morongo Wash watersheds and proposes regional and local drainage facilities that would relieve flooding problems within the project area. The proposed project consists of three components: (1) administration of the WDHS MDP; (2) future construction of the various flood control facilities proposed in the WDHS MDP; and (3) future operations and maintenance of the flood control facilities. Drainage infrastructure facilities identified in the WDHS MDP include the following:

Regional Flood Control Facilities

- Approximately 10.6 miles of concrete-slope-lined earthen levee systems along both Morongo Wash (8.5 miles) and Mission Creek (2.1 miles).
- Widening and slope lining channel improvements for 4.7 miles of Mission Creek.
- 3 regional groundwater recharge basins on approximately 218 acres for groundwater recharge.
- 4 water quality basins for existing urban drainage from the existing developed portions of the City to the regional drainage system.
- 2 new and 1 replacement all-weather bridges to allow for unobstructed access during heavy rains.
- Floodplain management control measures (e.g. land use restrictions) for the Garnet Wash flood hazard area (approximately 1,400 acres).

Local Drainage Facilities

- Approximately 49.9 miles (i.e. 37 major storm drains) of open drainage channels for the local watershed and the urban drainage/storm water management system.
- 9 storm water detention basins on approximately 126 acres (ranging in size from 7.4 acres to 51.5 acres) for the local watershed systems.

Construction of these improvements would remove 2,820 acres of land from the 100-year floodplain, as currently mapped with flood hazards associated with flows in Mission Creek and Morongo Wash.

As part of this Program EIR, BonTerra Psomas implementing a number of practices to maintain efficiency in the overall work effort and keep the Project Team on schedule.

Responsiveness and Attentiveness

BonTerra Psomas strives to maintain accessibility and open lines of communication with all Project Team members in a consistent and time-sensitive manner. The WDHS MDP project has three jurisdictions (i.e. City of Desert Hot Springs, RCFC&WCD, and the City of Palm Springs) that would be directly impacted by project implementation, each with varying interests and level of involvement in the EIR process. This requires an exceptional level of coordination and pro-active

communication to ensure that all parties are informed and provided adequate opportunity to be involved in the CEQA process.

At the project kick-off meeting, communication protocols were clarified to ensure that all primary contacts are included in email communications. Ms. Keeling (Project Manager) and Ms. Alido (Sr. Environmental Planner) are committed to returning client calls on the same day, responding to emails within a 24-hour period, responding to client requests within agreed-upon timelines, and using the established communication protocol to ensure that all parties are informed. At the outset of the project, Ms. Keeling scheduled monthly conference calls, which she facilitates and prepares/disseminates the meeting agenda for Project Team review and revision. Ms. Keeling routinely follows up the calls with Draft Meeting Minutes and Action Items for review and approval by the Project Team.

Ms. Keeling has made herself available on short notice for ad-hoc conference calls and meetings. As unforeseen issues or concerns arise, we bring them to the Project Team's attention immediately via email or phone calls, potentially to be further discussed in more detail during monthly conference calls.

Creative Ability

The WDHS MDP is unique because the actual construction impacts associated with project implementation would not occur for years, and ultimately would depend on various factors that may be outside the control of the lead agency. As such, a Program EIR was determined to be the appropriate CEQA document, as construction-level details and designs would not be known until a future date when implementation was imminent. Therefore, we were tasked with using our creative abilities to appropriately frame the Project Description and impact discussion to account for activities that are not fully defined, would occur in the distant future, and could change as final engineering occurs.

BonTerra Psomas worked with the Project Team to develop a reasonable "worst-case" construction scenario to assess in the Program EIR. This approach considered a feasible, yet conservative, array of construction assumptions that would allow the EIR to adequately cover construction-related impacts in a future condition. The goal is to allow the project to be implemented with the least amount of additional future CEQA documentation (or no additional documentation) pursuant to CEQA Guidelines Section 15168(c). The Program EIR is relying on existing studies and documentation, but is also structured for flexibility and requires site-specific surveys to be completed when individual storm drain facilities are designed, to refine and/or confirm the impact assumptions in the Program EIR.

Knowledge and Understanding of the Latest California Environmental Quality Act Requirements

At BonTerra Psomas, we follow CEQA and NEPA case law closely. We have a Principal at BonTerra Psomas on the Legislative Team of California American Planning Association (APA) and our Environmental Services staff have a regularly scheduled team meeting to discuss CEQA updates and court cases, and whether ongoing projects could be

impacted. We have prepared the Draft Program EIR for the WDHS MDP with a conscious effort to comply with the outcomes of recent CEQA court cases. We also have a Principal-In-Charge responsible for reviewing all documents for legal adequacy.

Analytical Capability

An in-depth understanding of the CEQA process and technical requirements is critical for the preparation of a legally adequate document. BonTerra Psomas has over 60 environmental professionals with expertise in various technical disciplines that require specialized skills, such as: Air Quality and Greenhouse Gas analyses, which requires staff that are capable of using CalEEMod including the EMFAC 2011 and OFFROAD 2011 databases; Biological Resources analyses, which require federal/State permits for special status species surveys and scientific collection; and Cultural Resources analyses, which requires an RPA and meets the Secretary of Interior's standards for historic preservation programs for archaeology. Our staff of Environmental Planners is highly capable of providing general plan/zoning consistency analyses and land use compatibility analyses, which are critical skills for analyzing projects that require a General Plan Amendment. The Scoping Meeting for the project allowed us to discern public concerns and issues. We have relegated the responses to these concerns to team members with the knowledge and expertise to address them.

In the case of the WDHS MDP, one notable consideration is the fact that the Coachella Valley MSCHP is in the process of being amended to include the City of Desert Hot Springs; however, the final approvals have not yet been completed. The WDHS MDP Program EIR must consider the impacts of the project implementation at the time of the issuance of the NOP, and not the future planned condition. As such, the Program EIR assessed the biological impacts of the project as if the City was not a member of the MSHCP; however, the document considers the future condition, as it is a reasonably foreseeable event that will directly impact how biological resources are assessed. The Program EIR includes an assessment of impacts under both conditions.

Oral and Written Communication Skills

Oral and written communications are the cornerstones of successful consulting services. BonTerra Psomas takes great care to keep clients informed of the project status, as previously discussed. Oral communications with the public through the Scoping meetings and public hearings, and written communications with the public through the EIR and technical reports, are the foundations of the CEQA process. In order to ensure adequate opportunities for public input, BonTerra Psomas facilitated two public scoping meetings (i.e. afternoon and evening meetings) for the WDHS MDP project, and recommends such an approach for other projects that have the potential to be controversial and/or maintain substantial public interest. At the Scoping Meeting for the project, BonTerra Psomas informed public agencies and local stakeholders of the CEQA process, took summary notes of all public comments, and encouraged that all interested parties participate in the CEQA process by submitting their concerns and/or suggestions for the environmental analysis. BonTerra Psomas clearly communicates with the

public about their role in the process, what will happen as a result of their feedback, and assures them that their participation is an important component of the EIR analysis.

Importantly, we craft the text of the Program EIR to be readable to the layperson, while incorporating all technical analyses and methods that the decisions makers require in order to make an informed decision. In order to be sure our technical experts have struck this important balance, we have all work products reviewed for readability by our in-house technical editors before they are sent to the client and prior to public review. We structure each impact analysis for each Threshold of Significance in the EIR to clearly articulate: 1) the existing condition; 2) how the project would alter the existing condition; 3) what regulations are in place that govern how the project is implemented; 4) what, if any, environmental impacts would result from project implementation; 5) would those impacts be significant, and if so, what mitigation is required; and 6) would impacts remain significant, even after mitigation. Where appropriate, this methodology is applied to both short-term construction impacts and to long-term operational impacts. This approach may sound elementary, as it is required by CEQA; however, it is not universally applied to most CEQA documents. BonTerra Psomas is known for creating well written CEQA documentation supported by exceptional analysis, resulting in impact assessments that can be relied upon for accuracy and defensibility.

Interaction with Client's Organization

As previously discussed, BonTerra Psomas hosts monthly conference calls, as well as ad-hoc calls, to keep staff at the RCFC&WCD, the Cities of Desert Hot Springs and Palm Springs, and the Project Engineer informed of the EIR status and to discuss issues and concerns as they arise. BonTerra Psomas makes client relations a priority and makes key team members available to our clients via meetings and/or conference calls to discuss not only the project, but other CEQA-related questions they may have about other projects within the agency. BonTerra Psomas prides itself upon our responsiveness and ability to provide unparalleled client services.

Sensitivity to Funding Constraints

More often than not, projects are subject to funding limitations that set constraints upon the time available to complete, and level of detail that can be achieved in, an environmental document. BonTerra Psomas understands demands that public agencies, and private developers, are under to reduce expenditures and achieve the highest quality work products for the least cost. For the WDHS MDP project, BonTerra Psomas revisited our Scope of Work prior to the start of the EIR process to match the needs and budget of the RCFC&WCD. This requires careful and ongoing budget monitoring using all available budgeting tools, as previously described. We have instituted internal quality control and review procedures that flag issues related to ongoing project costs, schedule delays, staffing needs, and internal coordination. In an effort to reduce project costs, BonTerra Psomas instituted the following:

- Assigned experienced staff to reduce the learning curve.

- Utilized background research and exhibits prepared for the WDHS MDP by the Project consultant for reuse in the EIR.
- Provided electronic draft documents to the Project Team by email or through our Extranet website.
- Requested concurrent agency reviews to coordinate comments and reduce conflicting revisions, while still staying on schedule.
- Mailed electronic files of the environmental documents (e.g., IS and Draft Program EIR) in CDs to reduce printing and mailing costs.

Throughout the process, we inform the client if changes to the project would have cost or schedule implications, so that informed decisions could be made about the best way to proceed with a particular analysis or report.

**C | References and Experience with Projects of
Similar Size and Scope**

References and Experience with Projects of Similar Size and Scope

Providing thorough and legally defensible environmental documentation for development projects for public and private sector clients is BonTerra Psomas' primary service and the cornerstone of our Environmental Services expertise. Providing a summary list of representative projects was a challenge, as there are many examples to choose from that meet the City of Palm Springs criteria for consideration. Therefore, the list below is not exhaustive, but rather includes projects that fit the narrow definition of completed projects, rather than ongoing projects, prepared by either Ms. Kathleen Brady and/or Ms. Kristin Keeling. Projects were also chosen in various counties to demonstrate our abilities to successfully navigate the CEQA process in various jurisdictions and in areas with differing circumstances and political influences.

C.1. PROJECT EXPERIENCE AND REFERENCES

High Desert Health System Multi-Service Ambulatory Care Center Environmental Impact Report, Lancaster. BonTerra prepared a Program and Project EIR for a new High Desert Health System (HDHS) Multi-Ambulatory Care Center (MACC) facility within the City of Lancaster on land owned by City's Redevelopment Agency for ultimate purchase by the County of Los Angeles. The entire project site included 23 acres of vacant and undeveloped land surrounded by low-density residential and commercial development. The project involves construction on two undeveloped parcels: (1) the construction of a new, 142,000-square-foot (sf) MACC on Parcel A, and (2) the construction of 67,250 sf of supporting public service/commercial uses on Parcel B.

Parcel A would be developed with a two-story medical building with surface parking, and would provide similar types of medical services as the existing HDHS MACC, which is also located the City of Lancaster and which would be closed upon the opening the new HDHS MACC. Parcel A was analyzed at the Project-level in the EIR.

Parcel B was analyzed at the Program-level in the EIR for future development with County public service and commercial uses that are complementary to the HDHS MACC, potentially including uses such as doctors' offices, senior care services, and mental health services, among others. Other project-related improvements include surface parking, traffic-related roadway improvements, landscaping, utility connections, and a new turn-out for the existing Antelope Valley Transit Authority bus stop on East Avenue I just west of 5th Street East. Additionally, the project would incorporate solar panels on structures within the parking lots and/or building roofs, as well as wind turbines on the light fixtures within the parking lot. The project would be developed as a Silver

Leadership in Energy and Environmental Design (LEED) Certified development.

BonTerra conducted biological and cultural resources assessments, an air quality and GHG analysis, and an acoustical noise study in support of the EIR. Areas of special consideration included noise and traffic impacts on adjacent single-family homes.

Reference Contact Information: Tracey Jue, Senior Manager at Los Angeles County Chief Executive Office; (213) 893-2472

Key Staff Who Worked on This Project: Kristin Keeling, Jillian Neary, Josephine Alido, James Kurtz, Patrick Maxon, RPA, Christopher Starbird

The Ranch Plan Program Environmental Impact Report 589, Orange County. BonTerra prepared the Program EIR for The Ranch Plan Project located in southeast unincorporated Orange County. As approved, the project allows for the development of 14,000 residential dwelling units and 5.2 million sf of urban activity uses (business/commercial uses) on the 22,683-acre project site. Approximately 16,942 acres of the site will remain open space, and ranching activities will be retained within a portion of the open space area. Infrastructure and services will be constructed to support all these uses, including road and bridge improvements, utility upgrades and extensions, and schools.

The Program EIR addressed the full range of issues identified on the CEQA checklist questions. The key issues included land use compatibility, transportation, aesthetics and landform alteration, biological resources, water resource management, and water quality. The project involved multiple actions by the County of Orange including General Plan amendments (i.e., Land Use, Transportation, Resources, and Recreation Elements); a zone change; and a Development Agreement. Additionally, the Orange County Transportation Authority took away a subsequent action to amend the Master Plan of Arterial Highways.

The Final Program EIR was certified and the project approved by the Orange County Board of Supervisors in November 2004. BonTerra Psomas continues to provide construction-level CEQA documentation for project implementation, including the preparation of addendums to address construction-level impacts associated with Ortega Highway (SR-74), Antonio Parkway, Cow Camp Road, a new electric substation, and other infrastructure improvements.

Reference Contact Information: Laura Coley-Eisenberg, Vice President, Open Space and Resource Management, Rancho Mission Viejo; (949) 263-3363

Key Staff Who Worked on This Project: Kathleen Brady, AICP, Jennifer Marks, James Kurtz, Christopher Starbird

John Wayne Airport Settlement Agreement Amendment Environmental Impact Report, Orange County. BonTerra worked with John Wayne Airport (JWA) on the preparation of an EIR that addressed modifications to the Settlement Agreement entered into in 1985 between the County of Orange, the City of Newport Beach, and two community

groups. The Settlement Agreement placed restrictions on aircraft operations and commercial passenger facilities. An amendment to the Settlement Agreement was processed, which allowed an increase in the number of flights and passengers served and allowed for facilities improvements (Terminal C and parking). BonTerra involvement on this project extended from 2001 through 2004.

BonTerra prepared the JWA Settlement Agreement Amendment Program EIR 582. The primary issues evaluated in the EIR were noise, air quality, traffic, land use compatibility and health risk; other issues included water quality, biological resources, public services and utilities, aesthetics, public safety, and hazardous materials/risk of upset. JWA established the technical team for the analysis. Consultants, under separate contracts, were responsible for the evaluation of the noise, air quality, traffic, hazardous materials, and health risk assessments. BonTerra coordinated with these consultants on the preparation of their technical analyses and preparation of EIR sections.

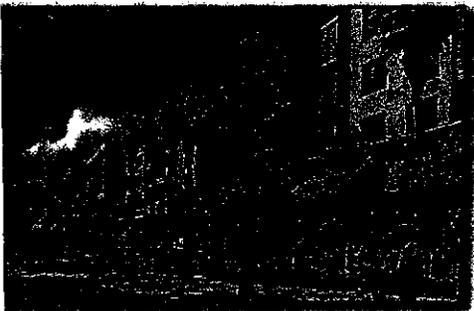
The second phase of the project was the preparation of a Supplemental EIR, which addressed construction impacts for the facilities improvements associated with the Settlement Agreement Amendment. Program EIR 582 addressed the amendment to the Settlement Agreement at a policy level and included conceptual facility improvements that would be required to serve the increased number of flights and passenger loads. However, precise facility designs were not identified. A Supplemental EIR was prepared that addressed construction-level impacts of a new terminal building, parking structure and maintenance building, as well as modifications to the airfield and ancillary facilities. The Supplemental EIR focused on land use (i.e., conflict with adjacent, existing, or planned on-site land uses); water quality and drainage; air quality; transportation; noise; aesthetics; hazardous materials; and public services and utilities.

Currently, BonTerra Psomas is preparing a Program EIR for a second extension of the Settlement Agreement. The second amendment will extend increase the number of flights and allowed number of passengers and continue the protections to the community through the end of 2030. This second Program EIR will be completed in 2014.

Reference Contact Information: Larry Serafini, Deputy Airport Director, Facilities; John Wayne Airport; (949) 252-5270

Key Staff Who Worked on This Project: Kathleen Brady, AICP, (both 2003 and 2014 documents); James Kurtz, Jillian Neary and Christopher Starbird (2014 documents)

Aviation Station Transit-Oriented Development Project Environmental Impact Report, Los Angeles County. The Aviation Station project is located near the Cities of El Segundo and Hawthorne in Los Angeles County, and the completion of the EIR process illustrates BonTerra Psomas's ability to successfully complete project involving multiple jurisdictions in heavily developed urban areas. The project involved the demolition of existing residential/commercial land uses and the construction of an urban mixed-use development including 29,500 sf of ground-floor commercial and 390 multi-family residential units. The project would relocate the Los Angeles County Metropolitan



Transportation Authority (Metro) bus terminal from the southern side of Metro's Green Line Aviation/Los Angeles International Airport (LAX) station to the northern side of the station. The project involves multiple stakeholders, including Metro and Caltrans District 7, and required the de-annexation of property from the City of Los Angeles into the County of Los Angeles, as well as a GPA, a zone change, a Conditional Use Permit, a Parking Permit, a Local Agency Formation Commission boundary modification, a water service boundary adjustment, and consolidated sewer district annexation. BonTerra prepared an EIR and technical studies for air quality, climate change, cultural resources, and noise for the project.

Reference Contact Information Charles Moore, Attorney at Law; Cox, Castle Nicholson, LLP; (310)284-2286

Key Staff Who Worked on This Project: Kristin Keeling, Jillian Neary James Kurtz, Patrick Maxon, M.A., RPA, Christopher Starbird

C.2. KEY ISSUES AND CHALLENGES

The preparation of an EIR for the HDHS MACC project *High Desert Health System Multi-Service Ambulatory Care Center Environmental Impact Report, Lancaster*. This Project was unique in that it was both a Program-level and a Project-level EIR. Information was known about the HDHS MACC development on Parcel A, which was analyzed at a project-level; however, only conceptual information was available about the intended build-out of Parcel B, which was therefore analyzed at the program-level.

The property was owned by the County of Los Angeles (lead agency) but was within the jurisdiction of the City of Lancaster. Many agencies with varied interests had to be satisfied with the EIR, including the Lancaster Redevelopment Agency; the City of Lancaster; the California Office of Statewide Health Planning and Development; the California Department of Public Health; and the County.

The EIR analysis had to take into consideration the regulations and restrictions from both the County and the City. For example, noise generated on the site would be governed by the County's standards set forth in their Section 12.08.440 of the County Code. While construction of the project would affect nearby residences and commercial properties within the City, the noise analysis was performed to comply with the most restrictive of the County's Noise Ordinance and the City of Lancaster Municipal Code standards. This provided a conservative analysis that contributed to the legally defensible nature of the document.

Another issue of special consideration was water supply. Water within the Antelope Valley is a complex issue, as the groundwater basin is being adjudicated to determine the safe yield of the basin. Fortunately, the Los Angeles County Water Works Division 40 had accounted for the estimated water demands that were to be generated by the residential properties that were formerly on the site. As such, the EIR had to prove that the water demands for the HDHS MACC and ancillary commercial

BonTerra met all deadlines for this Program EIR, which had a very aggressive schedule. BonTerra's hard work, perseverance and unfailing enthusiasm in the face of many obstacles helped to create a large, complicated document in a very short period of time.

Laura Coley Eisenberg
Vice President, Open Space and
Resource Management
Rancho Mission Viejo

uses within Parcel B would fall within the previously committed water amounts for the residential properties.

Project Budgeting: The Project was completed on-time and within budget.

The successful completion of *The Ranch Plan* Program EIR in Orange County provides an excellent example of BonTerra Psomas's ability to manage large, high-profile, and complex developments. BonTerra Psomas worked as part of a large multi-disciplinary team and in close coordination with the County of Orange (the lead agency). As approved, the General Plan Amendment/Zone Change allows for the development of 14,000 residential dwelling units and 5.2 million sf of urban activity uses. The Ranch Plan is the last large tract of undeveloped land in southeast Orange County, and therefore, was closely scrutinized by other agencies and the public.

Probably one of the defining issues for this project was the sensitivity of the natural resources on site. The project site supports an important habitat for seven Endangered and/or Threatened species and is located in the San Juan Creek and western San Mateo watersheds. When the processing of the project was initiated, the effort to develop a Natural Community Conservation Plan (NCCP)/Habitat Conservation Plan (HCP) for south Orange County was over ten-years old and minimal progress had been made. The Ranch Plan Project gave impetus to the resource agencies to focus on the long-term vision for the region. Initially, the Ranch Plan Project was to be processed concurrently with the Southern Subregion NCCP/Master Streambed Alteration Agreement (MSAA)/HCP and the Special Area Management Plan (SAMP). Each of these projects had their own (though overlapping) consultant teams. This led to an extraordinary amount of data exchange to ensure that each of the independently prepared environmental documents would have consistent baseline data. Though ultimately, the Ranch Plan Project was approved prior to the NCCP/MSAA/HCP and SAMP, the close team work with the consulting teams for the regional plans ensured consistency with the draft planning guidelines and principles formulated to address biological and water resources in the larger subregion. Ultimately, BonTerra Psomas also completed the EIS pursuant to NEPA for the SAMP project. This collaboration has reaped substantial benefits as the Ranch Plan Project is implemented because the land use plan is consistent with the long-term vision for the area.

A second major challenge for this project was to prepare an environmental document that would fully address environmental impacts associated with the larger vision for the area, as well as provide sufficient detail that it could be relied upon for implementation of each phase of the project. The scale of the project, the estimated 20 to 30 phasing of construction, and uncertainties of other improvements in the region, made this a formidable task. Though the approvals being requested were GPAs (i.e., Land Use, Transportation, Resources, and Recreation Elements); a zone change; and a Development Agreement, the Program EIR was structured to ensure the issues associated with future Area Plans, tract maps, and use permits were addressed, to the extent feasible. The Program EIR identified performance standards and reflected the

requirements of the detailed Planned Community text (zoning document). This approach has been successful with construction level approvals of the first 2 major planning areas (covers 3,500 units) and the base infrastructure being completed using Addendums to the Final Program EIR.

Project Budgeting: This project has been completed within the agreed upon budget.

***John Wayne Airport Settlement Agreement Amendment
Environmental Impact Report, Orange County***

BonTerra worked with JWA on the preparation of an EIR that addressed modifications to the Settlement Agreement entered into in 1985 between the County of Orange, the City of Newport Beach, and two community groups. The Settlement Agreement, which ended decades of litigation that had plagued JWA, contained provisions that limited the number of Class A flights, the number of passengers served annually, and facility size at JWA. The original Settlement Agreement was for a period of 20 years.

Two key issues for the JWA document was the complexity of the project and the project schedule. For the general public, the extensive history of litigation at JWA, combined with a myriad of regulations associated with the airport operations, made this EIR complex. Having worked on JWA issues for several decades, this EIR process was particularly rewarding because BonTerra worked closely with the representatives of each of the key stakeholder groups. This included the County of Orange, the City of Newport Beach, and legal counsel for each of the parties to the Settlement Agreement. This collaborative, rather than adversarial relationship, allowed the key stakeholder representatives to participate in the strategy sessions and preliminary reviews of the document. Since the negotiations were a dynamic process, three project scenarios were evaluated to an equivalent level of detail in EIR. This provided more flexibility for the elected officials of the County and the City to determine the final terms of any extension agreement.

Schedule was the second critical issue in the preparation of the EIR 582. It was determined that the EIR needed to be available for public review before a county-wide vote on re-use of the El Toro Marine Corps Base. To expedite the preparation of the Draft EIR, the key stakeholder representatives participated in a series of working sessions for reviewing the screencheck document. As part of these marathon sessions, sections of the document were reviewed and modifications were made. This eliminated the need to repeated submittals and internal review periods. The draft EIR was circulated for public review 71 days after the close of the NOP period.

Subsequent to the Board approval, the County continued its discussions with interested parties, including, but not limited to, the City of Newport Beach, the community groups, and airlines. In connection with these continuing discussions, the airlines requested certain capacity opportunities beyond those authorized by the Board action. As a result, additional modifications to the Amended Stipulation were made that were substantially responsive to the requests. BonTerra prepared an Addendum to the Final EIR to document that modifications to the

Kristin Keeling has successfully managed important environmental review programs for our most trusted clients. She recently prepared for Metro and the County of Los Angeles an environmental impact report to analyze a complex transit oriented development near LAX. She works well with community groups, agencies and other consultants. She is a tireless worker who manages deadlines with confidence inspiring knowledge.

Charles J. Moore
Cox, Castle & Nicholson LLP

agreement would not result in impacts different than those evaluated in the certified EIR. The final Settlement Agreement was approved by the Chief Counsel of the Federal Aviation Administration and the federal court.

Project Budgeting: EIR completed on time and under budget with no litigation.

The *Aviation Station Transit-Oriented Development Project* was a high-profile project in a heavily developed urban area that held the attention of many interested stakeholders. Nearby land uses include LAX, the I-105, the Metro Green Line Aviation/LAX station, and the Metro bus terminal, as well as existing industrial land uses associated with Northrup Grumman, which all contributed to the noise and traffic adjacent to the Project site. These land uses required the EIR to carefully assess the compatibility of the proposed Project, which included residential and commercial, with the adjacent industrial and transportation uses, as well as the adjacent single-family residential community. Some nearby industrial stakeholders were concerned with increasing the number of "sensitive" residential receptors into the area, while the local neighborhood was concerned with the increased traffic and potential for spill-over parking into their neighborhood.

To address the neighborhood's concerns, the EIR included robust traffic improvement mitigation, including coordination with the County to establish a restricted parking program as well as traffic calming measures to prevent cut-through traffic.

Other issues of concern analyzed in the EIR include noise impacts on the future residents of the project, air quality associated with the nearby I-105 freeway, which both resulted in significant and unavoidable impacts resulting in a statement of overriding considerations. The work products for this project were successfully completed in February of 2012.

Project Budgeting: The Project was completed on-time and within budget.

D | Local Expertise Demonstrated on the Team

D1. PETRA GEOTECHNICAL – LOCAL BUSINESS

Petra Geotechnical has joined our team as a subconsultant for all technical studies for geology/soils for this On-Call contract. Petra's physical office location is located within the Coachella Valley and was established May 1, 2006. A copy of Petra's current business license along with signed Attachment A is provided in the Qualifications/Work Proposal envelope.

Petra Geotechnical, Inc.

42-240 Green Way, Suite E

Palm Desert, California 92211

Phone: (760) 340-5303; Facsimile (760) 340-5096

Please contact Mr. Alan Pace, PG, CEG for verification at by phone 760.250.9747 or email Apate@Petra-inc.com.

D2. PETRA GEOTECHNICAL TEAM MEMBERS

Alan Pace will be the key staff member for Petra on this contract. Other team members for Petra along with their roles will be assigned to the On-Call contract as needed.

Alan Pace, PG, CEG, Senior Associate Geologist/Project Manager

Siamak Jafroudi, PE, GE, Principal Engineer/Principal-in-Charge

Monty Schultz, PE, GE, Senior Project Engineer/Project Engineer

Doug Johnston, PG, CEG, Associate Geologist/Project Geologist

E | Exception to the Insurance Requirements

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Exception to the Insurance Requirements

Upon selection, we would appreciate clarification that the requirement to disclose professional liability matters is limited to those that could reduce the available limits of our insurance policy below the amount that would be required for this Agreement.

Kathleen Brady, AICP

Principal-in-Charge

EDUCATION

1975 / Bachelor of Science /
Sociology / University of California,
Riverside, CA

PROFESSIONAL CERTIFICATIONS

American Institute of Certified
Planners (AICP) No. 8730, 1991

Certificate in Management,
University of Southern California,
1981

Certificate in Planning and
Development, University of
California, Irvine, 1980

Kathleen Brady is a Vice President of BonTerra Psomas and a Principal-in-Charge of Environmental Planning projects. Ms. Brady has over 25 years of experience in the environmental planning field. Ms. Brady has focused her career on environmental impact assessment, transportation projects, and advanced planning programs. Since 1986, Ms. Brady has been a consultant to federal, State, and local agencies, as well as private land developers and other private industry clients. Ms. Brady has extensive experience in the preparation of technical studies to satisfy the California Environmental Quality Act (CEQA) and is accomplished in interagency coordination. Ms. Brady has assisted with development and implementation for the Irvine Company, Rancho Mission Viejo (RMV), and large-scale infrastructure projects, including transportation improvement projects for the California Department of Transportation (Caltrans). She was the Project Manager for the 22,800-acre Ranch Plan Program EIR 589 and continues to be involved in the environmental documentation effort for the Ranch Plan. In addition, Ms. Brady has managed a number of facility implementation projects, including water reservoirs, pump stations, lift stations, large treatment basins, and water extraction projects for the Santa Margarita Water District and for the Ladera Ranch and Talega developments.

Representative Project Experience

John Wayne Airport Settlement Agreement Amendment Program Environmental Impact Report, Orange County: Ms. Brady was the Project Manager for the John Wayne Airport (JWA) Settlement Agreement Amendment Program Environmental Impact Report (EIR) and Supplemental EIR for the Settlement Agreement Implementation project. The County, in cooperation with the City of Newport Beach, evaluated an amendment to a Settlement Agreement between the County of Orange and the City of Newport Beach and two community groups. The amendment allowed an increase in the number of noise-regulated flights and the number of passengers served, among other terms of the agreement. The primary issues evaluated in the EIR were noise, air quality, traffic, and land use compatibility. Other issues addressed included water quality, biological resources, public services and utilities, aesthetics, public safety, hazardous materials, and risk of upset. The federal court and all parties involved in the Settlement Agreement approved the amendment.

The next phase of the project was the preparation of a Supplemental EIR to address construction impacts for the facilities improvements associated with the Settlement Agreement Amendment. The Program EIR addressed the amendment to the Settlement Agreement at a policy level; precise facility improvements were not proposed. The Supplemental EIR addressed the construction of a new terminal building, parking structure, and maintenance building. Modifications to the airfield and ancillary facilities were also proposed. Currently, Ms. Brady is

preparing a Program EIR for a second extension of the Settlement Agreement. The second amendment will increase the number of flights and allowed number of passengers and will continue the protections to the community through the end of 2030. This second Program EIR will be completed in 2014.

The Ranch Plan Program Environmental Impact Report, Orange County: Ms. Brady served as Senior Project Manager for the Ranch Plan Program EIR. The project site consists of 22,815 acres located in unincorporated southern Orange County. The EIR addresses impacts of 14,000 dwelling units and approximately 5 million square feet of urban activity center and business park uses. The project involves multiple components, including a General Plan Amendment, a zone change, Williamson Act cancellation, and a Development Agreement. The Land Use, Transportation, Resources, and Recreation Elements of the County of Orange General Plan were amended in order to allow for project implementation. Key issues associated with the project include impacts on biological resources, traffic, hydrology and water quality, land use, and aesthetics.

Ms. Brady continues to provide consultation on CEQA matters associated with this project, including the preparation of construction-level documentation. This has involved coordination with Caltrans regarding improvements to Ortega Highway (State Route 74); preparation of an Environmental Assessment pursuant to the National Environmental Policy Act (NEPA) for Antonio Parkway; preparation of documentation for Area Plans; and infrastructure improvements.

Long Beach Airport Terminal and Ramp Improvement Environmental Impact Report, Long Beach: Ms. Brady was the Senior Project Manager for this EIR for facilities improvements to the Long Beach Airport. Improvements were proposed in five areas: (1) construction of new holdrooms; (2) a new parking structure; (3) air carrier ramp improvements; (4) new baggage claim areas; and (5) traffic and pedestrian circulation improvements. The EIR addresses a full range of issues; however, its focus is land use, air quality, traffic, and noise. As part of this process, an extensive public outreach and scoping process was implemented to obtain input from the community on the appropriate level of improvements and scope of the EIR.

Santiago Hills II, General Plan Amendment, City of Orange: Ms. Brady was the Project Manager for this project involving a General Plan Amendment and zone change for approximately 500 acres of hillside property. The project proposed residential development at varying density levels. The key issues on the project were land use compatibility, traffic, biological resources, noise, recreation, schools, and growth-inducing impacts. Due to community concerns, an extensive community outreach program was developed, and the community continues to be involved in the ongoing entitlement process for the project. The Santiago Hills II project is the first phase of development for the larger East Orange General Plan area.

Kristin L. Keeling

Senior Project Manager

EDUCATION

2000 / Master of Public Affairs /
University of Texas at Austin, TX

1995 / Bachelor of Social Work /
University of Texas at Austin, TX

Kristin Keeling is a Senior Project Manager with 14 years of diverse professional consulting experience, including 12 years as the primary Project Manager for the BonTerra Consulting Pasadena office. Her professional expertise includes the preparation of environmental documents pursuant to the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA); project management for projects with local, State, and federal agency involvement; public presentations; and Environmental Impact Report (EIR) preparation. Ms. Keeling is responsible for managing the CEQA/NEPA process for a wide variety of development projects, including general, master, and specific plans; flood-control infrastructure projects; residential, mixed-use, and transit-oriented developments; recreational projects; and health care and prison facility projects. Her expertise as Project Manager is exemplified through her management of controversial and complex CEQA projects through three On-Call contracts with the Los Angeles County Department of Public Works (LACDPW) and her project management services and intergovernmental coordination for controversial projects through the Los Angeles County Chief Executive Office.

Representative Project Experience

West Desert Hot Springs Master Drainage Plan Program Environmental Impact Report, Riverside County: Ms. Keeling is currently serving as Project Manager for the CEQA documentation for the West Desert Hot Springs Master Drainage Plan (MDP) EIR. The Riverside Flood Control and Water Conservation District, in conjunction with the Cities of Palm Springs and Desert Hot Springs, have developed an MDP for portions of these cities and unincorporated County areas that are not covered by existing plans. The MDP includes both regional and local infrastructure, including development of a levee system for the Morongo Creek; expansion of the drainage channel for Mission Creek; construction of an all-weather bridge crossing; and creation of numerous detention basins throughout the watershed. The project area is partially located within the Coachella Valley Multiple Species Habitat Conservation Plan area. Areas of special consideration include inter-agency coordination among the District, the County, the Cities, and the Coachella Valley Association of Governments; land use impacts associated with revised floodplains and proposed flood control facilities; and hydrology/water quality impacts of project implementation.

Mira Loma Detention Facility Women's Village and Re-Entry Project, Lancaster. Ms. Keeling is currently serving as Project Manager for the CEQA documentation for the Mira Loma Detention Facility Project, which would involve the adaptive reuse and expansion of the vacant Detention Facility and new development on the parking lot of the vacant High Desert Health System Multi-Ambulatory Care Center (HDHS MAAC) and would provide a total of 1,604 beds for low- to

medium-security female inmates. The existing Mira Loma Detention Center housing facilities would be renovated to provide secured dormitory housing, transitional housing, and other services (e.g., medical clinic, kitchen, inmate processing); and the former HDHS MACC parking lot would be redeveloped to provide a Correctional Re-Entry Facility (CRF). The CRF is intended to support the transition to independent living and would also provide continuing mental health and substance abuse treatment programs, life skills programs, and job training. Existing on-site water, sewer, and storm drain utility infrastructure are present at the Project site, but may require improvements/relocation in order to accommodate the Project. Areas of special consideration include historic resources, water supply, and transportation/traffic.

Aviation Station Transit-Oriented Development Environmental Impact Report, Los Angeles County: Ms. Keeling served as the Project Manager for the preparation of an EIR for a mixed-use, transit-oriented project on 5.9 acres located in unincorporated Los Angeles County and the City of Los Angeles near the intersection of Interstate (I) 105 and I-405. The project involves the demolition of existing land uses and the construction of an urban mixed-use development that will include 29,500 square feet (sf) of ground-floor commercial and 390 multi-family residential units. The project would relocate the Los Angeles County Metropolitan Transportation Authority (Metro) bus terminal from the southern side of Metro's Green Line Aviation/Los Angeles International Airport station to the northern side of the station. The project involves multiple stakeholders, including Metro and the California Department of Transportation (Caltrans) District 7, and will require the de-annexation of property from the City of Los Angeles into the County of Los Angeles. The project will also require the reconfiguration of the Caltrans Park-and-Ride lot, a Caltrans vehicle service lot, and employee parking to accommodate project design. Project entitlements include a General Plan Amendment, a Conditional Use Permit, and a zone change. Approvals from the Airport Land Use Commission and the Local Agency Formation Commission for the County of Los Angeles would also be necessary. Areas of special consideration include air quality, climate change, land use, noise, and transportation/traffic.

High Desert Health System Multi-Service Ambulatory Care Center Environmental Impact Report, Lancaster: Ms. Keeling served as the Project Manager for the CEQA documentation for the HDHS MACC. The project relocates the operations and staff from the existing HDHS MACC to the proposed project site. The project site consists of approximately 21 acres and involves construction on 2 undeveloped parcels, which are owned by the City's Redevelopment Agency and subject to a purchase option by the County of Los Angeles (County). The project involves the construction of a new, approximate 142,000-sf HDHS MACC on Parcel A and the construction of 67,250 sf of supporting public service/commercial uses on Parcel B. The project will be Leadership in Energy and Environmental Design (LEED) Silver Certified and incorporates wind turbines on parking lot lighting poles and solar panels. Areas of special consideration include air quality, climate change, noise, and transportation/traffic.

Attachment A and Addenda

ATTACHMENT "A"

RFP for #15-14 ON-CALL ENVIRONMENTAL ASSESSMENT (CEQA) SERVICES

***NOTE: THIS FORM MUST BE COMPLETED AND INCLUDED IN ENVELOPE #1,
"QUALIFICATIONS/WORK PROPOSAL"***

SIGNATURE AUTHORIZATION

NAME OF PROPOSER/FIRM:

BonTerra Psomas

A. I hereby certify that I have the authority to offer this proposal to the City of Palm Springs for the above listed individual or company. I certify that I have the authority to bind myself/this company in a contract should I be successful in my proposal.


SIGNATURE

Kathleen Brady, AICP
PRINT NAME

B. The following information relates to the legal contractor listed above, whether an individual or a company. Place check marks as appropriate:

1. If successful, the contract language should refer to me/my company as:

- An individual;
- A partnership, Partners' names: _____

- A company; Limited Liability Company
- A corporation
- A Local Business (Licensed within the jurisdiction of the Coachella Valley).
Copy of current business license is required to be attached to this document.

2. My tax identification number is: [REDACTED]

ADDENDA ACKNOWLEDGMENT:

Acknowledgment of Receipt of any Addenda issued by the City for this RFP is required by including the acknowledgment with your proposal. Failure to acknowledge the Addenda issued may result in your proposal being deemed non-responsive.

In the space provided below, please acknowledge receipt of each Addenda:

Addendum(s) # 1, 2, and 3 is/are hereby acknowledged.



REQUEST FOR PROPOSALS (RFP 15-14)

FOR

ON-CALL ENVIRONMENTAL ASSESSMENT (CEQA) SERVICES

ADDENDUM NO. 1

This Addendum is being issued for the following changes and informational items:

THE FOLLOWING REVISIONS AND/OR ADDITIONS TO THE RFP DOCUMENT AND INSTRUCTIONS ARE TO BE INCLUDED AND SHALL TAKE PRECEDENCE OVER ANYTHING CONTRARY ON THE PREVIOUSLY ISSUED SPECIFICATIONS AND INSTRUCTIONS AND SHALL BE REFERRED TO HEREINAFTER AS PART OF THE CONTRACT DOCUMENTS.

The City has received the following questions and is hereby providing answers thereto:

Q 1: Is it acceptable to include a range of sub-consultants to ensure availability (i.e. two Traffic Engineers)?

A 1: *Yes. However, any changes of sub-consultants during a project must be approved in advance by the City's Director of Planning Services.*

BY ORDER OF THE CITY OF PALM SPRINGS, CALIFORNIA

Craig L. Gladders, C.P.M.
Procurement & Contracting Manager
DATE: March 6, 2014

ADDENDUM ACKNOWLEDGMENT:

Proposer Firm Name: BonTerra Psomas

Authorized Signature: *Kathleen Brady* Date: 03/27/14

Acknowledgment of Receipt of Addendum 1 is required by signing and including the acknowledgment with your submittal, or you may also acknowledge the Addenda on the bottom of Attachment A. Failure to acknowledge this Addendum may result in your submittal being deemed non-responsive.



REQUEST FOR PROPOSALS (RFP 15-14)

FOR

ON-CALL ENVIRONMENTAL ASSESSMENT (CEQA) SERVICES

ADDENDUM NO. 2

This Addendum is being issued for the following changes and informational items:

THE FOLLOWING REVISIONS AND/OR ADDITIONS TO THE RFP DOCUMENT AND INSTRUCTIONS ARE TO BE INCLUDED AND SHALL TAKE PRECEDENCE OVER ANYTHING CONTRARY ON THE PREVIOUSLY ISSUED SPECIFICATIONS AND INSTRUCTIONS AND SHALL BE REFERRED TO HEREINAFTER AS PART OF THE CONTRACT DOCUMENTS.

The City has received the following questions and is hereby providing answers thereto:

Q 1: Are you aware of any specific projects currently in the planning stage which the City anticipates using the on-call consultants for?

A 1: *The City is not providing specifics at this juncture about any anticipated projects. This is for on-call services for an extended multi-year term. Projects will be assigned to firms as the City deems appropriate, as is explained in the RFP.*

Q 2: Do you want Attachment A bound with the proposals or placed unbound into envelope #1 Qualifications/Work Proposal?

A 2: *Please see instructions about Attachment A on page 6, near the top of the page under the section titled "Envelope #2". Bound or unbound does not matter as long as you follow the instructions and put it in the correct envelope, Envelope #1 with your work proposal.*

Q 3: Is this set aside for DBE or DVBE? Do you actively seek out these types of certified organizations?

A 3: *There are no DBE or DVBE requirements for this solicitation.*

BY ORDER OF THE CITY OF PALM SPRINGS, CALIFORNIA

Craig L. Gladders, C.P.M.
Procurement & Contracting Manager
DATE: March 13, 2014

ADDENDUM ACKNOWLEDGMENT:

Proposer Firm Name: BonTerra Psomas

Authorized Signature: *Kathleen Brady* Date: 03/27/14

Acknowledgment of Receipt of Addendum 2 is required by signing and including the acknowledgment with your submittal, or you may also acknowledge the Addenda on the bottom of Attachment A. Failure to acknowledge this Addendum may result in your submittal being deemed non-responsive.



REQUEST FOR PROPOSALS (RFP 15-14)
FOR
ON-CALL ENVIRONMENTAL ASSESSMENT (CEQA) SERVICES
ADDENDUM NO. 3

This Addendum is being issued for the following changes and informational items:

THE FOLLOWING REVISIONS AND/OR ADDITIONS TO THE RFP DOCUMENT AND INSTRUCTIONS ARE TO BE INCLUDED AND SHALL TAKE PRECEDENCE OVER ANYTHING CONTRARY ON THE PREVIOUSLY ISSUED SPECIFICATIONS AND INSTRUCTIONS AND SHALL BE REFERRED TO HEREINAFTER AS PART OF THE CONTRACT DOCUMENTS.

The City has received the following questions and is hereby providing answers thereto:

Q 1: Is it allowable for a consultant to submit as prime and also be a sub for specific services on another prime's team?

A 1: ***Yes a firm may "submit" as a Prime and also may be listed as a Sub for another Prime. However, if you are awarded a contract as a Prime, you may not also perform as a Sub to another Prime. If you are NOT awarded a contract as a Prime, you may perform as a Sub to another firm that is awarded a contract as Prime. You may not do both.***

Q 2: There are two sections in RFP 15-14 (page 8 and pages 10-11) that require any exceptions to the RFP, sample agreement or insurance requirements be included in the proposal. There are no defined instructions as to where exceptions or comments were to go, so because the proposal is limited to 25 pages (excepting Attachment A, Addenda acknowledgements and the cost proposal), would it be acceptable for the bidding firm to include comments (if any) as an appendix, not counting toward the 25-page limit?

A 2: ***As the RFP states, any exceptions are to be "included" in the proposal, meaning they are part of your proposal and WILL count toward the 25 sheets of double-sided paper limit. Where you choose to locate your exceptions in your proposal is up to you, as long as they are clearly defined as requested in the RFP document.***

ATTACHMENT "A"

RFP for #15-14 ON-CALL ENVIRONMENTAL ASSESSMENT (CEQA) SERVICES

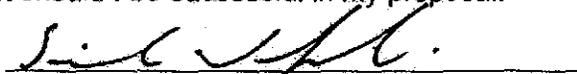
*NOTE: THIS FORM MUST BE COMPLETED AND INCLUDED IN ENVELOPE #1,
"QUALIFICATIONS/WORK PROPOSAL"*

SIGNATURE AUTHORIZATION

NAME OF PROPOSER/FIRM:

Petra Geotechnical, Inc.

A. I hereby certify that I have the authority to offer this proposal to the City of Palm Springs for the above listed individual or company. I certify that I have the authority to bind myself/this company in a contract should I be successful in my proposal.


SIGNATURE

Siamak Jafroudi, PhD, GE

PRINT NAME

B. The following information relates to the legal contractor listed above, whether an individual or a company. Place check marks as appropriate:

1. If successful, the contract language should refer to me/my company as:

An individual;
 A partnership, Partners' names: _____

A company;
 A corporation
 A Local Business (Licensed within the jurisdiction of the Coachella Valley).
Copy of current business license is required to be attached to this document.

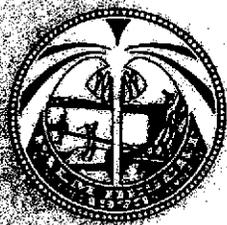
2. My tax identification number is:

ADDENDA ACKNOWLEDGMENT:

Acknowledgment of Receipt of any Addenda issued by the City for this RFP is required by including the acknowledgment with your proposal. Failure to acknowledge the Addenda issued may result in your proposal being deemed non-responsive.

In the space provided below, please acknowledge receipt of each Addenda:

Addendum(s) # 1, 2, and 3 is/are hereby acknowledged.



City of Palm Desert

73-510 Fred Waring Drive, Palm Desert, CA 92260
(760) 846-0611

CITY OF PALM DESERT
73-510 Fred Waring Drive
Palm Desert, CA 92260
(760) 346-0611

CERTIFICATE NOT TRANSFERABLE

THANK YOU #
YOUR PAYMENT

BUSINESS NAME:

PETRA GEOTECHNICAL INC

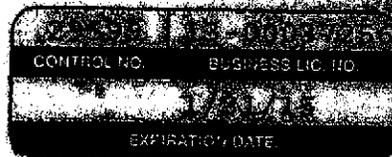
BUSINESS LOCATION:

42240 GREEN WAY E
42240 GREEN WAY E

BUSINESS OWNER:

PETRA GEOTECHNICAL INC

PETRA GEOTECHNICAL INC
3190 AIRPORT LOOP DR STE J-1
COSTA MESA CA 92626



RECEIPT
No.

0010666

DATE	
2/19/14	
LIC	60
ADD	1
PEN	
INT	
TOTAL	61

The City of Palm Desert
and Palm Springs
endorsements of the City of Palm Desert

EXHIBIT "D"
SCHEDULE OF COMPENSATION

Attached rates shall apply for the first three (3) years of the agreement, after which Consultant may request a price adjustment not to exceed the Bureau of Labor Statistic's Consumer Price Index (CPI) for the LA/Riverside/Anaheim region for the prior 12 month period effective on the anniversary date of the agreement. The optional renewal years 4 and 5, and any associated CPI increase, are at the mutual consent of the City and the Consultant.

**BonTerra Psomas Billing Rates for Key Staff Proposed for the City of Palm Springs
On-Call Environmental Assessment (CEQA) Services**

Key Personnel	Role for Projects	Billing Rates
Cathleen Brady, MBR	Principal-in-Charge; Quality Control Manager	\$230
Kristin L. Keeling	Senior Project Manager	\$175
CEQA Documentation		
Jennifer Marks	Senior Environmental Planner	\$155
Josephine Alido, AICP	Senior Environmental Planner	\$125
Edward S. Paek, AICP	Environmental Planner	\$130
William Neary	Environmental Planner	\$115
Specialists – Natural Resources		
Patrick Maxon, MPA, RPA	Cultural Resources Manager	\$155
Van Johnston	Biological Resources Quality Control Manager	\$215
Janice Tennant	Senior Biologist/Project Manager	\$185
David Hughes	Regulatory Specialist/Delineations/Arborist	\$135
Specialists – Technical/Engineering		
James Kurtz	Air Quality, GHG, and Noise Manager	\$215
Alijeh Nafahi, PE, TE	Traffic Engineer	\$185
Bruce Kirby, PE	Civil Engineer-Drainage, Utilities	\$215
Michael Swart, PE	Water Supply Assessment	\$215
Christopher Starbird	GIS Manager	\$105
Subconsultants – Technical		
Christopher Gray, Fehr & Peers	Associate-in-Charge of Transportation	\$200
Alan Pace, PG, CEG, Patra Geotechnical	Senior Associate Geologist/Project Manager	\$175

FEE SCHEDULE THROUGH DECEMBER 2014

<u>PROFESSIONAL CLASSIFICATION</u>	<u>HOURLY BILLING RATE</u>
Principal	\$215 – \$245
Associate Principal	\$195 – \$205
Air Quality/Climate Change/Noise Manager	\$200 – \$215
Restoration/Regulatory Permitting Manager	\$185 – \$195
Biological/Environmental Manager	\$145 – \$175
Senior Planner/Senior Project Manager	\$135 – \$175
Cultural Resources Manager	\$155
Principal Investigator, Archaeologist	\$145
Principal Investigator, Paleontologist	\$125
Senior Biologist/Senior Ecologist	\$115 – \$155
Senior Restoration Ecologist	\$130 – \$145
Project Manager	\$125 – \$150
Air Quality/Climate Change/Noise Specialist	\$130 – \$140
Planner/Assistant Project Manager	\$95 – \$120
Field Monitor (depending on expertise)	\$75 – \$135
Ecologist/Biologist	\$95 – \$115
GIS Specialist	\$105
Graphic Artist	\$105
Project Assistant	\$85 – \$90
Technical Writer/Editor	\$95 – \$105
Administrative Assistant	\$80

REIMBURSABLE COSTS

Mileage	Federal Standard Mileage Rate
Reprographics (Outside)	at cost plus 10%
Reprographics (Inside)	Request Printing fee sheet
Other Out-of-pocket Expenses	at cost plus 10%
Subconsultants	at cost plus 10%
Plotting:	
Field Maps	\$2.50 per sq ft
Display/Oversized/High Quality Graphics	\$10 per sq ft
Aerial Maps: Less than 500 acres	\$200
Aerial Maps: 500–1,500 acres	\$350
Aerial Maps: Greater than 1,500 acres	\$500

FEHR & PEERS

2013-2014

(July 2013 through June 2014)

Hourly Billing Rates

Classification	Hourly Rate
Principal	\$200.00 - \$225.00
Senior Associate	\$175.00 - \$230.00
Associate	\$160.00 - \$195.00
Senior Engineer/Planner	\$130.00 - \$175.00
Engineer/Planner	\$115.00 - \$135.00
Senior Technical Support	\$120.00 - \$165.00
Senior Administrative Support	\$100.00 - \$125.00
Administrative Support	\$100.00 - \$120.00
Technician	\$110.00 - \$130.00
Intern	\$70.00 - \$90.00

- *Other Direct Costs / Reimbursable expenses are invoiced at cost plus 10% for handling.*
- *Personal auto mileage is reimbursed at the then current IRS approved rate (56.5 cents per mile as of Jan 2013).*
- *Voice & Data Communications (Telephone, fax, computer, e-mail, etc.) are invoiced at cost as a percentage of project labor.*

effective 6/29/2013

Fehr & Peers reserves the right to change these rates at any time with or without advance notice.

STANDARD FEE SCHEDULE

GEOLOGY AND GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING SERVICES

January 1, 2014

Professional Services (Engineers, Geologists, Environmental Scientists)

Senior Principal (Review and Consultation)	\$ 210.00/hr.
Principal	\$ 190.00/hr.
Senior Associate	\$ 175.00/hr.
Associate	\$ 165.00/hr.
Senior Project	\$ 155.00/hr.
Project	\$ 135.00/hr.
Senior Staff	\$ 125.00/hr.
Staff	\$ 105.00/hr.
Assistant	\$ 95.00/hr.
Senior Fault Hazard Specialist	\$ 200.00/hr.
Fault Hazard Specialist	\$ 175.00/hr.

Forensic Services (Engineers, Geologists, Environmental Scientists)

Senior Principal/Principal (Review, Analysis, Consultation)	\$ 375.00/hr.
Senior Principal/Principal (Depositions, Hearings, Mediation and Trials; in 4-Hour Increments)	\$ 425.00/hr.
Senior Associate/Associate (Review, Analysis, Consultation)	\$ 300.00/hr.
Senior Associate/Associate (Depositions, Hearings, Mediation and Trials; in 4-Hour Increments)	\$ 350.00/hr.
Senior Project/ Project (Review, Analysis, Consultation)	\$ 250.00/hr.
Senior Project/ Project (Depositions, Hearings, Mediation and Trials; in 4-Hour Increments)	\$ 300.00/hr.

Technical Services

Supervising Engineering Technician	\$ 105.00/hr.
Senior Engineering Technician	\$ 85.00/hr.
Engineering Technician	\$ 75.00/hr.
Field Technician (Prevailing Wage Projects)	\$ 115.00/hr.
Deputy Geotechnical Inspector	\$ 115.00/hr.
Senior Laboratory Technician	\$ 95.00/hr.
Laboratory Technician	\$ 85.00/hr.
Draftsperson	\$ 90.00/hr.

Support Services

Outside Consultants (Corresponding to in-house levels)	In-House Rate
Drilling/Equipment Rental	Cost + 20%
Client Requested Accounting	\$ 70.00/hr.
Word Processing, Technical Editing, Project Administration	\$ 65.00/hr
Field Services Communications Charges	1% of Invoice
Company Owned Equipment Usage	\$ 10.00/day
Copy Rate	\$ 0.25/sheet
Postage and Shipping	Cost + 20%
PDF File Transmittal	\$ 15.00/file
CD File Transmittal	\$ 20.00/file

NOTE: Travel time to field job sites is charged on a portal to portal basis at the appropriate hourly rate. Overtime for non-registered professionals and technicians is \$40.00 over the hourly rate. A minimum of two hours will be charged for all personnel.

S:\Fee Schedules\2013 Fee Schedules\Geology, Geotechnical and Environmental.doc

