

A PROPOSAL TO

CITY OF CERES



MITCHELL RANCH CENTER EIR

APRIL 6, 2007

April 6, 2007

Tom Westbrook, Senior Planner
Community Development Department
CITY OF CERES
2220 Magnolia Street
Ceres, CA 95307

SUBJECT: MITCHELL RANCH CENTER EIR PROPOSAL

Dear Mr. Westbrook:

PMC is pleased to submit this proposal to the City of Ceres for the preparation of an Environmental Impact Report (EIR) for the proposed Mitchell Ranch Center retail center project.

As our proposal indicates, PMC is an established California leader in the field of environmental analysis, and is well qualified to undertake this work. Our team of PMC staff and sub-consultants will bring an exceptional level of analytical expertise and project management capabilities to this project. Our team's understanding of the details of the project and its environmental setting will ensure successful and timely completion of a complete and legally defensible environmental document.

At the core of our proposal is a strong team of environmental analysts, planners, and technical scientists. Key PMC project management and technical staff include the following personnel:

Patrick Angell, AICP, Project Director: Mr. Angell brings over 14 years of experience in the fields of planning and environmental analyses to this project. He has managed and directed numerous complex commercial EIRs and has extensive knowledge and experience with issues unique to these types of developments.

Daniel Hamilton, AICP, Project Manager: Mr. Hamilton has 10 years of experience in planning and environmental analysis, and has managed complex and controversial commercial development EIRs that garnered significant public attention and community involvement. Mr. Hamilton is currently managing large scale EIR projects in Yuba County and the City of Tracy, and will be the primary point of contact between the City and the PMC team.

Tom Westbrook, Senior Planner

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Our team would be complemented by the use of a professional group of sub-consultants with a history of successfully working with PMC on EIR's. Preparation and/or peer review of various technical documents will be conducted, including work by Fehr and Peers (traffic and circulation analysis), AMBIENT (air quality and noise analyses), and Bay Area Economics (Economic Impact Analysis). PMC will utilize our in-house biological, cultural, GIS mapping and graphic visual simulation specialists for the EIR analysis as well. This team has worked well together on previous EIRs, and our established relationship ensures a smooth process from technical analysis through EIR generation.

PMC would meet or exceed all requirements identified by the City in establishing a legally defensible and usable series of documents, meeting all provisions of CEQA. PMC and our entire project team are eager to begin work on this project for the City. PMC has no conflicts of interest that would prevent us from undertaking this work for the City. We appreciate the opportunity to respond to your request for proposals, and look forward to assisting the City of Ceres in preparation of an EIR evaluating the Mitchell Ranch project.

We would be pleased to meet with you to further discuss our team qualifications. If you have any questions regarding this submittal, please contact me at (916) 361-8384.

Sincerely,

PMC

A handwritten signature in black ink, appearing to read "Daniel Hamilton". The signature is fluid and cursive, with a long horizontal stroke at the end.

Daniel Hamilton, AICP
Project Manager

DH:sh

P:\Ceres, City of\P07-0338 Ceres Mitchell Ranch Center



Submitted to:

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Senior Planner

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INTRODUCTION

INTRODUCTION

This Proposal presents PMC's qualifications and proposal for California Environmental Quality Act (CEQA) compliance and analysis of the proposed Mitchell Ranch Center. It provides information on PMC's methods and expertise as well as our unique attributes and resources that can help the City of Ceres comply with CEQA requirements as they relate to the proposed commercial center. In particular, our experience with big box commercial analysis, including successful preparation of EIRs for Wal-Mart projects, makes us uniquely suited to assist the City with the project.

This proposal describes not only PMC's expertise in environmental planning, but also PMC's way of doing business, our integrated approach to analyses and planning, as well as our unique personnel and services in the area of environmental compliance. Our significant in-house resources, combined with specialized sub-consultants to assist in peer reviews, form a team ideally organized to develop a successful CEQA process for the City, applicants, and the public.



PMC was established in 1995 with a mission to provide planning, environmental and municipal services to public agencies, special districts and public-oriented organizations. In the ten plus years since our founding, PMC has provided service to more than 200 cities, counties, and special districts throughout California. The Company has grown steadily and today consists of more than 250 employees working out of offices throughout California and the West, including San Diego, Los Angeles, Monterey, Oakland, Davis, Rancho Cordova, Chico, Mt. Shasta, Phoenix, and other project locations.

One thing that differentiates PMC from other environmental firms performing similar work is that PMC only provides services to public agencies such as cities, counties, and other governmental agencies. PMC does not work for developers or private companies. We pride ourselves on our ability to provide a wide (and growing) range of municipal support and management services to agencies. Our services include:

- Comprehensive environmental services (CEQA and NEPA);
- General and Specific Plan preparation, updates and implementation;
- Public affairs and Public relations;
- Contract staff assistance;
- Strategic planning services;
- Resource management;
- Zoning Code preparation, updates, and enforcement; design guidelines;
- LAFCo/Annexation services; regulatory permitting assistance; fiscal and impact fee studies;
- Infrastructure and facility finance planning;
- GIS, and all aspects of current and advanced planning assistance; and
- Design Services.

INTRODUCTION

Environmental planning, project management, and lead agency compliance with CEQA are among the primary municipal services provided by PMC. Serving as a specialized extension of agency staff, PMC is recognized as an innovative and responsible third party in the management of multi-jurisdictional programs and the preparation and processing of Initial Studies (ISs), Environmental Impact Reports (EIRs), and technical studies. PMC's staff includes in-house biologists with a full range of capabilities and a Cultural Resources group with extensive experience in Cultural-Resource Analysis. If needed, PMC's environmental professionals are able to expedite our clients' critical submittals to the State through direct access and close proximity to the bill room at the State Capitol for legislative updates, the State Clearinghouse, and the Governor's Office of Planning and Research.

PMC also provides long-term and temporary planning assistance for a diverse range of agencies in California, including rural communities and urban centers. With our public agency orientation we avoid any conflicts of interest and have no contractual relationships with the development community in these areas. With a municipal focus, PMC continues to assist governmental agencies in looking for more creative and efficient ways to maximize limited fiscal resources. The use of PMC's services, staff resources, and technical expertise is a viable option to meet the ever-changing demands placed on local, regional, and State agencies.

SCOPE OF WORK

PROJECT UNDERSTANDING

PMC understands that the City of Ceres is seeking a well qualified consultant to prepare environmental documents, including coordination of all CEQA related tasks, for the construction of a new commercial center in the City. The Mitchell Ranch Center will be anchored by a Super Wal-Mart, with additional pad sites for commercial businesses.

The proposed project site is located on 26.05 acres on the northwest corner of the intersection of Service Road and Mitchell Road. The project site is primarily developed with low-density single-family residences. Within the site, 23.5 acres are proposed to accommodate the proposed Mitchell Ranch Center. The project includes the construction of 11 buildings with a total square footage of 304,192. A Wal-Mart Supercenter is proposed for the northern portion of the site, including 195,192 square feet of space, including the Garden Center. The remaining 10 commercial sites will include a variety of retail uses, including restaurants. All parking is proposed as single-story surface parking within the site. The structures would face east or south, towards Mitchell Road or Service Road. Service entrances for loading and docking are located at the north end of the site, behind the Wal-Mart facility.

PMC further understands that the Mitchell Ranch Corridor Specific Plan (MRCSP) was adopted by the City to guide development in the area. The MRCSP designates the site as Regional Commercial, which allows for and promotes big box retail establishments. The Specific Plan also acts as the primary zoning tool for the site as well. Entitlements requested for the proposed development include a Conditional Use Permit, Vesting Tentative Subdivision Map, and possibly a Variance. The project has potentially significant impacts which trigger the requirement for an EIR to determine the extent of such impacts, develop mitigation where appropriate and feasible, and to disclose environmental impacts of the Center to the decision-makers and the public.

Surrounding land uses may pose compatibility issues with the development, especially the single-family residential uses to the west of the site. Some technical studies have been prepared by the applicant team for the project, including noise, traffic, and air quality analyses. The traffic analysis also includes a separate Area Wide Site and Circulation Plan for use by the City to satisfy MRCSP requirements.

PMC understands that efforts completed to date on the project by the City include completion of a preliminary list of environmental issues and impacts that will require further analysis in an Environmental Impact Report. Some technical studies have been prepared by the applicant team for the project, including noise, traffic, and air quality analyses. The traffic analysis also includes a separate Area Wide Site and Circulation Plan for use by the City to satisfy MRCSP requirements. These studies would be made available to PMC's team to peer review and utilize in preparation of the EIR. Since the accuracy, content, and thoroughness of specific reports is unknown at this time, PMC's scope of work in general reflects preparation of technical studies and reports for the following areas: biological resources, cultural resources, economics, geology, hydrology and water quality, soils and seismicity, and hazardous materials. It is understood that some of these areas of analysis may have been fully considered in the MRCSP CEQA documentation, in which case the findings and conclusions of those analyses will be documented in the EIR. Air quality, noise, and traffic studies will be peer reviewed as requested, and incorporated into the EIR.

PROJECT APPROACH

PROJECT APPROACH

PMC's approach to preparing the EIR associated with the Mitchell Ranch Center project is based upon the following:

- **Provision of Environmental Documents Meeting all Regulatory Requirements.** One of PMC's greatest strengths is our ability to prepare environmental documents for complex projects. PMC and our project team bring a comprehensive level of understanding of the legal requirements and components of CEQA documentation. In working with the City, local, State and Federal agencies, as well as the community, we will pursue a work plan leading to the preparation of the requisite environmental documents meeting all regulatory requirements, including specific issues associated with development of Wal-Mart projects.
- **Utilization of Technical Experts for Peer Review of Existing Studies.** PMC is aware that studies and reports have been completed and submitted by the project applicant. PMC's Scope of Work focuses on conducting peer reviews of these studies by recognized leaders in these respective fields. PMC will utilize these studies as background information in preparation of the Draft EIR and technical reports.
- **Determination of Project Mitigation Measures and Monitoring Program.** The Mitchell Ranch Center EIR will be successful only to the extent it can identify project impacts and appropriate mitigation measures. The establishment of impact thresholds will be a critical component of the environmental analyses, leading to the identification of appropriate mitigation and development of a mitigation monitoring program that will clearly define the timing and implementation of mitigation measures.
- **Development of Project Alternatives.** With our understanding of the regional economic and commercial issues associated with this project, we believe that the development of a range of reasonable project alternatives will be a particularly critical factor in the environmental review process. Our proposed Scope of Work includes the development and in-depth analysis of up to four alternative development scenarios. The alternatives would be developed in close consultation with City staff through the public scoping and community outreach process. The goal of the alternatives analysis would be to meet the stated project objectives while minimizing impacts to the natural environment.
- **Provide Optimum Use of PMC Team Resources.** Both as a means of maintaining compliance with the project Scope of Work, project schedule and operating budget, the Project Manager will ensure the work of all team members remains focused and on task. The Project Director will assume responsibility for ensuring that the EIR is comprehensive, legally defensible and contains practical and enforceable mitigation measures.
- **Continuous Coordination with the City and Agencies.** The project will require a diligent effort in the area of communication, and will necessitate working closely with local, State and Federal agencies. Communication with City staff will also be emphasized to ensure our team achieves desired project objectives and to ensure that City policy is thoroughly incorporated into the EIR.
- **Utilization of Existing Environmental Information Whenever Possible.** PMC has developed a wealth of environmental information in recent years through work on numerous project EIRs and other environmental documents. In addition, technical information has or will be developed by the City and project applicant. We will draw upon this information where possible to facilitate meeting the project schedule and as a means of reducing project costs.

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SCOPE OF WORK

The following Scope of Work is based on the anticipated scope of environmental issues identified by the City of Ceres. The Scope includes all tasks and peer review of technical studies required to prepare a defensible, thorough and objective EIR for the Mitchell Ranch Center project.

TASK 1 PROJECT INITIATION AND NOTICE OF PREPARATION

Task: PMC will develop and refine the scope of work with the City, leading to the development of the Initial Study and initiation of the CEQA process.

Subtask: Upon Notice to Proceed from the City, PMC will meet with the City to review the Scope of Work, collect information sources, and finalize the project description. PMC will then review all relevant data for the project including project files, previous technical studies and maps, and other environmental documents prepared for the City, including studies prepared by the project applicant, documents prepared by the City, and EIRs for other projects in the vicinity. During this early stage of the project, PMC will take the opportunity to field visit and photograph the project site as well as collect all pertinent information available on the site and the environmental setting.

Once the project description has been refined to the satisfaction of the City, PMC will prepare the Initial Study and Notice of Preparation (NOP). The Initial Study will include a completed environmental checklist consistent with Appendix G of the State CEQA Guidelines. PMC will submit one (1) electronic and five (5) hard copies of the draft Initial Study/NOP to the City for review and comment. Upon receipt and incorporation of City comments, PMC will submit fifteen (15) copies of the Initial Study/NOP to the State Clearinghouse for distribution and twenty (20) copies to the City.

PMC will organize and lead a minimum of one public and agency scoping meeting during the 30-day public review of the IS/NOP. The focus of the scoping meeting(s) will be to gather public and agency comments on issues that should be addressed in the EIR, and to discuss project alternatives.

Output: Five (5) copies of the administrative draft Initial Study/NOP

Thirty five (35) copies of the final Initial Study/NOP with a photo-ready master and a copy on CD.

TASK 2 ADMINISTRATIVE DRAFT EIR

Task: PMC will prepare an Administrative Draft EIR with all required components, addressing all issues associated with the requested entitlements and project development, from construction through operation.

Subtask: PMC will prepare an Administrative Draft Environmental Impact Report (ADEIR) in conformance with the CEQA Guidelines. The ADEIR will contain all required components of an EIR and will address on-site and off-site impacts of the project, although the technical analysis will be focused as described below. The ADEIR will be delivered to City staff for internal review and comment prior to public release of the Draft EIR (under Task 3, below). The major sections and areas of concern to be addressed are outlined below.

Introductory Sections

Introduction. This brief introductory section will discuss the legal authority for preparing the EIR under CEQA and the City's environmental review requirements. This section will also include a brief overview of the project history and local context, and will describe the public participation process and scoping process as appropriate.

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Executive Summary. This section will include a brief description of the project and a summary table that lists all of the potential impacts identified in the EIR by topic, along with the corresponding mitigation measures and the level of significance after mitigation. A summary of the project alternatives will also be included.

Project Description. The project description will describe all aspects of project design, construction, phasing and operation as required by CEQA. The project description will include, using text, graphics and tables, all anticipated public improvements (infrastructure systems, roads, etc.) and other project details as provided by the applicant. Also included will be a discussion of the 'Uses of the EIR,' which will itemize the entitlements and approvals required by the City and other agencies, which may rely on the EIR for environmental information. As required by CEQA, the project description will also include a statement of Project Objectives, to be provided by the project applicant and refined by the City of Ceres, as appropriate.

Environmental Setting and Analysis

This is the main analysis chapter of the EIR, and will include separate sections for each environmental topic area. This chapter will be formatted so that the impact statements and corresponding mitigation measures will stand out from the text for clarity and easy reference. Findings will be made as to the level of significance of each impact after mitigation. Each environmental chapter will consist of:

- A full description of the environmental setting;
- Description of regulatory setting, including all applicable local, State and Federal laws and policies;
- A description of the methodology used for conducting the analysis;
- Identification of the applicable standards of significance;
- Identification and discussion of impacts; and
- Mitigation Measures, including timing and enforcement responsibility.

The analysis tasks for each anticipated topic are described below.

Aesthetics/Visual Resources

The project is in a highly visible location at the northwest corner of the intersection of Service Road and Mitchell Road, just east of Highway 99. The site is situated on a flat plain, with no natural barriers to views of surrounding areas. Development of the proposed project would alter existing views of the site, result in increased outdoor lighting associated with parking lot lighting, exterior lighting and signage. These changes may impact adjacent residential areas, resulting in potentially significant impacts. The following tasks shall be conducted to address potential visual impacts:

- Describe the existing landscape characteristics of the project area based on field review and photographs.
- Identify applicable City of Ceres and Specific Plan policies and guidelines regarding visual resources and architectural design.

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- Describe anticipated changes in the landscape characteristics of the project area as well as anticipated increases in nighttime lighting as a result of the project.
- Identify mitigation measures for any significant visual resource impacts identified.

Air Quality

Construction (including site grading and roadway improvements) and operation of the proposed project may result in impacts to air quality. PMC will utilize AMBIENT Air Quality and Noise Consulting to conduct peer reviews of any existing air quality studies submitted by the applicant to the City, and may also utilize Ambient to prepare the air quality analysis for the project that will form the basis for the Air Quality Section of the EIR. The analysis will include the following:

- A description of the existing setting: Regional air quality and local air quality in the vicinity of the project site will be described. Applicable air quality regulatory framework, standards, and significance thresholds will be discussed.
- Identification of short-term air quality impacts: Short-term construction emissions will be quantified using the California Air Resources Board (ARB)-approved URBEMIS2002 computer model, based on construction data (i.e., equipment required, areas of disturbance, phasing schedules, etc.) to be provided by the applicant. Short-term emissions of toxic air pollutants, including diesel-exhaust particulates, will be qualitatively discussed.
- Identification of long-term regional air quality impacts: Long-term operational emissions will be quantified using the ARB-approved URBEMIS2002 computer model, based on trip generation data to be obtained from the traffic analysis prepared for the proposed project. This analysis will include quantification of regional criteria air pollutants of primary concern, including reactive organic gases, oxides of nitrogen, and airborne particulate matter. Predicted increases in regional criteria air pollutants will be evaluated for consistency with the San Joaquin Valley Air Pollution Control District's (SJVAPCD) air quality plans. The air quality impact analysis will be conducted in accordance with SJVAPCD-recommended methodologies. This analysis will also include a qualitative assessment of potential increases in greenhouse gas (GHG) emissions, including discussions of AB 32 and recent GHG data.
- Description of long-term localized air quality impacts: Local mobile-source carbon monoxide concentrations in the vicinity of adversely affected signalized intersections will be assessed using the CALINE4 model, based on traffic data to be obtained from the traffic analysis prepared for the proposed project. Localized concentrations of mobile-source toxic air contaminants associated with onsite travel of diesel-powered delivery trucks, including loading dock operations, and related health risk to nearby receptors will be qualitatively evaluated.
- Identification of mitigation measures to address impacts: Air quality impacts will be compared with applicable SJVAPCD-recommended significance thresholds for determination of significance. SJVAPCD-recommended mitigation measures will be incorporated for any impacts found to be significant or potentially significant.

Biological Resources

The project site is adjacent to Highway 99, at the intersection of Service Road and Mitchell Road. The Biological Resources section of the EIR will identify and describe these baseline conditions of the project site utilizing existing information to greatest degree feasible; analyze the potential impacts of the

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proposed project to these resources and others as applicable; and provide mitigation for significant impacts to biological resources that may reduce project impacts to less-than-significant.

PMC will perform the biological resources analysis for the EIR, as provided below:

Review Existing Data / Information

PMC will conduct an independent evaluation of all existing biological resources reports and studies for their objectivity and suitability for purposes of the preparation of the Biological Resources section of the EIR. Applicable data from the U.S. Geological Survey (USGS), U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG) will be analyzed and reviewed. Pertinent information will be compiled and utilized in the document.

PMC will evaluate the following documents and information:

- The existing City of Ceres General Plan and Mitchell Ranch Corridor Specific Plan;
- A formal list of special-status species with potential to occur in the area from the USFWS;
- Results of various biological database searches, including a search of the California Natural Diversity Database (CNDDDB), the California Native Plant Society's Electronic Inventory, and the California Wildlife-Habitat Relationships database.

PMC Biologists will contact the U.S. Fish and Wildlife Service and California Department of Fish and Game to identify biological issues not identified in previous studies and correspondence and to discuss potential mitigation strategies.

Field Surveys

Utilizing existing data from agencies and technical reports, a reconnaissance field survey will verify existing conditions, examine areas of concern and/or potential dispute, and identify recent changes in habitats for special-status species and wetlands.

To the extent feasible, timing of the field reconnaissance survey will be planned to coincide with the blooming period for rare plants that have potential to occur within the project site.

Technical Reports- Biological resources Study

PMC will prepare a stand-alone biological resources evaluation describing the results of the field surveys. The assessment will review the extent, location, and potential impact to rare, endangered, and special status species habitat including migratory bird habitat and marine life. The assessment will also identify the extent, location, and potential impact to rare, endangered, and special status plant species habitat. The assessment will include potential impacts to migratory birds nesting and resting habitats.

EIR Section Preparation

PMC will identify potentially significant direct, indirect, and cumulative impacts on the special status species and habitats and other biotic resources potentially caused by the proposed project. Impacts will be presented and discussed in the EIR.

Mitigation measures will be developed in consultation with City staff.

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Assumptions

This proposed scope of work does not include protocol-level surveys for endangered wildlife and fisheries resources.

Wetland determinations and delineations are not included in this scope.

Cultural Resources

The project site has been previously disturbed through residential development, although much of the site is open land. To accommodate the proposed project, grading and earthmoving activities would be conducted which could impact previously undiscovered historic and pre-historic archaeological resources. If a cultural resources assessment has been prepared for previous CEQA documentation on the site, PMC will peer review the document. If a report has not been prepared, PMC's cultural resources experts will conduct the following analyses for this section of the EIR:

- A records search at the Central Information Center, Merced, CA;
- A sacred lands search conducted by the Native American Heritage Commission;
- Consultation with the Native American community, as appropriate, regarding the project;
- Assistance with SB 18 consultation, if necessary;
- Pedestrian surface survey of the approximately 26 acre project site; and
- Completion of the cultural resources section of the environmental document for the project that will include a description of the environmental setting and appropriate mitigation addressing the inadvertent discovery of cultural resources during ground disturbing project activity.

The scope of work assumes that subsurface test excavation will not be necessary to successfully complete the project.

Geologic and Soils Conditions

The purpose of the geological and geotechnical analyses outlined in this proposal will be to evaluate the project site's geological, geotechnical, and seismic conditions. PMC will utilize existing data from the General Plan EIR, as well as site specific evaluation for the subject property. It is not anticipated that the site will have significant geologic issues, although conditions and potential impacts will be fully analyzed. The following tasks will be performed for the geology and soils section of the EIR:

- Review the proposed site development plans/tentative map.
- Review readily available published and unpublished literature regarding the geologic, seismic and geotechnical setting of the site. Such literature will include (but not be limited to):
 - Previous studies performed by geotechnical consultants in the vicinity of the site
 - Regional and local geologic maps
 - United States Department of Agriculture soil surveys

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- Regional and local earthquake fault maps
 - Regional and local seismic hazard maps
 - Historic and recent United States Geological Survey topographic maps
 - Evaluate site geological and geotechnical conditions
 - Identify seismic-related hazards
 - Identify impacts and mitigation measures, as feasible.
- Prepare the geology and soils section of the EIR including a description of the existing environment, identifying any recognized geo-hazards, identification of impacts and a brief impact analysis and development of appropriate mitigation measures.

Hazards and Hazardous Materials

The project site is largely undeveloped, with scattered residential uses on site. The historic use of the property could have included agricultural use, which may have left residual soil contaminants on the site. PMC will prepare the hazards and hazardous materials portion of the EIR to assess soil hazards, in addition to construction and operational hazards generated by the project. The following tasks will be performed for this section of the EIR:

- Review Federal, State, and local hazardous material databases, records and reports for potential hazardous conditions on or adjacent to the project site.
- Research historic land usage within the project area to identify potential land uses that may have contaminated the site.
- Summarize applicable federal, state, and local hazardous materials and safety regulations and standards as they pertain to the project.
- Review the project's consistency with applicable emergency response plans.
- Based on the above review, identify significant public health impacts as a result of implementation of the proposed project.
- Identify mitigation measures for any significant impacts identified.

Hydrology, Drainage and Water Quality

Development of the site would result in a change in surface drainage and runoff patterns and potentially result in impacts to groundwater or storm drainage systems. PMC will complete the hydrology and water quality section of the EIR to address project issues related to storm drainage, flooding, erosion/sedimentation, and water quality. If any existing hydrology or drainage studies have been prepared by the applicant, PMC will be responsible for peer review. The Hydrology, Drainage and Water Quality section of the EIR will be based on the following:

- Reconnaissance of the site and surrounding area to visually evaluate its hydrologic and topographic character and its orientation with respect to drainage features.

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- Review of the preliminary drainage report and proposed storm water quality mitigation measures prepared for the proposed development by the applicant.
- Review of geotechnical information pertaining to the site, including information that addresses percolation rates, soils, slope stability and depth to groundwater. It is assumed that this information will be provided by the applicant.
- Review of the FEMA Flood Insurance Study for the site and the surrounding area.
- Review of available information pertaining to climate in the general project area.
- Review of City of Ceres policies pertaining to storm drainage that are relevant to this project.
- Review of water quality regulations established by the Regional Water Quality Control Board as applicable to the project.
- Coordination with City staff to obtain any additional relevant information regarding drainage conditions and historical related issues.
- Review of available information pertaining to the local storm water drainage system.
- Review of preliminary grading and drainage plans and any topographic mapping prepared for the proposed development by the applicant.
- Review of USGS Quadrangle maps and aerial photographs covering the area.

Based on the information provided by the applicant and information derived from other research and review efforts as described, an assessment of potential impacts of the project will be made relevant to quantity and quality of storm water, drainage system capacity and the potential for flooding.

Land Use and Planning

The proposed project appears to be consistent with the City's Specific Plan covering the site, providing regional commercial uses. It is anticipated that the project will not generate significant impacts with regards to land use, but the full impacts will be analyzed and quantified in the Initial Study.

Specific tasks to be completed for the land use analysis in the EIR include the following:

- Describe the character of the region and the area surrounding the project in terms of existing, planned and future development patterns and land uses. Identify adopted, planned and proposed development in the project area and buildout under the City of Ceres General Plan and the Mitchell Ranch Corridor Specific Plan.
- Describe and map existing land uses, General Plan, Specific Plan and zoning (as applicable) land use designations in the vicinity of the project.
- Determine the project's consistency with all applicable General Plan policies, Specific Plan policies, development standards and other appropriate plans and guidelines.
- Discuss types and scales of commercial uses that may be appropriate for the project site.
- Identify mitigation measures for any potentially significant land use impacts identified.

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Noise

Development of the project would result in temporary increases in noise levels as a result of construction activities and permanent noise increases as a result of increased traffic and new land uses. AMBIENT Air Quality and Noise Consulting has been retained to conduct a peer review of any existing noise studies submitted by the applicant and to assist PMC in the preparation of the noise section of the EIR. This section will include the following:

- Description of the existing setting: Relevant background information, including noise fundamentals, descriptors, and applicable regulatory framework, will be described. Short-term (15-minute) noise monitoring will be conducted at various locations on and in the vicinity of the proposed project site to document the existing noise environment.
- Identification of short-term noise impacts: Typical construction noise levels will be identified. Resultant noise levels at nearby receptors (at given distances from the source) will be calculated and presented in the report.
- Identification of long-term stationary source noise impacts: Stationary-source noise levels commonly associated with such land uses, including loading dock activities, will be identified. Resultant noise levels at nearby receptors (at given distances from the source) will be calculated and presented in the report.
- Description of long-term traffic noise impacts: Traffic noise modeling will be conducted using the Federal Highway Administration roadway noise prediction model, based on daily traffic volumes to be obtained from the traffic analysis prepared for this project. Predicted increases in traffic noise levels attributable to the proposed project will be quantified.
- Identification of mitigation measures: The significance of noise impacts will be determined in comparison to state and local noise standards. Mitigation measures will be prepared for any impacts found to be significant or potentially significant.

Population and Housing

The project is consistent with the City's General Plan and the Mitchell Ranch Corridor Specific Plan, which will limit potential impacts resulting from population and housing. Several single-family homes will be displaced by the project, and there are potential growth-inducing impacts from the development. The EIR section for this impact will include the following:

- Describe the demographics of the region. This will include information regarding existing population and growth trends, housing conditions and employment.
- Review applicable General Plan and Specific Plan policies, development standards and other appropriate plans and guidelines associated with housing. Identify the project's consistency with the any additional plans, programs and ordinances.
- Estimate anticipated population growth generated by the project. Identify any significant environmental issues associated with direct and indirect population, such as an increased demand for affordable housing.
- Identify and discuss potential growth-inducing impacts.
- Discuss potential impacts to the City's goal to balance jobs and housing.

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- Identify feasible mitigation measures for any potentially significant environmental impacts identified.

Public Services, Utilities and Service Systems

The increase in development intensity associated with the project has the potential to result in significant impacts to the public services, utilities and service systems. Specifically, implementation of the project may result in a significant increase in demand for public services and utilities in the project area and may result in level of service impacts to police, fire and emergency service providers. The project may also result in impacts to water and sewer service.

The following tasks will be performed for the public services and utilities section of the EIR:

- Service providers will be contacted in order to determine existing service levels in the project area. This would include documentation regarding existing staff levels, equipment and facilities, current service capacity, existing service boundaries, and planned service expansions.
- Describe City policies, programs, and standards associated with the provision of public services and utilities.
- Based on the above review, identify significant public service impacts as a result of implementation of the proposed project. This will include an evaluation of service capacity/availability of public services/utilities (e.g., water supply, wastewater capacity, fire protection) under existing and future (cumulative) conditions. This will also consider short-term peak demands for services during construction and initial operation of the project (e.g., solid waste service and water supply).
- Identify mitigation measures for any significant impacts.

Transportation and Traffic

The proposed project may potentially result in a number of traffic and transportation-related impacts. PMC will partner with Fehr & Peers to complete the traffic section of the EIR. This report will be separate from and independent of the Area Wide Site and Circulation Plan, to be prepared by the applicant. Traffic impacts are expected to be significant, and Fehr and Peers will use methodology and impact assessment criteria which are appropriate and defensible. Fehr and Peers will provide peer review and oversight of that report, in addition to the development of the traffic impact analysis and EIR section. A more thorough and detailed description of the scope of work for the transportation analysis is available upon request. The study and EIR section will include the following:

- Define the proposed traffic study area.
- Identify study intersections and roadway segments.
- Collect and review traffic volume data for existing conditions.
- Determine roadway and intersection level of service existing conditions.
- Perform parking analysis to determine adequacy of off-street parking.
- Evaluate project trip generation and trip distribution for existing plus project conditions.

PROJECT APPROACH

- Perform traffic assignment and level of service calculations for existing plus project conditions.
- Develop future year traffic projects level of service analysis for cumulative no project.
- Evaluate project generated traffic assignment level of service analysis and mitigation measures if necessary for cumulative plus project conditions.
- Perform site plan review, evaluate queue length estimates, assess driveway throat depth, and recommend on-site traffic circulation.
- Identify potential impacts to local public transportation (bus service, bicycle routes).
- Prepare draft and final traffic analysis report.
- Identify mitigation measures if necessary.

Project Alternatives

PMC will coordinate with City staff in the development of up to four reasonable alternatives to the proposed project. These alternatives will be described qualitatively and quantitatively, and contrasted with the proposed project in terms of the extent that the alternatives can achieve project objectives or reduce adverse impacts. Potential alternatives may include redesign of the project site to avoid and/or minimize environmental impacts, changes in density/intensity, or a combination of density/intensity changes and redesign. This analysis will be presented in a separate chapter of the EIR.

Cumulative Impacts

PMC will assess the impacts of the project in combination with other known, approved or reasonably foreseeable development activity in the region. This analysis will be based on a list of known projects in the region as well as development forecasts, consistent with the CEQA Guidelines. A clear cumulative setting will be described in the EIR.

The cumulative analysis will address each topic covered in the environmental analysis (e.g., water supply, traffic, biological resources) and will identify appropriate mitigation measures for any cumulatively significant impacts identified. Specific cumulative concerns regarding global warming and greenhouse gas emissions generated by the project will be quantified and assessed in this section.

Economic Impact Analysis

PMC has teamed with BAE (Bay Area Economics) to prepare the Economic Impact Analysis component of the project. Recent court decisions with respect to large retail projects have indicated that a complete EIR should include an economic impact analysis to assess potential issues relating to urban decay and physical deterioration due to possible closure of competing stores and subsequent vacancies and decline of their respective shopping centers or downtown. Bay Area Economics (BAE) is well-qualified for this work, with experience in these kinds of economic impact studies as well as a large body of retail analysis. Following is a Scope of Services, an overview of BAE, descriptions of key staff to be assigned to this project, and relevant past experience.

ITEM 1: START-UP MEETING

This project will include a meeting with City staff and other parties to discuss the project, including goals and objectives, schedule, expectations, and constraints, opportunities, and limitations of the study.

PROJECT APPROACH

Background information, including but not limited to the project application, site plans, and taxable sales data, and previous studies will also be discussed and made available to BAE if available at time of startup. This meeting can take place by phone or in conjunction with the area tour in Task 2.

ITEM 2: IDENTIFY KEY RETAIL NODES IN CERES AND SURROUNDING COMMUNITIES

With assistance from City staff and previous studies, BAE will identify other major retail nodes in the area, particularly stores that might be competitive with the Supercenter. As part of this assessment BAE will also attempt to get reliable information on the square footage of the major competing supermarket and general merchandise outlets, either from local City records or other sources, such as retail real estate brokers, property managers, and store management.

This analysis will include an area tour to visit the major competing retail nodes and to assess “on the ground” how well these nodes are faring, by observing the level of customer traffic, the general level of retail vacancy and the vacancy level in specific centers (especially noting vacancies of large/anchor spaces). Any existing “urban/suburban decay” in retail centers will also be noted. This is key to the findings, since existing conditions should not be attributed to the proposed project. As part of this subtask, BAE will determine whether any additional retail centers are planned for Ceres and surrounding communities. Any such projects will be considered in an analysis of potential cumulative impacts.

ITEM 3: RETAIL SALES TRENDS

BAE will analyze data regarding overall retail sales trends in the area. The primary data source will be published taxable sales data from the State Board of Equalization and the City of Ceres. BAE will also look at data from the California Census of Retail Trade, which provides data from 2002. This source is useful in providing total sales data rather than just taxable sales; this is critical to estimating impacts in the supermarket sector, where most sales are not taxable.

ITEM 4: DEFINE TRADE AREA FOR PROPOSED PROJECT

The Trade Area boundaries are likely delineated in large part by the location of existing and planned competitive retail, particularly other Wal-Mart Supercenters. Additionally, preliminary demographic analysis (see next task) will help in defining Trade Area boundaries.

ITEM 5: DEMOGRAPHIC AND ECONOMIC OVERVIEW OF THE TRADE AREA

Retail sales potential is dictated in large part by the purchasing power of an area’s residents. For this task, BAE will look at basic demographic characteristics for the Trade Area, including total population, total households, household composition, age distribution, and resident income, since all these characteristics define the spending patterns for an area. The analysis will look at historic data and projections, and compare to California overall as a benchmark. Data sources will include the decennial U.S. Census, the State Department of Finance, Claritas (a private vendor of population estimates and projections), and any data available from local jurisdictions including Ceres and the County.

ITEM 6: ESTIMATE SALES GENERATED BY THE TRADE AREA

For this subtask, BAE will estimate sales generated by consumers in the Trade Area, for a range of store categories, with particular focus on general merchandise stores and food stores competitive with the Supercenter. This estimate will be based on population distribution and density and distance of other competing outlets from the project site. Potential sales for the Trade Area will be estimated based on benchmarks from other geographies such as Stanislaus County, the State of California, or communities with a demographic profile similar to the Trade Area. As a final step in this task, any increase in annual

PROJECT APPROACH

demand will be converted into estimated supportable square footage for major retail categories of stores likely to locate in a retail center of this type, using industry benchmarks for average sales per square foot.

ITEM 7: LEAKAGE ANALYSIS FOR THE TRADE AREA

Based on the results of the above tasks, BAE will estimate the extent to which the Trade Area is currently capturing sales from or losing sales to surrounding locales.

ITEM 8: ASSESS PERFORMANCE OF COMPETING RETAIL NODES

While a leakage analysis is critical to understanding the potential for additional retail expenditures in a locale, a complete impacts assessment must take the additional step of evaluating the performance of existing competitive outlets regardless of the leakage analysis. For instance, a trade area might not have any leakage of sales in supermarkets, but may have an oversupply of supermarkets as indicated by poor performance at existing outlets. Conversely, there might not be any leakage but existing outlets could be performing well above industry norms, indicating that an additional supermarket could be absorbed without putting a competitor at risk of closure.

This analysis will focus on the key competitive categories of large general merchandise outlets and supermarkets and their centers. Synthesizing information gathered on sales performance and store size, BAE will develop an estimate of average sales per square foot for the existing outlets for large general merchandise outlets and supermarkets. These averages can then be compared to industry benchmarks, such as average sales for all Wal-Mart stores or their competitors, data derived from industry surveys, etc.

When possible within the constraints of available data, this analysis can be refined by looking at individual competitors, since overall strong per store or per square foot sales might mask poor performance at one outlet. Pursuant to this goal, BAE will use the most recent published taxable sales data available, and attempt to gather data on individual competitors through self-reporting, analysis of each chain's average sales, field observation, data vendors selling estimates of store performance, or other methods.

ITEM 9: ESTIMATED POTENTIAL SALES IN PROPOSED PROJECT AND IMPACTS ON EXISTING RETAILERS

Based on typical sales performance for Wal-Mart Supercenters and other retailers typically found in such a center, with possible adjustments due to locational advantages/disadvantages or other factors, BAE will estimate sales captured by the proposed project. This will then be compared to potential sales growth and leakage in the Trade Area as determined above to factor out sales that will not be captured from existing outlets. This will be done for two points in time, project opening and stabilized sales a few years later. These dates will be selected in consultation with the City and the EIR consultants.

The remaining sales will be assumed to be captured from existing outlets. Once the proposed project's impacts are taken into consideration, performance will be evaluated relative to current conditions (as shown by Task 8 above) and again to industry standards, to see how the net loss of sales will affect the existing outlets. To the extent possible without breaching nondisclosure commitments for individual store sales data, BAE will note particular competitors most likely to be adversely impacted by the proposed project. If the analysis indicates that particular stores are at risk of closure, these stores will be noted. This analysis will look at all the major retail concentrations in the Trade Area.

PROJECT APPROACH

As the final part of this task, BAE will consider impacts related to the physical context for the major competitors. In other words, BAE will see how the competitors are integrated into a surrounding retail context (e.g., major anchor in a community-serving center or large retailer in a shopping district) and assess likely secondary business impacts due to a decline in business or closure of a major anchor.

ITEM 10: DETERMINATION OF URBAN DECAY AND PHYSICAL DETERIORATION

Two conditions are necessary, but not sufficient in themselves, for a large new retail development of this type to lead to urban/suburban decay and physical deterioration. First, the introduction of new competitors must lead to the closure and vacancies of existing retail spaces. Potential closures will be indicated by the analysis in Task 9. Second, the real estate market conditions must be such that the vacated space is not re-leased in a timely manner. Based on the above tasks, findings will be made about the likelihood that other retail nodes might close or suffer losses of key retail tenants as a result of the proposed center. Impacts might include secondary business closures and moves resulting from the loss of the anchors at other neighborhood and regional centers. This task will include an overview of existing retail real estate conditions in the Trade Area, including current vacancies and potential for re-tenanting of any store space vacated as a result of the proposed center. BAE will assess the likelihood that overall retail demand in the area will lead to absorption of vacated spaces in the event existing retailers close their stores due to negative impacts from the opening of the proposed center. This assessment will rely on broker interviews and field surveys to estimate current vacancy and absorption trends for retail in the Trade Area. The current physical condition of the competing retail centers will also be taken into consideration, since any center already exhibiting high vacancies, deferred maintenance, or other signs of decline would be more likely to fall into a condition of urban or suburban decay.

The end result of this analysis will be an assessment, by retail node or center, of the likelihood of resulting urban decay and physical deterioration resulting from long-term vacancies, deferred maintenance, secondary business closures, and the inability to re-tenant existing stores.

ITEM 11: PREPARATION OF WRITTEN REPORT

A written report for the project will be prepared, which details the assumptions and conclusion of the analysis. The report will be crafted to meet the requirements of CEQA and will be initially submitted electronically as an Administrative Draft.

OTHER CEQA-REQUIRED SECTIONS

The EIR will include the other required sections including growth-inducing impacts of the project, significant irreversible environmental effects and summary of significant and unavoidable impacts of the project.

Output: Up to twenty (20) copies of the ADEIR will be delivered to the City for internal review and comment. Up to ten (10) copies of the appendices for the Administrative Draft EIR will be provided to the City for comment.

TASK 3 DRAFT EIR PREPARATION AND DISTRIBUTION

Task: PMC will revise the Administrative Draft EIR, based on comments and direction provided by the City of Ceres. Revisions will be tracked to ensure that all appropriate changes are made, consistent with the desires of the City.

Subtask: Based on comments received from staff review of the Administrative Draft EIR under Task 2, the public Draft EIR will be prepared, incorporating the requested changes. Up to

PROJECT APPROACH

twenty (20) copies of the Screencheck Draft EIR will be produced and submitted to the City for review, along with a photo-ready master and a copy on disc. Once approved by the City, PMC will prepare thirty (30) hard copies of the Public Draft EIR, along with an electronic copy, a reproducible master, and fifteen (15) copies of the report on disc.

The 45-day public and agency review period will commence once the documents are submitted to the State Clearinghouse and made available for public review. It is anticipated that the City will distribute the Draft EIR to local agencies and interested parties.

Output: Twenty (20) copies of the screencheck DEIR with a master copy and a copy on CD; and thirty (30) copies of the Public Review DEIR, along with fifteen (15) copies of the full report on compact disc and a reproducible master version. Twenty five (25) hard copies and fifteen (15) compact disc copies of the appendices shall be included, in addition to the reproducible master appendices.

TASK 4 FINAL EIR PREPARATION AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Task: PMC will prepare the full Final EIR, including all responses to comments, mandatory sections of the EIR, and development of final documents for use by the City.

Subtask: At the conclusion of the 45-day review period, PMC will review the comment letters received on the Draft EIR and coordinate with City staff to discuss the responses. Assuming a maximum of 25 comment letters from individuals and agencies, PMC will then prepare draft responses to comments, along with an errata section containing any EIR text revisions. Upon completion, ten (10) hard copies and one (1) electronic copy of the Administrative Final EIR and the MMRP will be submitted to the City for review. Based on the comments received from staff, final revisions to the document will be made. Up to seventy (70) hard copies of the Final EIR and MMRP will be submitted to the City for distribution, with a photo-ready master and thirty (30) copies on CD.

Output: Ten (10) copies of the AFEIR and MMRP for City review and comment. Up to seventy (70) hard copies of the Final EIR, as well as thirty (30) copies on compact disc, to accompany the reproducible master.

TASK 5 CEQA-REQUIRED NOTICES

Task: Prepare and distribute public notices to meet the City's obligations under the Government Code and Public Resources Code.

Subtask: PMC will prepare and distribute all required CEQA notices. This will include the completion and distribution of the Notice of Preparation, Notice of Completion, Notice of Availability and Notice of Determination.

PMC will work with City staff to develop and publish press releases and website postings to provide information to the public regarding the EIR process.

Output: Draft and final versions of CEQA-required notices and press releases will be delivered to the City for internal review prior to distribution by PMC.

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TASK 6 MEETINGS

Task: PMC will attend meetings necessary to provide guidance and presentation of the findings and results of the EIR process to the City and its residents.

Subtask: PMC anticipates participation at up to eight public meetings (three with the Planning Commission, three with the City Council and two for the public scoping meetings) in addition to periodic meetings with City staff throughout the EIR preparation process.

Output: none

TASK 7 CEQA FINDINGS OF FACT AND STATEMENTS OF OVERRIDING CONSIDERATION

Task: PMC will prepare the CEQA Findings of Fact and Statements of Overriding Consideration for certification of the Final EIR.

Subtask: PMC will develop findings of fact and statements of overriding consideration to support the analysis and conclusions of the Environmental Impact Report. These findings and SOC will provide the necessary components to ensure that the City can adopt the EIR and proceed with the entitlements requested by the applicant. These documents will reflect current standards for preparation and legal adequacy, as set forth in recent case law and CEQA Guidelines.

Output: Draft and final versions of CEQA Findings and Statements will be delivered to the City for internal review and ultimate distribution.

ABILITY TO MEET ANTICIPATED TIME FRAME

PMC, in collaboration with subconsultants identified in this proposal, is equipped to prepare the EIR for the Mitchell Ranch Center project and to complete all required tasks as expected by the City of Ceres, anticipating commencement of work as early as April, 2007, and no later than one week from receipt of Notice to Proceed. PMC is confident in our ability to work with the City and identify a project timeline and schedule for completion of the required documents.

PMC's practice is to only submit proposals for projects that we can serve and serve exceptionally well. We have adequate capacity to complete this project and will allocate the necessary time to perform the duties required by the City of Ceres. Refer to Section 3 of this proposal for the full schedule and timelines associated with this EIR process.

SCHEDULE

SCHEDULE

PROJECT SCHEDULE

The completion and processing of the EIR for the Mitchell Ranch Center project is anticipated to take 10 months, under the scope of work contained in this proposal. A ten month schedule would result in the completion of the EIR in January, 2008, with final adoption by the City Council in February 2008. The following major milestones are associated with the project, and the timeframes associated with each task are the most realistic available, given the understanding of the project and the typical processes that occur in the development of the Draft and Final EIRs. PMC is committed to meeting the dates set forth in this section, and has provided staff time and equipment sufficient to meet these dates.

<u>Task</u>	<u>Time Required to Complete</u>	<u>Date Complete</u>
<i>Task 1: Project Initiation</i>	4 weeks	mid May, 2007
Public Scoping Meeting #1		May 2007
Public Scoping Meeting #2		May 2007
<i>Task 2: Administrative Draft EIR</i>	14 weeks	late August, 2007
<i>Task 3a: Screencheck DEIR</i>	4 weeks	late September, 2007
<i>Task 3b: Public Review DEIR</i>	3 weeks	mid October, 2007
Planning Commission Meeting #1		October 2007
City Council Meeting #1		November 2007
<i>DEIR public Review Period</i>	45 days	early December, 2007
Planning Commission Meeting #2		December 2007
City Council Meeting #2		December 2007
<i>Task 4: Final EIR</i>	6 weeks	mid January 2008
Planning Commission Meeting #3		January 2008
City Council Meeting #3		February 2008

PROGRAM MANAGEMENT

PROJECT MANAGEMENT

PROGRAM MANAGEMENT

The PMC approach to project management is based on the efficient use of resources across the company to best meet the needs of our client cities. This EIR project team is led by Project Director Pat Angell, the Director of Environmental Services for PMC. Mr. Angell will provide overall direction on project processes and specific CEQA issues, based on his extensive knowledge and experience in CEQA in general and big box retail developments in particular. Daniel Hamilton, the Project Manager for the PMC team, will provide day-to-day oversight and management of the project team, including direction to staff planners and subconsultants throughout the process. Sufficient hours are provided in the budget to allow for significant oversight by Mr. Hamilton of all staff on project issues, as well as consultation time with Mr. Angell to ensure that all issues are appropriately and thoroughly addressed. Rounding out the management team on the project is Ben Ritchie, a project manager with significant experience in big-box retail commercial development. Mr. Ritchie will provide insight and guidance as needed with regards to specific issues related to the commercial uses proposed in the application, as well as with recent case law addressing these uses.

The PMC management approach is based on clear direction on the project from the first phase of work. PMC will work with the City to establish agreements on many aspects of the CEQA process, including project objectives, work product expectations, thresholds of significance, data availability at the City, and information on the City's processes (due dates for information going to the PC or CC, staff report coordination with staff planner, etc). Addressing these issues early on will ensure that PMC can meet or exceed the City's expectations on the final reports, and coordinate smoothly with the City in addressing the non-CEQA issues impacted by our work.

PMC also prides itself on quality control. Significant hours are established in the budget to allow for review and comment by the Project Director and Project Manager. Additionally, the full EIR will be reviewed and edited by a quality control specialist, Ms. Beth Thompson, to ensure that the EIR is thorough, legally defensible, and accurate across all sections of analysis. This system has been effective in producing sound environmental analysis for many communities, including successful EIRs for big box retail uses which have withstood legal challenge.

COSTS

COSTS

The cost proposal presented in this section includes all components of the work program, including EIR preparation, attendance at meetings, printing and production costs, and all additional expenses. Rates for all staff proposed are included, and the not-to-exceed total at the bottom indicates the maximum cost anticipated by PMC to successfully complete the CEQA process for the Mitchell Ranch Center.

Mitchell Ranch Center EIR Cost Estimates

Task #	Task Description	Senior Associate \$160	Project Manager \$125	Project Advisor \$110	Senior Biologist \$120	Cultural Specialist \$120	Associate Planner \$90	Admin/ Graphics \$65	Sub-Consultants	Outside Direct Costs	Totals
I.	Project Initiation/Initial Study										
	Project Initiation	4.0	4.0	4.0	1.0	1.0	2.0				
		\$640	\$500	\$440	\$120	\$120	\$180	\$0			\$2,000
	Initial Study	2.0	16.0	8.0	8.0	4.0	40.0	4.0			
		\$320	\$2,000	\$880	\$960	\$480	\$3,600	\$260		\$500	\$9,000
	<i>Subtotal</i>	6.0	20.0	12.0	9.0	5.0	42.0	4.0			98.0
	<i>Task I</i>	\$960	\$2,500	\$1,320	\$1,080	\$600	\$3,780	\$260		\$500	\$11,000
II.	Preparation of ADEIR										
	Introductory Sections	0.0	8.0	2.0	0.0	0.0	20.0	4.0			34.0
		\$0	\$1,000	\$220	\$0	\$0	\$1,800	\$260		\$500	\$3,780
	Aesthetics	0.0	6.0	2.0	0.0	0.0	20.0	6.0			34.0
		\$0	\$750	\$250	\$0	\$0	\$1,800	\$390			\$3,190
	Agricultural Resources	0.0	4.0	0.0	0.0	0.0	12.0	2.0			18.0
		\$0	\$500	\$0	\$0	\$0	\$1,080	\$130			\$1,710
	Air Quality	2.0	8.0	6.0	0.0	0.0	24.0	1.0			41.0
		\$320	\$1,000	\$750	\$0	\$0	\$2,160	\$65	\$1,100		\$5,395
	Biological Resources	2.0	12.0	6.0	100.0	0.0	8.0	6.0			134.0
		\$320	\$1,500	\$750	\$12,000	\$0	\$720	\$390			\$15,680
	Cultural Resources	0.0	4.0	0.0	0.0	60.0	4.0	4.0			72.0
		\$0	\$500	\$0	\$0	\$7,200	\$360	\$260			\$8,320
	Geology and Soils	2.0	12.0	4.0	0.0	0.0	40.0	2.0			60.0
		\$320	\$1,500	\$500	\$0	\$0	\$3,600	\$130			\$6,050
	Hazards/Public Health	2.0	8.0	2.0	0.0	0.0	40.0	2.0			54.0
		\$320	\$1,000	\$250	\$0	\$0	\$3,600	\$130			\$5,300
	Hydrology and Water Quality	2.0	12.0	6.0	0.0	0.0	60.0	4.0			84.0
		\$320	\$1,500	\$750	\$0	\$0	\$5,400	\$260			\$8,230
	Land Use	2.0	8.0	6.0	0.0	0.0	32.0	4.0			52.0
		\$320	\$1,000	\$750	\$0	\$0	\$2,880	\$260			\$5,210
	Noise	2.0	8.0	6.0	0.0	0.0	24.0	4.0			44.0
		\$320	\$1,000	\$750	\$0	\$0	\$2,160	\$260	\$1,100		\$5,590
	Population and Housing	0.0	6.0	2.0	0.0	0.0	16.0	1.0			25.0
		\$0	\$750	\$250	\$0	\$0	\$1,440	\$65			\$2,505
	Public Services and Utilities	4.0	12.0	8.0	0.0	0.0	100.0	8.0			132.0
		\$640	\$1,500	\$1,000	\$0	\$0	\$9,000	\$520			\$12,660
	Recreation	0.0	6.0	0.0	0.0	0.0	20.0	1.0			27.0
		\$0	\$750	\$0	\$0	\$0	\$1,800	\$65			\$2,615
	Traffic and Circulation	4.0	20.0	8.0	0.0	0.0	24.0	6.0			62.0
		\$640	\$2,500	\$1,000	\$0	\$0	\$2,160	\$390	\$89,540		\$96,230
	Economics and Blight	8.0	24.0	12.0	0.0	0.0	24.0	4.0			72.0
		\$1,280	\$3,000	\$1,500	\$0	\$0	\$2,160	\$260	\$61,562	\$0	\$69,762
	Cumulative Impacts and Other CEQA Sections	2.0	12.0	8.0	2.0	2.0	40.0	2.0			68.0
		\$320	\$1,500	\$1,000	\$240	\$240	\$3,600	\$130	\$0	\$0	\$7,030
	Alternatives	4.0	16.0	12.0	2.0	2.0	40.0	2.0			78.0
		\$640	\$2,000	\$1,500	\$240	\$240	\$3,600	\$130	\$0	\$0	\$8,350
	Document Production	0.0	2.0	24.0	0.0	0.0	16.0	16.0			58.0
		\$0	\$250	\$3,000	\$0	\$0	\$1,440	\$1,040	\$0	\$1,000	\$6,730
	<i>Subtotal</i>	36.0	188.0	114.0	104.0	64.0	564.0	79.0		\$1,000	1,149.0
	<i>Task II</i>	\$5,760	\$23,500	\$14,250	\$12,480	\$7,680	\$50,760	\$5,135	\$153,302	\$1,000	\$273,867
III.	Revise ADEIR/Preparation of DEIR										
	Preparation of DEIR	6.0	24.0	16.0	2.0	2.0	40.0	16.0			106.0
		\$960	\$3,000	\$2,000	\$240	\$240	\$3,600	\$1,040		\$3,500	\$14,580
	Project Management and Quality Control	40.0	100.0	24.0	0.0	0.0	0.0	0.0			164.0
		\$6,400	\$12,500	\$3,000	\$0	\$0	\$0	\$0			\$21,900
	<i>Subtotal</i>	46.0	124.0	40.0	2.0	2.0	40.0	16.0			270.0
	<i>Task II</i>	\$7,360	\$15,500	\$5,000	\$240	\$240	\$3,600	\$1,040	\$0	\$3,500	\$36,480
IV.	Preparation of FEIR and MMRP										
	Preparation of FEIR and MMRP	8.0	40.0	16.0	8.0	4.0	120.0	12.0			208.0
		\$1,280	\$5,000	\$2,000	\$960	\$480	\$10,800	\$780	\$0	\$2,860	\$24,160
	<i>Subtotal</i>	8.0	40.0	16.0	8.0	4.0	120.0	12.0			208.0
	<i>Task II</i>	\$1,280	\$5,000	\$2,000	\$960	\$480	\$10,800	\$780	\$0	\$2,860	\$24,160
V.	CEQA-Required Noticing										
	Preparation of Notices	0.0	6.0	0.0	0.0	0.0	12.0	4.0			22.0
		\$0	\$750	\$0	\$0	\$0	\$1,080	\$260	\$0	\$250	\$2,340
	<i>Subtotal</i>	0.0	6.0	0.0	0.0	0.0	12.0	4.0			22.0
	<i>Task II</i>	\$0	\$750	\$0	\$0	\$0	\$1,080	\$260	\$0	\$250	\$2,340
VI.	Meetings and Public Hearings										
		20.0	48.0	12.0	0.0	0.0	24.0	0.0			104.0
		\$3,200	\$6,000	\$1,500	\$0	\$0	\$2,160	\$0		\$500	\$13,360
	<i>Subtotal</i>	20.0	48.0	12.0	0.0	0.0	24.0	0.0			104.0
	<i>Task II</i>	\$3,200	\$6,000	\$1,500	\$0	\$0	\$2,160	\$0	\$0	\$500	\$13,360
Project Totals											
	<i>Project Hours</i>	116.0	426.0	194.0	123.0	75.0	802.0	115.0			1851.0
	<i>Project Cost</i>	\$18,560	\$53,250	\$24,070	\$14,760	\$9,000	\$72,180	\$7,475	\$153,302	\$8,610	\$361,207

PROJECT TEAM

PROJECT TEAM



SELECTED STAFF

PMC employs a large pool of high-quality, experienced consultants with experience and knowledge in a diverse and broad range of topics and concerns. We are a tight-knit community of planners with a close company culture and a cooperative focus that allows our consultants to provide the best services possible. The following consultants represent only a sampling of the talent that PMC can bring to bear the proposed project. Resumes for the following individuals, as well as those for additional consultants that may be utilized for the project, are included in Appendix A.

PATRICK ANGELL, AICP – PROJECT DIRECTOR

As a Senior Associate of PMC and the Director of Environmental Services, Mr. Angell has over 14 years of experience managing complex planning, policy-level, urban design and environmental assignments. Mr. Angell has extensive project management and project direction experience associated with controversial large-scale commercial developments. These projects include, but are not limited to, Wal-Mart EIRs in the cities of Tracy, Lodi and Merced, as well as Home Depot EIRs in Jackson and Merced. Each of these projects required complex environmental analysis and extensive coordination with State and Federal Agencies.

DANIEL HAMILTON, AICP – PROJECT MANAGER

Mr. Hamilton is a Senior Project Manager with PMC, bringing ten years of experience in management and analysis of planning and environmental issues. He specializes in the provision of LAFCo services, preparation of CEQA and NEPA documents, and long-range planning for cities, counties, and school districts. Mr. Hamilton has significant experience in the preparation and management of Environmental Impact Reports for a variety of cities, counties, and school districts. He has managed numerous complex EIRs across northern California, including major commercial and institutional projects.

BEN RITCHIE – PROJECT ADVISOR

As a Senior Project Manager for PMC, Mr. Ritchie has diverse and varied experience working on complex environmental documents for public agencies throughout northern and central California. Mr. Ritchie is currently managing environmental projects for El Dorado County, Lake County, and the cities of Clearlake, Placerville, Rancho Cordova and the Town of Truckee, among others. Mr. Ritchie is currently managing the Home Depot EIR in the City of Jackson, and has been integral in analysis of additional big box retail commercial EIRs in other jurisdictions. Mr. Ritchie will provide guidance on the legal and technical issues associated with big box retail EIRs, including Wal-Marts.

MELANIE HALAJIAN, AICP – SENIOR ENVIRONMENTAL PLANNER

Ms. Halajian is a senior planner with 12 years experience in environmental impact assessment and CEQA compliance. She has participated in the preparation of numerous environmental studies and impact reports. Her experience includes preparing environmental documents for urban structures, rural subdivisions, General Plan Amendments, and infrastructure projects. Ms. Halajian has worked on a diversity of projects both locally and throughout the state and works effectively with agencies, jurisdictions, clients, subconsultants, and internal staff. She is committed to providing quality documents, meeting deadlines, and working as a team player with all parties involved in a project. Ms. Halajian will serve as an environmental planner preparing various sections of the EIR.

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KRISTIN FAORO – ENVIRONMENTAL PLANNER

Ms. Faoro serves as an Environmental Project Manager and staff analyst for various CEQA projects in the central valley, including previous work in Merced, Atwater, Madera, and Visalia. Core duties include identification of physical, environmental, and policy impacts for new development projects. Ms. Faoro is adept at CEQA analysis and is knowledgeable on current case law and CEQA practice. Mr. Young would be responsible for preparing various sections of the EIR.

JOYCE HUNTING – BIOLOGICAL RESOURCES SPECIALIST

Ms. Hunting has more than 20 years of technical and practical experience working in California's diverse natural environments. She has 14 years of experience in preparing and managing the preparation of environmental documents that comply with the requirements of the National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), Federal Endangered Species Act (FESA), California Endangered Species Act (CESA), California Public Utilities Commission, California Department of Transportation, State Reclamation Board, and local jurisdictions. She also has expertise in the preparation of U.S. Army Corps of Engineers Individual and Nationwide Permit Applications, California Fish and Game Codes 1602 Streambed Alterations Agreements, Habitat Conservation Plans, Natural Community Conservation Plans, wetland delineation and restoration plans, biological resource assessments and mitigation programs, and implementation of habitat conservation and restoration plans. Ms. Hunting's experience also includes conducting public participation programs. Ms. Hunting will provide oversight of biological resources staff and manage preparation of biological studies for this project.

JEANNETTE OWEN – SENIOR BIOLOGIST

Ms. Owen is a senior biologist with twelve years of experience managing and conducting detailed field studies, including data analysis and reporting on environmental impacts. She has been involved with the preparation of numerous CEQA and NEPA document and has designed and implemented protocols and methodologies for both plant and wildlife surveys. Ms. Owen gained a variety of experience as a field biologist while working both independently and in conjunction with several government and private agencies. Ms. Owen also has detailed knowledge of the California flora, Colorado flora, and southwest desert floras. Special-status species for which she has particular experience include California red-legged frog, giant garter snake, California tiger salamander, western burrowing owl, Swainson's hawk, Sanford's arrowhead, and vernal pool flora and fauna. Her experience includes qualifications as a wetland delineator using the 1987 Army Corps Manual. Ms. Owen has taken part in a variety of projects including habitat and vegetation mapping, multiple biological assessments, wetland delineations and permitting throughout the Sacramento region Lake Tahoe, San Francisco Bay. Ms. Owen will be in charge of conducting the necessary biological studies for this project and preparing the Biological Resources section of this EIR.

JOHN A. NADOLSKI – DIRECTOR OF ARCHAEOLOGICAL AND HISTORICAL RESOURCES

Mr. Nadolski is Director of PMC's Archaeological and Historical Resources Group. He has extensive archaeological experience, beginning in 1972 as a field supervisor at the Koster Site in Illinois. He has worked for: the Foundation for Illinois Archaeology; Field Museum of Natural History, Chicago, Illinois; Northwestern University, Evanston, Illinois; Loyola University, Chicago, Illinois; the El Dorado National Forest, Placerville, California; Pacific Legacy, Inc., Cameron Park, CA; and PMC, Rancho Cordova, CA. Mr. Nadolski's professional experience includes: survey and excavation; determining the eligibility of prehistoric and historic sites for inclusion in both the National Register of Historic Places and the California Register of Historical Resources; participation on interdisciplinary teams; performing the duties of writer/editor for environmental documents; addressing the curation of cultural resources; management and analysis of collections of artifacts; preparation of Native American Graves Protection

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and Repatriation Act inventories; and preparation of agreement documents (e.g., Memorandum of Agreement). He is also familiar with the regulations presented in both Section 106 of the National Historic Preservation Act and the California Environmental Quality Act regarding the identification, protection and evaluation of cultural resources and the methods necessary to comply with those regulations. Mr. Nadolski will manage the cultural resources effort for the project and prepare the Cultural Resources section of the EIR.

BETH THOMPSON – SENIOR QUALITY CONTROL COORDINATOR

Ms. Thompson is senior planner with over 10 years of experience in environmental planning and community development. Ms. Thompson has served at PMC as a project manager on a variety of complex, large scale projects including Martis Valley-related EIRs. Currently, she is PMC's CEQA Senior Quality Control Coordinator. Her responsibilities include consulting with staff on the proper level of environmental review for a Project/Program EIR and reviewing all EIR materials to verify adequacy under CEQA and current CEQA case law. Ms. Thompson will provide senior review and quality control of all documentation associated with the proposed project.

JOHN DEMARTINO – GIS

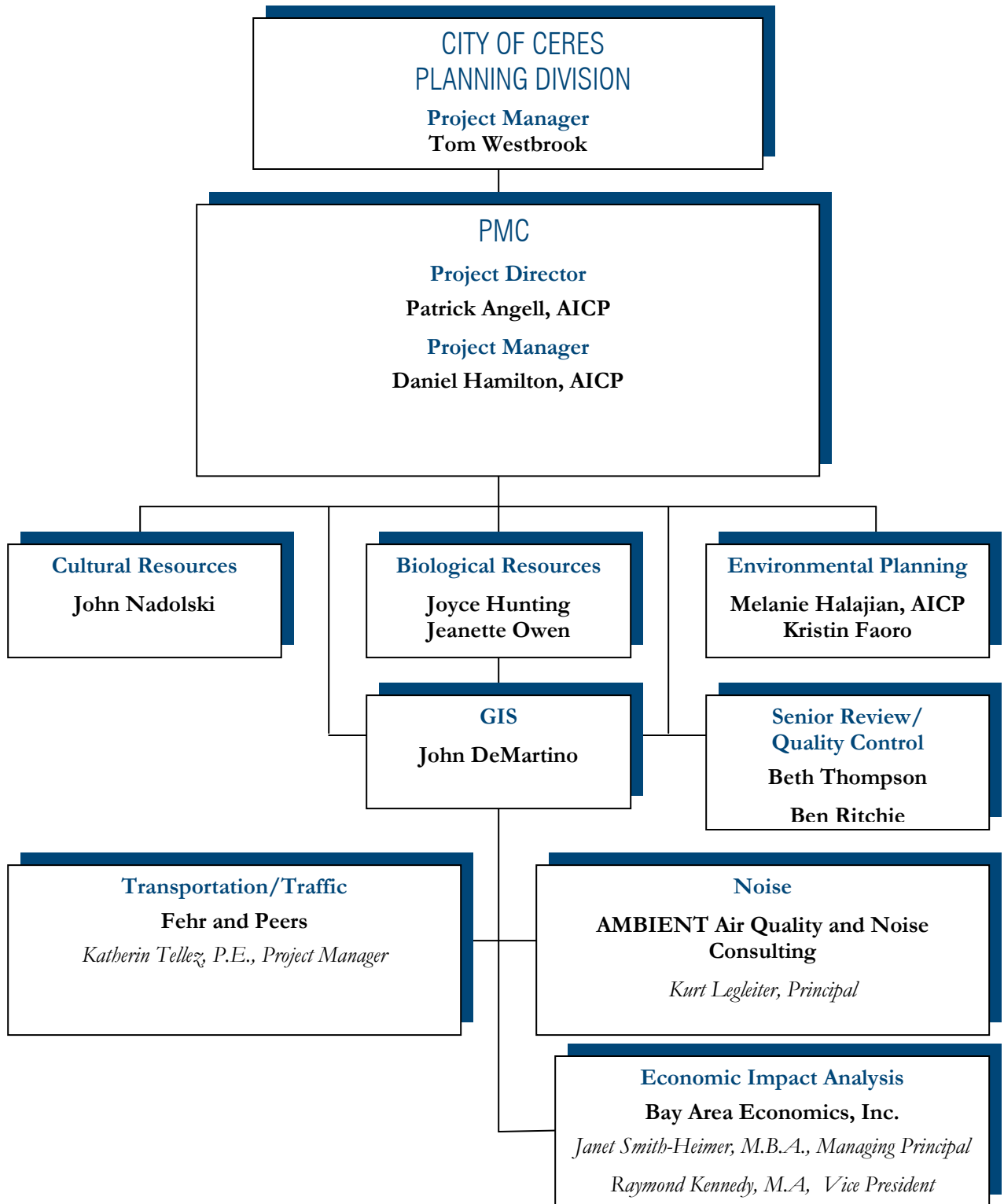
Mr. DeMartino is a GIS Specialist experienced in ESRI ArcGIS 8.3, ESRI ArcINFO Workstation, ESRI ArcPad 6.0, ArcGIS extensions: Spatial Analyst, 3-D Analyst, StereoAnalyst for ArcGIS, ImageAnalyst for ArcGIS, Trimble TerraSync and Trimble Pathfinder Office GPS software, ERDAS Imagine and ERDAS StereoAnalyst, NovaLIS Parcel Editor, MapInfo Professional GIS, Field mapping employing topographic maps and aerial photography, Microsoft Access database design, Nikon DTM-520 Total Station, and GTCO CalComp Drawing Board III Digitizer. In addition he has had professional training in Introduction to ArcGIS II, Introduction to ArcGIS I, Advanced MapInfo Professional, and Intermediate MapInfo Professional. Mr. DeMartino will be involved with preparing GIS mapping for the project and provide oversight of GIS staff assisting on this project.

ADDITIONAL STAFF RESOURCES

The above list represents the staff which PMC anticipates will be required, however it is possible that the need for additional staff may arise. Therefore PMC may assign additional staff types as necessary to complete the services required under this agreement. Compensation rates for additional staff types will be determined by PMC and will be consistent with the rates listed herein. Assignment of additional staff will not change the budget of this agreement, unless agreed upon by both parties with the execution of an amendment.

Without receiving PMC's written permission, client agrees not to hire, retain or contract with any employee of PMC who performs services for client under this agreement for a period of one year from the date this agreement is terminated.

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PMC PROJECT EXPERIENCE

PMC has a wealth of experience with large scale, complex commercial projects similar to the proposed project. Several examples are provided below.

CITY OF ANDERSON WAL-MART EIR

The Anderson Marketplace is approximately 217,000 square feet of regional commercial space located adjacent to State Route 273 in the City of Anderson. Wal-Mart is the anchor tenant, and will be designing a super store with grocery as well as automotive services provided. Development of the site requires a General Plan Amendment, Conditional Use Permit, Parcel Map, stream-bed alteration permit and wetland delineation. Storm drainage will be provided by constructing a berm upstream that will create downstream capacity. The storm water run off will be channeled to a single discharge point that could accommodate active treatment at a later date. Passive treatment runoff will be provided by vegetative filter strips incorporated into the landscaping. Traffic is also an issue with this location, requiring the development of a forth leg of a signalized intersection with State Route 273, realignment of a local road and construction of a new arterial. PMC is working with Caltrans, the City of Anderson and the applicant to ensure that the road network can meet the immediate and long-term traffic impacts. There was a good amount of public support for the project; however, there was a strong legal challenge from union representatives, which placed the document under a high level of scrutiny.

CITY OF REDDING WAL-MART EIR

PMC prepared a detailed EIR for a 211,410 square foot Super Wal-Mart store in the City of Red Bluff adjacent to an existing Wal-Mart. The existing Wal-Mart structure remained. The site plan proposed revisions to vehicular access routes, with Reed Road serving as the key access route. Rezoning, and a change in the General Plan designation were required for the portion of the project site zoned for residential uses. Primary issues associated with the project included traffic and circulation, noise, air quality, biological resources, archaeological resources, economic analysis, aesthetics, land use, and public facilities.

CITY OF WILLOWS WAL-MART EXPANSION EIR

PMC prepared a detailed EIR for a proposed Wal-Mart Expansion in the City of Willows. The site plan proposed 187,348 square-feet of retail use for the development of a Super Wal-Mart on a vacant 10-acre parcel immediately north of an existing Wal-Mart of 86,453 square-feet. The project site is adjacent to Interstate 5 and State Route 162. A gas station (Tesoro) was approved for Parcel C, and a negative declaration for the gas station was previously prepared by PMC. The 86,453 square-foot parcel that the old Wal-Mart resides on would be redeveloped into a parking lot to support the new Wal-Mart. Issues found significant and in need of mitigation as part of a super Wal-Mart included: traffic, stormwater runoff, agricultural land conversion, air quality, and biological impacts.

CITY OF LODI LODI SHOPPING CENTER EIR

This EIR addressed the potential impacts resulting from a proposed 350,000 square-foot retail commercial center (including a 220,000 square-foot Wal-Mart Supercenter) on a 40-acre site at the

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western edge of Lodi. Given that the project involved the last undeveloped quadrant at the intersection of two major arterial roads, the primary issues to be resolved were impacts to traffic operations and vehicular site access. The inclusion of a 70,000 square-foot grocery component by Wal-Mart resulted in the preparation of a comprehensive economic impact study to identify potential impacts on other grocery stores in the City, which was needed to determine the potential for indirect physical impacts resulting from the possible closure of competing stores. While the environmental document prepared by PMC was a full EIR, the remaining analysis was focused on the following issues: conversion of prime agricultural land, regional air quality, hydrology and water quality, aesthetics and visual impacts, operational noise impacts, and soil contamination from past agricultural.

CITY OF MERCED HOME DEPOT EIR

PMC prepared a detailed EIR for a 130,000 square foot Home Depot store in the City of Merced. The project was proposed on an urban infill site directly adjacent to State Highway 99. Primary issues associated with the project included traffic circulation and access, noise generation, land use compatibility with adjacent residences, the effect upon local hardware supply stores, and coordination of improvements with a proposed Caltrans highway project in the immediate vicinity.

CITY OF MONTEREY DEL MONTE CENTER CINEMA EIR

PMC prepared and managed the EIR for this 16-screen cinema complex proposed within an existing shopping center immediately adjacent to Highway 1. In addition to the main structure, a second project component was the extension of an elevated parking deck, potentially visible from adjacent residential neighborhoods. The analysis consisted of new simulations of the parking deck, and a critical review of video montages/simulations previously prepared. PMC reviewed the inputs for the simulation modeling and verified rates of growth of various tree species proposed as a part of a visual screen between the theater and the highway. Critical issues included project design and scale, traffic and parking, tree removal and preservation and increased noise along Del Monte Center access routes.

CITY OF JACKSON HOME DEPOT EIR

PMC was retained to prepare the Environmental Impact Report for the proposed Jackson Home Depot project. Phase I would consist of the construction and operation of an approximately 139,400 square-foot Home Depot consisting of a 102,513 square-foot store, a 2,373 square foot entry vestibule and a 34,504 square-foot garden center on approximately 15-acres. Phase I would require grading of approximately 35 acres of the approximately 59-acre project site. Approximately 15 acres of the 59-acre site would be preserved as open space. Phase II would consist of development of up to 200,000 square feet of commercial retail space on approximately 20 acres of land immediately adjacent to the Home Depot, as allowed by the City of Jackson General Plan and zoning ordinance.

CITY OF MERCED HOME DEPOT EIR

PMC prepared a detailed EIR for a 130,000 square foot Home Depot store in the City of Merced. The project was proposed on an urban infill site directly adjacent to State Highway 99. Primary issues associated with the project included traffic circulation and access, noise generation, land use compatibility with adjacent residences, the effect upon local hardware supply stores, and coordination of improvements with a proposed Caltrans highway project in the immediate vicinity.

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SUBCONSULTANTS

Over the years that PMC has been in business, we have established a close working relationship with several industry-leading subconsultants. We maintain a high level of integrity, efficiency, and effectiveness and we require the same from our subconsultants. Each of PMC's subconsultants has worked directly with PMC on several projects and has a demonstrated history of unbiased analyses that are of the highest quality, scientifically sound, and commensurate with PMC's high standards and the high standards of our clients.

The following is PMC's subconsultant team that will be used for various technical sections of the EIR for the proposed Mitchell Ranch Center.

AMBIENT



AMBIENT Air Quality & Noise Consulting provides a wide range of air quality and noise services, including impact analyses, regulatory compliance investigations, and land use compatibility determinations. With extensive expertise in conducting air quality and noise analyses, a comprehensive working knowledge of the regulatory environment, and utilization of state-

of-the-art technology, Ambient is able to provide its clients with innovative, effective, and cost-efficient solutions to air quality and noise-related issues.

Kurt Legleiter – Principal

Mr. Legleiter is the Principal Air Quality and Noise Specialist and sole proprietor of AMBIENT Air Quality & Noise Consulting. His project experience spans over 10 years and encompasses both the public and private sectors. He specializes in the preparation of air quality and noise analyses in support of community planning and development projects subject to review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). Mr. Legleiter is proficient in the use of various air quality and noise modeling software programs, including URBEMIS2002, SCREEN3, ISCST3, HARP, CALINE4, FHWA Traffic Noise Model, and Sound32.

Mr. Kennedy has worked on retail analysis and economic impact studies for many “big box” retail store proposals, including projects in Tracy, Antioch, Eureka, Lodi, Morgan Hill, Petaluma, Redding, Suisun City, and Windsor CA, as well as Bozeman, MT. This work includes supervising research staff and undertaking the analysis of retail leakage, supportable square footage, and potential economic decay and physical deterioration. Mr. Kennedy has specialized in demographic research, retail market studies, financial analysis, and survey research since joining BAE in 1988. His quantitative work is characterized by a combination of innovative data analysis and sophisticated computer applications. He completed detailed cash flow analyses for military base conversion projects including the Presidio of San Francisco, Mare Island Naval Shipyard, and NAS Alameda, as well as for housing and mixed-use projects in Oakland, San Jose, and California's Central Valley. He has also supported market feasibility studies of live/work units and affordable housing projects throughout the U.S., and analyzed the benefits of redevelopment in San Jose. Mr. Kennedy received a B.A. in Anthropology and an M.A. in Geography from the University of Cincinnati. He also completed specialized training in real estate financial analysis at UC Berkeley.

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REFERENCES

COUNTY OF YUBA

Bear River EIR (project manager: Daniel Hamilton)
Client: Yuba County
Contact: Wendy Hartman, Planning Director
938 14th Street
Maryville, CA 95901
Phone: (530) 749-5430

PLACER COUNTY

Martis Valley Community Plan Background Report and EIR
Client: Placer County
Contact: Bill Combs
3091 County Center Drive
Auburn, CA 95603
Phone: (530) 886-3000

CITY OF RANCHO CORDOVA

General Plan EIR
Client: City of Rancho Cordova
Contact: Ted Gaebler, City Manager
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Phone: (916) 851-8800

CITY OF ELK GROVE

General Plan, General Plan EIR and Laguna Ridge Specific Plan EIR
Client: City of Elk Grove
Contact: John Danielson, City Manager
8380 Laguna Palms Way
Elk Grove, CA 95758
Phone: (916) 478-2201

EL DORADO COUNTY

El Dorado County General Plan Amendment EIR
Client: El Dorado County
Contact: Steve Hust
2850 Fairlane Court,
Placerville, CA 95667
Phone: (530) 621-5761

STATEMENT OF OFFER

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This proposal constitutes a firm offer for completion of the work requested in the Request for Proposals, and is valid for a period of 60 days. The work shall be performed within the cost proposal contained herein, and will be performed at the not-to-exceed price. This total is inclusive of all listed meetings, production and printing costs, and reimbursables.

ABILITY TO COMPLY

ABILITY TO COMPLY

PMC has reviewed the City of Ceres Request for Proposal, and is confident that should PMC be the selected bidder, we will be able to agree to mutually acceptable contract terms. PMC routinely signs Professional Services Agreements with various municipalities. We believe resolution of minor language changes can be easily attained, and have not had difficulty resolving terms with municipalities similar in nature to the City.

APPENDIX A- RESUMES

Patrick Angell, AICP

Project Director

Education

B.A., Environmental Science with a government emphasis, California State University, Sacramento

Land Use and Environmental Planning Certificate Program, UC Davis Extension

Experience and Current Responsibilities

Mr. Angell is a Senior Associate in PMC's Rancho Cordova office, and serves as a project manager and technical analyst for a variety of projects. He specializes in environmental and urban land use planning, and has performed tasks for projects such as water and wastewater facilities, energy facilities, flood control projects, residential subdivisions, mixed-use urban developments, and redevelopment plans. Mr. Angell's experience includes preparing urban land use and growth analysis, recreation and visual resource studies, public services assessment, transportation and circulation studies, and cultural resource analysis. He has also been involved in the preparation of several CEQA and NEPA documents and technical studies and has over 12 years of environmental documentation preparation experience.

Relevant Project Experience

- **Saratoga Unified School District – Argonaut Elementary School Expansion Mitigated Negative Declaration, Project Manager.** PMC prepared the initial study and mitigated negative declaration for the planned expansion of Argonaut Elementary School. With the successful passage of Ballot Measure D in June of 1997, the Saratoga Union School District received \$40 million in General Obligation Bond proceeds to modernize and expand their four school sites to support the educational program, upgrade the facilities, and accommodate the anticipated growth over the next ten years. Key issues involved traffic and traffic safety, visual impacts and tree removal.
- **Saratoga Unified School District – Foothill Elementary School Expansion EIR, Project Manager.** For the expansion of the Foothill Elementary School, PMC acted in an advisory role, guiding the District through the CEQA process, and prepared an EIR that addressed issues such as retaining scenic viewsheds, increased noise, traffic circulation, and pedestrian safety. The Foothill Elementary School Expansion was part of the same modernization and expansion process as that under which the Argonaut School Expansion was being conducted.
- **City of Tracy/Tracy Unified School District – Tracy Learning Center EIR, Senior Staff.** PMC is preparing an EIR for TUSD for a new K-12 campus on a 62-acre project site. The Tracy Learning Center will be developed as a magnet school, ultimately housing over 3,500 students. The campus will include a community library and senior center in recognition of a project partnership with the City of Tracy. Key environmental issues include land use, public services, and provision of infrastructure.
- **City of Rancho Cordova, Rio del Oro Specific Plan EIS/EIR, Project Manager.** The Rio del Oro Specific Plan consists of a mixed-use development project on 3,800 acres located on property previously utilized for testing of rocket engines. The project would require an Individual Permit under Section 404 of the Clean Water Act for wetland fill. The CEQA lead agency is the City of Ranch Cordova, while the NEPA lead agency is the U.S. Army Corps of Engineers. Key environmental issues include biological resources, water supply, traffic, hazards and growth effects.
- **Calaveras County, Oak Canyon Ranch Specific Plan EIR, Project Manager.** PMC was retained to prepare the EIR for the Oak Canyon Specific Plan, which proposes the development of a resort center, two 18-hole golf courses and 2,275 residential units. The project is a refinement of a previously approved General Plan Amendment that established the range of development allowed at the site. Key issues include biological resources (wetland and waterway impacts); traffic; consistency with previous approvals; public service impacts; and water quality and drainage issues.

- **El Dorado County, Bridgeport School Road Negative Declaration/Categorical Exclusion, Project Manager.** This project consisted of the replacement of a bridge structure and roadway realignment that involved the use of federal funds. Key issues on the project consisted of biological resources (California red-legged frog), cultural resources and tree removal.
- **City of Elk Grove, City of Elk Grove General Plan EIR, Project Manager.** The City of Elk Grove incorporated in July 2000 and is in the process of considering a new General Plan for the City. Key environmental issues associated with the General Plan include public services (water supply, wastewater service, recreation and parks), open space, agricultural resources, traffic, transit, jobs/housing balance and biological resources.
- **Nevada County, Wolf Creek Ranch Estates EIR, Project Manager.** The Wolf Creek Ranch Estates project consists of a planned development in the western portion of Nevada County that would allow for the development of 230 residential units, two park sites, an equestrian center and establishment of open space areas. The project would be served by a public water system and a community septic system onsite. Key environmental issues include consistency with the Nevada County General Plan, traffic, visual resources, water quality issues associated with the proposed community septic system, fire hazard and emergency access and biological resources.
- **Nevada County, Higgins Center EIR, Project Manager.** The Higgins Center project consists of a proposed commercial center in the Higgins Corner/Lake of the Pines area in the western portion of Nevada County. The project would be served by a public water system and a community septic system offsite. Key environmental issues include consistency with the Nevada County General Plan, traffic, visual resources, water quality issues associated with the proposed community septic system, and biological resources.
- **Placer County, Martis Valley Community Plan Update Background Report and EIR, Project Manager.** The Martis Valley Community Plan Update consists of the revision of the 1975 Martis Valley General Plan for the Placer County portion of the Valley (approximately 25,000 acres). The primary purpose of the update is to bring it up to date with current land use and environmental conditions in the region. PMC completed the Background Report and Draft EIR. The proposed Community Plan and Draft EIR are intended to provide development environmental standards for future projects in the Plan area in order to address key environmental issues include affordable/employee housing, traffic, air quality, noise, water quality, groundwater resources and wastewater service capacity.
- **Placer County, Martis Valley Projects, Project Director.** PMC was retained to assist Placer County in the preparation of the Martis Valley Community Plan Update, as well as the preparation of the EIR for the Community Plan Update. In addition, PMC has been retained by the County to prepare project EIRs for three development projects in the Martis Valley area. These projects include the Eaglewood project (residential, golf course and commercial development project), Village-at-Northstar (expansion of the existing village center at the Northstar-at-Tahoe resort community) and the Hopkins Ranch project (residential and golf course development project). Mr. Angell currently oversees the preparation of all documents associated with Martis Valley.
- **Placer County, Eaglewood at Tahoe Project EIR, Project Manager.** PMC has been retained to prepare and EIR for the Eaglewood Resort project. Based on the Development Plan submitted by the project applicant to the County, The 475-acre Eaglewood project consists of 184.6 acres of residential development (470 dwelling units) consisting of single-family and single-family townhomes; 276.8 acres of open space that consists of 151.4 acres of open space, 6.7 acres of park, 11.5 acres for the clubhouse site (25,000 square feet associated with the clubhouse), 106 acres of golf course (18 holes), and 1.2 acres of golf course maintenance facilities (7,000 square feet); and 40 affordable housing units. The proposed project includes development of internal roadways, public and private trails, a single gated entrance, emergency access points, water supply improvements, connection to the regional sewer system, and improved storm drainage facilities. Key issues include water quality, groundwater supply issues, deer migration issues, affordable housing impacts and traffic impacts.
- **Placer County, Hopkins Ranch Project EIR, Project Manager.** PMC was retained to prepare an EIR for the proposed development of 65 residential units and an 18-hole golf course facility on 285 acres in the Martis Valley area of Placer County. Key issues include visual impacts to Martis Valley; airport safety; water quality and groundwater supply issues; deer migration issues; affordable housing impacts and traffic impacts.

- **Placer County, Sunset Industrial Area Plan EIR, Project Manager.** The Sunset Industrial Area Plan identifies potential improvements to existing conditions and constraints for the purpose of promoting industrial and commercial development in the 9,000-acre area plan. The project also contributed to the County's development of a habitat conservation plan. Mr. Angell was the consultant managing this project.
- **City of Roseville, Roseville Regional Wastewater Treatment Service Area Master Plan EIR, Task Leader.** The Master Plan consists of improvements and expansions of the existing regional wastewater system to service anticipated growth in the City of Roseville and in the surrounding regional though the year 2015. Responsible for analyses of land use and growth inducement sections of the EIR.
- **City of Tracy, Presidio Planned Unit Development and Community Park Project EIR, Assistant Project Manager.** PMC prepared a project-level EIR for the City of Tracy for the Presidio Planned Unit Development and Community Park. The project consisted of 550 single-family residential dwelling units and a 27-acre community park consisting of four lighted softball fields, four lighted soccer fields, concession facility, and storage. The environmental analysis included consideration of the adequacy of on-site parking facilities at the community park to handle large sporting events, noise impacts to adjoining residential areas from park activities, traffic impacts from residential uses and sporting events, and nighttime lighting impacts from sports park facilities. Other key issues included public services and utilities and the joint-use of a portion of the community park for storm drainage retention.
- **City of Tracy, Tracy Hills Interim Wastewater Reclamation Facility, Permanent Wastewater Reclamation Facility and Storm Drainage Improvements EIR, Project Manager.** PMC prepared an EIR for this project that involved specific details regarding planned wastewater and storm drainage improvements for the Tracy Hills Specific Plan area. Key issues included water quality, groundwater contamination, biological resource issues and hazards.
- **City of Tracy, Tracy Hills Technology Park EIR, Project Manager.** This project involved modifications to the Tracy Hills Specific Plan Land Use Map to allow a mix of office, research/development and multi-family land uses within the Plan area east of Interstate 580. Key environmental issues involved water supply, wastewater capacity, hazardous materials, traffic and noise.
- **City of Tracy, John Jones Water Treatment Plant Expansion EIR, Project Manager.** PMC completed the John Jones Water Treatment Plant Expansion EIR, which involves the planned expansion of the City's water treatment plant to accommodate planned growth in the City. Key environmental issues included drinking water quality (use of California Aqueduct versus the Delta-Mendota Canal), biological resources, roadway impacts, air quality and hazards.
- **City of Tracy, Tracy Wastewater Treatment Plant Expansion EIR, Project Manager.** PMC was retained to prepare this EIR that involves the expansion of the City of Tracy Wastewater Treatment Plant to 16 million gallons per day capacity in order to accommodate planned growth. Key issues includes surface water quality in Old River and the Delta, impacts to fisheries, construction-related impacts and cultural resource issues.
- **City of Tracy, Tracy Groundwater Policy Mitigated Negative Declaration, Project Manager.** PMC prepared the Mitigated Negative Declaration for the Tracy Groundwater Management Policy, which allows for increased groundwater production by the City. Key environmental issues consisted primarily of the groundwater resource and quality issues.
- **Mountain View Power Plant Project Land Use Assessment, Task Manager.** The Mountain View Power Plant project (MVPP) involves the construction and operation of an expansion to the existing 132 MW (net) Mountain View Power Plant. The expansion would add 1,056 MW (net) of natural gas-fired combined cycle power to an enlarged site. A gas pipeline, wastewater line, and water supply lines will be extended to the site. Responsible for overseeing the preparation of the land use section of the Staff Assessment for the California Energy Commission, as well as attendance at project workshops and meetings.
- **Hanford Energy Park Small Power Plant Exemption Land Use and Agricultural Assessments, Task Manager.** The Hanford Energy Park SPPE involves the of an expansion to the existing power plant as well as electrical distribution lines, switchyard and a natural gas pipeline extension. Responsible for overseeing the preparation of the land use and

agricultural sections of the SPPE for the California Energy Commission, as well as attendance at project workshops and meetings.

- **Nueva Azalea Power Plant Project Land Use Assessment, Task Manager.** The Nueva Azalea Project is the proposed construction and operation of a 575-megawatt (MW) natural gas and steam electrical power plant. Responsible for overseeing the preparation of the land use section of the Staff Assessment for the California Energy Commission, as well as attendance at project workshops and meetings.
- **Power Plant Siting Assistance-California Energy Commission, Project Director.** Under a contract to Aspen Environmental Group, PMC is providing environmental and land use assessment assistance to the California Energy Commission (CEC) for the review of power plant applications to the CEC under various application processes. Several of the application processes are in response to the current energy crisis in the state.
- **Sacramento Regional Wastewater Treatment Plant Master Plan EIR, Task Leader.** This project consists of the improvement and expansion of the Sacramento Regional Wastewater Treatment Plant to meet changing environmental regulations and future growth demands of Sacramento County. Responsible for analyses of land use, growth inducement, and visual resources sections of the EIR.
- **Deer Creek Wastewater Treatment Plant Expansion EIR, Task Leader for Land Use and Growth Analyses.** The proposed wastewater treatment plant expansion would provide increased service to the western portion of El Dorado County which is experiencing substantial population growth.
- **Spalding Community Services District EIR, Task Leader for the Population and Housing, Land Use, and Growth Analyses.** The proposed project would convert the District's septic systems to a community wastewater conveyance and treatment system. Indirect effects of growth from project implementation were assessed.
- **North Beach Lake/Sacramento Regional Wastewater Treatment Plant (SRWTP) Levee Improvement Project EIR in Sacramento County, CA, Task Leader.** The proposed levee improvement project would provide 100-year level flood protection for the southern portion of the City of Sacramento and 400-year level flood protection for the SRWTP. Tasks include land use, growth inducement, visual resources, and traffic analyses.
- **U.S. Bureau of Reclamation American River Water Resource Investigation EIR/EIS, Recreation Task Leader.** Recreation analysis evaluated existing recreation sites and activities along the American River basin and the potential impact of reduced flows to recreation opportunities.
- **Johnsville/Jamison Creek Bridge Replacement Project, Assistant Project Manager.** The proposed project consists of the demolition and replacement of an existing single-lane bridge in the Plumas - Eureka State Park in Plumas County. Environmental documentation performed on the project includes a Natural Environmental Study, 4f Evaluation, Negative Declaration, and cultural resources studies.
- **Nevada County, Dark Horse Golf Course and Residential Community EIR, Project Manager.** Prior to PMC, Mr. Angell was the Project Manager for the Dark Horse Golf Course and Residential Community project. The Dark Horse Golf Course and Residential Community project consists of a planned residential development project of up to 320 residential lots, 18-hole golf course and permanent open space. The project would be served by a public water system and a community septic system onsite. Key environmental issues include consistency with the Nevada County General Plan, traffic, visual resources, water quality issues associated with the proposed community septic system, fire hazard and emergency access and biological resources.
- **City of Bakersfield, State Route 178 and Fairfax Road Interchange Project, Project Manager.** The State Route 178 and Fairfax Road Interchange Project consists of improving the existing intersection to an interchange. The project is needed to improve operation of the intersection and safety. The analysis included an evaluation of air quality, noise, and biological impacts, as well as consideration of potential contamination issues.

- **Solano County, Grizzly Island Road Bridge Replacement Project, Assistant Project Manager.** Assisted in the preparation of Natural Environmental Study, 4f Evaluation, and cultural resources studies required under NEPA, the Federal Endangered Species Act, Section 106 of the National Historic Preservation Act, and standards of the California Department of Transportation and the Federal Highway Administration.
- **Madera County, Gateway Village Project EIR, Assistant Project Manager.** Prior to joining PMC, Mr. Angell was the assistant project manager for The Gateway Village Project consists of a planned development in the southeastern portion of Madera County near the San Joaquin River. Key environmental issues included loss of agricultural resources, traffic, water supply and public services.
- **Carmichael Water District Surface Water Supply Project EIR and Permitting, Assistant Project Manager.** The Surface Water Supply Project consists of improvements to the District's water diversion and treatment facilities along the American River Parkway, an extensively used regional parkway. Responsible for analyses of land use, visual resources, and transportation sections of the EIR and obtaining permits and approvals from Department of Fish and Game, State Reclamation Board, and Sacramento County. Prepared and implemented the mitigation monitoring and reporting program for the Surface Water Supply Project.
- **Mariposa County Planning Department, Assistant Planner.** Responsible for current planning projects, including land developments, environmental review in cooperation with the California State Department of Fish and Game. Responsibilities also included general land use policy, code, and permit review.
- **City of Folsom Planning Department, Assistant Planner.** Responsible for current planning projects, including land developments and design review, and long-range planning projects, including the City of Folsom Bikeway Master Plan and the Humbug-Willow Creek Parkway Master Plan.

Professional Affiliations

American Planning Association

American Institute of Certified Planners

Daniel Hamilton, AICP

Project Manager

Education

M.U.P. Urban Planning, University of Kansas

B.A. Architectural Studies, University of Kansas

B.A. Philosophy, University of Kansas

Experience and Current Responsibilities

Mr. Hamilton is a Senior Project Manager with PMC, bringing ten years of experience to his city, county, school district, and LAFCo clients. He specializes in the provision of LAFCo services, preparation of CEQA and NEPA documents, and long-range planning for cities, counties, and school districts. Mr. Hamilton has significant experience in the preparation and management of Municipal Service Reviews, Environmental Impact Reports/ Statements, Mitigated Negative Declarations, Specific Plans, Title 5 Hazards Assessments (school districts), and special studies. His work experience spans seven states and includes work as both a municipal planner and a consulting planner.

Previous Project Experience

California Environmental Quality Act (CEQA)

- **County of Yuba, Bear River EIR** – Project Manager for the review of a proposed 550-acre addition to the Plumas Lake Specific Plan. The project includes construction of 2,200 homes, 15 acres of commercial development, and sites for schools, parks, drainage facilities, and open space.
- **Tracy Joint Unified School District, Kimball High School EIR** – Project Manager for the environmental review of a new high school for the District to accommodate 2,400 students. The EIR includes analysis of annexation to the City of Tracy, in addition to air quality, noise, circulation, utilities, services, and biological issues.
- **City of Merced, Mercy Medical Center EIR** – Project Manager for the environmental analysis of twin 148-foot hospital towers, along with medical office buildings, a helipad, parking garages, and associated improvements. Major project impacts included aesthetics, conversion of agricultural lands, noise generation, safety, wetlands, and circulation.
- **Sierra Community College District, Twelve Bridges Campus EIR** – Project planner for the analysis of a proposed joint-use campus for Sierra College and the Western Placer Unified School District. Major issues associated with the project included aesthetics, transportation, noise, hydrology, biology, and provision of public utilities.
- **City of Vacaville, Southtown EIR** – Project planner on the analysis and review of a proposed 1,400-unit subdivision, with small elements of commercial and light industrial development in the City of Vacaville. Major issues associated with this development included transportation, air quality, noise, public services, utilities, cultural resources, and hydrology.

ADDITIONAL PROJECTS

- **Los Rios Community College District, Sac City College TAP Master Plan FEIR**
- **Amador County Unified School District, Sutter Creek Transportation Facility MND**
- **Los Rios Community College District, CRC Security Building MND**
- **Amador County USD, Plymouth Day School Environmental Hazards Report**



- Rocklin USD, Rocklin Elementary School MND
- Rocklin USD, 2nd Comprehensive High School EIR
- Roseville JUSD, High School Expansion MND
- Loomis Union School District, Grammar School Expansion MND
- Loomis Union School District, Grammar School Rail Risk Assessment
- City of Lakeport, Adamson Annexation MND
- County of Nevada, Deer Creek Park II EIR
- City of Modesto, Virginia Avenue Specific Plan EA/MND
- City of Grass Valley, Sierra Nevada Memorial Hospital EIR
- City of Lodi, Housing Element EIR

LAFCo Experience

- **Solano LAFCo, Sewer Services Municipal Service Review** – Project Manager for the review of sanitary and storm sewer providers within Solano County. This analysis provided consideration of municipal and special district service issues, adequacy of water quality measures and permits, and financing tools for service provision.
- **Nevada LAFCo, East County General Government Services MSR** – Project Manager for the analysis of general government services for the Town of Truckee and the eastern half of the unincorporated County.
- **Butte LAFCo, Cemetery Services MSR** – Staff planner for the analysis and review of cemetery providers within Butte County. This study included review of the nine public cemetery districts in the County, and included recommendations on the consolidation and streamlining of service provision.
- **Placer LAFCo, Area Three Comprehensive MSR** – Responsible for review of all public services within eastern Placer County. This study included review of seventeen service districts, with overlapping services and several multi-county districts. This review included significant growth management issues and review of inappropriate boundaries.

ADDITIONAL PROJECTS

- Lake LAFCo, Fire and Emergency Service Providers MSR.
- Lake LAFCo, Water Service Providers MSR
- Solano LAFCo, Cemetery Services MSR
- Solano LAFCo, Recreation and Parks MSR
- Solano LAFCo, Mosquito Abatement District MSR
- Solano LAFCo, Resource Conservation MSR
- Nevada LAFCo, West County General Government Services MSR
- Butte LAFCo, Water and Wastewater Services MSR
- Fresno LAFCo, CSA, CSD, and CWA MSR
- El Dorado LAFCo, Streets and Highways MSR
- City of Rio Vista, Citywide MSR
- City of Lakeport, Annexation Review, Plan for Services,
- Sutter LAFCo, Comprehensive Countywide MSR

- **Riverside LAFCo, Vector Control Provider Analysis**

Planning Experience

- **City of Stockton, CA, Oakmoore Gateway Specific Plan Management** – Project Manager for the City of Stockton on the preparation of a Specific Plan for a 614-acre infill site within northern Stockton. Coordinated developer and applicant teams in the preparation of the land use alternatives, Specific Plan document, and associated EIR.
- **City of Modesto, CA, Kiernan Business Park Specific Plan Management** – Project Manager for the City of Modesto on the preparation of a Specific Plan Update for a business park in northern Modesto. Coordinated city staff and applicants in the preparation of the Specific Plan, EIR, and related technical documents.
- **County of El Dorado, On-Call Senior Planner** – Served as on-call Senior Planner for the County to process tentative map and planned development applications during the County’s initial months following adoption of a new General Plan. Processed maps and planned developments for seven applications including more than 250 units.
- **City of Chula Vista, Midbayfront Specific Plan** – Authored sections of this Specific Plan for a 320-acre infill site on the waterfront of Chula Vista, adjacent to a National Wildlife Refuge. Major plan issues addressed included land use compatibility with the adjacent refuge, building scale and compatibility with other urban areas (buildings to 26 stories), financing, and transportation.

ADDITIONAL PROJECTS

- **City of Madera, Madera Villages Specific Plan Design Guidelines**
- **City of Modesto, Virginia Avenue Specific Plan**
- **City of Chula Vista, Midbayfront Specific Plan**
- **County of Platte, MO, Land Use Plan**
- **Parish of Lafayette, LA, Land Use Plan**
- **City of Grain Valley, MO, Comprehensive Plan**
- **City of Clearlake, IA, Downtown Revitalization Plan**
- **Fort Leonard Wood, MO, Growth Management Plan Update**
- **City of Blue Springs, MO, Highway 7 Revitalization Plan**
- **City of Gladstone, MO, North Oak Corridor Revitalization Plan**

Professional Affiliations

American Planning Association (APA)

American Institute of Certified Planners (AICP)

Association of Environmental Planners (AEP)

Ben Ritchie

Project Advisor

Education

Master of City and Regional Planning (MCRP), California Polytechnic State University.

Bachelor of Arts in Political Science, California Polytechnic State University.

Winner of the California Planning Foundation Scholarship for Academic Excellence

Experience and Current Responsibilities

Mr. Ritchie has 5 years experience as an environmental and land use planner. Mr. Ritchie has been involved with and has managed projects including environmental impact reports, mitigated negative declarations, general plan updates, specific plans, redevelopment plans, and municipal service reviews.

Mr. Ritchie's environmental management experience includes residential, commercial, mixed-use, transportation and redevelopment projects throughout northern and central California. Mr. Ritchie has also provided environmental project management services for the cities of Rancho Cordova, Elk Grove, and Palm Springs. Mr. Ritchie has extensive knowledge of the California Environmental Quality Act (CEQA) and has assisted jurisdictions in drafting and updating their local CEQA implementation guidelines.

Relevant Project Experience

Environmental Impact Reports

- **Rancho Cordova Redevelopment Plan EIR-** Mr. Ritchie served as the project manager for this program-level EIR. The Redevelopment Plan Area covers approximately 2,500 acres within the City of Rancho Cordova. The Plan would allow for tax increment financing to facilitate redevelopment activity within the City.
- **Sutter Amador Hospital Expansion EIR –** Mr. Ritchie served as project manager for the EIR for the expansion of the Sutter Amador Hospital in the City of Jackson. Key issues with this project include cumulative impacts to traffic as well as air quality and noise impacts.
- **Morgan Ranch Subdivision EIR –** Served as co-project manager and primary author for this mixed-use residential development in the City of Turlock. Mr. Ritchie conducted analyses on the economic impacts of the loss of commercial land associated with the project, as well as impacts to traffic, air quality, noise, visual resources, land use, population and housing, public services and utilities, and the loss of Prime Farmland. Mr. Ritchie was also involved in the design and analysis of project alternatives.
- **Tahoe Boca Subdivision EIR –** Served as EIR co-manager for this 289-unit subdivision in the Town of Truckee. Critical issues with this project included the preservation of seasonal wetlands, disruptions to a migratory deer corridor, the loss of recreational opportunities, land use compatibility, and impacts to traffic, visual resources, and public services. Mr. Ritchie participated in multiple public meetings for this very controversial project.
- **City of Merced Gateways Redevelopment Plan Amendment EIR –** Mr. Ritchie served as project manager and primary author of the EIR for the amendment of the City of Merced Redevelopment Plan. Mr. Ritchie's analysis focused on cumulative impacts to traffic, population and housing, and air quality. This project was accomplished on an accelerated timeline to ensure that mandatory State deadlines were met for the release of redevelopment funds.

- **LSF Madera Dairies EIRs** - Served as an EIR team member for four EIRs covering four dairies in Madera County ranging from 630 to 1290 acres in size. Mr. Ritchie focused on impacts to land use, noise, aesthetics, and mineral resources. He was responsible for conducting site visits, data research, and quantitative and qualitative data analysis.
- **Wicklow Subdivision EIR** - Served as a project planner for this residential development in Amador County. Mr. Ritchie conducted qualitative and quantitative analyses, conducted background research, and focused on impacts to land use, population and housing, and public services and utilities.
- **Nellie Jo Ranch Subdivision EIR** - Served as a project planner for this residential subdivision EIR in Placer County. Mr. Ritchie conducted site visits, provided qualitative and quantitative analyses, and background research. Mr. Ritchie's work focused on impact to visual resources, land use, population, and consistency with area plans.
- **CSU Chico- Master Plan Revision EIR** - Served as a project planner for the Master Plan Revision EIR for California State University, Chico. Mr. Ritchie completed analysis for the project alternatives and other mandatory CEQA sections.
- **Nipomo Community Services District Expansion EIR** - Served as a LAFCO analyst and graphics technician for the proposed expansion of the Nipomo CSD in San Luis Obispo County. Work included a quantitative review of the District's capacity to serve an expanded area with services such as water, sewer, and solid waste disposal. Mr. Ritchie participated in public outreach efforts, data collection and analysis.
- **Stanislaus County Enterprise Zone EIR** - Served as a project planner and primary author of the environmental review for the creation of an Enterprise Zone in Stanislaus County that included the cities of Ceres, Turlock, and Modesto. This multi-jurisdictional EIR focused on impacts to regional traffic, air quality, employment and housing.

Negative Declarations

- **El Dorado County Environmental Project Management** – Serving as project manager for several negative declarations and mitigated negative declarations for County-initiated roadway and facility improvements throughout El Dorado County. Key issues include air quality impacts from naturally occurring asbestos, the removal of oak trees, impacts to jurisdictional waters of the U.S., and impacts to sensitive biological habitats.
- **Steinbuch Subdivision Mitigated Negative Declaration** - Served as project manager and primary author of the MND for this 41 unit residential subdivision in the community of Arbuckle in Colusa County. Critical issues included the loss of Prime Farmland, impacts to traffic, utilities, public services, noise, air quality, and population.
- **Reddington Ranch Subdivision Mitigated Negative Declaration** - Served as project manager and primary author of the MND for this 140 unit residential subdivision in the community of Arbuckle in Colusa County. Critical issues included the loss of Prime Farmland, impacts to traffic, utilities, public services, noise, air quality, and population. Mr. Ritchie worked to facilitate creative mitigation measures to offset impacts to recreation and the provision of law enforcement services.
- **Butte Community College Solar Panel Project Mitigated Negative Declaration** - Served as a project planner for this highly controversial project to install a system of solar panels on the campus of Butte Community College. This project faced strong local opposition and legal challenges prior to commencement of the environmental analysis. Critical issues included impacts to scenic resources from public and private lands, impacts to jurisdictional waters of the U.S. and impacts to biological resources.
- **CSU Sacramento Foundation Bookstore Mitigated Negative Declaration** - Served as a project planner on this project to relocate the Foundation Bookstore on the CSUS campus. This project involved the removal of abandoned wells, the loss of parking on campus, and visual impacts.

Ben Ritchie
Project Advisor

- **Riverdale North Subdivision Mitigated Negative Declaration** – Served as a project planner and primary author for this residential development in the City of Sacramento. Issues included exposure to noise from interstates 5 and 80, traffic impacts, the loss of habitat for special status species, the conversion of commercial land to residential land uses, and consistency with local and area plans. Mr. Ritchie conducted numerous site visits and performed extensive qualitative and quantitative analyses.

Land Use Planning

- **Lakeport General Plan Update** – Mr. Ritchie served as assistant project manager and a key member of the planning team to update the General Plan for the City of Lakeport. Mr. Ritchie led community meetings, attended public hearings, conducted extensive background research, and acted as primary author for elements of the updated General Plan. Key issues addressed in the General Plan update included the creation of an economic development element and the formation of community design standards.
- **Bear River Hop Farm Plan** – Served as a project planner on this project to determine the best land uses for a site adjacent to the City of Wheatland. Mr. Ritchie provided design assistance and economic assessments in addition to conducting background research and site analysis.
- **City of Santa Barbara West Downtown Specific Plan** – Served as a project planner and community outreach coordinator on this project to improve infrastructure and circulation in the City of Santa Barbara. Issues included strong grassroots opposition to the project and the built-out nature of the planning area. Mr. Ritchie led community meetings, public presentations and conducted extensive analyses on the provision of public services and utilities.
- **Newman General Plan Update Background Report** – Served as a General Plan team member to update the GP for the City of Newman. Mr. Ritchie conducted site visits and extensive background research.

Professional Affiliations

American Planning Association

Association of Environmental Professionals

Melanie J. Halajian, AICP

Senior Environmental Planner

Education

Master of City and Regional Planning, California Polytechnic State University, San Luis Obispo

Master of Business Administration, California Polytechnic State University, San Luis Obispo

B.A., Systems Analysis, Fresno Pacific College, Fresno

Experience and Current Responsibilities

Ms. Halajian a Senior Planner with thirteen years experience in environmental impact assessment and CEQA/NEPA compliance. She has participated in the preparation of numerous environmental studies and impact reports on a variety of projects throughout the state. Her experience includes preparing environmental documents for urban structures, subdivisions and golf courses, and infrastructure projects (storm drainage, water and wastewater treatment plants). Ms. Halajian works effectively with agencies, jurisdictions, clients, sub-consultants, and internal staff.

Relevant Project Experience

- **City of Elk Grove, High Density Residential (HDR) General Plan Amendment (GPA) and Rezone (project) EIR.** Assistant Project Manager for the HDR GPA and Rezone EIR. The document addressed environmental effects associated with the inclusion of proposed land use designations and changes to the Land Use Element and the General Plan Land Use Policy Map and changes to the zoning designations on the City's Zoning Map. The changes would result in an increase in the City's inventory of sites with the High Density Residential (15.1 to 30.0 du/acre) land use designation and associated high density residential zoning (RD-20 and RD-30). Key issues included traffic, biological resources, air quality and noise impacts.
- **City of Jackson, Jackson Land Use Circulation and Zoning Project EIR.** Project planner responsible for preparation of various sections of the program-level EIR. The project involved a comprehensive update to the City's General Plan Land Use Element and Land Use Designation Map, minor amendments to the Circulation Element of the City's General Plan and a comprehensive update to the City's Zoning/Development Ordinance.
- **Placer County, The Northside EIR.** Project planner involved in preparation of the EIR for the 13.6-acre Northside project located in Northstar Village. The project included a maximum of 39 townhomes, two condominium buildings, commercial and retail space, underground parking and a recreational center with pool deck facilities. Key issues included traffic, parking, and visual impacts associated with tree removal and building height and noise exposure.
- **El Dorado County, 76 Gas Station & Circle K Mini-Mart EIR.** Project planner on the EIR for the combined 76 Gas Station & Circle K Mini-Mart. The 0.64 acre site is located on the south side of Highway 50 in the Shingle Springs area of El Dorado County and is bordered by Mother Lode Drive on the north and South Shingle Road on the west. Key issues included access, internal circulation and visual impacts.
- **Nevada County, Higgins Marketplace EIR.** Project planner involved in the preparation of the EIR for the Higgins Marketplace, a 20.07-acre commercial shopping center on 10 parcels in the Higgins Corner area of Nevada County. The project includes a 59,800 square foot large retail store, two retail buildings and two fast food restaurant buildings. Key issues included biological resources (wetlands), traffic, jobs/housing balance and aesthetics. Because of the site's visibility from State Route 49, visual simulations were prepared to analyze existing and proposed views of the site.
- **City of Elk Grove, Sterling Meadows EIR.** Project planner for the environmental review the 200-acre Sterling Meadows project located in the South Pointe Policy Area of the City of Elk Grove. The project includes 1,179 residential units,

commercial uses and parks throughout the project site. Key issues included biological resources, traffic, air quality, land use compatibility and air quality.

- **City of Palm Springs, Smoke Tree Commons EIR.** Project planner responsible for preparing sections of EIR for a 188,246 square foot retail project located in Palm Springs. The project site was located along well traveled and backed up to a residential neighborhood. Visual impacts were a key concern. The EIR included visual simulations to depict before and after views of the site from key viewsheds.
- **Novato Unified School District, Mitigated Negative Declaration of PBC Parcels 1A and 1B.** Project planner involved in preparation of the Mitigated Negative Declaration for conveyance of two public benefit parcels to be used by the NUSD for educational facilities. The parcels were located on a former Hamilton Army Airfield. Demolition was required for several existing structures. Key issues included potential for hazardous materials, impacts to trees, and traffic impacts.
- **Modesto City Schools, Gregori High School EIR.** Assistant Project Manager for the environmental review of a new high school to accommodate 3,000 students in grades 9 through 12, including a 3,000 seat outdoor stadium on 80 acres within the Salida area of Stanislaus County. Key issues involved conversion of agricultural land, increased traffic and the introduction of light associated with the stadium and campus lighting.
- **Modesto City Schools, Enochs High School EIR.** Project Planner for the environmental review of a new high school to accommodate 3,000 students in grades 9 through 12 on 70 acres in the City of Modesto within the Village One Specific Plan. Key issues included impacts to biological resources, land use compatibility and increased traffic on area roadways.
- **City of Tracy, John Jones Water Treatment Plant Expansion EIR.** Assistant Project Manager for the environmental review of the expansion of the City's wastewater treatment plant to accommodate planned growth. Key environmental issues included drinking water quality, biological resources, roadway impacts, air quality and hazards.
- **Yolo County, Capay Hills Golf Club EIR.** Project Planner for the environmental review of the Capay Hills Golf Club. The 314-acre project is located in a rural area of Yolo County approximately four miles northwest of the Town of Esparto. The project includes the construction of a championship 18-hole golf course, a driving range, decorative waterfall, golf clubhouse, golf cart barn, comfort station, maintenance building, two ponds, and golf course irrigation system. Conversion of agricultural land, disturbance of special-status species, loss of habitat, project-related pollutant contributions to regional air quality, and cumulative impacts to water supply were key issues of concern.
- **City of Tracy, Tracy Wastewater Treatment Plant Expansion EIR.** Assistant Project Manager for the environmental review of the expansion of the City of Tracy Wastewater Treatment Plant. The project required close co-ordination between the project engineer, fisheries specialist, and water quality subconsultant. The most critical portion of the EIR's analysis focused on effluent composition and temperature and potential impacts to receiving water quality.
- **City of Tracy, Storm Drain Master Plan Supplement No. 1 (Westside Channel Outfall System).** Assistant Project Manager for controversial project involving existing and planned system of open channels, storm drains and detention basins within the Westside Channel Watershed. The various components of the project were located in a variety of settings including residential and agricultural areas. Flows ultimately discharged to the Old River. Key issues included land use compatibility, visual impacts and water quality.
- **City of Lone, Regan/GRE Subdivision Project.** Project Planner for the construction of a 277 unit residential project on approximately 86 acres in the City of Lone. The project includes 243 single-family lots, 20 duplex lots, 14 estate lots, 5.12 acres of park lands and 13.37 acres of open space. Prepared an Initial Study/Mitigated Negative Declaration for the project which examined potential impacts and identified mitigation measures to address these impacts.
- **Kirkwood Mountain Resort, Palisades Unit No. 5.** Project Planner for the Palisades Unit No. 5 project at Kirkwood Mountain Resort. The project is the fifth in a six-phase development approved under the Kirkwood Specific Plan. The project proposes 15 lots and the extension of Palisades Drive on a 6.8 acre lot located in both Alpine and Amador

Counties. Performed the initial environmental analysis to determine if the project was consistent with the existing Specific Plan and the Specific Plan EIR.

- **Kirkwood Mountain Resort, Thunder Mountain Lodge.** Project Planner for the Thunder Mountain Lodge at Kirkwood Mountain Resort. The proposed project is development of the Thunder Mountain Lodge which will be part of a larger multi-phase redevelopment of the Timber Creek base area. Thunder Mountain Lodge includes construction of two five-story condominium buildings and off-street parking. The project will require a Use Permit with PD zoning. Performed the initial environmental analysis to determine if the project was consistent with the existing Specific Plan and the Specific Plan EIR.
- **Placer County, Eaglewood EIR.** Project Planner for the 475-acre Eaglewood project consists of 184.6 acres of residential development (470 dwelling units) including single-family and single-family townhomes; 5 acres of village center; 276.8 acres of open space that consists of 151.4 acres of open space, 6.7 acres of park, 11.5 acres for the clubhouse site, an 18-hole golf course on 106 acres, and 1.2 acres of golf course maintenance facilities; and 8.6 acres of roadways. The proposed project includes development of internal roadways, public and private trails, a single gated entrance, emergency access points, water supply improvements, connection to the regional sewer system, and improved storm drainage facilities. This project is located in close proximity to the Truckee River, which is a 303d-listed waterway.
- **Placer County, Hopkins Ranch EIR.** Project Planner for 87-single-family residential units, golf course, driving range, and clubhouse within the Martis Valley in close proximity to the Truckee River, a 303d-listed waterway.
- **Calaveras County, Oak Canyon Ranch Specific Plan EIR.** Project Planner for Specific Plan which proposed 2,275 single-family residential units, golf courses, a Village Center with high density residential uses, and public services.
- **Placer County, Northstar Village EIR.** Project Planner for the environmental review of the expansion of Northstar Village including intensification of retail, office, resort and residential uses.
- **United States General Services Administration, Sacramento Federal Building/United States Courthouse EIS.** Project Planner for environmental analysis including evaluation of traffic and parking impacts and a cultural resources study that included onsite excavation and recovery of artifacts.
- **El Dorado County, Wal-Mart Project EIR.** Project Planner for environmental review of a 129,000 sq. foot Wal-Mart store on 19.8 acres in an emerging urban area.
- **Missouri Flat Master Circulation and Funding Plan for the Sundance Plaza and El Dorado Villages Shopping Center Projects EIR.** Project Planner for the environmental review of a Master Circulation and Funding Plan and two retail projects.
- **California Department of Mental Health, Napa State Hospital EIR.** Project Planner for environmental review of various security improvements as well as aesthetic issues at the State Hospital.
- **Statewide Electrified Fence Project Section 10(a)(1)(B) Incidental Take Permit.** As Project Planner assisted with preparation of an EIR involving a Habitat Conservation Plan to serve as mitigation for incidental takes associated with implementation of the statewide electrified fence project at prisons throughout California.
- **Aerojet Open Burn Treatment Complex EIR.** Project Planner for preparation of EIR for proposal of permitting and closure of individual hazardous waste treatment units at the Aerojet Open Burn Treatment Complex, an 8,500 acre piece of land in unincorporated Sacramento County. Key issues involved were land use and public services.
- **Mallard Slough Pump Station EIR.** Project Planner for the Initial Study and Mitigated Negative Declaration for the Mallard Slough Pump Station that included replacement of an existing pump and installation of 7.500 feet of conveyance pipeline in the community of Bay Point in Contra Costa County.

- **Vineyard Avenue Corridor Specific Plan EIR.** Project Planner for preparation of an EIR involving 368 acres in the City of Pleasanton adjacent to the Arroyo del Valle, a crucial link between the cities of Livermore and Pleasanton. The Specific Plan was intended to provide a smooth transition between the two cities while maintaining a vineyard/wine country theme.
- **City of Larkspur, Initial Study and Mitigated Negative Declaration for the Abandoned Wastewater Treatment Plant Demolition Project.** Project Planner for demolition of a 1948 wastewater treatment plant owned by the Ross Valley Sanitary District No. 1 of Marin County.
- **Stanislaus County, I-5 Corridor Business/Industrial Feasibility Study.** Project Planner in regard to feasibility study for development of four interchanges along Interstate 5 with commercial/industrial uses as well as to examine the potential commercial and industrial uses at the former Crows Landing Naval Air Station.
- **United States General Services Administration, San Francisco Federal Building EIR.** Assistant Project Manager for preparation of EIR for traffic, archaeology, and special wind studies required due to wind tunnel effects in certain areas of the City of San Francisco.
- **City of Rocklin, The Highlands EIR.** Project Planner for a 299-home residential subdivision, involving key issues of vegetation and wildlife, land use and aesthetics.
- **Tucson, Arizona, Federal Building/United States Courthouse.** Project Planner for constraints analysis for the Federal Building/United States Courthouse requiring site reconnaissance and photo documentation of nine sites in downtown Tucson and surrounding areas including an Indian Reservation.
- **Tucson, Arizona, Federal Building/United States Courthouse.** Assistant Project Manager for the Environmental Assessment for the Federal Building/United States Courthouse that examined the environmental setting and potential consequences of two alternatives under evaluation.
- **Town of Loomis Sherwood Park Project EIR.** Project Planner for development of 159 single-family residential units on a site previously used for agricultural activities. Key issues included conversion of agricultural land to residential uses, visual and aesthetic changes and vegetation and wildlife impact.
- **Placer County, Cavitt Ranch Villages 1 through 5 EIR.** Project Planner for 204-unit village in a plan area adjacent to the City of Roseville. Key issues included land use, aesthetics, traffic, vegetation and wildlife, and cultural resources.
- **Evo A. DeConcini Federal Building/United States Courthouse, Tucson, Arizona EIR.** Assistant Project Manager for the environmental review in collaboration with GSA, local agencies and subcontractors to address key issues including traffic, parking and cultural resources.
- **United States Courthouse in Fresno, California EIR.** Assistant Project Manager for the Environmental review of the project that required preparation of a Phase I Environmental Assessment as well as a cultural resources report due to its location in a historic district of the City.
- **2800 Cottage Way Federal Building, Sacramento, Proposed Child Care Center EIR.** Assistant Project Manager for the preparation of an EA to replace an existing substandard facility, including site constraints analysis. The project was controversial due to parents concerns about safety issues.

Professional Affiliations

Member, American Institute of Certified Planners

Member, American Planning Association

Kristin Faoro

Environmental Planner

Education

Continuing Education, Land Use and Environmental Planning, UC Davis Extension, Davis, California

Bachelor of Arts, Environmental Studies, California State University, Sacramento

Associate of Science, Natural Sciences, Sierra College, Rocklin, California

Experience and Current Responsibilities

Ms. Faoro's experience is focused on environmental planning, with an emphasis on California Environmental Quality Act (CEQA) compliance. She works both as a Project Manager, as well as with project teams, to provide environmental analysis, writing, and research for projects requiring compliance with CEQA and the National Environmental Policy Act (NEPA), as well as special environmental analysis for school district projects. She researches and produces Negative Declarations, Mitigated Negative Declarations, Environmental Impacts Reports, and Title 5 Hazards Assessments for projects across northern and central California.

Relevant Project Experience

- **Kimball High School EIR** – This project includes a complete environmental review and assessment of a proposed 55-acre high school, within the Tracy Unified School District. PMC is also providing assistance to the School District in preparing necessary documentation and in making presentations to the LAFCo Commission to support planned annexation of the campus to the City of Tracy.
- **New High School EIR** – PMC was recently selected to prepare an environmental impact report for a new high school for the Los Angeles Unified School District. Ms. Faoro will serve as assistant project manager and will be responsible for preparing numerous sections of the EIR.
- **Bear River Environmental Impact Report** – Ms. Faoro is working with the environmental team to prepare an Environmental Impact Report for a residential development in Yuba County.
- **Vineyards at Anderson Environmental Impact Report** – This project includes an EIR for a tentative subdivision map for 721 residential lots, a specific plan, a general plan amendment, a sphere of influence amendment, annexation, rezone, prezone, and annexation.

Previous Experience

- **Associate Environmental Planner, Quad Knopf** – Ms. Faoro performed research, data collection, analysis, and technical writing for the preparation of CEQA documents including notices of preparation, initial studies, negative declarations, environmental impact reports, findings of fact/statements of overriding considerations, and mitigation monitoring and reporting programs. She assisted with general plan updates and specific plan preparation, prepared proposals and cost estimates for new and existing clients and served as project manager overseeing project budgets and reviewing draft text. Ms. Faoro also supported senior staff at scoping meetings, community workshops, and public hearings.
- **Senior Student Assistant, Sacramento County Planning and Community Development** – Ms. Faoro assisted with the development of the South Sacramento Habitat Conservation Plan by researching and preparing two sections of the draft plan concerning federal policy and endangered species. She created displays and handouts for public workshops and assisted with the update of the Conservation Element of the County General Plan.

- **Senior Student Assistant, Sacramento County Business Environmental Resource Center** – Ms. Faoro assisted in the creation of the Sacramento Area Sustainable Business Program. She produced various marketing materials, assisted in the development of business guidelines/requirements, participated in site inspections, and organized participation in public outreach events.

Professional Affiliations

American Planning Association

Association of Environmental Professionals

Joyce Grant Hunting

Biological Resources Specialist

Education

M.S., CSU Sacramento, Advanced Candidate Biological Sciences, Conservation Biology Concentration

B.A., Humboldt State University, Arcata, California (*Cum Laude*), Biology and Zoology

Registration

State of California, Department of Fish and Game Scientific Collector's Permit #1630

Experience and Current Responsibilities

Ms. Hunting has more than 20 years of technical and practical experience in working in California's diverse natural environments. She has 14 years of experience in preparing and managing the preparation of environmental documents that comply with the requirements of the National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), Federal Endangered Species Act (FESA), California Endangered Species Act (CESA), California Public Utilities Commission, California Department of Transportation, State Reclamation Board, and local jurisdictions. She also has expertise in the preparation of U.S. Army Corps of Engineers Individual and Nationwide Permit Applications, California Fish and Game Codes 1602 Streambed Alterations Agreements, Habitat Conservation Plans, Natural Community Conservation Plans, wetland delineation and restoration plans, biological resource assessments and mitigation programs, and implementation of habitat conservation and restoration plans. Ms. Hunting's experience also includes conducting public participation programs.

Ms. Hunting has been the Project Manager on several large-scale environmental investigations to support NEPA and CEQA documents. She has managed over \$2 million of biological investigations covering over 4,000 acres and 200 linear miles in support of an EIR for large-scale wastewater storage/ discharge/ reuse facilities for the Santa Rosa Regional Wastewater Treatment Plant. Ms. Hunting was the project manager for a large-scale biological investigation and successful regulatory permitting effort for over 400 miles of fiber optic cable installation project for Level 3 Ltd. She was also the task Lead in developing the biological studies and Biological Section for the PG&E Hydro Divestiture Project DEIR prepared for the CPUC. In each of these projects, Ms. Hunting was a liaison between the biological team and other team members, consultant representative to the lead agency on biological issues, and represented the lead agency in regulatory agency discussions. She was also responsible for coordinating the field teams and ensuring adequate data collection and analysis. Ms. Hunting was the Project Manager for the Santa Margarita River Permit 15000 EIR/EIS, a series of conjunctive use projects associated with infrastructure improvements, new beneficial uses, and ecosystem management on the Camp Pendleton Marine Corps Base. The US Bureau of Reclamation was co-lead on this project along with the Department of Navy and the Fallbrook Public Utilities Department. Ms. Hunting was also the Technical Director for Shasta Trinity and Contra Costa Long-term Contract Renewal Biological Assessment for the US Bureau of Reclamation.

Relevant Project Experience |

General Plan

- **County of Napa, General Plan Update and EIR.** Served as Task Manager for the Conservation Element of the General Plan Update and prepared the Biological Resources Section of the EIR.
- **City of Rancho Cordova, General Plan.** Served as Task Manager for the Conservation Element of the General Plan Update and prepared the Biological Resources Section of the EIR.
- **Colusa General Plan Update and Master EIR, City of Colusa.** Served as Task Manager for the Conservation Element of the General Plan Update and prepared the Biological Resources Section of the EIR.

- **City of Jackson General Plan Update and EIR, City of Jackson.** Served as Task Manager for the Conservation Element of the General Plan Update and prepared the Biological Resources Section of the EIR.

CEQA/NEPA Compliance

- **US Bureau of Reclamation, US Marine Corps, and Fallbrook Public Utilities District, Santa Margarita River Permit 15000 EIR/EIS-Camp Pendleton Marine Base, California, Project Manager.** Conducted technical studies and managing the preparation of a NEPA/CEQA document for water supply projects associated with infrastructure improvements, new beneficial uses, and ecosystem management on the Marine Base.
- **Heavenly Ski Resort and US Forest Service, Heavenly Ski Resort Master Plan and EIS/EIS/EIR- Lake Tahoe, California, Crew Leader.** Conducted goshawk and spotted owl inventories with the taped call back methodology. Conducted forest carnivore surveys with remote infrared trigger camera system. Prepared Biological Evaluation for the US Forest Service. Prepared Biological Resources Section of EIR/EIS/EIS.
- **Colusa Basin Drainage District, Department of Water Resources, Colusa Basin Integrated Watershed Management Program EIR-Colusa, Glenn and Yolo Counties, California, Co-Program Manager.** Managed a multidisciplinary engineering firm conducting a feasibility study, and EIR. Is the current lead for obtaining necessary permits for the preferred flood control/environmental enhancement project.
- **Southern Nevada Water Authority, Treatment and Transmission Facility EIS and Biological Assessment, Task Leader.** Conducted desert tortoise surveys and prepared analysis of potential impacts and mitigation of the large pipeline project.

Habitat Conservation Planning

- **Yuba –Sutter County Habitat Conservation Plan/ Natural Communities Conservation Plan. Agency Staff.** Currently serving as agency staff for the County of Sutter in managing of the development of this plan.
- **South Sacramento County Habitat Conservation Plan.** Currently serving as agency staff for the Rancho Cordova and participating in the biological sub committee and steering committees for this effort. Ms. Hunting represents the City's interest in the plan as a potential future signatory of the Implementing Agreement.
- **City of Palm Springs, Coachella Valley Multi-species Habitat Conservation Plan/ Natural Communities Conservation Plan. Technical Director.** Provided peer review of the HCP/NCCP and accompanying EIR/EIS for the City of Palm Springs.
- **County of Merced, California Department of Fish and Game, Eastern Merced County NCCP/HCP-Merced County, California. Technical Director.** Prepared Biological Baseline Report and served as director of the preparation of the NCCP/HCP. Participated with Science Advisors. Issues include listed vernal pool invertebrates, San Joaquin kit fox, succulent owl's clover. Assisted in stakeholder facilitation.
- **Oceanic Properties, Inc., San Joaquin Kit Fox and Tipton's Kangaroo Rat Habitat Conservation Plan (HCP) and Section 2081 Management Agreement, Kern County, California. Task Manager.** Assisted project manager in the preparation a HCP and CDFG 2081 agreement for San Joaquin kit fox and Tipton's kangaroo rat due to golf course and residential development. Implemented conservation measures including the excavation of 350 potential and known San Joaquin kit fox dens. Passively relocated 2 families of burrowing owls.
- **City of Bakersfield, Metropolitan Bakersfield Habitat Conservation Plan-Kern County, California.** Conducted technical studies in support of the Metropolitan Bakersfield Habitat Conservation Plan.
- **Enron Oil and Gas, Kern County Regional Habitat Conservation Plan-Kern County, California.** Represented Enron Oil Companies interest in stakeholder meetings in support of the Kern County Regional Habitat Conservation Plan.
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Water/Wastewater Treatment

- **Colusa Basin Drainage District, Bureau of Reclamation, Freshwater Basin Watershed Management Program, Colusa County, California, Technical Advisor.** Providing technical advisement, environmental analyses and agency coordination for a flood control feasibility study. CDM is the engineering lead for the feasibility study.
- **Colusa Basin Drainage District, Department of Water Resources, Colusa Basin Integrated Watershed Management Program EIR-Colusa, Glenn and Yolo Counties, California, Co-Program Manager.** Managed a multidisciplinary engineering firm conducting a feasibility study, and EIR. Is the current lead for obtaining necessary permits for the preferred flood control/environmental enhancement project.
- **South San Joaquin Irrigation District, South County Surface Water Supply Project, San Joaquin County, California.** Conducted a wetland assessment, and kit fox inventory over several miles of canal alignment. Prepared Clean Water Act 404 Nationwide Permit Preconstruction Notification and Section 401 Water Quality Certification Waiver.
- **Contra Costa County, Contra Costa Water District Multi-Purpose Pipeline Project EIR and Biological Assessment, Task Manager.** Conducted a wetland assessment over several miles of canal alignment. Prepared Clean Water Act 404 Nationwide Permit Preconstruction Notification, Section 401 Water Quality Certification Waiver, and ESA Section 7 Biological Assessment.
- **City of Roseville, 12-mgd Pleasant Grove Wastewater Treatment Plant Project Permitting, Project Manager.** Conducted wetland delineation. Prepared Clean Water Act 404 Nationwide Permit Preconstruction Notification, Section 401 Water Quality Certification Waiver, and ESA Section 7 Biological Assessment.
- **City of Santa Rosa, Santa Rosa Subregional Long-Term Wastewater Project EIR/EIS, Task Manager.** Managed \$2 million of technical biological studies to support the EIR/EIS. Prepared Biological Sections of the EIR/EIS. The EIR/EIS compared five alternatives at an equal level of evaluation.
- **City of Santa Rosa, Santa Rosa Subregional Long-Term Wastewater Project, Biological Resources Technical Memoranda-Santa Rosa, California, Project Manager.** Managed the surveys and technical write up of several studies to support EIR/EIS as well as permitting efforts.
- **HDR, Turlock Irrigation District Canal Rehabilitation Regulatory Compliance, Project Manager.** Prepared permitting necessary to reconstruct a 2-mile length of obsolete canal.

Energy and Telecommunication

- **California Public Utilities Commission, Pacific Gas & Electric Company Hydro-Divestiture Project EIR, Technical Director.** Conducted a statewide biological assessment of the potential effects of divestiture on PG&E facilities. Coordinated staff of four companies. Prepared mitigation measures.
- **GST Telecommunications Project-Stanislaus, Orange, and San Bernardino Counties, California, Project Manger.** Conducted biological constraints analysis, environmental permitting (Clean Water Act 404 Nationwide Permit Preconstruction Notification, Section 401 Water Quality Certification Waiver) and managed environmental construction monitoring for fiber optic cable installation.
- **Level 3 Long-haul Telecommunication Project Permitting and Compliance Monitoring-State Wide, California, Project Manager.** Conducted biological constraints analysis, wetland delineations, and environmental permitting (Clean Water Act 404 Nationwide Permit Preconstruction Notifications, Section 401 Water Quality Certification Waivers, CDFG 1603s and ESA Section 7 consultations) and managed environmental construction monitoring for over 500 miles of fiber optic cable installation and 200 stream crossings. Installation primarily occurred within the utility right-of-way of the UP/SP railroad. Provided environmental awareness training.

Joyce Grant Hunting
Biological Resources Specialist

- **Badger Creek Co-generation Ltd, Facility Biological Assessment-Kern County, California, Project Manager.** Prepared ESA Biological Assessment for five species including blunt nosed leopard lizard, San Joaquin kit fox, Tipton's kangaroo rat, giant kangaroo rat and Kern mallow.
- **OXY USA, Kern Front Pipeline Corridor Biological Assessment, Kern County, California, Project Manager.** Prepared ESA Biological Assessment for three species including blunt nosed leopard lizard, San Joaquin kit fox and Bakersfield cactus.
- **Chevron Exploration, Geophysical Railroad Grade II Seismic Project Biological Assessment-Kern County, California, Project Manager.** Prepared ESA Biological Assessment for five species including blunt nosed leopard lizard, San Joaquin kit fox, Tipton's kangaroo rat, giant kangaroo rat and Kern mallow.
- **Enron Oil and Gas Company, Turk Anticline 3-D Seismic Exploration Project Endangered Species Impact Avoidance Program, Kern County, California, Project Manager.** Prepared opportunities and constraints mapping, conducted informal consultation with USFWS and provided environmental monitoring for a 30-mile seismic exploration. Species issues included blunt nosed leopard lizard, San Joaquin kit fox, Tipton's kangaroo rat, and giant kangaroo rat.

Natural Resources Studies

- **County of Merced, California Department of Fish and Game, Eastern Merced County Wetlands Habitat Assessment-Merced County, California, Project Manager.** Conducted wetlands and habitat assessment of 325,000 acres of lands in the eastern Merced County utilizing aerial photographic imagery. Conducted on the ground accuracy assessment.
- **County of Merced, University of California, Department of Fish and Game. UC Merced/University, Community Federally-Listed Vernal Pool Crustacean, Special-Status Plant, and San Joaquin Kit Fox/Fresno Kangaroo Rat Survey Programs-Merced County, California, Project Manager.** Managed large team of field biologists in conducting the various studies identified in the title over a 10,000-acre area.
- **County of Merced, University of California, Department of Fish and Game, UC Merced/University, Community Wetlands Delineation Report-Merced County, California, Project Manager.** Delineated 10,000 acres area.
- **County of Merced, University of California, Department of Fish and Game, UC Merced / County of Merced Biological Assessment-Merced County, California, Project Manager.** Managed the preparation of the ESA Section 7 Biological Assessment for the University of California, Merced. The BA addresses nine species.
- **TRC Alton GeoSciences, Meyers Container Site Ecological Risk Assessment, Portland, Oregon, Project Manager.** Conducted technical studies to support an ecological risk assessment that was a requirement of Oregon Department of Environmental Quality.
- **Barta & Associates, Hansen Creek Biological Monitoring Program, Nevada, Project Manager.** Conducted field collection of several taxa for tissue analyses to determine contamination levels due to arsenic. Conducted ecological risk assessment.
- **City of American Canyon, North Slough Aquatic Assessment Study, Project Manager.** Conducted vertebrate and benthic macro invertebrate studies to determine a baseline condition for the North Slough. Prepared technical report.
- **US Department of Energy, Lawrence Berkeley National Laboratory Biological Baseline Database - Berkeley, California. Task Manager.** Conducted a complete inventory of plants and wildlife on 250 acres at the LBNL site. Created large GIS database of the inventory.
- **County of Merced, University of California, Department of Fish and Game, UC Merced/University Community Section 404(b) Comprehensive Alternatives Analysis, Merced, California, Task Manager.** Conducted the GIS bases analysis for the alternatives analysis including 120 figures. Prepared biological analysis.

Wetland Delineations

- **County of Merced, California Department of Fish and Game, Eastern Merced County Wetlands Habitat Assessment, Merced County, California, Project Manager.** Conducted wetlands and habitat assessment of 325,000 acres of lands in the eastern Merced County utilizing aerial **photographic imagery**. **Conducted on the ground accuracy assessment.**
- **County of Merced, University of California, Department of Fish and Game, UC Merced/University Community Wetlands Delineation Report, Merced County, California, Project Manager.** Delineated 10,000 acres area.
- **El Dorado County, Green Valley Road Improvement Projects Jurisdictional Wetlands Determination and Wetlands Mitigation and Monitoring Plan, Project Manager.** Conducted wetland delineation and prepared mitigation and monitoring plan.
- **San Mateo County Transportation Department, Caltrans, US Highway 101 Auxiliary Lanes Project Jurisdictional Wetlands Delineation and Impact Assessment, Natural Environment Study, and Biological Assessment, Project Manager.** Prepared wetland delineation, NES and ESA Section 7 Biological Assessment for the auxiliary lane project.

Forest Experience

- **South Tahoe Public Utilities District, US Forest Service, South Tahoe Public Utilities District A and B-Line Biological Assessment, Lake Tahoe, California.** Conducted goshawk and spotted owl inventories with the taped call back methodology. Conducted forest carnivore surveys with remote infrared trigger camera system. Prepared Biological Evaluation for the US Forest Service.
- **Plumas County, Caltrans, Plumas County Five Bridges Natural Environmental Study (NES), Plumas County, California, Project Manager.** Conducted technical studies in support of seismic retrofits of five bridges in Plumas County. Managed the preparation of five NESs for Caltrans.
- **Union Pacific/Southern Pacific Railroad, Merger, El Dorado County, California, Project Manager.** Prepared ecological risk assessment and informal USFWS consultation on impacts to Lahontan cutthroat trout, cui ui and bald eagle on the Truckee River and Pyramid Lake.
- **Federal Highway Administration, California Forest Highway 7 Realignment Project in Mendocino County, California, Project Manager.** Conducted Forest Carnivore Surveys, rare plant surveys and goshawk surveys for a road widening project. Prepared Biological Assessment.

Regulatory Permitting Compliance

- **Crosswinds Communities, Bellevue Ranch Master Plan Regulatory Compliance Program, Project Manager.** Prepared Clean Water Act 404 Individual Permit, Section 401 Water Quality Certification Waiver, and ESA Section 7 Biological Assessment for a 600 acre development project in the City of Merced.
- **City of Elk Grove. Roadway Improvement Projects Regulatory Compliance. Project Manager.** Prepare permits applications and facilitate agency negotiations for several road and intersection projects in the City of Elk Grove including Clean Water Act 404 Individual and Nationwide Permits, Section 401 Water Quality Certifications, CDFG 1602 Streambed Alteration Agreements, and ESA Section 7 Biological Assessments.

- **Madera Ranch Mine LLC, Madera Ranch Mine Project Regulatory Compliance, Project Manager.** Managed technical studies, prepared Mine Reclamation Plan and preparing Clean Water Act 404 Individual Permit, Section 401 Water Quality Certification Waiver, and ESA Section 7 Biological Assessment for a 100 acre mine project in Madera County.
- **City of Elk Grove Stormwater Program Regulatory Compliance, Project Manager.** Prepared a Clean Water Act 404 Regional General Permit, Section 401 Programmatic Water Quality Certification, and ESA Section 7 Programmatic Biological Assessment for the City's stormwater maintenance program.
- **Colusa Basin Drainage District, The Resources Agency, Sacramento River Restoration Project, Glenn, Colusa and Yolo Counties, California, Project Manager.** Working with the Colusa Basin Drainage District in formulated restoration projects that will be funded through Proposition 12. Is responsible for all necessary permitting and environmental compliance documentation. Responsible for restoration design and preparation of grant applications.
- **South San Joaquin Irrigation District, South County Surface Water Supply Project, San Joaquin County, California.** Conducted a wetland assessment, and kit fox inventory over several miles of canal alignment. Prepared Clean Water Act 404 Nationwide Permit Preconstruction Notification and Section 401 Water Quality Certification Waiver.
- **California Department of Transportation, State Route 16 Road Improvement Project Regulatory Compliance, Project Manager.** Managed a multi-disciplinary team to conduct surveys and prepare a Wetland Delineation, Biological Assessment and Natural Environment Study for a 40-mile road improvement project in Yolo County.
- **South Tahoe Public Utilities District, A and B-Line Biological Assessment, Lake Tahoe, California.** Conducted goshawk and spotted owl inventories with the taped call back methodology. Conducted forest carnivore surveys with remote infra-red trigger camera system. Prepared Biological Assessment for the US Forest Service.
- **City of Sacramento, Vineyard Springs Storm Drainage Improvement Wetland & Endangered Species Permitting, Principal-in-Charge.** Conducted surveys for giant garter snake. Conducted wetland Delineation. Prepared Biological Assessment and Wetland Delineation Report.

Mitigation Design

- **El Dorado County, Green Valley Road Wetland Mitigation Project, Project Manager.** Prepared after the fact mitigation design for wetland fill.
- **Yuba County, Ostrum Road Landfill Wetland Mitigation Bank Project, Project Manager.** Prepared mitigation bank design.
- **Target Corporation, Target Distribution Center, Wetlands Creation and Restoration Plan, Albany, Oregon, Project Manager.** Prepared wetland /creation plan. Supervised implementation of the plan and conducted two years of monitoring. Created 3.5 acres of riparian habitat and restored 2 acres of seasonal wetlands.

Mining Projects

- **Madera Ranch Mine LLC, Madera Ranch Quarry Project Regulatory Compliance, Project Manager.** Managed technical studies, prepared Mine Reclamation Plan and preparing Clean Water Act 404 Individual Permit, Section 401 Water Quality Certification Waiver, and ESA Section 7 Biological Assessment for a 100 acre mine project in Madera County.
- **Barta & Associates, Hansen Creek Gold Mine Biological Monitoring Program, Nevada, Project Manager.** Conducted field collection of several taxa for tissue analyses to determine contamination levels due to arsenic. Conducted ecological risk assessment.
- **Sutter County, South Butte Quarry and Butte Ranch Mine Project., Sutter County CA, Project Manager.** Provided peer review of technical reports provided in support of the mine expansion application.

Professional Affiliations

The Wildlife Society

Society of Wetland Scientists

Presentations

Endangered Species Identification and Regulations, California Department of Transportation, 1998

Wetland Regulations and Definitions, Association of Environmental Professionals, 1999

Environmental Awareness Training, Level 3 Communications, 1999 through 2001

Publications and Awards

Ecological Risk Evaluation of Multiple Management Alternatives for Reclaimed Water Reuse. Water Environment Federation. Victoria-Rueda, C., R. M. Palachek, J. Hunting, and D. Carlson. 1997

Association of Environmental Professionals Outstanding Environmental Analysis Document, "Santa Rosa Subregional Long-Term Wastewater Project Draft EIR/EIS," May 1997.

Co-author of the 1998 Worker Awareness Pamphlet for the Bonneville Power Authority, Washington and Oregon States

Jeannette Owen

Senior Biologist

Education

B.S., Ecology and Systematic Biology, Wildlife Management Concentration, California Polytechnic University, San Luis Obispo

Experience and Current Responsibilities

Ms. Owen, a PMC Biologist, has eleven years experience performing detailed field studies, including data analysis and reporting on environmental impacts. She designed and implemented protocols and methodologies for both plant and wildlife surveys. Ms. Owen also has experience working with GIS, including image analysis, digitizing, image rectification and projection as task manager. She has worked both independently and in conjunction with several government and private agencies as project manager. Ms. Owen was responsible for project management and preparation of environmental documentation including wetland delineations, mitigation and monitoring planning, Natural Environment Studies (NES-Caltrans), Biological Assessments, and CEQA and NEPA biological sections for the following projects

Relevant Project Experience

- **Heavenly Ski Resort and US Forest Service, Heavenly Ski Resort Master Plan and EIS/EIS/EIR- Lake Tahoe, California, Crew Leader.** Conducted goshawk and spotted owl inventories with the taped call back methodology. Conducted forest carnivore surveys with remote infrared trigger camera system. Prepared Biological Evaluation for the US Forest Service. Prepared Biological Resources Section of EIR/EIS/EIS.
- **South Tahoe Public Utilities District, US Forest Service, South Tahoe Public Utilities District A and B-Line Biological Assessment, Lake Tahoe, California.** Conducted goshawk and spotted owl inventories with the taped call back methodology. Conducted forest carnivore surveys with remote infrared trigger camera system. Prepared Biological Evaluation for the US Forest Service.

Roadway Improvements

- Caltrain Electrification Project (50-mile-long corridor from San Francisco to San Jose)
- SR4 Widening (15-mile linear corridor)
- BART Extension (30-mile linear project)
- RT South Corridor Phase 2 (15-mile corridor)
- I-580 Widening (15-mile corridor)
- 101 Widening (25-mile corridor)
- RT 92 Improvements (12-mile corridor)
- Vegetation Mapping for the Coast Highway Management Plan (77 miles)

Other Relevant Work Experience

- **Foster Wheeler Environmental, Associate Biologist.** Ms. Owen organized and implemented plant and wildlife surveys along a fiber optic route extending from San Diego to Blythe, CA and an oil pipeline extending from El Centro, CA to Mexico. Surveys consisted of plant identification to species level, mapping of rare and endangered plant and animal species, and wetland delineation along the 200+-mile routes.
- **TRW, GIS Specialist.** Ms. Owen performed a variety of mapping projects, including image analysis, digitizing, image rectification and projection using ArcInfo, ArcView, AML, and Imagine. She analyzed satellite imagery for vegetation classification using Informix, Imagine, and ArcInfo. She was the Task Manager for the Western Mojave Desert Tortoise Habitat and Alaska's Native Allotment Easement Projects. Her responsibilities included: estimates, staffing, funding, and progress reporting. She was selected as a member of a special resources team to test a National Range Land Health protocol. She also updated training manuals using FrameMaker and XV3.
- **USGS-BRD, Biological Science Technician.** Ms. Owen worked with an interdisciplinary ecology team on three forest ecology projects: 1) Forest Demography/Global Change-she monitored tree mortality rates and causes, ingrowth rates and growth rates along an elevation gradient; participated in field data collection as well as analysis using dBase, Corel, Excel, and AutoCAD software. 2) Environmental Variability and Forest Pattern-she collected and studied forest and environmental data across an elevation gradient to test forest dynamis models. 3) Landscape Scale Fire and Forest Structure-she conducted a field study to determine both current forest conditions and the effects of fire on the forest in order to implement a fire plan to recreate historic forest structure.
- **Harding and Lawson Associates, Wildlife Technician.** Ms. Owen surveyed over 720 traps at Camp San Luis Obispo and Camp Roberts National Guard bases for amphibians and reptiles, which included time constraint, pit traps, and nocturnal surveys. Fieldwork consisted of species handling and identification. She also documented and mapped all areas surveyed.
- **Harding and Lawson Associates, Botanist.** Ms. Owen conducted vegetation surveys of riparian areas, oak woodlands, grasslands, wetlands, vernal pools, and coastal scrub communities along the central coast of California. She collected, identified, and pressed over 65 plant species for Camp San Luis Obispo and Camp Roberts base herbariums. Ms. Owen also monitored and recorded selected plant, mammal, and avian species for the National Native registrar. She surveyed endangered red-legged frogs and tadpoles at Camp San Luis Obispo.
- **USFS, Toiyabe National Forest, Range Technician.** Ms. Owen monitored over one million acres of rangeland, which included determination of utilization, stream bank and meadow disturbance, and plant identification. She documented range conditions and livestock use, inspected conditions and made repairs of boundary fences, water developments, checked the progress of fence construction by permittees, inspected range allotments before and after grazing season for evidence of unauthorized livestock use, utilized toe-point, photography percentage, and random vegetation surveying methodology, documented sensitive plant species' abundance and dispersal, collected, identified, and pressed plants to be added to the forest herbarium, and documented mammal and avian species including bear, goshawk, and owls.
- **US Army Corps of Engineers, Botanist.** Ms. Owen surveyed over 120 vegetation plot transects at Camp San Luis Obispo and Camp Roberts National Guard bases. Her survey duties included locating and entering the plot transect into the GPS database. Belt and line transects were used to monitor various land and plant characteristics such as land use, surface disturbance, ground cover, canopy cover, and wind and water erosion. Mapping of the plot area was recorded using azimuth and compass. In this case, 85 percent of responsibilities were allocated to the identification of plant species. Documented wildlife included birds, small and large mammals, reptiles, and amphibians.

John A. Nadolski

Director of Archaeological and Historical Resources

Education

Ph.D. Candidate, Department of Anthropology, Northwestern University

M.A., Anthropology, University of Illinois at Chicago, 1984

B.A., Anthropology, Loyola University of Chicago, 1972

Experience and Responsibilities

Mr. Nadolski has extensive archaeological experience, beginning in 1972 as a field supervisor at the Koster Site in Illinois. He has worked for: the Foundation for Illinois Archaeology; Field Museum of Natural History, Chicago, Illinois; Northwestern University, Evanston, Illinois; Loyola University, Chicago, Illinois; the Eldorado National Forest, Placerville, California; Pacific Legacy, Inc., Cameron Park, CA; and PMC, Rancho Cordova, CA. Mr. Nadolski's professional experience includes: survey and excavation; determining the eligibility of prehistoric and historic sites for inclusion in both the National Register of Historic Places and the California Register of Historical Resources; participation on interdisciplinary teams; performing the duties of writer/editor for environmental documents; addressing the curation of cultural resources; management and analysis of collections of artifacts; preparation of Native American Graves Protection and Repatriation Act inventories; and preparation of agreement documents (e.g., Memorandum of Agreement). He is also familiar with the regulations presented in both Section 106 of the National Historic Preservation Act and the California Environmental Quality Act regarding the identification, protection and evaluation of cultural resources and the methods necessary to comply with those regulations.

Areas of expertise include:

- National Historic Preservation Act (Section 106, 110, and 111);
- Native American Graves Protection and Repatriation Act compliance;
- California Environmental Quality Act compliance;
- Consultation with Native American groups and concerned persons;
- National Register of Historic Places and California Register of Historical Resources nominations;
- Preparation of agreement documents;
- Multiple agency project management and consultation and management of multiple task indefinite delivery/quantity (on-call) type contracts;
- Design and preparation of Cultural Resources Management Plans and Historic Preservation Plans;
- Preparation of archaeological research designs and Historic Properties Treatment Plans;
- Design and execution of archaeological reconnaissance, survey, test excavation, construction monitoring and data recovery projects; and
- California archaeology, history, and ethnology.

John A. Nadolski
Director of Archaeological and Historical Resources

2003-	Cultural Resources Specialist, PMC, Rancho Cordova, CA
1997-03	Project Manager, Pacific Legacy, Inc., Cameron Park, CA
1995-97	Georgetown District Archaeologist, U.S. Forest Service, Eldorado National Forest, Placerville, CA
1996-	Adjunct Faculty Member at Sierra College, Rocklin, CA
1993-96	Assistant Forest Archaeologist, U.S. Forest Service, Eldorado National Forest, Placerville, CA
1992-93	Archaeologist, U.S. Forest Service, Eldorado National Forest, Placerville, CA
1990-91	Anthropology Instructor at: Northwestern University, Evanston, IL; Loyola University, Chicago, IL; Barat College of DePaul University, Lake Forest, IL
1989-91	Research Assistant, Department of Anthropology, Field Museum of Natural History, Chicago, IL
1989	Co-director of excavations at an historic farm, Naperville, IL for the Naperville Park District
1984-85	Anthropology Instructor, Moraine Valley Community College, Palos Hills, IL
1972	Field Supervisor, Foundation for Illinois Archaeology, Koster, IL

Relevant Project Experience

- **Archaeological and historical investigations for the Napa County General Plan.** Investigations included: archival research; survey; consultation with the Native American community and local interest groups; completion of a background report, EIR section, and Historic Preservation Element for the General Plan; consultation with County staff and development of policies for the protection and enhancement of cultural resources in Napa County.
- **Archaeological and historical investigations for the Sonoma County Water Agency Agricultural Reuse Project.** This project is the installation of approximately 110-miles of water pipeline and expansion/construction of 17 reservoirs in Sonoma County. The report for the project will comply with both Section 106 of the National Historic Preservation Act and the California Environmental Quality Act. The report is being prepared for Padre Associates, Inc.
- **Archaeological and historical investigations for the City of Cloverdale General Plan EIR.** Investigations included: archival research; consultation with the Native American community and local interest groups; completion of the EIR section; and development of policies for the protection and enhancement of cultural resources in Cloverdale.
- **Archaeological and historical investigations for the City of Colusa General Plan EIR.** Investigations included: archival research; consultation with the Native American community and local interest groups; completion of the EIR section; and development of policies for the protection and enhancement of cultural resources in Colusa.
- **Archaeological and historical investigations for the California Indian Heritage Center, Folsom, CA.** Report prepared for Department of Parks and Recreation, which includes survey and eligibility determinations for prehistoric and historic sites for inclusion in the National Register of Historic Places and the California Register of Historical Resources.
- **Archaeological and historical investigations for the Placerville Sewer Relocation Project.** Investigations included survey and eligibility determinations for 29 historic buildings for inclusion on the National Register of Historic Places and the California Register of Historical Resources. The report was prepared for the City of Placerville.
- **Archaeological and historical investigations for the Rancho Cordova General Plan.** Investigations included: archival research; survey; consultation with the Native American community and local interest groups; completion of a

background report, EIR section, and Historic Preservation Element for the General Plan; consultation with City staff and the Rancho Cordova General Plan Advisory Committee (GPAC); presentations to the GPAC; and development of policies for the protection and enhancement of cultural resources in the City of Rancho Cordova.

- **Archaeological and historical investigations for the Rubicon Trail Master Plan.** Investigations included: survey of the historic Rubicon Trail; determining the eligibility of the trail and the Rubicon Springs Resort that is located along the trail; and recommendations for continued recreational use and protection of the trail that is eligible for inclusion on the National Register of Historic Places. The report was prepared for El Dorado County.
- **Archaeological and historical investigations for Two Calaveras Telephone Company Projects, Calaveras County.** Investigations included: survey; site recording; eligibility determinations for prehistoric and historic sites for inclusion in the National Register of Historic Places and the California Register of Historical Resources; and submittal of reports to the State Historic Preservation Officer.
- **Archaeological and historical investigations for the Nestle McCloud Water Plant Project, McCloud, CA.** Report in preparation for Siskiyou County, which includes survey and eligibility determinations for prehistoric and historic sites for inclusion in the National Register of Historic Places and the California Register of Historical Resources.
- **Archaeological and historical investigations for construction of the Mondavi Center on the University of California, Davis campus.** Investigations included excavation, recovery of burials, artifact analysis, Native American consultation, and report preparation.
- **Caltrans District 2 TEA Survey (\$1.3 million budget).** Report and database prepared for Caltrans District 2, Redding, CA. Archaeological investigations included survey, site recording, Geographic Position System recording of sites and entering all site and location information into a Geographic Information System database.
- **Archaeological and historical investigations for the Royal Gorge Residential and Recreational Development Project, Soda Springs, CA.** Report prepared for Royal Gorge LLC, which includes survey of 3,000 acres and completion of records for prehistoric and historic sites.
- **Archaeological and historical investigations for the KLM-VALERO Interconnection Project.** The project is the installation of an approximately 5-mile long petroleum pipeline in Contra Costa County. The report for the project complied with both Section 106 of the National Historic Preservation Act and the California Environmental Quality Act. The report was prepared for Padre Associates, Inc.
- **Archaeological and historical investigations for Air Liquide Pipeline Project.** The project is the installation of an approximately 25-mile long petroleum pipeline in Contra Costa County. The report for the project will comply with both Section 106 of the National Historic Preservation Act and the California Environmental Quality Act. The report is being prepared for Padre Associates, Inc.
- **Archaeological and historical investigations associated with an EIR for the Jackson Hills Residential Development, Jackson, CA.** EIR prepared for the City of Jackson.
- **Archaeological and historical investigations associated with an EIR for the Tuscany Hills Project, near Melones, CA.** EIR prepared for Calveras County.
- **Archaeological and historical investigations associated with an EIR for the Northstar Highlands Project, Truckee, CA.** EIR prepared for Placer County.
- **Archaeological and historical investigations for the Royal Gorge Lodge and Homesites Project, Soda Springs, CA.** Report prepared for Placer County, which includes survey and eligibility determinations for prehistoric and historic sites for inclusion in the California Register of Historical Resources.

- **Management of multiple task indefinite delivery/quantity (on-call) contracts with University of California, Davis from 1997 to 2003.** Over 100 projects were successfully completed that involved excavation, artifact analysis, and Native American consultation.
- **Archaeological and historical investigations for the ENF-SPI Land Exchange.** Report prepared for the Eldorado National Forest, Placerville, CA. Archaeological investigations included survey of 1,700 acres and determining the eligibility of prehistoric and historic sites for inclusion in the National Register of Historic Places.
- **Archaeological and historical investigations for the U.S. Gypsum Mine Expansion in Imperial County.** Report prepared for Resource Design Technology, Inc., Folsom, CA, which included survey of 650 acres and eligibility determinations for historic sites for inclusion in the National Register of Historic Places and the California Register of Historical Resources.
- **Town of Truckee Historic Preservation Plan.** Review of the Preservation Plan and Preparation of the Cultural Resources Section of the environmental document for PMC, Chico, CA.
- **Archaeological and historical investigations for the Siller Ranch Residential Development, Truckee, CA.** Report prepared for DMB/Highlands LLC, Truckee, CA, which included survey of over 2,000 acres and eligibility determinations for prehistoric and historic sites for inclusion in the California Register of Historical Resources.
- **Archaeological and historical investigations for the IXC Long Haul Fiber Optic Project from Las Vegas to Los Angeles.** Report prepared for North State Resources, Redding, CA.
- **Archaeological and historical investigations for the relocation of Yuba Manufacturing Company Dredge #17 in the Yuba Gold Fields.** Report prepared for Tetra Tech EMI, Inc., Rancho Cordova, CA. Archaeological and historical investigations included archival research, field survey, and determining the eligibility of the dredge for inclusion in the National Register of Historic Places.
- **Damage Assessment for the False Walrus Site on the Eldorado National Forest.** Report prepared for the Eldorado National Forest, Placerville, CA.
- **Historic Properties Survey Report, Archaeological Survey Report and Historical Resources Evaluation Report for the Sheldon Road/Highway 99 Interchange Improvement Project.** Reports prepared for the City of Elk Grove, CA..
- **Historic Properties Survey Report, Archaeological Survey Report and Historic Architectural Survey Report for the Cypress Avenue Widening Project in the City of Redding.** Reports prepared for the City of Redding.
- **Archaeological and historical investigations for the University of California, Davis Lake Tahoe Research Center, Tahoe City, CA.** Report prepared for the Office of Resource Management and Planning, UC Davis, which included excavation, artifact analysis, and Native American consultation.
- **Archaeological and historical investigations for the Hopkins Ranch Residential Development, Truckee, CA.** Report prepared for DMB/Highlands LLC, Truckee, CA, which included survey and eligibility determinations for prehistoric and historic sites for inclusion in the California Register of Historical Resources.
- **Archaeological and historical investigations for Replacement of Fish Ladders on the Sacramento River in the City of Redding.** Report prepared for CH2MHill, Redding, CA.
- **Archaeological and historical investigations for the Seismic Retrofit of the Jibboom Street Bridge, Sacramento, CA.** Report prepared for P.S. Preservation, Inc. Sacramento, CA.
- **Archaeological and historical investigations for the Lower Clear Creek Restoration Project, Shasta County.** Report prepared for North State Resources, Redding, CA.

- **Archaeological and historical investigations for the Bodega Bay Fiber Optic Project.** Survey and report for a 100-mile fiber optic project through Napa and Sonoma Counties completed for North State Resources, Redding, CA.
- **Archaeological and historical investigations for the Morro Bay Fiber Optic Project, San Luis Obispo County.** Report and monitoring completed for North State Resources, Redding, CA.
- **Archaeological and historical investigations for the Monterey Bay Fiber Optic Project, Santa Cruz County.** Report and monitoring completed for North State Resources, Redding, CA.
- **Archaeological and historical investigations for the Stillwell Mine in Tulare County and Cultural Resources Management Plan for the Stillwell Mine.** Report and Management Plan prepared for Resource Design Technology, Folsom, CA.
- **Archaeological and historical investigations for the Seismic Retrofit of the Victoria Avenue Bridge, Riverside, CA.** Report prepared for P.S. Preservation, Inc. Sacramento, CA.
- **Archaeological and historical investigations for the General Jim Moore Boulevard Project on the Former Fort Ord.** Report prepared for the Fort Ord Reuse Authority, Monterey County.
- **Archaeological and historical investigations for the Rippling River Residential Facility, Carmel Valley, CA.** Report prepared for Monterey County.
- **Archaeological and historical investigations for the Cochrane Planned Unit Development, Morgan Hill, Santa Clara County, CA.** Report prepared for the City of Morgan Hill.
- **Archaeological and historical investigations for the DJ Farms Residential Development, Guadalupe, Santa Barbara County, CA.** Report prepared for the City of Guadalupe.
- **Archaeological and historical investigations for the Mammoth Geothermal Exploration Project, Inyo County.** Report prepared for Environmental Management Associates, Brea, CA.
- **Archaeological and historical investigations for over 300 wireless communication sites across California.** Reports prepared for a number of different clients.
- **Archaeological and historical investigations for the Willows Wal-Mart.** Archaeological, historical, and paleontological investigations and report documenting the result of investigations prepared for the City of Willows.
- **Archaeological and historical investigations for the Hopkins Ranch Residential Development, Truckee, CA.** Report prepared for DMB/Highlands LLC, Truckee, CA, which included survey and eligibility determinations for prehistoric and historic sites for inclusion in the California Register of Historical Resources.
- **Archaeological and historical investigations at CA-COL-90H and CA-COL-221 in the City of Colusa, Colusa County.** Test excavations, eligibility determinations for inclusion in the National Register of Historic Places, and report for the US Army Corps of Engineers–Sacramento District, as part of the Upper Sacramento River Area Levee Reconstruction, Phase V Project.
- **Archaeological and historical investigations for the Wilbur Springs Road Bridge and Danley Road Bridge in Colusa County. Archaeological and historical investigations and report.** Report included survey and eligibility determinations for historic sites for inclusion in the National Register of Historic Places and the California Register of Historical Resources prepared for Colusa County.
- **Archaeological and historical investigations for bridge replacements in Glenn County.** Report included survey and eligibility determinations of the bridges for inclusion in the National Register of Historic Places and the California Register of Historical Resources prepared for Glenn County.

Professional Affiliations

Society for American Archaeology

Society for California Archaeology

California Preservation Foundation

Publications and Accomplishments

Roundtable Discussant: "The Wireless Industry and the Protection of Cultural Resources". American Cultural Resources Association Annual Meeting, Cincinnati, OH, 2001.

Martis: Past, Present, and Future. Paper presented at the Twenty-Sixth Great Basin Anthropological Conference, Bend, OR, 1999.

Eldorado National Forest liaison to Sesquicentennial activities at both the state and local level (e.g. Gold Discovery Park, Coloma, California) 1997.

Authored and was awarded an Interstate Transportation Enhancement Act (ISTEA) grant for \$240,000. for a cultural resources management plan for the historic Highway 50 Corridor within the Eldorado National Forest, 1994.

Participated on several Interdisciplinary Teams for projects critical to the Eldorado National Forest and was writer/editor for environmental documents, 1993-95.

Prepared the Native American Graves Protection and Repatriation Act inventory for the Eldorado National Forest, 1993.

Authored numerous site records and archaeological reports, contributed to environmental assessment and effects reports and performed peer reviews for archaeological reports, 1993-2003.

Language and Culture on the North Coast of New Guinea, American Anthropologist Volume 94, Number 3. Paper was co-authored with Robert L. Welsch and John Terrell, and won the Morton H. Fried Award for the best paper published by American Anthropologist in the General Anthropology Division in 1992.

Organized and Co-Chaired the Symposium: Anthropology on the North Coast of New Guinea. Symposium presented at the American Anthropological Association Annual Meeting, Washington, D.C., 1990.

Trade Relationships Along the North Coast of New Guinea. Paper presented at the American Anthropological Association Annual Meeting, Washington, D.C., 1990.

Analysis of Artifactual Material Recovered from the Royce Farm, in The History of the Dupage Parkway: The Royce Farmstead (circa 1835), Will County, Illinois, edited by Rochelle Lurie. Cultural Resources Management Report No. 68, 1989.

Beth Thompson

Senior Quality Control Coordinator

Education

B.S., Environmental and Resource Sciences, University of California, Davis

Experience and Current Responsibilities

As a Project Manager and Senior Planner, Ms. Thompson's responsibilities include environmental planning, policy document preparation, and contract services within client agencies. Ms. Thompson has over ten years of experience in environmental planning and community development. Ms. Thompson's experience includes project management for environmental analyses in Elk Grove, Placer County, Nevada County, Monterey County, Sacramento, and Novato. She has experience with research, analysis and project management in support of environmental document preparation and production, as well as long-range planning experience with housing elements, Consolidated Plans, and grant implementation and administration. Ms. Thompson's contract work includes environmental planning for the City of Elk Grove from management and writing of environmental documents to the oversight of the preparation of the Housing Element.

Ms. Thompson also provides grant implementation services to the City of Citrus Heights and Monterey County, including compliance with federal overlay requirements, program design and implementation, and funding applications.

Relevant Project Experience

- **Placer County, Northstar Highlands EIR.** Project Manager for the program- and project-level environmental review of the Northstar Highlands development, which proposed the planned development of 326.2 acres within Northstar-at-Tahoe in the Martis Valley. The Highlands program included 1,450 residential units, a 255-room hotel, additional skier services, an outdoor amphitheater, employee housing, ski and recreational trails, an intercept parking lot, maintenance facilities, and supporting roadways and infrastructure. The Program-level EIR reviewed environmental impacts associated with the Highlands development as a whole. The Project-level component of the EIR reviewed the specific impacts associated with Phase I. Environmental concerns associated with this development included traffic impacts to internal Northstar-at-Tahoe roadways and SR 267, air quality and noise impacts associated with the proposed uses, potential water quality impacts to West Martis Creek and its tributaries associated with the mountainside development, impacts to special-status species, potential to impact known cultural resources associated with historical timber production in the area, increased demand for public services, and visual impacts. *Status: Certified.*
- **City of Elk Grove, General Plan Amendment Supplemental Environmental Impact Report.** Project Manager for the General Plan Amendment Supplemental Environmental Impact Report. The General Plan Amendment included re-designating land uses on eight sites in the City and minor text amendments to the elements of the General Plan. The SEIR focused on changes to population, housing, and vehicle trips throughout the City that would occur from the changes to land use designations, analyzing impacts to transportation/circulation, air quality, land use, public services, and population/housing. *Status: Certified.*
- **City of Elk Grove, High Density Residential General Plan Amendment and Rezone Environmental Impact Report.** Project Manager for the High Density Residential General Plan Amendment and Rezone Environmental Impact Report. The General Plan Amendment included re-designating land uses, a policy text amendment, and rezones to support high density residential development on thirteen sites throughout the City. The EIR addresses changes to the land use (consistency with planning documents, conflicts with existing and proposed uses), transportation/circulation, air quality (project-related vehicle emissions, proximity of sites to the highway, sensitive receptors) noise (traffic- and land use-related), hydrology/water quality (drainage, floodplain, water quality), visual (changes from vacant or rural uses to urban uses), and population/housing impacts (increases in population and changes to the jobs/housing balance resulting from conversion of commercial and office sites to residential) that would occur as a result of the future development of the high density residential sites. *Status: Draft EIR in June 2006..*

- **City of Elk Grove, Calvin Pointe Environmental Impact Report.** Project Manager for the Environmental Impact Report for a shopping center proposed on approximately 26 acres. The EIR analyzed land use, traffic, air quality, noise, public service, and aesthetic issues. *Status: Certified.*
- **City of Elk Grove, General Plan Environmental Impact Report.** Environmental planner for the General Plan for the City of Elk Grove General Plan. Key environmental issues associated with the General Plan include public services (water supply, wastewater service, recreation and parks), open space, agricultural resources, traffic, transit, jobs/housing balance and biological resources. *Status: Certified.*
- **City of Elk Grove, Bell South Environmental Impact Report.** Project Manager for reclamation of a former fish hatchery site and its redevelopment with 96 single-family residences and six parcels with a total of 51,500 square feet of commercial and retail use. *Status: Certified.*
- **City of Sacramento, Park El Camino Mitigated Negative Declaration.** Project Manager for a highway oriented commercial development project with office, motel, restaurant, and gas station uses. *Status: Adopted.*
- **City of Elk Grove, South Pointe Environmental Impact Report.** Project Manager for environmental review of proposal to develop 883 single-family residential uses, 212 multifamily residences, several park sites, and supporting infrastructure on 200 acres. *Status: Draft EIR circulated (2005); project under revision.*
- **City of Elk Grove, NEPA Compliance for Community Development Block Grant (CDBG).** Project Manager for preparation of environmental review of CDBG projects requiring environmental assessments. *Status: Complete.*
- **Novato Unified School District, Development of PBC Parcels 2 and 3 Mitigated Negative Declaration.** Project Manager for the environmental review for development of two parcels conveyed by the Department of the Navy to Novato Unified School District. Proposed uses included construction of a charter school, parking facilities, and development of County offices. *Status: Adopted.*
- **Novato Unified School District, Hamilton Elementary School Expansion.** Project Manager for a Mitigated Negative Declaration for the expansion of the existing Hamilton and Meadowview elementary campuses to provide a multi-purpose gymnasium, additional classrooms, administrative offices, recreation area, and redesigned parking and student drop-off facilities. *Status: Adopted.*
- **Placer County, Martis Valley Community Plan EIR.** Assistant Project Manager for the environmental review for the Martis Valley Community Plan. The Martis Valley Community Plan provided land use guidance for the Placer County portion of Martis Valley, located in the Truckee-Tahoe area of Northern California. The EIR prepared for the project analyzed traffic and circulation impacts on the local roadway system, State Route 267, and Highways 89 and 80 that would result from the development of Martis Valley, water quality impacts to surface waters, including the Truckee River, which is a 303(d)-listed waterway, aesthetic impacts, particularly to public and scenic views, the need for employee housing, compatibility of residential, commercial, resort, and timber land uses associated with future development in Martis Valley that would be accommodated by the Plan. The EIR also discussed biological, cultural, public service, air quality, noise, and geological impacts that would result from implementation of the Plan. *Status: Certified.*
- **Placer County, Northstar Village EIR.** Assistant Project Manager for the environmental review for Northstar Village which proposed the intensification of retail, office, resort, and residential uses at the existing Village-at-Northstar in Northstar-at-Tahoe. Northstar Village is located off of Northstar Drive in the Martis Valley. The project is located in close proximity to the Truckee River, which is a 303(d)-listed waterway. *Status: Certified.*
- **Nevada County, Wolf Creek Estates Revised Draft EIR.** Assistant Project Manager for environmental review of the Wolf Creek Ranch Estates Revised Draft EIR, which was updated to include five project evaluated at a comparable level of detail as the proposed project and increased analysis for traffic, hydrological, seismic, and public service impacts at the request of the County's Board of Supervisors. The project proposed development of 230 residential lots, equestrian center, recreational areas, trail system and open space areas on a 691-acre site, including adoption of a Comprehensive

Master Plan with a Master Plan Zoning Map, General Development Plan, and a tentative subdivision map. *Status: Certified.*

- **City of Elk Grove, Housing Element.** Project manager responsible for the preparation of the Housing Element for Elk Grove, including conducting community meetings, preparing policies and goals, and overseeing preparation of the housing needs assessment, market analysis, and housing condition survey. *Status: Adopted and HCD Certified.*
- **City of Oakley, Housing Element.** Project Manager responsible for the preparation of the Housing Element for Oakley, including conducting a community meeting, preparing policies and goals, and overseeing preparation of the housing needs assessment, market analysis, and housing condition survey. *Status: Adopted.*
- **City of Lone, Housing Element.** Project Manager for the 2004 update to the City's Housing Element. The 2004 Housing Element was a comprehensive update to the former 1994 City of Lone Housing Element. The project includes providing current demographic, housing stock, and employment information relevant to the City, identifying adequate sites to accommodate the City's Regional Housing Needs Allocation, and development of new policies and programs to make the Housing Element consistent with the current requirements of state law. *Status: Adopted and HCD Certified.*
- **City of Greenfield, Housing Element.** Technical Advisor responsible for review of the City's Housing Element to ensure the document included all documentation and programs required by State law and to determine the feasibility and appropriateness of proposed implementation programs. *Status: Adopted and HCD Certified.*
- **City of Folsom, Inclusionary Housing Ordinance.** Ms. Thompson drafted the Inclusionary Housing Ordinance for the City of Folsom. During preparation of the ordinance, Ms. Thompson participated in meetings with residents, City staff, City Council and Planning Commission members, local housing developers, and housing advocates to build consensus regarding appropriate alternatives to the inclusionary requirement, developing a timeframe for providing the inclusionary units, and identifying incentives to produce Inclusionary units on-site. *Status: Adopted.*
- **City of Greenfield, Inclusionary Housing Ordinance.** Technical Advisor responsible for review of the City's Inclusionary Housing Ordinance. *Status: Adopted.*
- **City of Elk Grove, Consolidated Plan, Action Plan, Citizen Participation Plan, and program implementation.** Served as Project Manager responsible for the Consolidated Plan, Action Plan, and Citizen Participation Plan for the City of Elk Grove. As part of the City's participation in the Consolidated Plan Improvement Initiative, developed a strategy for producing a streamlined document that would be user-friendly for the public and clearly state the City's goals and objectives, presented the City's approach to HUD, and participated in the HUD San Francisco office's CPII working group for streamlining the Consolidated Plan.

As a new city, Elk Grove did not have existing CDBG programs. Ms. Thompson worked with City staff to identify goals and strategies appropriate for a fledgling entitlement City. In addition to managing the Consolidated Plan and Action Plan, she is overseeing implementation of the City's CDBG program and is instrumental in developing the City's first Housing Rehabilitation Program, Homebuyer Assistance Program, and a process to use subrecipients to carry out public services.

In addition to managing the City's process of becoming an entitlement jurisdiction, Ms. Thompson has also created an Affordable Housing Trust Fund for the City, including overseeing the preparation of the nexus study for the Affordable Housing fee and the fee feasibility study. Ms. Thompson also administers the Affordable Housing Trust Fund, working with developers to identify affordable housing opportunities and reviewing the loan documents and regulatory agreements, negotiating the City's requirements with the developer and financial teams involved in each project. *Status: Complete.*

- **Citrus Heights, 2005-2009 Consolidated Plan and 2005 Action Plan.** Ms. Thompson served as Project Manager for the City of Citrus Heights 2005-2009 Consolidated Plan and 2005 Action Plan. The Consolidated Plan was prepared and adopted within three months of the project being awarded to PMC. The document was based on the abbreviated format

accepted by HUD under the Consolidated Plan Improvements Initiative (CPII) and included all of the HUD-required elements of a Consolidated Plan. PMC conducted a survey of local and regional service providers to determine special needs populations and gaps in service in Citrus Heights. The survey also resulted in information regarding the need for capital improvements and facilities needed to better serve the lower income and special needs populations. The Consolidated Plan reflected the priorities of the City, as described in City planning documents and indicated by City Council at a Consolidated Plan workshop. PMC developed a five-year strategy of programs to fund based on the City's goals and priorities as well as programs the City had successfully implemented in the past. The Action Plan addressed HUD's statutory requirements and identified programs to be implemented for the next program year based on the results of a City-initiated RFP process and continuation of the City's housing improvement programs. *Status: Complete.*

- **Citrus Heights, 2000-2004 Consolidated Plan and 2000 and 2001 Action Plans.** While with Laurin Associates, served as Project Manager for the preparation of the City of Citrus Heights first Consolidated Plan (2000-2004) and 2000 Action Plan, including developing a housing needs assessment including homeless, disabled, and other special needs, a community development needs assessment, strategic plan addressing the identified housing and community development needs, and strategies to address poverty, lead-based paint hazards, and develop a monitoring and institutional coordination program.

Once the City received CDBG funds, Ms. Thompson set the City up in IDIS and created the City's Housing Rehabilitation Program. Also prepared the City's 2001 Action Plan while with PMC and managed the environmental review of the City's 2001 programs and projects. *Status: Complete.*

- **Costa Mesa, 2000-2004 Consolidated Plan.** While with Laurin Associates, Ms. Thompson managed preparation of the City's 2000-2004 Consolidated Plan. Efforts for the Consolidated Plan including developing a housing needs assessment including homeless, disabled, and other special needs, a community development needs assessment, strategic plan addressing the identified housing and community development needs, and strategies to address poverty, lead-based paint hazards, and develop a monitoring and institutional coordination program. Ms. Thompson led several public workshops and presented the Consolidated Plan to the City's 3-R Committee and City Council. *Status: Complete.*
- **County of Monterey, Grants Technical Assistance.** Project Manager responsible for preparation of CDBG and HOME grants including implementation and administration of grants. Developed a comprehensive work program for grant administration and processing as well as conducting Davis-Bacon labor standards monitoring. *Status: Complete.*
- **City of Citrus Heights, NEPA Documentation.** Provided technical assistance with HUD-required Consolidated Plan and NEPA reporting for the Community Development Block Grant and Economic Development Initiative Grant. *Status: On-going, as-needed.*
- **Laurin Associates, Community Development Manager.** Contract management for community development projects, including Community Development Block Grant (CDBG) and HOME Investment Partnership programs, housing elements, consolidated plans, funding applications, and housing condition and household income surveys. Ms. Thompson also prepared market studies for single family and multifamily residential projects in urban and rural areas throughout the United States.

Professional Affiliations

American Planning Association

John DeMartino

GIS

Education

Bachelor of Sciences, Geology, California State University, Northridge

Bachelor of Sciences, Economics, Florida State University, Tallahassee, Florida

Experience and Current Responsibilities

Mr. DeMartino has eight years of GIS experience, including six as lead analyst. His experience includes implementation of GIS applications for transportation, public works, municipal planning, and natural resources management projects. Mr. DeMartino is knowledgeable of the latest GIS software and technologies including ArcGIS 8.X/9.X, ArcINFO Workstation, ESRI ArcPad mobile GIS, ArcPad Application Builder, Trimble TerraSync and Trimble Pathfinder Office GPS software, ERDAS Imagine and ERDAS StereoAnalyst, and several ArcGIS extensions. Mr. DeMartino is very familiar with California spatial data and has been responsible for the data capture/creation, management, and analysis for many projects within the state.

Relevant Project Experience

- **Madera Ranch Mine LLC, Madera Ranch Quarry Project Regulatory Compliance, Senior GIS Analyst.** Provided all GIS analysis/cartography for technical studies, Mine Reclamation Plan, Clean Water Act 404 Individual Permit, Section 401 Water Quality Certification Waiver, and ESA Section 7 Biological Assessment for a 100 acre mine project in Madera County.
- **City of Elk Grove. Roadway Improvement Projects Regulatory Compliance. Senior GIS Analyst.** Provided all GIS analysis/cartography for several road and intersection projects in the City of Elk Grove necessary to prepare Clean Water Act 404 Individual and Nationwide Permits, Section 401 Water Quality Certifications, CDFG 1602 Streambed Alteration Agreements, and ESA Section 7 Biological Assessments.
- **City of Rancho Cordova Blight Assessment. Senior GIS Analyst.** Designed and implemented mobile GIS application for blight assessment survey of residential units in the Rancho Cordova Redevelopment Area. Trained survey staff on GIS and GPS data collection techniques. Designed and managed and analyzed spatial data
- **Parsons, Sacramento, CA, Senior GIS Specialist.** Served as the primary cartographer for Parsons Water and Infrastructure Planning sector, providing high quality maps for all reports and presentations. Lead staff in field collection of GIS data using Trimble GPS equipment and Nikon total station for sub-meter accuracy. Responsible for designing and building complex geodatabases and data dictionaries for data creation/collection. Provided GIS analysis and employed spatial modeling techniques as required. Analyzed aerial and satellite imagery for mapping projects. Designed and built Access databases including custom forms and queries. Provided on-site ArcPad training for client staff. Integrated CAD data into GIS environment.

Major projects included: Heavenly 2004 Master Plan; Davis-Monthan A.F.B Joint Land Use Study (JLUS); Gila Bend A.F.B. JLUS, Luke Auxiliary Field #1 JLUS; City of Santa Rosa Burbank Ave Extension; Round Valley cultural survey; California High Speed Rail; California State Route 4; Southern Nevada Water Authority In State Water Resources project.

- **VESTRA Resources, Inc., Redding, CA, GIS Analyst.** Independently responded to technical and administrative instructions for a variety of high-level GIS projects including:
 - Building and editing large GIS county parcel databases for VESTRA's State and Local Government Division.
 - Georeferencing aerial photos and processing multi-spectral imagery products for VESTRA's Agriculture Division.

- Creating large GIS digital data sets of vegetation types for VESTRA's Natural Resources Division. Organized and delegated work to a pool of GIS technicians. Supervised and provided quality control for the work of other GIS technicians.
- Assisted VESTRA's Environmental Services division with GIS projects. Designed custom interfaces for mobile GIS applications.
- **Natural Hazards Disclosure, Inc., Canyon Country, CA, Senior GIS Specialist.** Trained, supervised, and mentored staff of GIS technicians. Designed and maintained GIS databases of state- and federally-declared environmental hazard zones. Generated Natural Hazard Disclosure Statements and Phase I record reviews and responded to client inquiries. Produced custom maps for marketing studies and sales presentations. Developed new business in rural communities by conducting a series of sales presentations. Created training manual for GIS staff.