

NOTICE

The Urban Community Development Commission (UCDC) was established by Ordinance August 15, 1975 to function as the governing body of the Community Redevelopment Agency. Its purpose is to aid in planning and implementing projects in the City of Compton. Pursuant to Section 54957.5 of the California Government Code, Any writings (Except for those writings which are exempt from disclosure) which are distributed to all or a majority of the members of the City Council are available for public inspection in the lobby of the City Council Chambers and in the office of the City Clerk during regular business hours.

URBAN COMMUNITY DEVELOPMENT COMMISSION AGENDA

**Wednesday, November 12, 2008
2:50 PM**

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

ORAL AND WRITTEN COMMUNICATION

UNFINISHED BUSINESS

NEW BUSINESS

1. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING ACCEPTANCE OF PROPOSALS FOR AND ENTERING INTO CONTRACTS WITH VARIOUS VENDORS FOR ASTM COMPLIANT PLAYGROUND APPARATUS, INSTALLATION AND INSTALLATION OF RUBBERIZED SAFETY SURFACE UPGRADES AND FENCING TO ENHANCE THE RAYMOND STREET PARK RENOVATION PROJECT
2. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, ACCEPTING THE PROPOSAL OF MUNICIPAL RESOURCES CONSULTANTS TO PREPARE AND PROCESS THE NORTH DOWNTOWN COMPTON SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

November 12, 2008

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, ACCEPTING THE PROPOSALS FOR AND ENTERING INTO CONTRACTS WITH VARIOUS VENDORS FOR ASTM COMPLIANT PLAYGROUND APARATUS, INSTALLATION AND INSTALLATION OF RUBBERIZED SAFETY SURFACE UPGRADES AND FENCING TO ENHANCE THE RAYMOND STREET PARK RENOVATION PROJECT

SUMMARY:

Requesting the Commission's acceptance and approval of the proposals submitted by Recreation by Design, Quality Fence Co., Inc. and Artisan Precast for the purchase and installation of American Society of Testing Methods (ASTM) compliant playground apparatus, installation and installation of rubberized safety surface upgrades and fencing to enhance the Raymond Street Park Renovation Project in the Compton Redevelopment Project Area.

BACKGROUND:

In 2005 the City applied for and received Los Angeles County Regional Park and Open Space District funds in the amount of \$335,923.87 to renovate Raymond Street Park.

In September 2006, pursuant to Section 1409 of the City Charter, it was determined that this work was of urgent necessity for the preservation of life, health or property, in that the residents were concerned about the safety hazard the park presented. The first phase of the project included ADA compliant upgrades, restroom renovations, replaced lighting fixtures, field grading and park landscape.

The majority of the renovation is complete. In furtherance of the proposed development, it has been determined that the existing play structure is not American Society of Testing Methods (ASTM) compliant. The Agency and the City have deemed it necessary to install playground apparatus that meets the current Federal ASTM guidelines.

#1.

Raymond Street Park Renovation
November 12, 2008
Page 2

The park is also in need of fence replacement. The existing fence has been in place for at least two (2) decades. The fence has missing sections, foundation damage, and does not properly secure the park after hours. Adequate fencing will prevent community traffic from accessing the park during hours of non-operation. Unauthorized use of the park will result in vandalism and an increase in operational costs.

The Health and Safety Code, Section 33445 permits an Agency to pay for the costs of improvements of publicly owned real property provided that certain findings are made by the Agency that: a) the improvements would alleviate blight in the project area; b) the improvements will benefit the immediate area in which the park is located; and c) there is no other reasonable means of financing the improvements absent Agency assistance.

STATEMENT OF THE ISSUES:

Staff requested and received bids for playground structures, site work and installation of equipment and installation of a rubberized surface as follows:

Company	Play Structure	Site Work/Installation	Rubberized Surface	Total
Recreation By Design	\$43,017.10	\$25,392.00	\$21,912.41	\$90,321.51
Miracle	\$80,087.06	\$41,730.50	\$65,260.64	\$187,078.20

Recreation By Design, Inc. submitted the most responsive bid for the play structure, installation and installation of a rubberized surface, in an amount not to exceed Ninety Thousand, Three Hundred Twenty One Dollars and Fifty One Cents (\$90,321.51). Staff is requesting that a purchase order in the amount of \$90,321.51 be issued to Recreation By Design.

Staff requested and received bids for installation of 250 ft. of 10 ft. high chain link fence with sand colored privacy slats as follows:

Company	Bid amount
All Pro Fence	\$11,680.00
R.P.M. Masonry	\$14,500.00
Quality Fence Co., Inc.	\$ 7,460.00

Quality Fence Company, Inc. submitted the lowest most responsive bid for the installation of chain link fencing, in an amount not to exceed Seven Thousand, Four Hundred Sixty Dollars (\$7,460.00).

Staff also requested and received bids for installation of 200 ft. of 8 ft. high Block wall fencing as follows:

Company	Bid amount
All Pro Fence	\$32,800.00
Artisan Precast	\$28,080.00
Superior Concrete Products	\$37,300.00

Raymond Street Park Renovation – Change Order
November 12, 2008
Page 3

Artisan Precast submitted the lowest most responsive bid for the installation of chain link fencing, in an amount not to exceed Twenty Eight Thousand, Eighty Dollars (\$28,080.00).

FISCAL IMPACT:

That the funds for these improvements totaling One Hundred Twenty Five Thousand, Eight Hundred Sixty One Dollars and Fifty One Cents (\$125,861.51) are available in account number 1200-800-000-4330.

STAFF RECOMMENDATION

That the attached resolution authorizing the Executive Secretary to pay for the above-listed improvements to the Raymond Street Park Renovation Project be approved and purchase orders be issued as follows:

Recreation By Design in an amount not to exceed Ninety Thousand, Three Hundred Twenty One Dollars and Fifty One Cents (\$90,321.51).

Quality Fence Co., Inc. in an amount not to exceed Seven Thousand, Four Hundred Sixty Dollars (\$7,460.00).

Artisan Precast in an amount not to exceed Twenty Eight Thousand, Eighty Dollars (\$28,080.00).

**KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT**

**ALAN PYEATT
ACTING PUBLIC WORKS DIRECTOR/CITY ENGINEER**

**CHARLES EVANS
EXECUTIVE SECRETARY**

CE:CB:SDZ:sdz

RESOLUTION NO. _____

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, ACCEPTING THE PROPOSALS FOR AND ENTERING INTO CONTRACTS WITH VARIOUS VENDORS FOR ASTM COMPLIANT PLAYGROUND APARATUS, INSTALLATION AND INSTALLATION OF RUBBERIZED SAFETY SURFACE UPGRADES AND FENCING TO ENHANCE THE RAYMOND STREET PARK RENOVATION PROJECT

WHEREAS, the Community Redevelopment Agency of the City of Compton (the “Agency”) is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, Section 33445 of the Health and Safety Code permits the Agency to pay for the costs of improvements of publicly owned real property provided that certain findings are made by the Agency, to which the Agency does find that: a) the improvements would alleviate blight in the project area; b) the improvements will benefit the immediate area in which the park is located; and c) there is no other reasonable means of financing the improvements absent Agency assistance; and

WHEREAS, approval of funding from the Agency is requested to accept the proposals and enter into contractual agreements with various vendors for the purchase of American Society of Testing Methods (ASTM) compliant playground apparatus, installation and installation of rubberized safety surface upgrades and fencing to enhance the Raymond Street Park Renovation Project; and

WHEREAS, the Agency is facilitating Federal ASTM upgrades and improvements that will benefit the immediate area where the Raymond Street Park is located; and

WHEREAS, new fencing is necessary to secure the park and protect the City’s investment; and

WHEREAS, staff requested bids for playground apparatus and installation and rubberized asphalt and installation; and

WHEREAS, Recreation By Design, Inc. submitted the lowest most responsive bid for the play structure, installation and installation of a rubberized surface, in an amount not to exceed \$90,321.51; and

WHEREAS, staff requested and received bids for 250 ft. of 10 ft. high chain link fencing with sand colored privacy slats; and

WHEREAS, Quality Fence Company, Inc. submitted the lowest most responsive bid for the installation of chain link fencing, in an amount not to exceed Seven Thousand, Four Hundred Sixty Dollars (\$7,460.00); and

WHEREAS, staff also requested and received bids for installation of 200 ft. of 8 ft. high Block wall fencing; and

RESOLUTION NO. _____
Page 2

WHEREAS, Artisan Precast submitted the lowest most responsive bid for the installation of chain link fencing, in an amount not to exceed Twenty Eight Thousand, Eighty Dollars (\$28,080.00); and

WHEREAS, funds for this project are available in account number 1200-800-000-4330.

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the Executive Secretary is hereby authorized to enter into a contract with and issue a purchase order to Recreation By Design in an amount not to exceed Ninety Thousand, Three Hundred Twenty One Dollars and Fifty One Cents (\$90,321.51).

SECTION 2. That the Executive Secretary is hereby authorized to enter into a contract with and issue a purchase order to Quality Fence Company, Inc. in an amount not to exceed Seven Thousand, Four Hundred Sixty Dollars (\$7,460.00).

SECTION 3. That the Executive Secretary is hereby authorized to enter into a contract with and issue a purchase order to Artisan Precast in an amount not to exceed Twenty Eight Thousand, Eighty Dollars (\$28,080.00).

SECTION 4. That the funds are available in the fiscal year 2008/2009 budget in Account No. 1200-800-000-4330.

SECTION 5. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, Agency Counsel, City Controller, Community Redevelopment Agency, Agency Clerk and Public Works Department, Street Maintenance Division.

SECTION 6. That the Chairman shall sign and the Clerk shall attest to the adoption of this resolution.

ADOPTED this _____ day of _____, 2008.

**CHAIRMAN OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

ATTEST:

**CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

RESOLUTION NO. _____
Page 3

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF COMPTON)

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City Compton, hereby certify that the foregoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at the regular meeting thereof held on the _____ day of _____, 2008.

That said resolution was adopted by the following vote, to wit:

AYES: COMMISSIONERS-
NOES: COMMISSIONERS-
ABSTAIN: COMMISSIONERS-
ABSENT: COMMISSIONERS-

CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Community Redevelopment

RESOLUTION TITLE: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING ACCEPTANCE OF PROPOSALS FOR AND ENTERING INTO CONTRACTS WITH VARIOUS VENDORS FOR ASTM COMPLIANT PLAYGROUND APARATUS, INSTALLATION AND INSTALLATION OF RUBBERIZED SAFETY SURFACE UPGRADES AND FENCING TO ENHANCE THE RAYMOND STREET PARK RENOVATION PROJECT

<ManagersName>
DEPARTMENT MANAGER’S SIGNATURE

<ManagersDate>
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

<ControllerName>
CITY CONTROLLER

<ControllerDate>
DATE

<CityManager>
CITY MANAGER

<CityManagerDate>
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

November 12, 2008

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

**SUBJECT: ACCEPTING THE PROPOSAL OF MUNICIPAL RESOURCE CENTER
TO PREPARE AND PROCESS THE NORTH DOWNTOWN COMPTON
SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT**

SUMMARY

Request that the Commission accept the proposal of Municipal Resource Center to prepare and process the Environmental Impact Report for the North Downtown Compton Specific Plan.

BACKGROUND

The Community Redevelopment Agency (Agency) has prepared a Draft North Downtown Compton Specific Plan for the area comprising of approximately 78 acres bounded by Rosecrans Avenue on the north, Willowbrook Avenue on the west, Compton Boulevard on the south, and Alameda Street on the east. In keeping with the City's capstone vision of "Birthing a New Compton," the specific plan will be used as the framework to achieve a uniquely identifiable North Downtown area that is economically vibrant, pedestrian-oriented, and a multi-cultural destination for entertainment, shopping and dining.

STATEMENT OF THE ISSUE

Prior to adopting the specific plan, the Agency must prepare and certify an Environmental Impact Report (EIR) in accordance with the requirements of the California Environmental Quality Act (CEQA). The EIR document will require the Agency to comprehensively evaluate the potentially significant impacts that the implementation of the specific plan may create on the environment.

In order to produce a state of the art EIR document that responses to the stated vision for the downtown, the Agency must retain an experienced qualified consulting firm with A multidisciplinary background to integrate the city's smart growth strategy and the General Plan for a comprehensive document. In light of this high priority, the Agency staff solicited proposals from consulting firms to prepare the required Environmental Impact Report for the North Downtown Specific Plan. Proposals were received from the following firms:

Municipal Resource Center	\$175,222
Phil Martin & Associates, Inc.	\$276,775
ICF International, Inc	\$291,760

#2.

Upon completing its comprehensive review of the proposals, Agency staff concluded that each of these respective consulting firms is qualified by experience and background to prepare the required Environmental Impact Report. However, the proposal submitted by Municipal Resource Center in collaboration with Blodgett/Baylosis Associates presented the most responsive bid based upon their extensive environmental experience and expertise, the bid price as well as their on-going and long productive relationship with the Agency and City.

ANALYSIS

The area comprising the North Downtown Specific Plan is confronted with unique urban design challenges including areas in need of land use reconfiguration. Consequently, the Environmental Impact Report will have significant impact upon the General Plan as well as the Smart Growth Strategic Implementation Plan currently underway.

Blodgett/Baylosis Associates has over twenty years experience in providing a broad range of professional planning and environmental consulting services to municipalities. Over the course of the past four (4) years, Blodgett/Baylosis Associates has served as the environmental consulting firm for the City's Planning and Economic Development Department and has completed over 65 individual CEQA documents on behalf of the City.

Municipal Resource Center in partnership with Blodgett/Baylosis Associates represent a multi-disciplinary firm specializing in providing environmental review and analysis, planning, community development, economic development, and redevelopment to local jurisdictions. Oliver Mujica, representing Municipal Resources Center draws upon his 24 years of professional municipal experience. Municipal Resource Center's expertise with CEQA guidelines and regulations for Environmental Impact Reports stems from the direct project management experience in preparing and processing numerous Environmental Impact Reports, including the Environmental Impact Report for the National City Downtown Specific Plan which is similar to the North Downtown Compton Specific Plan and the Environmental Impact Report Addendum recently certified for the Orange County Great Park. Over the course of the past five (5) months, Municipal Resource Center has been assisting the Agency with land assemblage for marketing purposes.

Municipal Resources Center and Blodgett/Baylosis Associates thorough knowledge and experience with the California Government Code, California Redevelopment Law coupled with their extensive work in the City of Compton, provides them with the exceptional expertise and capability to prepare and process the North Downtown Compton Specific Plan Environmental Impact Report in a manner completely consistent with State requirements.

FISCAL IMPACT

Funds not to exceed \$175,222 are available in the Agency's 2008/2009 Fiscal Year Budget Account Number 1203-80-0000-4262.

RECOMMENDATION

Agency staff recommends that the Commission approve the attached resolution accepting Municipal Resource Center to prepare the Environmental Impact Report for the North Downtown Compton Specific Plan for the Agency.

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

RESOLUTION NO. _____

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, ACCEPTING THE PROPOSAL OF MUNICIPAL RESOURCES CONSULTANTS TO PREPARE AND PROCESS THE NORTH DOWNTOWN COMPTON SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

WHEREAS, the Community Redevelopment Agency of the City of Compton (the "Agency") is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, the Agency has prepared a Draft North Downtown Compton Specific Plan for the area comprised of approximately 78 acres, bounded by Rosecrans Avenue on the north, Willowbrook Avenue on the west, Compton Boulevard on the south, and Alameda Street on the east; and

WHEREAS, the Specific Plan will be utilized as a framework to revitalize North Downtown Compton and transform the City’s historic core into a vibrant, pedestrian-oriented destination point for entertainment, shopping and dining; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the Agency must prepare and certify an Environmental Impact Report prior to adopting the specific plan in order to thoroughly evaluate the potentially significant impacts of development on the environment; and

WHEREAS, the Agency must retain an experienced qualified consulting firm to prepare and process the state mandated Environmental Impact Report for the specific plan, in accordance with the guidelines and requirements of CEQA to permit adoption of the North Downtown Specific Plan; and

WHEREAS, the Agency solicited proposals from reputable planning consultant firms to prepare and process the required Environmental Impact Report for the North Downtown Specific Plan; and

WHEREAS, the Agency has determined that Municipal Resources Center in collaboration with Blodgett/Baylosis Associates is the most qualified firm to prepare the Environmental Impact Report for the North Downtown Specific Plan in an amount not to exceed \$175,222.00; and

WHEREAS, funds for this project are available in account number 1203-80-0000-4262.

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Executive Secretary is hereby authorized to accept the proposal of Municipal Resources Center for the preparation of the Compton Downtown Specific Plan in an amount not to exceed \$175,222.00.

Section 2. That the Executive Secretary is hereby authorized to execute the necessary agreements to finalize contract execution.

Resolution No. _____
Page 2

Section 3. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, City Attorney, City Controller, Community Redevelopment Agency, and Clerk.

Section 4. That the Chairman shall sign and the Clerk shall attest to the adoption of this resolution.

ADOPTED this ____ day of _____, 2008.

**CHAIRMAN OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

ATTEST:

**CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the foregoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at the regular meeting thereof held on the ____ day of _____, 2008.

That said resolution was adopted by the following vote, to wit:

AYES: COMMISSIONERS -
NOES: COMMISSIONERS -
ABSENT: COMMISSIONERS -
ABSTAIN: COMMISSIONERS-

**CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

#2.



September 5, 2008

Mr. Kofi Sefa-Boakye
Director of Redevelopment
City of Compton, Community Redevelopment Agency
205 South Willowbrook Avenue
Compton, California 90220

SUBJECT: ICF Proposal # 1-08125 submitted in response to Request for Proposal to Prepare and Process an Environmental Impact Report for the North Downtown Compton Specific Plan

Dear Mr. Sefa-Boakye:

ICF Consulting Services, LLC (an ICF International company hereafter referred to as ICF) is pleased to submit this proposal in response to the City of Compton, Community Redevelopment Agency (the Agency) request for proposal (RFP) entitled: *Prepare and Process an Environmental Impact Report for the North Downtown Compton Specific Plan*. As you will see in our proposal, ICF has the experience and requisite qualifications to perform the requested services.

Why ICF?

ICF recognizes that planning and redevelopment tools are primarily utilized by local jurisdictions, such as the Community Redevelopment Agency of the City of Compton, to enhance the economic vitality of their community. These tools include the adoption of specific plans that are intended to guide future community development with the specification of land use regulations, development standards, and design guidelines. The Community Redevelopment Agency of the City of Compton has taken the initial necessary steps to revitalize its central geographic core by preparing the Draft North Downtown Compton Specific Plan, and the City is now poised to proceed with its adoption. In order to do so, however, the California Environmental Quality Act (CEQA) requires the certification of an accompanying Environmental Impact Report (EIR) that analyzes and addresses any potential environmental effects that may occur as a result of implementing the North Downtown Compton Specific Plan. ICF values this opportunity to partner with the Community Redevelopment Agency to engage in the renaissance of the North Downtown area through the implementation of our aggressive work program for the preparation and processing of the required EIR.

For nearly 40 years, ICF has served as a leader in the environmental consulting industry by providing nationally recognized expertise to federal agencies, states and local governments to address site analysis, remediation, waste

September 5, 2008 Page 2 of 3

Mr. Kofi Sefa-Boakye
Community Redevelopment Agency
Compton, California

management, and other assistance relevant to the community redevelopment, including the preparation of EIRs. ICF continuously leverages our vast accomplishments to create success within new opportunities. ICF has prepared and processed a variety of EIRs in areas similar to Compton; we are uniquely qualified for this project. The ICF team of talented and experienced professionals will work in close collaboration with the Community Redevelopment Agency to ensure the ultimate success of this project within an aggressive work schedule.

The ICF project team assembled for this work program will be lead by following key professionals:

- **Scott A. Broten** – ICF Regional Office Manager. Mr. Broten will serve as the Principal-in-Charge for this project. He will draw upon his 20-plus years of extensive experience in managing diverse project teams across all of ICF's areas of expertise relevant to this assignment.
- **Linda Amato** – Project Manager. Ms. Amato has been managing and participating in planning and environmental projects for more than 20 years. Her experience working with communities and planning public facilities is extensive. She has worked on public and transportation projects throughout the United States, Canada, and Puerto Rico. Ms. Amato's primary focus is on the planning and environmental analysis. She has managed, prepared, and contributed to NEPA, CEQA, and SEPA environmental documents.

ICF and its team have significant recent experience working with the City of Compton on a number of important activities; several of these are listed below. We understand the overall goals and objectives of the City and are well prepared to deliver effective and efficient professional services in support of completing the proposed project.

- ICF assisted in the completion of the City's California Enterprise Zone Application which was successful in gaining this designation for the City.
- ICF provided HUD training to City employees and working with the local HUD office.
- ICF has recently embarked on facilitating the creation of the City of Compton's *Smart Growth Strategic Implementation Plan*, a road map for implementing its community redevelopment vision. In this plan, the City's vision will be precisely illustrated; the plan provides a clear set of concept designs for streetscapes, for catalyst sites, and for other projects considered critical for the City. The *Smart Growth Strategic*

#2.

September 5, 2008 Page 3 of 3

Mr. Kofi Sefa-Boakye
Community Redevelopment Agency
Compton, California

Implementation Plan will provide a direct step-by-step approach to promote Compton and break down the barriers which prevent the revitalization from gaining traction.

- Our partner for this effort, Municipal Resource Center, is currently assisting the Community Redevelopment Agency with the formulation of marketing strategies for its available properties.

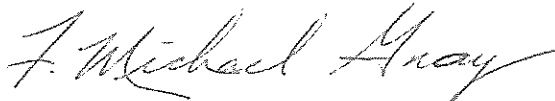
Through our recent collective experience serving the Community Redevelopment Agency of the City of Compton, the ICF Project Team thoroughly understands the environs that comprise the community, as well as the vision for *Birthing a New Compton*. We are confident that the ICF team can provide unparalleled professional services to the Community Redevelopment Agency for this crucial project, and we look forward to the challenges and solutions presented by this opportunity.

ICF assumes that the work would be performed under terms and conditions consistent with those of the current contract between ICF Consulting Services, LLC, and the City of Compton, dated April 25, 2008. Should the Agency have questions or require additional information on this proposal, please contact Mr. Scott Broten. Mr. Broten's contact information is provided below:

Scott Broten
Principal
ICF International
28202 Cabot Road, Suite 510
Laguna Niguel, California 92677

Office: 949-347-6110
Fax: 949-347-6161
[sbrotten@icfi.com](mailto:sbroten@icfi.com)

Sincerely,



F. Michael Gray
Vice President, Director of Contracts



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#2.



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1. Statement of Understanding

ICF International (ICF) understands that the City of Compton Community Redevelopment Agency wishes to retain an experienced qualified consulting firm to prepare and process an EIR so that the Community Redevelopment Agency can expedite the processing and adoption of the North Downtown Compton Specific Plan.

The Community Redevelopment Agency has prepared a Draft North Downtown Compton Specific Plan for the area comprised of approximately 78 acres, which is bounded by Rosecrans Avenue on the north, Willowbrook Avenue on the west, Compton Boulevard on the south, and Alameda Street on the east. The specific plan area considers unique urban design challenges, areas of particular economic interest, and areas in need of revitalization and higher-density development. The vision of the specific plan is to create a uniquely identifiable North Downtown for Compton that is an economically vibrant, pedestrian-oriented and multi-cultural destination. It is intended that the specific plan will be utilized to revitalize North Downtown Compton and transform the City's historic core into the place of destination for entertainment, shopping and dining. The specific plan area will be comprised of four districts: Compton Boulevard mixed-use, transit, residential, and Rosecrans Boulevard mixed-use.

The majority of the area addressed by the North Downtown Compton Specific Plan is currently zoned Limited Commercial (C-L). This zoning district allows for an assortment of retail shops, department stores, entertainment, restaurants, and some conditionally permitted uses. Situated to the northeast of the commercial core is an area zoned as Limited Manufacturing (M-L). This zoning district allows for a limited array of manufacturing and storage uses, and some conditionally permitted uses. In contrast, the area in the northwest quarter of the area is zoned Medium-Density Residential (R-M). This zoning district allows up to four residential units per parcel. There is also a small strip along Rosecrans Avenue that is zoned Commercial Manufacturing (C-M). This zoning district was established to allow for highway-related commercial enterprises, wholesaling, warehousing, and certain limited manufacturing operations. Public facilities are generally located along Willowbrook Avenue south of Elm Street; however, the only public facility within the area is the MLK Transit Center. The rest of the public facilities are located approximately one block south of the area boundary and include the City Hall, City Library, Los Angeles County Superior Courthouse, the City Police Department, and a U.S. Post Office.

The four districts included in the specific plan area are summarized below.

Compton Boulevard Mixed-Use District: The vision of this District is one of a traditional downtown. Retail storefronts will line vibrant, well-furnished sidewalks that enhance the pedestrian shopping experience, attracting residents and visitors alike. The character will reflect architectural styles from the historic era of North Downtown Compton, creating a traditional American Main Street environment. Traffic along Compton Boulevard will be "calmed," and the traditional street grid will be re-established with the extension of Tamarind Avenue and Palmer Street, and the reincorporation of East Magnolia and San Luis Streets. The addition of liner retail shops in the Renaissance Shopping Center will reduce the front setbacks and create a friendlier pedestrian environment by situating the parking lot behind the buildings. Additionally, structured parking will be located at key locations in the



1. Statement of Understanding

North Downtown area. National anchor stores, sit-down restaurants, a movie theater, unique signage, public spaces with pedestrian amenities, and an overall enhanced street environment will add to the North Downtown atmosphere.

Transit District: This District acts as a secondary civic and services hub for Compton. City and regional transportation services, including the Blue Line light-rail station, the City of Compton Chamber of Commerce, and a community center currently reside within this district. This area is also the future anticipated home of a new senior citizen center, a new public pocket park, and possibly the new home of a relocated U.S. Post Office. The vision for this District is to create a pedestrian-friendly hub of civic and multi-cultural activity infused with public art. District land uses will include city and regional transportation services and offices, Chamber of Commerce offices, transit-oriented retail, senior and recreational community centers, live/work lofts, and senior citizen housing. Additionally, the pocket park will have the ability to accommodate a small farmer's market, and space within the Transit Center will be available for use as a Civic Theater, or for other community-oriented entertainment events.

Residential District: This District is primarily made up of single and multi-family neighborhoods with a neighborhood retail center. This District contains many older California bungalows and Craftsman style homes, giving it a more intimate feel and historic character. The vision for this District is to build upon the existing quality fabric of the small-lot residential community, and recapture its historic charm through streetscape improvements and design guidelines. It will embrace the area's historic character and be respectful of the existing single-family residences in this neighborhood while simultaneously striving to eliminate localized elements of blight. Slower traffic, on-street parking, and a varied mix of family size and income levels (low-density, detached, single-family residential; medium-density, attached, single-family residential; and higher-density, multi-family residential) will play a vital role in fulfilling this vision.

Rosecrans Boulevard Mixed-Use District: The vision for this District is to incorporate attached, single-family residential and commercial structures. Prior to the construction of the Rosecrans Avenue Bridge, this corridor was a thriving commercial street filled with local stores. Following the scheduled demolition of the bridge, new retail development will re-invigorate the district as a pedestrian-friendly, mixed-use commercial area.

In summary, it is our understanding that The Community Redevelopment Agency has completed its internal review of the Draft North Downtown Compton Specific Plan and is now ready to proceed with the public hearing and adoption process. Thus, the Community Redevelopment Agency is seeking to retain a qualified consulting firm to prepare and process the State-mandated EIR, pursuant to the guidelines and requirements of CEQA.



2. Qualifications

Presented In the following sections are the qualifications of ICF and the Project Team for conducting the scope of work outlined in the RFP.

2.1 ICF International

ICF proposes to manage this project from the Orange County office, located at 28202 Cabot Road, Laguna Niquel, California, approximately 40 miles from the City of Compton. ICF has more than 3,000 employees in 50 offices in the U.S. and abroad; ICF corporate headquarters are located in Fairfax, Virginia. In February 2008, ICF acquired Jones & Stokes as a wholly-owned subsidiary of ICF. With this acquisition, ICF broadened and deepened its expertise in environmental planning and resource-management services.

ICF environmental professionals work cooperatively with clients, regulatory agencies, and the public to clearly define the goals, objectives, and processes of a wide variety of public and private development, restoration, and conservation projects. Since 1969, ICF has worked with federal agencies, states, local governments, planning commissions, tribes, and private clients on National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) projects relevant to development and redevelopment. In addition to overall NEPA and CEQA experience, ICF brings strong skills in the following technical areas: environmental investigation, remedial design, waste management, risk assessment, communications, transportation, environmental justice, smart growth, energy and housing and economic development. The ICF experience and skills integrate site cleanup, economic development, smart growth, transportation, and stakeholder involvement. From initial environmental studies and inventories to complex project design, implementation, and monitoring, we strive for efficient and effective solutions that meet clients' short- and long-range needs.

ICF routinely provides the following services to support CEQA/NEPA environmental documentation:

- Documentation management and preparation
- Biological resource studies including fisheries, vegetation, wetlands, wildlife, ESA, water resources
- Environment resource studies and analyses: land use, social, housing, employment and population projections; transportation/traffic; cultural resources (historic and archeological); public services and infrastructure; visual quality; air and noise
- Public outreach and communications
- Expert review of environmental documentation



2.2 Project Team

The qualifications and experience of the key ICF team members and their project roles are discussed below. A project organizational chart is shown on Figure 1, and the experience and qualifications of project staff are presented in Table 1. Resumes for project staff are included in Appendix A.

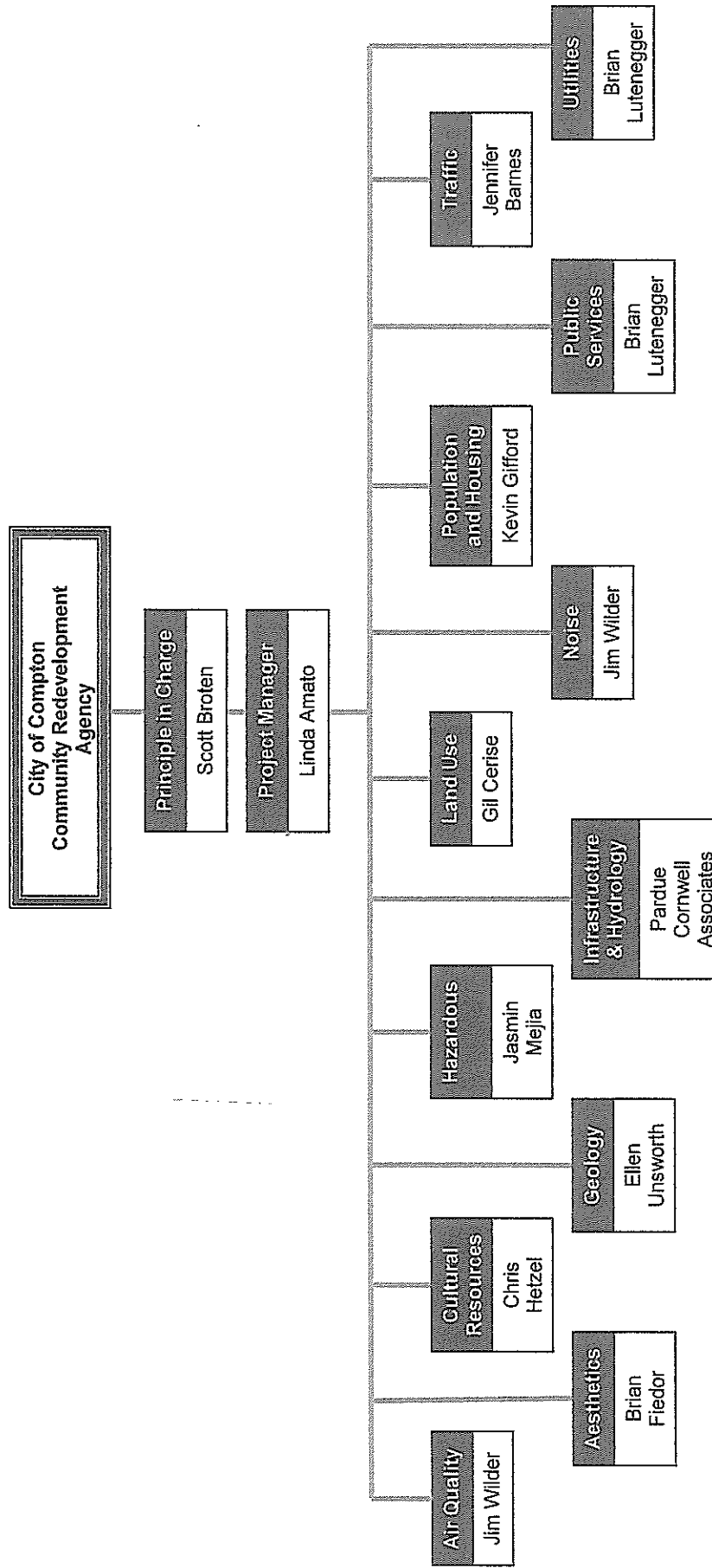
Principal-in-Charge (ICF)

Scott A. Broten will serve as Principal-in-Charge. Mr. Broten has extensive experience managing programs and projects involving multidisciplinary teams of ICF staff and subcontractors. He ensures superior client service, high quality products, and effective management of resources, budgets, and schedules, along with technical knowledge across all areas relevant to the project. Mr. Broten will have the full authority of ICF to delegate the necessary resources to complete this project and will ensure that the work is completed to the full satisfaction of the Community Redevelopment Agency.

Project Manager (ICF)

Linda Amato will serve as Project Manager. Ms. Amato has been managing and participating in planning and environmental projects for more than 20 years. Her experience working with communities and planning public facilities is extensive. She has worked on public and transportation projects throughout the United States, Canada, and Puerto Rico. Ms. Amato's primary focus has been on planning and environmental analysis. She has managed, prepared, and contributed to NEPA, CEQA, and SEPA environmental documents. Ms. Amato is an experienced project manager who routinely manages projects involving multiple subconsultants. She carefully assigns resources and accommodates changing priorities and budget considerations.

Figure 1: Project Organization





3. Related Experience

ICF has the requisite qualifications and experience to complete for the North Downtown Compton Specific Plan. As requested we have provided three detailed project descriptions that illustrate our experience. We have also provided summaries of additional EIRs that we have conducted in California.

3.1 Detailed Project Descriptions

Alessandro Business Park EIR	
Client	City of Riverside
Contact Information	Patricia Brenes, Senior Planner 3900 Main Street, 3 rd Floor Riverside, CA 92522 (951) 826-5371
Contract Amount	\$99,480
Start Date	September 2007
Est. Completion Date	June 2008
Project Location	Riverside, CA

In support of the Alessandro Business Park project an EIR was prepared for the City of Riverside. The proposed business park was located adjacent to the Sycamore Canyon Business Park Specific Plan. The project included grading, construction, and operation of a 36.62-acre business center for light industrial, warehouse distribution, and office uses. The project team also assisted the City with focused environmental documentation, general and focused biological resources surveys, wetland delineation and regulatory agency coordination, noise and air quality technical studies, and Phase I and II archeological resources surveys. Mitigation measures were identified to avoid, minimize, or reduce potentially significant impacts.

Western Realco Alessandro Business Park Project - EIR	
Client	City of Riverside
Contact Information	Ken Gutierrez, Planning Director 3900 Main Street Riverside, California 92522 (951) 826-5371
Contract Amount	\$109,400
Start Date	June 2007
Completion Date	In Progress
Project Location	Riverside, CA



3. Related Experience

On this project ICF are assisting the City of Riverside in preparing an EIR for the Western Realco Alessandro Business Park Project. The proposed project involves the grading, construction, and operation of a 36.62-acre business center for light industrial, warehouse distribution, and office uses within the southeast corner of the 79.89-acre property. Major areas of study include biological surveys for the burrowing owl, jurisdictional wetland delineation, air quality analysis and health risk assessment, water supply, and cultural resource survey.

Rider Distribution Center - EIR	
Client	Alere Property Group
Contact Information	Clark Neuhoﬀ, Chief Development Officer 100 Bayview Circle, Suite 310 Newport Beach, CA 92660 949-509-5000
Contract Amount	\$163,565
Start Date	October 2006
Completion Date	August 2008
Project Location	Perris, CA

ICF professionals are assisting the City of Perris in the preparation of an EIR and technical studies for the Rider Street Distribution Center Project. The project consists of the construction and operation of a 600,000 square foot industrial distribution center. The EIR will provide detailed analysis of environmental impacts related to construction and operation of the facility, including traffic, air quality, noise, aesthetics, biological resources, and cultural resources impacts.

3.2 Additional EIR Summaries

San Pedro Waterfront Development Plan EIR/EIS—Los Angeles Harbor Department

On this project ICF is preparing a joint EIR/EIS for the Los Angeles Harbor Department and the U.S. Army Corps of Engineers for a major redevelopment and associated infrastructure improvements for approximately 418 acres in the Port of Los Angeles. The project was planned to span an approximately 8-mile stretch of the San Pedro waterfront from the Vincent Thomas Bridge to the federal breakwater within the Los Angeles Harbor Department's property. The project includes several major components consisting of the following:

- New harbor cuts, wharfs, piers, and floating docks for a variety of waterfront activities, including berthing for visiting tall ships and other vessels, additional docks for pleasure craft, tugboats, and other recreational, commercial, and port-related uses;
- New and upgraded maritime and visitor-serving commercial and educational/cultural development opportunities;



3. Related Experience

- Expansion of the cruise ship industry with new berths and terminals;
- New open space and park areas, providing a 9.25 mile pedestrian promenade along the entire waterfront, landscaped areas, plazas, and other recreational amenities; and
- Transportation improvements that include realignment and improvements to Harbor Boulevard, extension of the Red Car light rail trolley system, and creation of multiple surface and structured parking facilities.

To support this work an extensive public outreach program was conducted to gain input into the plan and to identify alternatives to the proposed project; the project team worked with community groups and neighborhood councils, the Port Community Advisory Committee (and subcommittees), business groups, and members of the general public. ICF worked with the Port and the design team to develop alternatives and modify the proposed project based on scoping comments. Major environmental issues include air quality, noise, traffic, cultural resources, marine and terrestrial biological resources, aesthetics, geology and soils, hydrology and water quality, hazardous materials, land use and planning, recreation, public services and utilities, socioeconomic, and environmental justice.

Solana Beach Train Station EIR

An EIR for the City of Solana Beach was developed for its Mixed-Use Solana Beach Train Station. The project is located at the existing Solana Beach Commuter Rail/Amtrak Station site and includes 141 residential units, a performing arts theatre, retail, restaurant, office space, and several levels of underground parking. The focused EIR addresses traffic/circulation, aesthetics, biology, geology, noise, air quality, paleontology, land use, and water quality issues and will contain the necessary information to satisfy USACE and California Coastal Commission environmental review-related permitting requirements. In addition, ICF prepared a Categorical Exemption (CE) for the project's underground parking garage for rail users. The parking structure project consists of preparation of a CE and associated documentation that satisfied the FTA NEPA and funding requirements for the proposed 524-space below grade parking facility at the Solana Beach Train Station site. The proposed project includes using excavated material (approximately 50,000 cubic yards) for replenishment of the beaches of the City of Solana Beach. FTA approved the CE for this project in May 2006. The FEIR was approved by City Council in January 2008.

Panama/Ashe Commercial Center EIR – City of Bakersfield

ICF was retained by the City of Bakersfield to prepare a project EIR for a 20-acre commercial center project in southwest Bakersfield. The proposed project involves a request for approval and a GPA and concurrent zone change for 137,609 square feet of leasable commercial space and associated surface parking lots. The commercial space consists of 10 buildings, including a grocery store, a second major tenant building, 5 drive-thru restaurants, and 3 other buildings. Major environmental issues include urban decay, air quality, noise, traffic, cultural resources, aesthetics, geology and geohazards, biological resources, hydrology and water quality, hazardous materials, land use and planning, public services and utilities, and mineral resources. The project is currently in the environmental documentation phase.



3. Related Experience

SR-99/Hosking Commercial Center EIR – City of Bakersfield

ICF has been retained by the City of Bakersfield to prepare a program EIR for a 93-acre regional commercial center project in southern Bakersfield near State Route 99 (SR-99). The proposed project involves a request for approval and a GPA and concurrent zone change for 965,000 square feet of leasable commercial space and associated surface parking lots. The commercial space consists of anchor retail tenants, national destination specialty retail tenants, lifestyle commercial facilities, restaurants, a theatre, and possibly a hotel. Major environmental issues include urban decay, air quality, noise, traffic, cultural resources, hazardous materials, aesthetics, geology and geohazards, biological resources, hydrology and water quality, hazardous materials, land use and planning, and public services and utilities. The project is currently in the environmental documentation phase.

Old River Ranch Program EIR – City of Bakersfield

ICF completed an EIR for a 1,853-acre master planned community in southwest Bakersfield. The proposed project involved a GPA, circulation element amendment, zone change, tentative tract map, development agreement, and annexation. The proposed master plan featured 7,037 low- and high-density residential units; 686,080 square feet of commercial retail; 191,660 square feet of commercial office; and recreation and public facilities. Major environmental issues included agriculture conversion, air quality, noise, traffic, cultural resources, biology, hydrology and water quality, land use and planning, public services and utilities, and mineral resources.

Rosedale Ranch Program EIR – City of Bakersfield

ICF completed an EIR for a 1,655-acre master planned community in northwest Bakersfield. The proposed project involved a GPA, circulation element amendment, zone change, and annexation for 6,441 residential units; 211,266 square feet of commercial space; 2.4 million square feet of mixed-use retail and office space; and 3.5 million square feet of industrial uses. Environmental issues included agriculture, air quality, noise, traffic, cultural resources, biology, hydrology and water quality, land use and planning, public services and utilities, and oil/minerals.



4. Approach and Scope

ICF will utilize the following approach and scope of work to prepare and process the EIR for the North Downtown Compton Specific Plan.

4.1 Approach for Preparing and Processing the EIR

ICF will approach this significant effort by “partnering” with the Community Redevelopment Agency staff to ensure a clear understanding of the project goals and the information to be evaluated. ICF recognizes that the City of Compton is currently undertaking the preparation of a comprehensive General Plan Update, which includes a Program EIR. Therefore, the ICF Project Team will conduct a thorough review and evaluation of the technical information and analysis contained in the Draft Program EIR as a resource for the baseline environmental information that is already available. This exercise will ensure that a duplication of effort will not occur.

Throughout the preparation and processing of the EIR, there are some activities that are largely within the control of the Community Redevelopment Agency, as the lead agency, (e.g., project description, alternatives, number of rounds of internal review) and other activities whose duration is mandated by CEQA (e.g., public review periods). Accordingly, the ICF Project Team will rigorously manage the EIR process to ensure that the desired schedule of the Community Redevelopment Agency is maintained.

Throughout the preparation and processing of the EIR, the ICF Project Team will maintain close coordination with the Community Redevelopment Agency staff. This will be accomplished through regular meetings, telephone conferences, and electronic communication throughout the process to ensure ongoing access and coordination.

ICF's management approach and control systems have been developed through many years of involvement and experience with projects similar to this scope. Our approach has resulted in significant time and cost savings for our government and commercial clients. Our systems for technical planning and management cost and schedule planning and control, and quality assurance/quality control are well established and have been successfully applied to programs similar to those described in the RFP.

ICF recognizes the importance of implementing effective quality assurance procedures in all of our work. Peer reviews, senior management reviews, and editorial reviews of preliminary and interim draft documents are standard operating procedures. ICF takes a total quality management approach, a “do-it-right-the-first-time” attitude, by (1) building quality into each project at its outset by staffing tasks with the right skill mix and providing staff with training needed to produce high-quality products, (2) involving senior staff over the duration of a project to provide substantive direction and guidance, not just at crisis points or for last-minute reviews of deliverables, and (3) maintaining flexibility to ensure that the most qualified staff and most effective quality assurance procedures are



4. Approach and Scope

employed for each task. This approach is successful as evidenced by the fact that 80% of our business is for repeat customers.

ICF has extensive experience managing subcontractors. We work with subcontractors much the same way we work with our own staff and have equally high expectations of their abilities, recognizing that we are ultimately responsible for financial accountability on any contract for which we are the prime contractor. Subcontractors will be carefully selected on the basis of their specific areas of expertise, their proven track records in the areas for which we are requesting their services and their understanding of and agreement with our subcontract terms and requirements for quality control and timeliness. We typically obtain work plans and budget estimates from our subcontractors, and then establish a labor hour and dollar ceiling for each assignment. Project Managers will monitor the performance of the subcontractors engaged by The ICF Project Team.

4.2 Scope of Work for Preparing and Processing the EIR

As outlined in the RFP provided by the Community Redevelopment Agency, the following tasks will be completed by ICF to prepare and process the EIR for the North Downtown Compton Specific Plan, pursuant to CEQA requirements.

4.2.1 Kick-Off Meeting

Upon the authorization to proceed, a meeting will be conducted by the ICF Project Team with the Director of Redevelopment and City staff to discuss the project parameters, refine the scope of work, finalize the work schedule, and to obtain all of the documents and information that will be required to prepare the Draft EIR. It is anticipated that this meeting will be held at City Hall or other location selected by the Community Redevelopment Agency. ICF will prepare an agenda for the meeting and work with the Community Redevelopment Agency to develop an attendee list. We assume that the kick-off meeting will last a half day and will involve major stakeholders. The kick-off meeting will be attended by up to two senior ICF CEQA consultants.

4.2.2 Initial Study and Notice of Preparation

Based on the contents of the Draft North Downtown Compton Specific Plan, an Initial Study and Notice of Preparation (NOP) will be prepared by ICF and submitted to the Director of Redevelopment for a screen-check review. The Initial Study and NOP will follow a format acceptable to the City and meet the City's CEQA requirements; it will include a completed Environmental Checklist Form and written explanations as to how each environmental discipline will or will not be impacted by the implementation of the proposed specific plan. The Initial Study will also include a complete project description, figures showing the location of the specific plan area from a regional and local standpoint, and USGS topographic maps with the boundaries of the specific plan area clearly



4. Approach and Scope

identified. The Initial Study will be submitted to the Director of Redevelopment, and any changes/comments will then be incorporated into the document prior to production and distribution.

A distribution list will be prepared of all responsible agencies, individuals, and special interest groups that must receive copies of all documents pursuant to CEQA. The agencies and individuals will be identified that are required to be contacted pursuant to Sections 15096 and 15381 of the CEQA Guidelines, and the list will be submitted to the Director of Redevelopment for review and approval. In addition, the Director of Redevelopment shall provide the names and addresses of any individuals and organizations on file with the City that have requested to be contacted subject to Section 15082 of the CEQA Guidelines. The final distribution list will be submitted to the Director of Redevelopment for review and approval. Correspondingly, copies of the Initial Study, NOP, and all other CEQA required documents will be distributed by mail for a 30-day review period.

4.2.3 Scoping Meeting

Pursuant to Section 15082(c) of the CEQA Guidelines, the ICF Project Team will conduct a public scoping meeting approximately two weeks after the Initial Study and NOP are mailed. The Community Redevelopment Agency will be responsible to secure a location and make arrangements for the scoping meeting. The Community Redevelopment Agency shall publish a public notice of the time and location of the scoping meeting. The comments and concerns expressed at the scoping meeting will be noted and, after the scoping meeting, a meeting will be conducted with Community Redevelopment Agency and City staff to discuss the comments and determine if new environmental impacts were raised and must be included in the Draft EIR.

4.2.4 Prepare Draft Environmental Impact Report

ICF will commence preparation of the Draft EIR once the Initial Study and NOP are completed and mailed. The existing and proposed Compton General Plans, Compton General Plan EIR's, sub-consultant reports, and all other applicable public resource documents necessary to prepare the Draft EIR for the North Downtown Compton Specific Plan will be referenced. The proposed following scope of work and report organization will be conducted and used to prepare the Draft EIR in compliance with CEQA.

4.2.4.1 Introduction

Overview: This section will provide a detailed description of the project and the purpose of the EIR.

Statutory Authority: This section will cite the sections of CEQA that require the EIR and the sections of CEQA to which the EIR must comply.



4. Approach and Scope

Issues to be Addressed: This section will list the environmental issues to be addressed in the EIR based on the completion of the Initial Study Checklist and responses to any new environmental issues that will be addressed as a result of the NOP scoping meeting.

Organizations Affiliated with the Project: This section will include the contact information for the Lead Agency and the consultants.

Project Alternatives: This section will briefly describe the project alternatives that will be discussed in the EIR and identify the preferred project alternatives.

Areas of Controversy/Issues to be Resolved: This section will summarize the issues that were raised by those agencies/individuals responding to the NOP and identify the agency/individual that provided each comment.

Executive Summary: A table will be prepared to summarize the potential project impacts, mitigation measures, and the impacts remaining after incorporation of the recommended mitigation measures for each environmental discipline evaluated in the EIR.

4.2.4.2 Project Description

Project Location and Boundaries: The specific plan area will be described narratively. In addition, as recommended in CEQA, area boundaries will be depicted on a regional map, a local vicinity map, and a USGS topographic map; and aerial photographs showing the specific plan area and surrounding land uses will be provided.

Environmental Setting: This section will describe the setting of the City of Compton in general and the specific plan area in particular. Included in the general overview descriptions will be information on the City's population, geographic location in relation to the surrounding cities, types of industry, housing, etc. The existing land uses within the specific plan area and in the immediate vicinity will be described in detail along with surface photographs of the sites and surrounding areas.

Project Description: A complete and detailed description for the specific plan area will be provided in the EIR. The project description will be referenced as the basis for the CEQA analysis of the EIR.

Intended Use of the EIR: This section will list and describe in detail the intended use of the EIR; discretionary approvals of the EIR will be referenced in the future in conjunction with the required discretionary project approvals.

Environmental Setting, Project Impacts, Mitigation Measures and Unavoidable Adverse Impacts: The environmental disciplines listed below will be addressed in the EIR; discussion of each discipline will include sections on environmental setting, project impact, mitigation measures, and unavoidable adverse impacts. Each project



4. Approach and Scope

impact section will state the threshold criteria used to evaluate significant environmental. The City will be responsible for providing the threshold criteria for use in the EIR.

Based on the experience of the ICF team in preparing EIRs, it is anticipated that the environmental disciplines discussed below will need to be addressed to comply with CEQA.

Aesthetics – This section will describe the aesthetics of the project site and surrounding area, including the types of existing buildings and landscaping on the site, the surrounding development, any scenic resources associated with the site and the area, including the immediate project area and distant landmarks. The narrative description will be documented with surface photographs of both the project site and the surrounding area to document aesthetic and visual resources that currently exist. Both on-site and off-site photographs will be provided. All aesthetic and visual documentation provided by the project applicant will be incorporated to accurately show the present and developed conditions. The views of the site from surrounding areas will be discussed and photo-documented to fully describe the aesthetics of the project site. No visual simulations will be performed by the ICF team; it is assumed that any simulations that may be necessary will be developed by the Agency.

The aesthetics section will reference the Compton General Plan with respect to visual goals and policies. The aesthetics analysis will describe the aesthetic and visual changes that are proposed by the project, identify any aesthetic impacts, particularly to the surrounding land uses, and evaluate how the project meets the goals and policies of the General Plan.

This section will analyze the potential light and glare of the project on the adjacent land uses. In particular, this section will evaluate the potential light and glare impacts of the project to adjacent land uses due to building glazing, interior and exterior building lighting, parking lot lights, automobile lights, etc. City policies and guidelines for light and glare will be referenced. Measures to mitigate potential aesthetic impacts, including design features, landscaping, screening, setbacks, light shielding and/or light placement, etc., will be recommended when required by CEQA to reduce identified aesthetic impacts.

Air Quality – The existing air environment will be described in terms of meteorology, local topography affecting pollutant dispersion, and ambient air monitoring data. A summary of current air management efforts that may be related to the proposed project will be provided with particular emphasis on the 2007 Air Quality Management Plan (AQMP), and the requirements for air quality assessments identified in the South Coast Air Quality Management District's (SCAQMD's) CEQA Handbook. Sensitive air quality receptor areas within the project vicinity will be identified.

The air quality impacts of the proposed project can be divided into short-term dust generation, local impacts, and long-term regional air pollution increases. Short-term dust and emission generation due to construction activities will be forecasted. A localized significance threshold (LST) analysis as prescribed by the



4. Approach and Scope

SCAQMD will be performed. Measures to reduce dust generation are required by the South Coast Air Quality Management District. The 2007 AQMP also contains measures for control of emissions due to construction activity; these will be included in the list of mitigation measures. Long-term emissions may be generated due to increased traffic and the combustion of natural gas. The emissions generated by these sources will be assessed and compared to potential regional air quality impacts. Measures will be developed to reduce significant air quality impacts to the extent possible.

As part of the above scope for air quality ICF will also conduct CEQA-required studies related to greenhouse gas/climate change and human health risk. These two subtasks are described below:

Greenhouse Gas/Climate Change Assessment – This is a relatively new area of analysis for CEQA, resulting from the passage of Assembly Bill 32, the Global Warming Solutions Act of 2006, and suits filed by the State Attorney General and other groups against several EIR's for failing to address climate change impacts. There is not yet consensus on what types of projects should require a greenhouse gas/climate change assessment or even what the assessment should contain in terms of analysis, significance findings, and mitigation. The following paragraphs present our proposed scope of work based on the guidance that is currently available. ICF will continue to follow developments in this area and apply current state of the art methodologies and analysis strategies when the document is prepared.

There are no standards or significance thresholds established by the South Coast Air Quality Management District (SCAQMD) or the California Air Resources Board (CARB) for greenhouse gas emissions. The existing environment section for this discipline will provide a general background on state, national, and global greenhouse gas generation, the recognition that it is a global problem, and acknowledgement of the major sources of greenhouse gas emissions. Regional emission inventories are available for the state. Therefore, it will be possible to provide a regional context to the emissions that are forecasted.

As specified in the CEQA guidelines, the project greenhouse gas emissions will be treated as new emissions. Emissions for the current land use plan will also be determined. Greenhouse gas emissions are different from standard air emissions. For standard air emissions, air quality impacts on an air basin or even at a neighborhood level are of concern. For greenhouse gas emissions, the perspective is global, not local. This section will include a discussion that these emissions may not necessarily be new emissions assignable to the project since housing and other services are primarily population driven.

Many gases make up the group of pollutants that are believed to contribute to global climate change. Carbon dioxide (CO₂) is the major pollutant of concern for climate change impacts caused by urban development. Tools are available for forecasting the major pollutant categories associated with new projects. URBEMIS2007 will be used to calculate emissions of CO₂ from

4. Approach and Scope

construction vehicles, offsite electric generation, and onsite emissions from natural gas combustion (i.e., water heaters and space heaters).

The need for mitigation measures is an open question at this time. Some feel that since there are no threshold criteria, there can be no impacts, and without impacts, there is no need for mitigation. Recently, Attorney General Jerry Brown submitted a comment letter on a large specific plan, indicating that most projects should be treated as causing a cumulative impact; he has issued a list of mitigation measures that he recommends be considered on a project-by-project basis. The California Office of Planning and Research (OPR) has also recently released guidelines for greenhouse gas assessments; these are similarly vague with respect to whether mitigation measures are required or not.

Health Risk Assessment – The purpose of conducting a Health Risk Assessment (HRA) will be to assess the potential cancer risks from the Alameda Corridor and the Metro Blue Line that may impact the proposed residential uses. ICF will provide background information on toxic air contaminants with a focus on traffic emissions. A summary of the Multiple Air Toxics Exposure Study (MATES-II) will be presented with emphasis on its relevance to the project area. This discussion will provide the background and existing setting as required under CEQA.

ICF will calculate the potential health risk for up to six locations within the project site that could be impacted by the Alameda Corridor and Metro Blue Line. The HRA results are typically presented in terms of increased deaths per million people. The health risk for this project will be based largely on the traffic emissions from the freeway and railway. While other contaminants may contribute to the total health risk, the data recently released by the Air Resources Board, as well as other analyses that have been reviewed, focus on the diesel soot component. The key to the HRA analysis is that the average contaminant exposure is based on a 70-year period. This analysis is complicated by the fact that several key factors are changing over time, including weather, vehicular emission rates, and traffic volumes (both daily and annually). To prepare the assessment, a number of computer runs will be conducted and combined to provide a single 70-year impact.

The AERMOD computer model will be used for the analysis. The freeway and railway will be assessed for toxic emissions. An existing HRA is available for the airport, and another assessment for the airport may be in progress. We will use these assessments for the contribution of the airport, which will be added to the concentrations that ICF projects for the railway and freeway. Key receptor locations will be selected across the project site to clearly document the range of exposure at all on-site locations.

The assessment will be presented in a report. The report will contain background on air toxic contaminants, the methodology utilized, the results, and discussion of results.



4. Approach and Scope

Cultural Resources – ICF will prepare a Phase I Cultural Resource Assessment for the project. ICF will conduct a records search at the South Central Coastal Information Center at Cal State Fullerton for all previously recorded prehistoric or historical sites located within the subject property and vicinity, conduct a field reconnaissance of all areas of the site that are accessible for survey, and prepare a narrative report describing the study and its result. The results of the report will be incorporated into the Cultural Resource section of the EIR. Mitigation measures will be recommended, if required, to mitigate any identified cultural or historical resource impacts.

Geology/Soils – In Los Angeles County, as in much of California, geologic hazards represent important factors in land use planning. The EIR will address the specific geohazards relevant to the North Compton Specific Plan area, including but not limited to evaluation of proximity to the active, state-zoned Newport-Inglewood fault. This section will include a comprehensive analysis of impacts related to seismic hazards, soil characteristics, mineral and energy resources, and paleontological resources as a result of revitalization under the proposed new specific plan. As appropriate, the EIR will also identify programmatic mitigation approaches to ensure that potential impacts are avoided or reduced through the planning process, in a manner consistent with the current standards of care for engineering geology, geotechnical engineering, and paleontology.

ICF has assumed that access will be provided to information collected during the specific plan development process, including any baseline reports and/or geotechnical studies. No new fieldwork or research is proposed as a part of the EIR process; however, a supplemental scope of work could be prepared, if necessary, to develop any additional studies that are desired. Assessment of paleontological resources, analysis of paleontological resources impacts, and development of paleontological mitigation approaches, if necessary, will follow guidelines of the Society of Vertebrate Paleontology.

Hazards and Hazardous Materials – Because of the Compton area's history of light industrial and high-tech land uses, redevelopment under the North Downtown Compton Specific Plan may require some level of site mitigation before residential development can begin. The EIR will identify known contaminated sites, assess the potential for additional unknown contamination, and evaluate potential impacts related to worker and public exposure during and following redevelopment. If potentially significant impacts are identified, the EIR will include programmatic approaches to ensure that health and safety impacts can be mitigated to less than significant levels, consistent with all applicable regulatory guidance, including ASTM standards for hazardous materials investigations/remediation. Information regarding airport safety and emergency response plans will also be compiled.

To support the EIR analysis, the ICF team will gather information from existing databases on the locations of known soil and/or groundwater contamination in the specific plan area and surrounds. Hazardous materials information will be collected from databases maintained by agencies with jurisdiction, such as the Department of Toxic Substances Control, the County Environmental Health Department, and the State Water Resources Control Board, as well as clearinghouse services such as Environmental Data Resources.



4. Approach and Scope

Phase II site investigations are not proposed at this time; a supplemental scope of work will be prepared if necessary and requested by the City.

The draft report will identify potential hazards associated with the development of the proposed site plan and assist in determining whether the proposed land uses are appropriate as planned. The EIR will incorporate recommendations in the Assessment in the form of mitigation measures to reduce potentially significant hazardous impacts to comply with CEQA.

Infrastructure Study – The scope of work related to the infrastructure study is included in the subsequent section entitled Public Services and Utilities

Hydrology/Water Quality – ICF will prepare a preliminary hydrology report to determine if the project runoff will impact existing storm drain facilities that serve the site. The hydrology study will identify the existing storm drain system and determine if that system has capacity to serve the project. The hydrology report will address the proximity of site to the flood plain per FIRM maps. The City's drainage master plan will be utilized to reflect the site plan and routing of drainage facilities. An accompanying drainage map will ensure that facilities are properly referenced and that any proposed drainage changes are identified and thoroughly discussed. If hydrology impacts are identified, mitigation measures will be recommended after discussions with the City of Compton to upgrade or improve the storm drain system to reduce hydrology impacts to an acceptable level.

This section will also address and analyze both regional and on-site water quality issues of the project and include information on the on-site treatment of storm water runoff that will be required to meet Los Angeles Regional Water Quality Control Board discharge requirements for storm water prior to its discharge. Interim storm water treatment of pollutants that will be generated during project grading and construction, along with Best Management Practices (BMPs) that can be incorporated to treat pollutants, will be identified to meet and comply with the Regional Water Quality Control Board Water Quality Management Plan. Furthermore, BMPs to reduce surface water runoff pollutants and sediments in compliance with the Water Quality Management Plan to control pollutants will be provided.

Land Use – This section of the EIR will identify the existing land use and zoning designations for the site and discuss the compatibility of the project with the adjacent surrounding land uses in the immediate project area based on the uses proposed. This section will also discuss the consistency of the project with the surrounding adjacent land uses including density, height, and floor area ratio. If required under CEQA, measures to reduce land use impacts to less than significant levels will be recommended.

Noise – ICF will prepare a noise assessment for the project. Short-term noise measurements will be conducted at up to six locations on and around the project site. Some noise measurements will be made specifically of the railroad lines that border the project site. The FHWA highway noise model



4. Approach and Scope

(FHWA Highway Traffic Noise Prediction Model, FHWA-RD-77-108) will be used in conjunction with the measurements to describe existing noise levels in the project vicinity. Community noise standards relevant to this project are provided in the City of Compton General Plan and Noise Ordinance. These standards will be summarized and their relevance to the project discussed.

The potential noise impacts of the project can be divided into short-term construction noise, impacts on surrounding land uses, and on-site noise/land use compatibility. Noise levels generated by demolition and construction activities will be estimated at nearby sensitive receptors. The application of the City of Compton Noise Ordinance to control construction noise will be discussed.

Noise impacts on adjacent land uses that are associated with the project's traffic will be assessed in terms of the CNEL noise scale. The increase in noise levels due to the project will be determined. Traffic noise level changes relative to the existing condition will be presented, and the areas that experience a potential significant noise increase will be identified. For the project scenario, the absolute noise levels experienced in these areas will then be determined, and the resulting land use/noise compatibility will be discussed.

The project site is bounded by the Alameda Corridor, Rosecrans Avenue, Willowbrook Avenue, Compton Boulevard, and Alameda Street, and the interface between the residential and commercial uses will need to be evaluated. The residential areas will be sensitive to noise generated by the proposed commercial use. Parking structures, air conditioning systems, and public address systems may impact the residential areas. Without proper guidelines and/or mitigation measures, significant impacts could occur.

Two railroad lines impact the project site: the Alameda Corridor on the east, and the Metro Blue Line along the west side. Both of these lines have the potential to generate significant noise impacts to the project. Traffic and train noise impacts within the project site will be assessed for compatibility with the proposed land uses. Noise levels within the project area will be determined and compared to noise/land compatibility guidelines contained in the City of Compton Noise Ordinance and/or the State Compatibility Guidelines. Additional noise data for the railroads will be obtained so that accurate train noise levels can be projected for the residential zones.

Mitigation strategies will be identified for the control of noise levels within the project site as required by CEQA. Mitigation measures to comply with CEQA and meet noise standards will be recommended if necessary.

Population and Housing – This section will discuss the characteristics of the population of Compton, including the current and estimated future population, age groups, median age, education, marital status, etc. The impacts of the project on the City's population and housing numbers, with respect to the Housing Element and how the project will meet the future housing needs of the City, will be discussed. The project's estimated population will be compared to SCAG population and housing estimates, and the appropriate



4. Approach and Scope

analysis based on SCAG's latest population and housing analysis will be prepared and included in the EIR. Mitigation measures will be recommended as required to comply with CEQA.

Public Services and Utilities (including Infrastructure Study) – This section will evaluate the potential impacts of the project on public utilities, including water, wastewater, electricity, and natural gas. Information requests will be sent to water, wastewater, electricity, and natural gas providers to solicit their comments on potential impacts of the project on their respective service. Information in the specific plan with regards to the proposed infrastructure that will be constructed to serve the project will be evaluated to determine whether the proposed infrastructure has adequate capacity and/or whether upgrades and improvements will be required.

In order to determine whether the existing and proposed infrastructure will have capacity to serve the project, ICF will consult with the sewer and water agencies and evaluate the existing and proposed water and sewer mains that serve the site. Mitigation measures will be recommended to reduce potential impacts to public utilities pursuant to CEQA as applicable.

Traffic and Circulation – ICF will prepare a Traffic Impact Assessment (TIA) in accordance with guidelines included in the Los Angeles County Congestion Management Program (CMP). All Cities in Los Angeles County, including the City of Compton, are required by law to participate in the CMP in order to receive funding from the sales tax on gasoline. The CMP-TIA guidelines are quite specific with respect to the format and methodology to be used in the preparation of private development traffic studies. These guidelines also indicate the appropriate levels of significant impacts.

In order to determine the potential traffic impacts associated with the project, ICF will conduct an extensive traffic data collection program. It is envisioned that traffic counts at 20 to 30 locations will be necessary. The precise number and intersection locations will be determined upon completion of our initial investigation to generate and distribute project traffic and discussions with city staff. The study area will extend out to a point where the project's contribution is less than one percent of existing intersection capacity.

Once the total study area is known and the existing levels of service calculated (following CMP guidelines), project trips will be added at all locations where a significant impact is noted. Feasible and suitable mitigation measures will be identified to reduce identified traffic impacts. It is assumed that current traffic count data and modeling data are available for the study area and will be provided to ICF in a manner appropriate for use and analysis for this EIR. If counts and modeling data are not available, or are insufficient for this EIR, additional tasks and costs would be required for this analysis.



4. Approach and Scope

4.2.4.3 Other CEQA Mandated Sections

CEQA mandates that the EIR include an assessment of specific project-level issue areas in addition to the individual environmental disciplines discussed in detail above. These additional CEQA-mandated sections that will be included in the EIR are presented below.

Cumulative Impacts – This section will provide a discussion of the potential environmental effects that could occur with the development within the proposed specific plan area, including the compounding of cumulative impacts. Cumulative project information will be obtained from Community Redevelopment Agency staff and may include projects that have been entitled but not constructed, projects that are not yet entitled but are in the planning process, and reasonably foreseeable future projects. The cumulative project list will include projects in the City of Compton and surrounding communities that could, in conjunction with the implementation of the proposed specific plan, have cumulative impacts. A map showing the location of the identified cumulative projects, along with a list of projects and a brief description of each project, will be provided. When required under CEQA, mitigation measures will be recommended to mitigate cumulative project impacts.

Growth Inducement – This section will discuss the ways that the development within the proposed specific plan area could foster economic or population growth or the construction of additional development, either directly or indirectly.

Alternatives – As required by Section 15126 of the CEQA Guidelines, the EIR will provide a discussion of project alternatives. This section will discuss those alternatives to the proposed project that can either reduce or eliminate any significant environmental effects that have been identified in the EIR; identified project alternatives must be feasible and attain most of the basic objectives of the specific plan. The discussion of the alternatives will not be as detailed as the proposed project. However, the alternative analysis will be sufficiently detailed to comply with CEQA. Each environmental discipline in the EIR will also be addressed for each project alternative. The project alternatives will be selected in conjunction with City staff to identify reasonable alternatives to the project.

4.2.4.4 References, Persons and Agencies Contacted and EIR Preparation

This section will list all reference documents used to prepare the EIR and identify all persons, agencies and individuals contacted during the preparation of the EIR.



4. Approach and Scope

4.2.4.5 *Mitigation Monitoring and Reporting Plan*

A Mitigation Monitoring and Reporting Plan (MMRP) will be prepared as required by Public Resources Code Section 21081(6) for those measures in the EIR that are recommended to mitigate potential significant impacts. The MMRP will list all mitigation measures presented in the EIR and identify the City Department and contact person that will be responsible for monitoring the implementation of each mitigation measure. The MMRP will be prepared in a format that is acceptable to the City. Once the MMRP is completed, the documents will be submitted to the City staff for review and comment. Upon completion of the City staff's review, comments will be incorporated into the MMRP.

4.2.4.6 *Candidate CEQA Findings*

As required by Section 15091 of the CEQA Guidelines, CEQA findings will be prepared in a format that is acceptable to the City. Any mitigation measures or project alternatives to the project that could reduce the adverse consequences of the project but that were determined to be infeasible will be included in the CEQA findings; specific economic, social or other conditions that render the mitigation measures or project alternatives infeasible will be identified. The CEQA Findings will be submitted to the Community Redevelopment Agency staff for review and approval. If necessary, a Statement of Overriding Considerations for the specific plan, as required by Section 15093 of the CEQA Guidelines, will be prepared. The Statement of Overriding Considerations will follow a format that is acceptable to the City. Once completed, a copy of the Statement of Overriding Considerations will be submitted to City staff for review and comment. Upon completion of the Community Redevelopment Agency staff's review, comments will be incorporated into the Statement of Overriding Considerations.

4.2.4.7 *Appendices*

An appendix to the EIR will include a copy of the Initial Study, Notice of Preparation, Scoping Meeting Information, Responses to the Initial Study, Responses to the Draft EIR, and all of the technical reports referenced during preparation of the Draft EIR.

4.2.5 **Screencheck Draft Environmental Impact Report**

Once the Draft EIR has been completed, ICF will submit a series of three screencheck documents to the Director of Redevelopment for review and comment by the Community Redevelopment Agency and City staff. Comments to each screencheck will be incorporated accordingly for subsequent screenchecks. Once the Draft EIR has been finalized, based on Community Redevelopment Agency's acceptance, copies will be printed and distributed for public review.



4. Approach and Scope

4.2.6 Print and Mail Draft Environmental Impact Report

ICF will print the requested number of copies (see assumptions, Section 6.0) of the Draft EIR to be mailed to the agencies and individuals on the distribution list as required by Section 15087 of the CEQA Guidelines for the public review process. In addition, one copy will be mailed to the County Clerk as required by CEQA. Copies will also be provided to the Community Redevelopment Agency and City staff for their use.

4.2.7 Prepare and File Notice of Completion

ICF will prepare a Notice of Completion (NOC) as required by Section 15085 of the CEQA Guidelines in a format acceptable to the Community Redevelopment Agency and City staff; the NOC will be submitted to the Community Redevelopment Agency/City for signature. ICF will coordinate with the Community Redevelopment Agency to mail the NOC to the County Clerk along with a copy of the Draft EIR.

4.2.8 Prepare Responses to Comments and Final EIR

After the Draft EIR 45-day public review period has ended, ICF will prepare a Final EIR as required by Section 15089 of the CEQA Guidelines. The written responses to all of the comments received on the Draft EIR, as required by Public Resources Code Section 21091(d)(2)(A) and CEQA Guideline Section 15088, will be prepared. The Responses to Comments, in conjunction with the Draft EIR, will comprise the Final EIR. Once the Responses to Comments document is completed, five (5) copies will be submitted to the Community Redevelopment Agency staff for review and comment. Staff's comments will be incorporated, and the Final EIR will be mailed to the agencies and/or individuals that submitted DEIR comments as required by Public Resources Code Section 21092(5)(a). The Responses to Comments will be sent at least ten (10) days prior to the consideration for certification of the Final EIR by the City Council.

4.2.9 Public Notices

It will be the responsibility of the Community Redevelopment Agency to publish all CEQA-required public notices on the availability of the Notice of Preparation, Draft EIR, and the public hearings to certify the Final EIR. The ICF Project Team will prepare, submit, and record all CEQA-required notices with the appropriate public agencies, including the Initial Study/Notice of Preparation, Notice of Completion, and Notice of Determination.

4.2.10 Attend Project Meetings and Public Hearings

Members of the ICF Project Team will attend all of the project meetings and public hearings relating to the preparation and processing of the Draft and Final Environmental Impact Report.



4. Approach and Scope

4.2.11 File Notice of Determination/Pay Fish and Game Fee

Once the Final EIR has been certified, ICF will file a Notice of Determination (NOD) with the County Clerk as required by Section 15094 of the CEQA Guidelines. Prior to the scheduled public hearing to certify the Final EIR, ICF will submit the NOD to the Community Redevelopment Agency staff for review and approval as to form. The day after the Final EIR is certified, ICF will file the NOD with the County Clerk. Once the NOD is filed and the proper Fish and Game fee is paid, there is a 30-day statute of limitation period that the public has to file legal challenges to the Final EIR. If no legal challenges to the adequacy of the Final EIR are filed within this 30-day period, the certification of the Final EIR is final.

4.2.12 Reports and Presentations

On behalf of the Community Redevelopment Agency, ICF will prepare all reports and presentations relating to the preparation and processing of the Draft and Final Environmental Impact Report.

4.2.13 Certified Environmental Impact Report

Based on the changes and addenda created during the certification hearings, the ICF Project Team will make any necessary revisions to the Final EIR, and provide the City with five printed copies and two electronic copies of the Certified EIR.

4.3 Optional Project Support and Expedite Services

The ICF Project Team understands that the adoption of the North Downtown Compton Specific Plan is a high priority of the Community Redevelopment Agency, and that the certification of its EIR is a crucial component of that adoption. We are also sensitive to the fact that the Community Redevelopment Agency may not have the necessary staffing resources that will be required to expedite the preparation and processing of the EIR within the aggressive time schedule. Therefore, ICF has included, as an option, additional services to alleviate the potential demands that may otherwise be placed on the Community Redevelopment Agency staff and to ensure the overall success of this significant effort. By serving as an extension of the Community Redevelopment Agency's staff, the ICF team will minimize the day-to-day responsibilities and tasks that typically accompany preparation of the EIR.



5. Insurance Certificates

As requested, ICF has provided examples of insurance certificates, including types of coverage and limits. These documents are included in Appendix B.



6. Project Budget

ICF has developed realistic cost estimates to complete the scope of work as presented in this proposal. The proposed budget includes estimated costs for ICF professional services, materials and supplies, vendor services, support expenses, and subcontracted work. ICF proposes to conduct the scope of work detailed in this proposal on a time and materials basis for a budget of \$291,760. The proposed budget does not include the optional Project Support and Expedite Services task, which was discussed in Section 4.3 of this proposal. This budget will not be exceeded without prior permission from the Community Redevelopment Agency.

As requested in the RFP, ICF has prepared the following table summarizing the costs associated with the preparation and processing of the specific technical analyses and stages of the EIR for the North Downtown Compton Specific Plan.

Analysis	Prepared By	Budget
Air Quality	ICF	\$ 23,770
Aesthetics	ICF	\$ 5,699
Cultural Resources	ICF	\$ 9,083
Geology	ICF	\$ 9,871
Hazardous Materials	ICF	\$ 8,563
Infrastructure Study & Hydrology	Pardue Cornwell Associates	\$ 24,324
Land Use	ICF	\$ 8,464
Noise	ICF	\$ 11,004
Population and Housing	ICF	\$ 6,228
Public Services	ICF	\$ 5,699
Traffic and Circulation	ICF	\$ 28,803
Utilities	ICF	\$ 4,800
Budget Subtotal for Technical Analysis		\$146,308
Initial Study, Notice of Preparation, and Scoping Meeting	ICF	\$ 15,230
Draft Environmental Impact Report	ICF	\$ 58,517
Final Environmental Impact Report (Mitigation Monitoring Program, Responses to Comments, and Statements of Overriding Consideration)	ICF	\$ 48,546
Administration (staff meetings, public hearings, printing and mailing, and file Notice of Determination)	ICF	\$ 23,159
Budget Subtotal for EIR Document and Administration		\$145,452
TOTAL BUDGET		\$291,760

The estimated time and materials budget for ICF to perform the optional Project Support and Expedite services discussed in Section 4.3 is \$13,591.



6. Project Budget

The total budget for the tasks listed above is based on the assumptions presented below.

1. Current traffic count data and modeling data are available for the study area (i.e., provided in the Draft Environmental Impact Report that is currently being prepared for the General Plan Update) and will be provided to ICF in a manner appropriate for use and analysis for this EIR. If data are not available, or are insufficient for this EIR, additional tasks and costs would be required for this analysis.
2. The City of Compton will provide and pay for the facilities and materials associated with all public meetings and hearings.
3. For the Administration task we have assumed the following:
 - a. Attendance of 10 meetings and 4 public hearings. The meetings include the kick-off meeting and other meetings that will be required over the course of the project. The public hearings include that may be required for the planning commission and city council.
 - b. Printing and mailing costs for the Initial Study and Notice of Preparation (25 copies at 30 pages), Draft EIR (25 copies at 500 pages each), Final EIR (45 copies/500 pages each), and the Certified EIR (5 copies at 500 pages each).
 - c. The filing of the Notice of Determination with Los Angeles County Recorders Office. Our costs do not include the filing fees.

#2.



Tables

Table 1: Project Teams
City of Compton EIR
Compton, CA

Name	Yrs. Exp.	Role in Project	Education	Certifications	Subject Matter Expertise												
					Program Management	Air Quality	Aesthetics	Cultural Resources	Geology	Hazardous Materials	Infrastructure Studies	Land Use	Noise	Population/Housing	Public Services	Traffic and Circulation	Utilities
Scott Brolen	20	Principal-In-Charge	B.S. Environmental Engineering		✓				✓	✓							
Linda Amato	20	Project Manager	B.A. Art History M.A. Urban and Regional Planning	American Institute of Certified Planners	✓	✓	✓	✓		✓		✓	✓			✓	
Gary Clendenin	22	Task Manager	B.S. Geology M.S. Geology	Professional Geologist (PG) California	✓				✓	✓							
Anna Bulsing	20	Senior Reviewer	B.S. Geology PHD Geological Sciences	Professional Geologist (PG) California	✓				✓	✓							
Ellen Unsworth	9	Geology Analysis	B.A. Geology M.S. Interdisciplinary Studies						✓								
Jasmin Mejia	1	Hazardous Materials Analysis	B.S. Environmental Management and Protection							✓							
Jim Wilder	30	Air Quality and Noise Analysis	B.S. Civil Engineering M.S. Environmental Engineering	Professional Engineer (PE) Washington		✓							✓				
Bryan Fiedor	8	Aesthetics Analysis	B.S. Geography				✓										
Chris Hetzel	12	Cultural Resources Analysis	B.A. History M.A. Public History and Historic Preservation					✓									
Gil Cerise	14	Land Use Analysis	B.A. Political Science MPA									✓					
Kevin Gifford	2	Population and Housing Analysis	BED Environmental Design MUP Urban and Regional Planning											✓			
Brian Lutenegeger	2	Public Services and Utilities Analysis	B.S. Sociology and Political Science MUP Urban and Regional Planning													✓	✓
Jennifer Barnes	15	Traffic and Circulation Analysis	B.S. Civil Engineering M.S. Civil Engineering	Professional Engineer (PE) Washington												✓	
Linda Amato	20	Documentation	B.A. SUNY MURP														

#2.



Appendix A: Resumes of Key Personnel



Scott Broten
Project Manager

EDUCATION

B.S., Geological Engineering, South Dakota School of Mines and Technology, Rapid City, South Dakota, 1985

EXPERIENCE OVERVIEW

Mr. Broten is a Project Manager with more than 20 years of experience in site assessment and remediation. He has developed and implemented site assessment programs that included the use of numerous types of drilling rigs including hollow stem auger, sonic, rotary, direct push, and dual tube percussion. Mr. Broten has designed and installed numerous piezometers and wells for the purpose of groundwater monitoring, groundwater extraction, vapor extraction, and vapor monitoring. Mr. Broten has also designed, permitted, managed the construction of, operated, and maintained various systems for the remediation of impacted soil and ground water. Mr. Broten has been responsible for the design, construction, start-up, operation, troubleshooting, optimization, and decommissioning of numerous soil and ground water remediation systems including soil vapor extraction, air/ozone sparging, dual-phase extraction, insitu soil and groundwater bioremediation programs, and ground water extraction/treatment systems. Mr. Broten specializes in developing, implementing, and optimizing appropriate and cost effective remedial systems.

PROJECT EXPERIENCE

Municipal Bus Line Maintenance Facility, Southern California Municipality, 1996 – Present. Mr. Broten is currently functioning as the project manager for the remediation of a fuel spill originating from gasoline and diesel fuel USTs that has contaminated the underlying soil and ground water with MTBE, gasoline, and diesel fuel. The project has involved a rapid down gradient assessment of migrating MTBE, and redesign, permitting and retrofitting of a ground water treatment system, initially designed and built to capture separate-phase hydrocarbons, to capture and remove MTBE allowing discharge to the local sanitary sewer system. Recently the project has undergone a complete review of the remedial approach to identify opportunities to optimize system performance and to develop an approach to MTBE remediation in groundwater. As a result, several operational parameters have been modified and an ozone sparging system has been designed and permitted.

Aviation Gasoline Remediation at a Southern California Municipal Airport, 1999 – Present. Mr. Broten is currently the project manager and led the detailed design, construction and operation of a dual-phase extraction system for the dewatering and subsequent remediation of a shallow aquifer contaminated with aviation gas. The dual-phase extraction system required the implementation of a thermal/catalytic oxidizer for treatment of extracted vapor and granular activated carbon for treatment of extracted ground water prior to discharge to the sanitary sewer. The dual-phase system includes eleven ground water and five vapor extraction points. The site is currently undergoing pre-closure activities after three years of active remediation that removed all measurable quantities of separate-phase hydrocarbons and reduced dissolved gasoline constituents to below regulatory action levels.

Remediation Alternatives Analysis, Guadalupe Dunes Oil Field, Guadalupe Dunes, California, 1998 – Present. The project required the detailed analysis of a proposed remediation project consisting of large-scale excavation, large-scale land farming, and insitu sparge curtains followed by the detailed development of alternative remedial methods that would represent a range of environmental impacts and remediation techniques allowing the preparation of an Environmental Impact Report. The site is an abandoned oil field at which soil and ground water have been impacted by releases of diluent during production operations. The project required the development of a well-documented and highly defensible



Scott Broten
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process of remedial technology assessment and screening. More than 100 remedial technologies were assessed and screened for potential consideration for site remediation. More than 60 individual sites were categorized, based on critical site characteristics, and several applicable, effective and implementable remedial programs were developed for each category.

Numerous Sites Throughout Southern California, 1986 – Present. Mr. Broten has been responsible for the development and implementation of numerous site assessment programs involving the use of dual-tube percussion, casing hammer, hollow-stem auger, bucket auger, power auger and push probe drilling techniques. Mr. Broten has extensive experience in a variety of sampling methods including California modified split spoon, Standard Penetration Test (SPT), shelby tubes, hydro-punch, and manual drive techniques. Mr. Broten has extensive experience in the collection of ground water samples from monitoring wells and soil samples from stockpiles and excavations. Through the implementation of numerous site assessment programs, Mr. Broten has a history of using all the tools available to develop unique and cost effective approaches to site assessment while maintaining strict compliance with regulatory requirements.

City Corporation Yard and Municipal Airport – Southern California Municipality, 1997 – Present. Mr. Broten is currently functioning as the program manager for numerous projects within a Southern California municipality involving the removal and replacement of gasoline and diesel fuel storage and dispensing systems. The projects include overseeing the detailed design, permitting and construction of UST storage and dispensing systems equipped with the latest mechanical and electronic safety and monitoring devices. The system have been designed and built under the strict scrutiny of the local, and state regulatory agencies and in accordance with state, federal, and local regulations.

Private Sector Environmental Investigations and Remediation

Oil Field Due Diligence, Compliance Assessment and Compliance Verification, Major National Bank, Texas. The Bank was considering foreclosing on several oil field properties and required an assessment of the potential environmental liabilities they would inherit upon foreclosure. An estimate of these liabilities would allow the Bank to make a decision regarding the risks of foreclosure. To meet the objectives of the Bank, Mr. Broten developed a scope of work which included a detailed search of existing oil field regulations, inspection of numerous well fields and associated equipment/improvements, agency file review, interviews with regulatory agencies to understand what emerging regulations might impact the facilities in the coming years, and detailed cost estimates for site remediation and improvements required for compliance with regulations.

Optimization of a Liquid Phase Hydrocarbon Recovery System, Southern California Refinery. Optimized a liquid phase hydrocarbon (LPH) recovery system at a major southern California refinery. The LPH recovery system included 16 individual LPH pumping stations and 6 ground water recovery stations. Designed and oversaw the construction of a quick response spill recovery unit and three portable ground water recovery/treatment systems

Exxon Corporation, Southern California. Developed standard design and construction drawings/specifications for the implementation of soil vapor extraction and air sparging systems for use by all of Exxon's environmental consultants throughout Southern California. Evaluated several air sparging control systems and jointly developed an air sparging controller that has since been specified for use at hundreds of sites. Developed a program for monitoring and evaluating the effects of air sparging systems.



Scott Broten
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Exxon Corporation, Arco Products, Unocal Corporation, Southern California. Served as the program manager with overall site assessment and remediation responsibility for over 100 service stations located throughout Orange, Los Angeles, and Ventura Counties in southern California. As the program manager, Mr. Broten was responsible for overseeing the removal of USTs at numerous sites, developing site assessment and remediation programs, evaluating remediation technologies, designing and implementing remedial activities, and managing the operation and maintenance of various types of remediation systems.

CERTIFICATIONS AND TRAINING

40-Hour Hazwoper Training
 8-Hour Site Supervisor Training
 First-Aid and CPR Certification
 Engineer in Training, Minnesota
 California Contractors License – A, C57 (Well Drilling) and Haz

EMPLOYMENT HISTORY

ICF Consulting	Project Manager	2002-present
Arthur D. Little, Inc.	Project Manager	1996-2002
SECOR International, Inc.	Associate Engineer	1993-1996
Delta Environmental Consultants	Project Engineer	1989-1993
Harding Lawson Associates	Project Engineer	1986-1989
Converse Consultants	Staff Engineer	1985-1986

Linda Amato, AICP

NEPA Project Director

Ms. Amato has been managing and participating in planning and environmental projects for more than 20 years. Her experience working with communities and planning public facilities is extensive. She has worked on various public and transportation projects throughout the United States, Canada, and Puerto Rico. Linda's primary focus has been on the planning and environmental analysis. She has managed, prepared, and contributed to NEPA, CEQA, and SEPA environmental documents.

Key Skills

Project Management. Linda is experienced managing concurrent projects involving multiple subconsultants. She carefully assigns resources, and accommodates changing priorities and budget considerations. For the past 15 years Linda has been managing complex environmental documents for development and transportation projects.

Stakeholder Involvement. Linda has extensive experience working with agency and community stakeholders—keeping them informed of project activities as well as soliciting information and input as necessary. Using her experience as a planning commissioner for the City of Seattle, she is able to anticipate concerns and respond appropriately. As a planning commissioner, Linda is intricately involved in transportation, land use, zoning, and community planning issues.

Environmental Documentation. Linda was the manager, designer, and author of a project-level environmental document which was adopted by Washington State as the model for statewide environmental documents. The document was written and designed to be clear, concise, and reader-friendly. Linda was awarded a grant from FHWA to produce a style guidelines manual for use by agency staff, consultants, and other jurisdictions. Linda has provided environmental and planning documentation guidance to jurisdictions and agencies throughout the United States, including agencies in Washington, Oregon, California, North Carolina, Nevada, Texas, and Pennsylvania.

Education

- MURP, George Washington University
- BA, SUNY at Stony Brook
- Certificate in Technical Writing and Communication, Bellevue Community College, 2001

Registrations

- American Institute of Certified Planners (AICP), 1997

Project Experience

- South Access to the Golden Gate Bridge-Doyle Drive Project, EIR/EIS - San Francisco County Transportation Authority
- Planning and Environmental Documentation Workshops, Community Development Department - City of Dublin, California
- Whatcom County Comprehensive Plan Update Phase 1-Whatcom County, Washington
- Northern Columbia Basin Railroad Project Feasibility Study and Environmental Documentation - WSDOT
- Point Defiance Bypass Environmental Documentation - Pierce County, WA - WSDOT
- Vancouver Rail Project EIS - Vancouver, Washington - WSDOT
- Kelso to Martin's Bluff Rail Project EIS - WSDOT
- Knit Arm Crossing EIS Independent Review—Knit Arm Bridge and Toll Authority, Alaska
- Northern Rail Extension EIS, Surface Transportation Board, Alaska
- Corporate Average Fuel Efficiency EIS, NHTSA, Washington, DC
- SR 516 Third Eastbound Lane Environmental Assessment, Tukwila, Washington - WSDOT
- I-205 Environmental Assessment, Vancouver, WA - City of Vancouver
- I-405 Nickel Project Environmental Assessment, Kirkland, WA - WSDOT
- Southeast High Speed Rail Corridor EIS, NCDOT
- Northside Bicycle/Pedestrian Overpass Environmental Assessment, Missoula, MT

Jim Wilder, PE

Environmental/Air and Noise Engineer

Mr. Wilder has over 30 years of engineering experience for the public sector, and private industry. His areas of expertise include air quality, noise control, hazardous materials management, and stormwater/wastewater management. He has conducted environmental field investigations, environmental assessments, design studies, bid specifications, and construction projects throughout the United States and overseas. He is responsible for managing the review of technical documents relating to air quality, energy and natural resources and noise and vibration. He is experienced with SEPA and NEPA environmental documentation.

Key Skills

Air Quality and Energy. Jim is experienced with all aspects of air quality management, including numerous projects for mining, material processing, transshipment terminals, and industrial facilities. He has conducted ambient air quality monitoring and meteorological monitoring, has done stack testing at industrial facilities, conducted design and field testing for emission control systems, conducted air quality modeling and permit applications, and has prepared SEPA/NEPA EISs for mining and industrial facilities. He has extensive experience with prediction and control of fugitive dust from mining operations and bulk material handling. He also conducts greenhouse gas emissions analyses for a variety of land use, agricultural, energy, and other projects. He has prepared greenhouse gas inventories and guidance papers. He travelled nationally as part of an EPA environmental training program addressing in part greenhouse gas emissions.

Noise Control. Jim is experienced with noise assessments and noise abatement projects for mining operations, industrial facilities, large construction operations, and transportation projects. He has conducted noise monitoring programs to gather baseline data and to demonstrate post-startup compliance with noise ordinances. He has used a variety of predictive noise models including TNM for highways, RNM3 for railroad operations, ENM for stationary sources. He has developed specifications for noise abatement projects.

Hazardous Materials Management. Jim has managed a spectrum of hazardous waste investigation and cleanup projects for industrial facilities. His experience includes Phase I pre-acquisition site assessments, Phase II site characterizations studies, human health risk assessments, remediation bid specifications, and construction of site remediation for soil contamination, groundwater, and soil vapor intrusion. He has conducted hazardous waste compliance audits and pollution prevention studies for major facilities, and provided worker training for hazardous material management.

Education

- MS, Environmental Engineering, University of Washington, Seattle
- BS, Civil Engineering, University of California, Davis

Memberships/Registrations

- Professional Engineer, Environmental Engineering, Washington
- Institute of Noise Control Engineering
- Air and Waste Management Association

Project Experience

- Air Quality and Noise Analysis—San Juan Reservoir Low Point Improvement Project, Gilroy, California
- Wood Treating Plant Air Toxics Evaluation—Koppers Company, Oroville, California
- San Diego Harbor Dredging Air Quality Assessment—KEA, Inc., San Diego, California
- Water Treatment Plant Noise Assessment—Los Angeles Water District, Santa Monica, California
- Glacier Gravel Mine Noise EIS
- Snake River Dam Air Quality EIS Crown Jewel Mine Air Quality/Noise Modeling
- Kensington Mine Noise EIS
- WSDOT, Tacoma Narrows Noise Assessment
- Kent SR 99 Air Quality Assessment
- Everett 41st Street Air, Noise and Stormwater
- Snohomish Machias Road Air, Noise Assessment
- Snohomish County, 20th Street SE at SR 9 Air and Noise Study
- Bellingham School Noise Assessment

Jennifer Barnes, PE

Transportation Engineer

Ms. Barnes has over 15 years of transportation planning and engineering experience in the public, private, and academic sectors. Her specialties include environmental review, all analytical aspects of transportation planning and engineering, transportation impact analysis, economic analysis, and writing and overall production of project plans and reports. Jennifer's transportation experience includes development of the transportation element of City and County comprehensive plans, traffic analysis for environmental reports and site impact studies, travel demand modeling, traffic and non-motorized safety analysis, and geometric design of transportation infrastructure. She has a strong research background, with projects completed for the Washington State Department of Transportation in the areas of multi-modal transportation and economic analysis, and transportation demand management. She regularly coordinates overall production of environmental documents to comply with federal, state, and local policies. Jennifer has taught graduate and undergraduate classes in transportation engineering, travel demand forecasting, and transportation planning at the University of Washington.

Key Skills

Environmental Analysis. Jennifer conducts environmental analysis for a variety of types of projects. Her duties include technical and policy analysis for, and preparation of Traffic/Circulation sections of environmental documents to satisfy the requirements of the National Environmental Policy Act (NEPA), the California Environmental Quality Act (CEQA), and the Washington State Environmental Policy Act (SEPA). In addition, Jennifer serves as project manager in the preparation of NEPA and SEPA documents, synchronizing impact analyses from the various technical disciplines, and compiling the analyses into the overall environmental documentation.

Transportation Planning. Jennifer has worked in a wide range of areas in transportation planning, including development of City and County transportation plans and comprehensive plans, transportation demand forecasting and modeling, roadway level-of-service and safety analysis, transit operations, non-motorized safety and operations, transportation demand management, traffic calming, and alternatives analysis for capital improvement plans, and environmental compliance.

Transportation Engineering. As a licensed professional civil engineer, Jennifer's experience includes geometric design of roadways, trails, and parking lots; drainage design; traffic signal design and signal network optimization; and preliminary engineering for transportation alternatives analysis. She has worked within the geotechnical and structural fields of civil engineering, and has demonstrated ability in collaborating with other engineering and technical disciplines, in the office and in the field.

Education

- MS, Civil Engineering, Transportation
University of Washington
- BS, Civil Engineering, Iowa State
University

Memberships/Registrations

- Professional Engineer, Washington
#36470

Project Experience

- General Plan Update EIR—City of Galata, CA
- San Pedro Waterfront Development EIS/EIR—Port of Los Angeles, CA
- Wilmington Waterfront Development EIR—Port of Los Angeles, CA
- Hosking Avenue Commercial Development EIR—City of Bakersfield, CA
- Valley Trails Specific Plan EIR—City of Fontana, CA
- Valley Farm Terminal Expansion Traffic Impact Analysis—Valley Farm Transport Corporation, Yuba City, CA
- Riverside Tentative Tract Development EIR—City of Riverside, CA
- Transportation Expenditure Plan EIR—Monterey County, CA
- Wal-Mart Expansion EIR—City of Redding, CA
- New School on Burbank Avenue EIR—Roseland School District, City of Santa Rosa, CA
- Wastewater Treatment Plant Expansion EIR—Ironhouse Sanitary District, Cities of Antioch and Oakley, CA
- Clovis Sewage Treatment Facility EIR—City of Clovis, CA
- Comprehensive Plan Update EIS—City of Kirkland, WA
- Comprehensive Plan 10-Year Update and EIS—Kitsap County, WA
- Comprehensive Plan 10-Year Update EIS—Snohomish County, WA

Anna Buising, PhD, PG

Senior Project Manager

Anna is a geologist and CEQA/NEPA compliance expert who specializes in compliance strategy development and in the management of large and challenging environmental documents. She is also active in geohazards abatement planning, stream restoration, and post-reclamation management of mined lands, and is a member of the Jones & Stokes Climate Change Focus Group (www.climatechangeocusgroup.com). Through the ICF Jones & Stokes Learning Center, Anna has taught CEQA compliance and mitigation development through the UC Davis Extension and other venues.

Before joining ICF Jones & Stokes, Anna was an independent consultant offering services in applied sedimentology and stratigraphy. Prior to that, as a tenured faculty member at California State University, Hayward (now California State University, East Bay), she and her students were among the first researchers to use the Neogene stratigraphic record to test quantitative reconstructions of past movement on the San Andreas fault system. Results of her research have been presented in a number of venues, including publications of the U.S. Geological Survey and Society for Sedimentary Geology.

Selected Project Experience

Permanente Creek Flood Protection Project EIR—Santa Clara Valley Water District, San José, California

Leading ICF Jones & Stokes team supporting Santa Clara Valley Water District in constraints analysis and development and screening of flood protection alternatives for highly impacted urban creek corridor. Managing preparation of project EIR and permitting documentation. Permanente Creek Project is the first major undertaking to use the District's Natural Flood Protection screening approach, which stresses the provision of "environmental quality, community benefit, and protection from flooding in a cost-effective manner through integrated planning and management that considers the physical, hydrologic and ecologic functions and processes of streams within the community setting." Alternatives considered

Education

PhD, Geological Sciences,
University of California, Santa
Barbara, 1988

BS, Geology, University of
California, Los Angeles, 1983

Professional Licensure

California Professional Geologist
(PG-7966)

include a combination of channel improvements, up- and downstream detention, bypasses/diversions, and riparian restoration.

River Islands at Lathrop EIS—U.S. Army Corps of Engineers
Sacramento District, California

Managing preparation of EIS and Clean Water Act Section 404[b][1] analysis for new mixed-use master planned community encompassing approximately 4,900 acres of agricultural land, open space, and flood protection levees located on the Stewart Tract and Paradise Cut within Lathrop city limits (southern Sacramento—San Joaquin Delta). Development is proposed to include residential districts; an employment center and town center; golf courses; dock facilities; a central lake and other water features; and preservation, restoration, and creation of terrestrial and aquatic habitat. It would also include work along adjacent reaches of the San Joaquin River, Old River, and Paradise Cut to increase flood conveyance capacity, rebuild and strengthen existing levees, and construct a new 300 foot-wide “super-levee” high-ground perimeter. Key issues for EIS analysis include flood hydraulic modeling; potential impacts on sensitive species, including riparian brush rabbit and Swainson’s hawk; and traffic, noise, and air quality impacts.

Water Infrastructure Projects CEQA Compliance and Permitting Services—Dublin San Ramon Services District, Alameda and Contra Costa Counties, California

Client manager supporting District for CEQA compliance and permitting advisement and management. Currently managing several projects for District, including CEQA compliance (IS/MND), biological constraints studies, and permitting support for proposed new pump station serving development in east Dublin; and CEQA compliance (IS/MND) for proposed new corporation yard and administration building.

Road and Highway Improvement Projects Paleontology Studies—California Department of Transportation, District 3, California

Managing preparation of paleontology technical studies (Paleontological Identification Report, Paleontological Evaluation Report, Paleontological Mitigation Plan) for various Caltrans road and highway improvement projects, most recently including I-80/I-5 Interchange High Occupancy Vehicle Connectors Project (EA 03-2C9900) and I-5 Bus/Carpool Lane Project, SAC-5 Post Mile 9.7 to 22.5 (EA 03-3C0000).

General Plan Update Technical Baseline Reports and Selected EIR Sections—Dyett & Bhatia/City of Santa Clara, California

Leading ICF Jones & Stokes team preparing natural resources (geology/geohazards, hydrology, biology, energy and minerals, hazardous materials) and noise baseline reports and EIR analyses for City of Santa General Plan Update.

Seminary Oaks Reservoir Constraints Analysis and CEQA Compliance Approach Development—Infrastructure Engineering Corporation/City of Menlo Park, California

Assisting engineering prime and City of Menlo Park with alternatives development and CEQA compliance approaches for controversial new underground potable water reservoir project.

North Westside Groundwater Basin Groundwater Management Plan EIR—San Francisco Public Utilities Commission, San Francisco, California

Managing preparation of EIR for SFPUC's North Westside Basin Groundwater Management Plan. Proposed as part of the \$4.3-billion Water System Improvements Program (WSIP), the Westside Plan is intended to develop groundwater as a part of SFPUC's supply, while avoiding overdraft and protecting ground- and surface water quality. The Westside Plan would provide for installation, testing, and operation of up to eight new potable water supply wells at various park and school sites, and includes an information-gathering component to ensure sustainable management and use of groundwater resources.

Bay Area Rapid Transit District (BART) Warm Springs Extension Mitigation Design and Permitting—Parsons Brinkerhoff/BART, Fremont Area, California

Managing preparation of Habitat Mitigation and Monitoring Plan (HMMP) and mitigation design to support federal and state permitting for BART's proposed extension into the South Bay region. Co-developing design of mitigation to compensate for impacts on wetland and stream channel habitat as a result of trackway construction in the Fremont, California area. Facilitating agency outreach and dialogue. Key technical challenges relate to ensuring connective "through" flow from isolated mitigation parcel bounded by BART and railroad infrastructure, park facilities, and existing development.

Quail Hollow Quarry Long-Term Maintenance and Management Plan—Graniterock, Inc., Santa Cruz Mountains, California

Managed preparation of plan providing for in-perpetuity post-reclamation maintenance program mandated by HCP requirements to support conservation of six special-status species (Zayante band-winged grasshopper, Mount Hermon June beetle, Ben Lomond and four rare sandhills plant species) at sand quarry adjacent to parkland and residential properties; now assisting with plan implementation as member of Technical Advisory Panel. Challenges during plan development included limited available information on plan species' ecology; balancing perspectives of species experts with financial feasibility constraints; and meeting needs of diverse stakeholders.

PG&E San Joaquin Valley O&M Program HCP EIS/EIR—U.S. Fish and Wildlife Service and California Department of Fish and Game, California

Led preparation of EIS/EIR for proposed habitat conservation plan, Section 10 and Section 2081 permits, and master streambed alteration agreement to cover PG&E's operations, maintenance, and minor construction activities in nine Central Valley counties (San Joaquin, Stanislaus, Merced, Fresno, Kings, Kern, Mariposa, Madera, and Tulare). This EIS/EIR is providing the NEPA/CEQA compliance template for multiple additional HCPs now in preparation to cover PG&E's Operations and Maintenance (O&M) operations in other parts of California, including the San Francisco Bay area. The San Joaquin Valley HCP and permits and similar upcoming documents are intended as a comprehensive long-term alternative to piecemeal environmental compliance for PG&E's O&M program. The key EIS/EIR challenge was balancing the document's programmatic scope and extended planning horizon (30-year permit term) with the need to provide project-level detail and avoid triggering tiered NEPA or CEQA analysis for individual activities. Standout topics for analysis included biological resources, aesthetics, water resources, cultural and paleontological resources, transportation and circulation, noise and vibration, and air quality, as well as cumulative impacts.

Los Altos Treatment Plant Development Proposals, Wetland Delineation and Permitting—City of Palo Alto, California

Managed wetland delineation and permit strategy development for proposed development on former Los Altos Treatment Plant site adjacent to San Francisco Bay in Cities of Palo Alto and Los Altos.

Baseline Studies and General Plan Update—City of La Cañada Flintridge, California

Led development of geology and soils baseline report to support revisions to City's General Plan. Report includes recommendations for geohazards abatement planning through the general plan process and community outreach. Key hazards affecting the City of La Cañada Flintridge include seismic groundshaking, liquefaction, debris flows, seismic and non-seismic landslides, and accelerated erosion in hillside areas.

Baseline Technical Reports, General Plan Update—City of Vista, California

Prepared geology and geohazards baseline report for general plan update, including recommendations for geohazards abatement planning through the general plan process. Key hazards in the Vista area include seismic groundshaking and slope instability, including seismically induced landslides.

Baseline Reports, General Plan Update—City of Lake Elsinore, California

Prepared geology and mineral resources baseline report for general plan update, including recommendations for geohazards abatement planning through the general plan process. Key hazards in the Lake Elsinore area include surface fault rupture; seismic groundshaking; slope instability, including seismically induced landslides; and liquefaction.

Stream Maintenance Program (SMP) Development, CEQA Compliance, and Environmental Permitting—Sonoma County Water Agency, Santa Rosa, California

Technical lead for maintenance activities and BMP/environmental measures development for CEQA compliance. Sonoma County Water Agency (SCWA)'s new SMP will use an integrated, process-oriented approach to identify appropriate sediment, vegetation, and bank stabilization maintenance activities, balancing stream function and habitat needs with the need for flood protection and public safety. It will also provide the basis to obtain long-term (10-year) regulatory permitting for SCWA's maintenance activities and support an update to Sonoma County's flood control design criteria and hydrology manual. Development of the new SMP is drawing on recent related experience at SCVWD, Bay Area Stormwater

Management Agencies Association, and other agencies and collaboratives throughout the Bay Area.

Paradise Mains Project New Sewer Force Mains—Tiburon Sanitary District, California

Provided CEQA strategy advising for controversial proposal to construct new sanitary sewer force mains connecting residents served by an aging and inadequate package treatment plant to SD5's main plant on Paradise Drive in Tiburon. Schedule and budget were important concerns for SD5; public sentiment focused on potential impacts to sensitive biological resources if mains were routed across open space, and the potential for growth inducement as a result of the project.

Fairway 6 Channel Permitting and Restoration Design—Los Altos Golf and Country Club, Santa Clara County, California

Managed development of designs to repair/restore recently daylighted but non-functional intermittent stream drainage traversing golf course fairway. Worked with Los Altos Golf and Country Club stakeholders and agency representatives to evaluate alternative approaches to meet recreational, water quality, habitat, and public health needs. Led agency dialogue.

Clear Lake Integrated Aquatic Plant Management Plan Programmatic EIR—County of Lake, California

Managed development of program document analyzing herbicide application and harvesting activities to address nuisance growth of aquatic macrophytes in Clear Lake. To minimize need for tiering and streamline compliance, PEIR combined program-level analysis of watershed-scale and outreach activities with project-level analysis of herbicide use and harvesting. Key issues included effects of herbicide on sensitive habitats, special-status species, and lake ecology; conflicts with recreational use, including effects on recreational fisheries; concerns about the effect of algicide application and vegetation harvesting on Native American use of lake resources; and potential for combinatory effects with existing mercury contamination in the lake. Management efforts have been complicated by the presence of *Hydrilla verticillata*, first reported in the lake in 1994.

Shoreline Sailing Lake Water Supply Project IS/MND—City of Mountain View, California

Managed preparation of IS/MND for construction of new water supply intake/pump station on Charleston Slough, underground pipeline, and in-lake discharge to improve water quality and supply reliability in Shoreline Sailing Lake, Shoreline at Mountain View Regional Park. Key issues included construction traffic, air quality, and noise impacts; effects of proposed backflushing to clear sediment accumulation on water quality in Charleston Slough; and potential effects on special-status species, including western burrowing owls known to use grassland areas at the park, and Pacific oysters in Shoreline Lake.

Graham Middle School Reservoir Project IS/MND—City of Mountain View, California

Managed preparation of IS/MND for construction of 8-million gallon underground reservoir, installation of backup well, and improvements to school's athletic fields. Key issues included impacts related to groundwater use and well operation; potential for growth inducement; effects on area traffic; construction noise; disruption of physical education activities during construction; and impacts of nighttime lighting original proposed in athletic fields upgrade. Project was controversial because of adjacent residents' concerns about disturbance as a result of field lighting; spectator noise at athletic events; and event traffic and parking. Additional work included construction noise modeling in support of mitigation design.

Point Reyes Stream Restoration Project EA—National Park Service, Marin County, California

Managed preparation of combined EA covering three restoration projects on coastal drainages at Point Reyes National Seashore: removal of culverted embankment road crossing and restoration of full tidal exchange at Limantour Beach Marsh; removal of unstable earthen dam and restoration of streamflow/tidal flat connection at Muddy Hollow; and removal of culverted road crossing combined with channel and floodplain recontouring on upper Glenbrook Creek. Key issues included hydraulic, hydrologic, and water quality effects following restoration; concerns related to special-status species habitat, particularly at Limantour Beach Marsh and Muddy Hollow; effects on recreational use and public access; and stability of natural and cut/fill slopes as a factor in restoration longevity.

San Luis Reservoir Low-Point Improvement Project—Santa Clara Valley Water District, California

Led physical resources team (geology, seismicity, and soils; hydrology and water quality; air quality; noise; and traffic and transportation) for EIR/EIS analyzing a range of alternatives to address problems with quality and reliability of supply from San Luis Reservoir during summer high-demand months. Managed development of display and takeaway materials for public meetings and wrote scoping report. Co-wrote alternatives screening report for public outreach use, described by client as one of the best they had ever received.

Guadalupe Creek Restoration Project—Santa Clara Valley Water District, California

Co-managed EIR/EIS impact analyses and co-wrote geology/seismicity/soils and hydrology/water quality impact analyses. Project provided for improved flood conveyance capacity through restoration of natural channel geomorphology and hydraulic function; key issues included the potential for increased transport of mercury-bearing sediments and the potential that restored wetlands could contribute to increased formation of bioavailable methyl mercury. Project received a CELSOC Engineering Excellence Merit Award in 2003.

Harkins Slough Road Bridge and Road Improvement Project EA/EIR—County of Santa Cruz, California

Provided coordination and peer review for EA/EIR addressing replacement of at-grade culverted embankment crossing with elevated bridge. Prepared geology/seismicity/soils impact analyses and cumulative impacts analysis. Key concerns included impacts on California red-legged frog and Santa Cruz tarplant habitat and migratory bird nesting habitat; construction impacts on water quality; and construction noise impacts. Project was recently honored as Project of the Year by the American Public Works Association's Monterey Bay Chapter.

Miramonte Reservoir Expansion Project EIR—City of Mountain View, California

Provided coordination and peer review for EIR analyzing two onsite reservoir expansion scenarios and construction of additional offsite storage. Prepared geology/seismicity/soils impact analysis and contributed to analysis of cumulative impacts. Project was

controversial because of adjacent Los Altos residents' concerns about seismic safety of a new or expanded reservoir facility; other key issues included visual impacts and potential effects of construction-related noise and traffic.

Runway Reconfiguration Mitigation, Site Planning, and Assessment—
San Francisco International Airport, California

Prepared various impact analyses (including geology/seismicity/soils; hydrology and water quality; and environmental justice), provided senior QA review support, and managed technical edit/QA team for comprehensive report, *"Environmental Analysis of Tidal Marsh Restoration in San Francisco Bay."* Co-wrote *"The Restoration Concept Design Process: Background Report for the Environmental Analysis of Tidal Marsh Restoration in San Francisco Bay"* describing potential approaches for implementing tidal habitat restoration as mitigation for effects of possible future runway expansion or modification on Bay habitats.

Monterey Pine Forest Management Plan—Cambria Community
Services District, San Luis Obispo County, California

Co-author of integrated management plan for partially urbanized Monterey pine forest in and around Cambria, California. Developed chapter and overview matrices summarizing regulatory compliance requirements for various forest management activities, intended for use by a non-specialist audience.

Selected Previous Experience

Church on the Hill Alquist-Priolo Site Study—Geolith Consultants, Inc.,
San Ramon, California

Managed student crews logging trench exposures of landslide and fault features on geologically complex site adjacent to active Calaveras fault. Identified Neogene sedimentary bedrock exposed in fault trench walls and contributed interpretations of site structure and tectonics. Designed and performed conglomerate clast counts as a key technique to identify bedrock strata; clast-count data were a linchpin in conclusions regarding position of active Calaveras trace with respect to proposed development site.

Grand and Lakeshore Avenue Storm Drains Sediment Source
Analysis—ANWest, Inc., Piedmont, California

Provided forensic sedimentology services, designing and implementing cost-effective techniques to identify source(s) of

sediment accumulating in City of Piedmont storm drains. Used clast lithology and texture to demonstrate that sediment was entering storm drain lines at multiple points. Developed approaches for further assessment and management of storm drain sedimentation.

Elworthy Ranch Alquist-Priolo Site Study—Geolith Consultants, Inc., Danville, California

Bedrock consultant responsible for stratigraphy of Neogene sedimentary units exposed in trench walls; assisted in developing structural interpretations for site on trace of active northern Calaveras fault.

Selected Publications

Buising, Anna, 2000, Results of bedrock investigation, Church on the Hill property, San Ramon, CA. Appendix C in Geolith Consultants, Inc., Fault evaluation report, San Ramon segment, northern Calaveras fault Special Studies Zone, Church on the Hill property, San Ramon, CA.

Buising, Anna, 1999, Preliminary study of the feasibility of using provenance analysis to determine the source of sediment in Grand and Lakeshore Avenue storm drains, Piedmont, Alameda County, CA. Prepared for ANWest, Inc.

Buising, A.V., and Wakabayashi, J., 1996, Late Cenozoic structures between Upper San Leandro Reservoir and Dublin Canyon, eastern San Francisco Bay area, California, in Jayko, A.S., and Lewis, S.D., eds., Toward assessing the seismic risk associated with blind faults, B. San Francisco Bay region, California: United States Geol. Survey Open-file Report 96-267, p. 119–123.

Buising, A.V., ed., 1996, Neogene paleogeographies in the greater San Francisco Bay area: Northern California Geological Society field trip guidebook, 71 p.

Buising, A.V., and Walker, J.P., 1995, Preliminary palinspastic paleogeographic reconstructions for the greater San Francisco Bay area, 15 Ma–5 Ma, in Sanginés, E.M., Andersen, D.W., and Buising, A.V., eds., *Recent geologic studies in the San Francisco Bay area*: Pac. Section SEPM, Book 76, p. 141–159.

- Buising, Anna V., 1993, Stratigraphy of the Bouse Formation and gravel of the Colorado River, Riverside Mountains–eastern Vidal Valley–Mesquite Mountain area, California and Arizona, *in* Sherrod, D.R., and Nielson, J.E., eds., Tertiary stratigraphy of highly extended terranes, California, Arizona, and Nevada: United States Geol. Survey Bulletin 2053, p. 165–170.
- Buising, A.V., and Beratan, K.K., 1993, Preliminary stratigraphic re-evaluation of Upper Tertiary units, Osborne Wash area, La Paz County, Arizona, *in* Sherrod, D.R., and Nielson, J.E., eds., Tertiary stratigraphy of highly extended terranes, California, Arizona, and Nevada: United States Geol. Survey Bulletin 2053, p. 159–164.
- Buising, A.V., 1992, Small-scale late Cenozoic faulting in the Colorado River Extensional Corridor, western Arizona and southeastern California, *in* Richard, S.M., ed., Deformation associated with the Neogene Eastern California Shear Zone, southeastern California and southwestern Arizona: San Bernardino County Museum Spec. Pub. 92-1, p. 11–15.
- Buising, A.V., 1990, The Bouse Formation and bracketing units, southeastern California and western Arizona: implications for the evolution of the proto-Gulf of California and the lower Colorado River: *Jour. Geophys. Res.*, v. 95, p. 20,111–20,132.
- Buising, A.V., 1989, The influence of high-relief basin topography on deltaic sedimentation: deltaic and alluvial facies of the Bouse Formation, lower Colorado River area, southeastern California–western Arizona, *in* Colburn, I.P., Abbott, P.L., and Minch, J., eds., Conglomerates in basin analysis: a symposium dedicated to A.O. Woodford: *Pac. Section SEPM*, v. 62, p. 53–72.
- Zullo, V.A., and Buising, A.V., 1989, An unusual species of the *Balanus amphitrite* Darwin complex (Cirripedia, balanidae) from the Late Cenozoic Colorado River delta in western Arizona and southeastern California: *Proc. Biol. Soc. Wash.*, v. 102, p. 924–932.

Selected Abstracts

- Drumm, P.L., Ramsdell, J.B., and Busing, A.V., 2000, Trench exposure of northern Calaveras fault, San Francisco Bay Area, California, *in* Program and Abstracts: Joint Annual Meeting, association of Engineering Geologists and Groundwater Resources Association, San Jose, California.
- Busing, A.V., Taylor, L.C., and Smyth, D.G., 1998, Local variation in Grand Cycle lithofacies patterns, Lower Cambrian Poleta Formation, White Mountains, eastern CA: Geol. Soc. America Abs. with Progr., v. 30, no. 5, p. 7.
- Busing, A.V., and Walker, J.P., 1997, Paleogeographic reconstructions as a test of San Andreas system slip partitioning models, greater San Francisco Bay area, CA: EOS, Transactions, Am. Geophys. Union, AGU Fall Meeting, v. 78, no. 46, Suppl. November 18, 1997, p. 703–704.
- Busing, A., Dewitt, A., Newton, S., Simmons, A., Smyth, D., Taylor, L., Boeche, R., Cheek, D., Eckman, N., Larson, K., Murphy, L., Sager, T., and Smith, C., 1997, Storm- and tide-controlled carbonate-siliciclastic mixing on a laterally variable open shelf, Poleta Formation, White Mountains, CA: Am. Assoc. Petrol. Geol. Bulletin, v. 81, no. 4, p. 681.
- Busing, A.V., 1995, Mixed-provenance sands in the Upper Miocene Contra Costa Group, upper San Leandro watershed and Cull Canyon, Alameda–Contra Costa Counties, CA: American Assoc. Petr. Geol. Bulletin, v. 79, no. 4, p. 580.
- Richesin, D.A., Busing, A.V., and Sowers, J.M., 1994, Pre-Holocene landslide dam deposits and canyon evolution at Salado Creek, east-central Diablo Range, CA: Assoc. Eng. Geol. Abs. with Progr., 37th Annual Meeting, p. 61.
- Busing, A.V., 1992, Sedimentologic evidence for structural and topographic evolution following the onset of strike slip, eastern San Francisco Bay Area, CA: Geol. Soc. America Abs. with Progr., v. 24, no. 7, p. A276.
- Busing, A.V., 1991, Stratigraphic evidence for five stages in the evolution of the lower Colorado River region (southeastern California–western Arizona) between ~18 and ~4 Ma: San

Bernardino Co. Museum Assoc. Quarterly, v. 38, no. 2, p. 45.

Buising, A.V., 1988, Contrasting subsidence histories, northern and southern proto-Gulf of California: implications for proto-Gulf tectonic models: Geol. Soc. America Abs. with Progr., v. 20, no. 3, p. 146.

Buising, A.V., 1987, Mio-Pliocene depositional and tectonic evolution of the lower Colorado River area: Geol. Soc. America Abs. with Progr., v. 19, no. 7, p. 605.

Gil Cerise, AICP

Senior Planner

Mr. Cerise has over 14 years of experience in land-use and transportation planning. His experience includes policy and code development for land-use regulations, strategic plan writing, capital facility planning and funding, project development and grant funding, and corridor planning. Gil's areas of expertise are in policy and subarea plan development, and implementing regulations for local governments.

Key Skills

Project Management. Gil has served as project manager or project coordinator on a number of complex, multidisciplinary planning and environmental projects for the Cities of Renton, Woodinville, Kenmore, Mountlake Terrace, Kirkland, and others. He prepares project approaches and work programs (including schedules and budgets), forms and manages project teams, provides quality control, and ensures successful project delivery to his clients.

Policy Development and Implementing Regulations. Gil has extensive experience working with elected officials and other stakeholders to develop comprehensive plan policy amendments and their implementing regulations in the land use code. Examples include amending the Tourist Business designation in the City of Woodinville to allow mixed-use development, and creating development code amendments implementing the new policy.

Subarea/Neighborhood Plans. Gil has successfully worked with stakeholders in developing subarea plans and neighborhood plans. These include policy direction, implementing regulations, and/or identifying capital improvements for the area.

Capital Improvement Plans and Corridor Plans. Gil has three years of experience in coordinating capital improvements between transit and public works agencies and obtaining funding for these improvements through resulting partnerships and grant funding.

Education

- MPA, Columbia University
- BA, Political Science, University of Washington

Project Experience

- Updated Tejon Mountain Village EIR—Tejon Mountain Village, California
- Planned Action Ordinance EIS—City of Mountlake Terrace
- Planned Action Ordinance EIS—City of Kirkland
- Sustainable Development Study—City of Woodinville
- Comprehensive Plan Update—City of Black Diamond
- On-call Planning—Cities of Woodinville, Kenmore, and DuPont
- Comprehensive Plan and Zoning Code Amendments Allowing Mixed-use Structures within Tourist Business Zone—City of Woodinville
- Implementation of Tourist Business Wayfinding Sign Program—City of Woodinville
- Tree Retention Regulations—City of Woodinville
- Park and Ride Enhancement Project Feasibility—City of Woodinville
- South Renton Subarea Plan—City of Renton
- Title IV Development Regulations Amendments—City of Renton
- ESA Gap Analysis—City of Renton
- 1998 and 1999 Strategic Business Plans—Pierce Transit
- SR 7 Transit Facility Coordination—Pierce Transit
- Federal Grant Funding for Bonney Lake and Peninsula Park & Ride facilities—Pierce Transit

Bryan Fiedor, AICP

GIS Analyst

Mr. Fiedor has eight years of experience providing project assistance, research, and coordination; GIS mapping; GPS data collection and processing, database development and analysis; aerial photographic interpretation; architectural and cartographic drafting; and freehand rendering. He is skilled at using ArcGIS/ArcInfo 9.0 (including Spatial Analyst and 3D Analyst), ArcView 3.2, MapInfo 6.0, Pathfinder Office, Adobe Illustrator CS, Adobe PhotoShop CS, and other programs. Mr. Fiedor also serves as project analyst and provides support in conducting research and analysis related to planning and policy development projects. He specializes in creating GIS-related products.

Mr. Fiedor has offered support on four BPA projects, including the Lopez Retaining Wall BA Update; Rockdale Cable Relocation ESA Review; Shelton-Kitsap Transmission Line Row Weed Survey; and San Juan Cable 2003 Monitoring.

Key Skills

GIS. Mr. Fiedor has been instrumental in large project data management, needs analysis, data development and registration, data rectification, analysis, rendering, and interpretation. He is responsible for all aspects of spatial analysis, and oversees the entire data life cycle from data procurement through presentation in reports.

Cultural Resources. Mr. Fiedor researches, coordinates, and synthesizes project-specific cultural resources information. He has performed spatial analysis and prepared GIS-based figures for cultural resources technical reports in support of a restoration project in the state of Washington. Currently, he serves as GIS coordinator on a current development project for the Port of Vancouver, performing analysis for cultural resources and compiling figures for reports, environmental documents, and permits.

Environmental Project Support. Mr. Fiedor performs analysis for environmental studies, watershed mapping, groundwater supply studies, facility siting studies, transportation projects, HCPs, and other large area projects.

Environmental Documentation. Mr. Fiedor has prepared or assisted in the development of numerous environmental documents and environmental determinations, including documentation to support NEPA/SEPA and ESA compliance.

Aesthetics Analyses. Has prepared numerous visual quality/aesthetics analyses for environmental documents in California and Washington.

Education

- BS, Geography, Arizona State University

Memberships/Registrations

- American Planning Association, Washington Chapter
- American Institute of Certified Planners
- Washington State Chapter of The Urban & Regional Information Systems Association

Project Experience

- Imperial County, Imperial Landfill Plan, California
- LA Unified School District, South Region Elementary School No. 11 — Los Angeles, California
- LA Unified School District, South Region High School No. 15 — Los Angeles, California
- URS/Bovis Lend Lease Joint Venture, California Prison Health Care Receivership Corporation — Ventura, California
- City of Brea, Brea Mall Expansion — California
- LA Department of Water and Power, Scattergood Olympic Line — Los Angeles, California
- Vantage Wind Farm Energy Project SEPA and Bio and Cultural Surveys — Invermercy LLC, Washington
- Vancouver Island Transmission Replacement — BC Hydro, Washington
- Puget Sound Nearshore Systematic Change Analysis — Corps, Seattle District, Washington
- Benchmark Project — Snohomish County, Washington
- Greater Wenatchee Regional Landfill — Waste Management, Inc., Washington
- Rivergate Mitigation Monitoring — Port of Portland, Oregon
- US 12 McDonald Road to Walla Walla — WSDOT, Washington
- Columbia Gateway Project — Port of Vancouver, Washington
- Wenatchee Water Storage — Chelan County, Washington

Kevin Gifford

Urban Planner/Project Coordinator

Mr. Gifford provides environmental compliance, permitting, and land use planning support for a variety of projects in Washington and California. Recently Kevin has focused on population and housing projections and analyses. Kevin also provides project management and coordination, including managing budgets, scopes, schedules; meeting with project teams, including engineers, planners, and biologists; and coordinating with clients and agency representatives. His academic interests include sustainable urban design, social equity planning, environmental law, and historic preservation planning.

Key Skills

Project Management and Coordination. Kevin has served as project manager for the British Columbia Transmission Corporation and coordinator on projects for the Washington State Department of Transportation. He is responsible for budget and contract management, and coordination with local representatives of both state and federal regulatory agencies. He ensures open communication with and project delivery to clients.

NEPA, SEPA, and CEQA Compliance. Kevin has experience as an author for both NEPA/SEPA EIS's and CEQA EIRs, specifically with regard to land use, social, and natural resource-related impacts. In addition, he has conducted background research and coordinated with regulatory agencies as part of the development of mitigation project concepts.

Environmental Permitting. Kevin has experience with the preparation and submittal of environmental permit application materials to federal, state, and local jurisdictions, including critical areas ordinance review, shoreline master program compliance, NEPA and SEPA environmental review, joint aquatic resource permit applications, hydraulic project approvals, and others.

Urban Design Standards and Aesthetic Guidelines. Kevin has worked with local government representatives on the implementation of design standards and aesthetic guidelines for subareas and special districts, as well as the development of public outreach efforts to gain community input on such standards. This work has also included review of proposed development for compatibility with those design standards.

Geographic Information Systems. Kevin provides compilation, analysis, and interpretation of land use and environmental data for planning and transportation projects, including spatial analysis and production of reports and presentation materials.

Education

- MUP, Urban and Regional Planning, Texas A&M University
- BED, Environmental Design, Texas A&M University

Project Experience

- Town Center Village EIR—El Centro, CA
- Antelope Valley Water Bank Project—Kern County, CA
- Comprehensive Plan Update—Walla Walla County, WA
- 2008 Annual Comprehensive Plan Amendment Docket—Snohomish County, WA
- On-call Planning—City of Kenmore
- SR-522 Design Standards—City of Kenmore
- Phase II Vancouver Island Transmission Reinforcement Project Mitigation Site Design and Monitoring—BC Hydro and BC Transmission Corp., Point Roberts, WA
- Phase I Vancouver Island Transmission Reinforcement Project Environmental Compliance and Permitting—BC Hydro and BC Transmission Corp., Point Roberts, WA
- Ballard Wastewater Siphon Emergency Replacement Permitting—King County Wastewater Division, WA
- SR-520 Floating Bridge Replacement and HOV Project—Washington State Department of Transportation Urban Corridors Office (UCO)
- Aurora Avenue Corridor Transportation Improvements—City of Shoreline

Christopher J. Hetzel

Historian and Architectural Historian

Mr. Hetzel is a federally qualified professional (36 CFR 61) with more than 12 years of experience in the fields of historic preservation, architectural history, and preservation planning. Mr. Hetzel is knowledgeable in American urban and suburban history, and experienced in local, state, and federal regulatory environments, including Section 106 review, NEPA, SEPA, and CEQA. He has expertise in architectural design review, interpreting the U.S. Secretary of the Interior's standards, and preparing historic resource surveys, rehabilitation studies, historic structure reports, and nominations to the NRHP. He was the historic preservation officer for the City of Deadwood, South Dakota, where he administered that City's multi-million dollar historic preservation program.

Key Skills

Project Management. Mr. Hetzel has served as project manager for cultural resources projects throughout the western United States. His responsibilities have included the coordination of diverse project teams, and ensuring successful project delivery to his clients, with a proven track record of projects completed on time and within budget. Having worked for both public and private entities, Mr. Hetzel has a wide range of project experience and an understanding of historic preservation and related disciplines that enable him to easily communicate with a wide variety of clients, and effectively work with project staff.

Section 106 Review. Mr. Hetzel is experienced in conducting Section 106 review compliance and consultation. He has worked as the City of Los Angeles' historic consultant for all HUD funded Section 106 Review, and has participated in the review of undertakings for WSDOT, Caltrans, FHWA, and FEMA. His involvement in Section 106 review has ranged from complete project management, consultation with SHPOs, the identification and documentation of properties eligible for the NRHP, architectural design review, the evaluation of undertakings for compliance with the U.S. Secretary of the Interior's Standards for Rehabilitation, and the resolution of potential adverse effects.

Information Technology. Mr. Hetzel is proficient in the use and development of digital technology to facilitate the completion of successful historic preservation projects. He has designed user-friendly relational database systems and developed innovative survey methodologies that successfully integrate these tools with GIS and data capture devices, such as tablet PCs. Intended for historic survey efforts and adaptable for use by volunteers, Mr. Hetzel has successfully used these tools and methodologies in conducting historic resource surveys for the City of Los Angeles (including numerous HPOZs), the City of Long Beach, the City of Glendale, and the City of Santa Monica.

Education

- MA, Public History and Historic Preservation, Middle Tennessee State University
- BA, History, Washington University, St. Louis—Minors in Archaeology and Art History

Professional Memberships

- National Trust for Historic Preservation
- Washington Trust for Historic Preservation
- Historic Seattle
- Los Angeles Conservancy
- Adams Museum & House, Deadwood, South Dakota

Project Experience

- National Register Nominations for Federal Buildings and Post Offices—General Services Administration, Various States
- Valley Generating Station Historic Resources Assessment & HAER Documentation—Los Angeles Department of Water & Power
- Echo Park Historic-Cultural Monument Application—Echo Park Historical Society, Los Angeles, California
- Ambassador College West Environmental Impact Report—Environmental Planning Associates, Inc., Pasadena, California
- Cultural Resources Survey, Downtown Specific Plan—City of Glendale, California
- HUD Section 106 Review—City of Los Angeles, California
- Los Angeles Citywide Historic Resources Survey Field Guide—J. Paul Getty Trust, California
- Santa Monica Citywide Historic Resources Survey—City of Santa Monica, California
- Griffith Park Historic Cultural Monument Application—Griffith J. Griffith Family Trust, California
- Historic Preservation Overlay Zone Historic Resource Surveys—City of Los Angeles, California

Brian Lutenegger

Transportation Planner

Mr. Lutenegger provides transportation, land use, and community planning skills to a variety of projects in Washington State and California. His experience includes assistance with the preparation of EIR/EISs for a range of public clients involving traffic and transit projects. He has worked on the Transportation Plan for the City of Mountlake Terrace, Washington and a parking study for the City of Kenmore, Washington. Brian is an experienced user of the ArcGIS software and Microsoft Office suite.

Key Skills

Environmental Documentation. Brian has experience researching, analyzing, and writing EIS/EIR sections related to transportation, infrastructure, community planning, and public services.

Transportation Planning. Brian is developing skills in preparing technical documents including EIR/EIS and municipal transportation plans.

GIS. Brian is proficient with the ArcGIS software package. He is familiar with the Network and Spatial Analyst toolsets and their applications to the field of transportation planning.

Statistical Analysis and Research Methods. Brian possesses strong quantitative analysis skills and has taught statistics and research methods to undergraduate students.

Writing. Brian has excellent writing abilities and is capable of preparing documents for a variety of intended audiences.

Education

- MUP (Transportation Concentration)
Urban and Regional Planning, University
of Michigan, Ann Arbor
- BS, Sociology and Political
Science/Certificate in Environmental
Studies, University of Wisconsin, Madison

Project Experience

- General Plan Amendment/Zone Change
EIR—City of Bakersfield, California
- Frazier Park Estates—Fallingstar
Homes, Kern County, California
- Transportation Plan—City of Mountlake
Terrace, Washington
- Parking Study—City of Kenmore, St.
Edward State Park, Washington

Jasmin Mejia

Project Coordinator

Jasmin is well-versed in the documentation process for CEQA/NEPA compliance. Prior to joining ICF Jones & Stokes, she served as the CEQA and NEPA Coordinator for the Central Coast Regional Water Quality Control Board. In that capacity, she conducted analysis of state and federal agency roles in the certification process and created a guide to facilitate collaboration. Jasmin also has expertise in the CWA Section 401 Water Quality Certification process. She serves as a project coordinator and technical analyst for ICF Jones & Stokes, supporting projects throughout northern California and beyond.

Project Experience

Crystal Springs/San Andreas Transmission System Upgrade Project—SFPUC, California

The Crystal Springs/San Andreas Transmission System (CS/SA TS) Upgrade Project is one of several facility improvement projects identified in the SFPUC Peninsula Watershed as part of the SFPUC's Water System Improvements Program (WSIP). The WSIP proposes to improve the SFPUC's regional water system with respect to water quality, seismic response, water delivery, and water supply to meet water delivery needs in the service area through the year 2030 and establishes level of service goals and system performance objectives. Objectives specific to the CS/SA TS Upgrade Project include: 1) to seismically upgrade critical facilities, reducing vulnerability of CS/SA TS to earthquake-related damage and improving deliverability reliability; and 2) to increase the transmission capacity of the CS/SA TS facilities to the Harry Tracy WTP in an earthquake emergency or during major facility maintenance elsewhere in the regional system, thereby meeting customer water supply needs during such events. Jasmin will assist with preparation of the draft and final EIR and permit applications.

Sears Point Wetlands and Watershed Restoration Project—Sonoma Land Trust, California

The Sears Point Wetlands and Watershed Restoration Project focuses on tidal marsh restoration on 970 acres south of the Sonoma-Marin Area Rail Transit District's rail line, enhancement of

Education

BS, Environmental Management
and Protection, California
Polytechnic State University, San
Luis Obispo, 2008

400 acres of grassland and seasonal wetlands north of the rail line, and watershed management activities on approximately 1,000 acres of uplands to benefit grasslands, seasonal wetlands, riparian corridors, and California red-legged frog. ICF Jones & Stokes is completing the CEQA/NEPA and regulatory permitting processes, and providing public outreach services. Jasmin will assist with preparation of the final EIR/EIS and permit applications.

Transit District Mixed Use Development Project Environmental Documents—City of Union City, California

Assisting with preparation of the draft EIR for this project, located in the City's Intermodal Station District. This project will require amendments to the City's General Plan and Zoning Ordinance, and Barry Swenson Builder is proposing that the mixed-use development be built out over a 15-year period on a brownfield site adjacent to the Union City BART station.

I-880 Lane Widening Environmental Document—Santa Clara Valley Transportation Authority, California

Preparing documentation for an IS/MND. ICF Jones & Stokes is preparing technical studies and a combined NEPA/CEQA environmental document for a project that would add HOV lanes in both the northbound and southbound directions of I-880 from the Old Bayshore Highway undercrossing to the Route 237/I-880 junction. The Santa Clara Valley Transportation Authority proposes to widen the mainline from six to eight lanes to provide a new HOV lane in each direction and extend the existing HOV system 4.3 miles from Route 237 in Milpitas to Route 101 in San Jose. The project will also upgrade traffic operation/circulation of the existing off- and on-ramps at Brokaw Road by reconstructing the southeast quadrant of the interchange, and also includes minor modifications to other interchanges along the project corridor.

Prior Experience

Central Coast Regional Board Water Quality Control Board—San Luis Obispo, California

CWA Section 401 program intern/CEQA and NEPA coordinator. Reviewed, processed, and approved Section 401 Water Quality Certification for applications received. Added Best Management Practices conditions to Section 401 Water Quality Certifications. Reviewed, managed, and coordinated CEQA and NEPA documents. Prepared low impact development letters for CEQA documents.

Reviewed proposed monitoring and restoration plans for streams, rivers, and wetlands.

Morro Bay National Estuary Program—Morro Bay, California

Jasmin volunteered her water quality knowledge for the Morro Bay National Estuary Program, where she tested the water quality and performed monthly stream assessments of San Luisito Creek.

San Luis Obispo, Land Conservancy—San Luis Obispo, California

Volunteer. Responsibilities included planting native plant species at Nipomo Dunes restoration site; coordinating Creek Day 2006 and managing student volunteers with creek clean-up; and serving on the Lower San Luis Creek Restoration Project.

Ellen Unsworth, ELS

Earth Resources Specialist and Managing Editor

Ellen Unsworth is a senior writer and editor on the Water Resources Team. As a writer with a technical background in earth and biological sciences, Ellen writes geology and paleontology studies and technical sections for a variety of compliance documents. As an editor, she edits primarily restoration-related documents, including scientific studies, monitoring reports, manuals, construction specifications, and interpretative exhibits, and frequently works on large-scale, complex projects.

Project Experience (Earth Resources Specialist)

Dairy Animal Facilities Group No. 1 Program/Project Environmental Impact Report—County of Kern

Analyzing the impacts of proposed dairy ordinances on paleontological resources in San Joaquin Valley portion of Kern County. Also analyzing the impacts of individual proposed dairies on paleontological resources.

California Motorcross Park Environmental Impact Report—Placer County

Analyzed the geologic and soils-related impacts of a motocross dirt bike racing and recreation facility.

Paleontological Resources Sensitivity Evaluation and Environmental Impact Report Machado Estates—City of Manteca

Analyzed the impacts of Machado Estates development on paleontological resources.

Mitchell Road Interchange Reconstruction—California Department of Transportation

Assessed the paleontological sensitivity of the area to be affected by the reconstruction of the Mitchell Road Interchange on State Route 99 in the city of Ceres, in Stanislaus County, California. Described the paleontological setting and constraints associated with Pleistocene deposits in the project area.

Environmental Impact Report for the El Charro Specific Plan—City of Livermore

Analyzed the project's potential impacts on paleontological resources. Project was located in Alameda County and underlain by

Education

MS, Interdisciplinary Studies (geology, biology, and technical communication), Boise State University, Idaho, 1997

BA, Geology, California State University, Sacramento, 1989

Certifications

Editor in the Life Sciences (certified by the Board of Editors in the Life Sciences)

Danish Certificate in Language Proficiency

Quaternary alluvium. Developed mitigation measures to reduce impacts on paleontological resources.

Initial Study Glenn County Landfill Strategic Plan—County of Glenn
Analyzed the potential impacts of landfill expansion and operation on paleontological resources located in Pliocene deposits.

Environmental Impact Report Shadowhawk Master Plan—City of Ripon
Analyzed the potential impacts on paleontological resources of the Shadowhawk Development Plan project and related infrastructure improvements. Project area was located in an area with known paleontological resources, so developed mitigation measures to reduce impacts on paleontological resources.

Goleta General Plan EIR—City of Goleta, California
Analyzed the geological and soils-related impacts associated with three development alternatives. Issues included seismic hazards, tsunami hazards, landslide hazards, beach erosion, and expansive soils.

Carmel River Water Supply Project—Monterey Peninsula Water Management District, California
Analyzed the geological and soils-related impacts associated with a desalination plant located at Sand City. Issues included seismic hazards, slope failure, beach erosion, and corrosive soils.

Project Experience (Editor)

Guadalupe River Flood Protection Project Environmental Compliance Program—Corps, Sacramento District, San Jose, California
As program editor since 1999, edited a variety of project documents, including several comprehensive annual monitoring reports, a HEP report, a biological data report, and JSATEMP stream temperature modeling reports. Edited these documents to ensure that they met the project's mitigation and monitoring plan requirements, were written in the project's style, and presented data consistently and effectively. Coordinated and wrote portions of the monitoring program implementation manual—a highly detailed, precise instruction manual. Helped to coordinate, write, and edit responses to comments for several documents.

South Delta Improvements Program—DWR and Reclamation, Contra Costa and San Joaquin Counties, California
Edited action-specific implementation plan for this large-scale water conveyance project.

Gleason Park Neighborhood Master Plan—City of Stockton, San Joaquin County, California

Evaluated potential geologic, seismic, and soil-related impacts associated with development of the master plan for a neighborhood in Stockton.

EIR for Water Supply Project— Monterey Peninsula Water Management District, Monterey County, California

Evaluated potential geologic, seismic, and soil-related impacts associated with constructing and operating a desalination plant that would treat seawater to potable water standards, with an annual production capability of 8,400 acre-feet.

California High-Speed Rail Program EIR/EIS—California High-Speed Rail Authority, Statewide, California

Coordinated organizing more than a thousand comments on the project, developed a responses-to-comments template, and managed the revision and production process of a final program EIR/EIS. Production included creating web-ready and CD versions of the EIR/EIS, and preparing and distributing notices and documents.

Bear River and Western Pacific Interceptor Canal Levee Improvements Project—HDR Engineering, Yuba County, California

Edited and produced an EIR for this flood protection project.

Lower Colorado River MSCP—Steering Committee for the Lower Colorado River MSCP, Arizona, California, Colorado, Nevada, New Mexico, Utah, and Wyoming

Edited multi-volume BA and HCP; participated in and facilitated client review meetings.

Cosumnes River Watershed Inventory and Assessment—Sloughhouse Resource Conservation District and Cosumnes River Task Force, Cosumnes River Watershed, California

Edited watershed inventory and assessment report, coordinated writing of several sections, and assisted with response to comments.

Guadalupe Creek Restoration Project—SCVWD, San Jose, California

Edited restoration feasibility study and construction plans and specifications.

Training Manual for Clean Water Act Section 401 Compensatory Mitigation—University of California at Davis Extension, Davis, California

Edited training manual.

Floodplain Restoration of West Bear Creek Unit—USFWS, San Luis
NWR Complex, Los Banos, California

Edited feasibility analysis report.

Headwaters Forest Reserve Draft RMP—BLM and DFG, California

Edited an EIR/EIS for the RMP.

#2.



Appendix B: Insurance Certificates

This certificate is issued as a matter of information only and confers no rights upon you the certificate holder. This certificate is not an insurance policy and does not amend, extend, or alter the coverage afforded by the policies listed below.

This is to certify that (Name and address of Insured)

ICF RESOURCES, LLC.
9300 LEE HIGHWAY
FAIRFAX, VA 22031



is, at the issue date of this certificate, insured by the Company under the policy(ies) listed below. The insurance afforded by the listed policy(ies) is subject to all their terms, exclusions and conditions and is not altered by any requirement, term or condition of any contract or other document with respect to which this certificate may be issued.

Expiration Type		Eff./Exp. Date(s)	Policy Number(s)	Limits of Liability		
☐	Continuous*	06/25/2007 / 06/25/2008	WCS-131-508381-017	Coverage afforded under WC law of the following states:	Employers Liability	
☐	Extended			All States Except Monopolistic States	Bodily Injury By Accident	
☒	Policy Term				\$1,000,000	Each Accident
					Bodily Injury By Disease	
Workers Compensation					\$1,000,000	Policy Limit
					\$1,000,000	Each Person
General Liability				General Aggregate-Other than Prod/Completed Operations		
☐	Claims Made			Products/Completed Operations Aggregate		
☐	Occurrence			Bodily Injury and Property Damage Liability	Per Occurrence	
Retro Date				Personal and Advertising Injury	Per Person / Organization	
				Other Liability	Other Liability	
				Each Accident - Single Limit - B. I. and P. D. Combined		
Automobile Liability				Each Person		
☐	Owned			Each Accident or Occurrence		
☐	Non-Owned			Each Accident or Occurrence		
☐	Hired					
COMMENTS						

Notice of cancellation: (not applicable unless a number of days is entered below). Before the stated expiration date the company will not cancel or reduce the insurance afforded under the above policies until at least 30 days notice of such cancellation has been mailed to:

Office: RICHMOND, VA Phone: 804-527-3902

Certificate Holder:

ICF INTERNATIONAL, INC.
FOR INFORMATIONAL PURPOSES ONLY

Arctostaphylos Q. Vauv.

CAROLYN VARNIER

Authorized Representative

Date Issued: 01/08/2008 Prepared By: CV

I. COMPANY DESCRIPTION AND EXPERIENCE

Phil Martin of Phil Martin & Associates has prepared environmental documents for compliance with the California Environmental Quality Act since 1978. He has personally authored or co-authored over 400 environmental documents, including EIRs, Negative Declarations, Mitigated Negative Declarations, and Environmental Assessments. Mr. Martin has prepared environmental documents for a wide variety of projects including sub-divisions, specific plans, regional malls, geothermal facilities, and wood-fired power plants.

A brief description of the related project experience is presented below along with contact information.

EAST CYPRESS CORRIDOR SPECIFIC PLAN – City of Oakley

Phil Martin & Associates completed an EIR for the East Cypress Corridor Specific Plan, which includes the development of mixed-uses for a 2,546-acre site. The project proposed up to 5,609 residential units (detached and attached units), 92.6 acres of commercial use (638,600 square feet), 52.6 acres of public schools (2 elementary, one middle), 152.3 acres of a man-made lake, 190 acres of open space/easements, 20.5 acres of existing and proposed gas well sites, 122.1 acres of wetlands/dunes, 112.5 acres of flood-control levees (46,100 linear feet), 101.7 acres of parks (neighborhood and community), 5.7 acres of light industrial use (166,356 square feet), 37.3 acres of commercial recreation (162,500 square feet) and a 6-acre beach club. The EIR was certified in March 2006. The contract was \$140,000.

Ms. Rebecca Willis
Community Development Director
City of Oakley
3231 Main Street
Oakley, CA 94561
(925) 625-7006

ARMSTRONG RANCH SPECIFIC PLAN – City of Ontario

The Armstrong Ranch Specific Plan proposes a total of 1,544 residential units that will be developed throughout nine of the eleven planning areas. Residential development is not proposed for Planning Areas 4 and 5, which are designated for a 10-acre elementary school and a 5-acre neighborhood park, respectively. The density of the residential units will range from 3.3 dwelling units/acre to 9.0 dwelling units/acre with an overall density for the project of 6.2 dwelling units/acre.

The project includes 18.9 acres of parks, including linear and pocket parks, a 5-acre neighborhood park, and a community recreation site. The project also includes a 7.5-acre commercial site that will allow the development of up to 87,000 square feet of commercial use. A 10-acre school site is proposed to provide for the construction of a new elementary school in the future to serve students from the Armstrong Ranch Specific Plan and other future projects in the area. Proposed roadways and neighborhood edges within the site total 64.4 acres.

Mr. Richard Ayala
 Senior Planner
 City of Ontario
 303 East "B" Street
 Ontario, CA 91764
 (909) 395-2421

BICYCLE CASINO – City of Bell Gardens

Phil Martin & Associates is preparing an EIR for the construction of a 100 room hotel, a 35,000 square foot event center, and a 1,400 space parking structure on the site of the existing Bicycle Casino in the City of Bell Gardens. The hotel and event center will be constructed to the front (north elevation) of the existing casino while the three-level parking structure is proposed in the southwest corner of the site. The EIR will address the following environmental issues: aesthetics; air quality; geology; hazardous materials; hydrology; land use; noise; population and housing; public services and utilities; and traffic. This project is in the phase of preparation of the Initial Study with certification of the EIR estimated to be June 2009. The contract is \$198,000.

Ms. Carmen Morales
 Interim Director of Community Development
 City of Bell Gardens
 7100 South Garfield Avenue
 Bell Gardens, CA 90201
 (562) 806-7700

TER MAATEN – County of Riverside

Phil Martin & Associates prepared an EIR for the development of 385 multifamily units and 311 single-family units (for a total of 696 dwelling units) on a 106.6 acre dairy farm in the Eastvale area of the County. The project includes parkland and a water quality control basin. Approximately 26 acres will be preserved as existing open space between the project and the Santa Ana River. The project started in August 2006 and was put on hold in March 2008 due to market conditions. The contract was \$120,000.

Mr. Steve Hathaway
 Anso Properties
 25731 Paso de la Paz
 San Juan Capistrano, CA 92675
 949-388-8191

II. CONSULTANT PRINCIPAL AND SUB-CONSULTANTS

Phil Martin, President of Phil Martin & Associates, has been preparing environmental impact reports and other CEQA related documents since 1978. Mr. Martin has prepared over four hundred CEQA documents, including environmental impact reports, negative declarations, and mitigated negative

declarations. The team members that have been assembled by Phil Martin & Associates have extensive experience in their respective area of expertise.

Mr. Phil Martin will serve as the Project Manager throughout the duration of the project and will be the daily contact person. All technical studies and the EIR will be prepared under the direction of Phil Martin. The name and role of each team member is provided below. A brief summary of the qualifications of each firm along with resumes of key individuals is provided in the Appendix.

- Phil Martin & Associates, Inc. – Phil Martin – Project Manager
- Archaeological Associates (cultural resources) – Laurie White, principal investigator and contact person
- Austin-Foust Associates (traffic engineer) – Joe Foust, principal and contact person
- Mestre Greve (air quality and noise consultant) – Fred Greve, principal and contact person
- Petra Geotechnical (geotechnical) - Daniel Schneidereit, project manager and contact person
- ETIC (Phase I Assessment) – Steve Figgins, principal and contact person
- PCA Engineering (civil engineer) – Fred Cornwell, principal and contact person

III. SCOPE OF WORK

The project requirements include the preparation of an environmental impact report (EIR) to evaluate the potential impacts associated with the development of the North Downtown Compton Specific Plan that includes the development of approximately 78 acres with up to 459,400 square feet of commercial space and 1,053 residential units. The proposed special studies will be incorporated into the EIR for their respective environmental analysis. The City's General Plan and General Plan EIR will be referenced for the remaining environmental disciplines as applicable.

The only division of work between Phil Martin & Associates and the City of Compton will be for the City to prepare and publish all legal notices, coordinate the time and location for the scoping meeting, and timely reviews of the various project submittals including notice of preparation, Draft EIR and Final EIR.

SCOPE OF WORK

A. Kick-Off Meeting

Upon authorization to proceed and signature of a contract, Phil Martin will meet with City staff and the project applicant to discuss the project, finalize a schedule and obtain all documents requested to begin preparation of the EIR.

B. Prepare and Mail Initial Study/Notice of Preparation

Within two weeks after the kick-off meeting and receipt of a complete project description, including site plan and all requested documents, Phil Martin & Associates, Inc. will submit five copies of the Initial Study/Notice of Preparation (NOP) to the City for an Administrative review. The Initial Study and

NOP will follow a format acceptable to the City and include a completed Environmental Checklist Form and written explanations as to how each environmental discipline will or will not be impacted by the project. The Initial Study will also include a complete project description, figures showing the location of the project from a regional and local standpoint, the specific plan land use plan, and a U.S.G.S. topographic map with the project boundary clearly identified. The Checklist explanations will address potential environmental issues associated with the project. The City's comments to the Initial Study/Notice of Preparation will be incorporated and copies will be printed for mailing.

Phil Martin & Associates, Inc. will prepare a distribution list of all responsible agencies, individuals, and special interest groups that must receive copies of all documents pursuant to Sections 15096 and 15381 of the CEQA Guidelines and submit the list to staff for approval. In addition, staff shall provide Phil Martin & Associates, Inc. with the names and addresses of any individuals, organizations, on file with the City that have requested to be contacted subject to Section 15082 of the CEQA Guidelines. Phil Martin & Associates will submit a final distribution list to staff for approval. Phil Martin & Associates, Inc. will send copies of the Initial Study, Notice of Preparation, and all other required CEQA documents to the agencies, individuals, etc. on the approved distribution list.

Phil Martin & Associates, Inc will mail up to twenty copies of the Initial Study/Notice of Preparation for a 30-day review period. A cover sheet will be prepared and mailed along with the Notice of Preparation that briefly describes the project, states the time period to submit written comments and the name, address, and telephone number of the City contact for all correspondence submitted. The Initial Study/Notice of Preparation will be mailed by certified mail with all certified mailing receipts provided to the City for its records.

C. Scoping Meeting

Pursuant to CEQA Guideline §15082(c) (1), a public scoping meeting is recommended to be held approximately two weeks after the Initial Study and Notice of Preparation are mailed. The City will be responsible to secure a location and make arrangements for the scoping meeting including publishing a public notice of the time and place of the scoping meeting. Phil Martin along with City staff will conduct the meeting. Phil Martin & Associates, Inc. will provide handouts, including copies of the Initial Study, the CEQA process, comment cards, and a list of the issues proposed to be discussed in the EIR. The comments and concerns expressed at the meeting will be noted. After the meeting, Phil Martin will meet with staff to discuss the comments and determine if new environmental impacts were raised and must be included in the EIR.

D. Prepare Draft EIR

Phil Martin & Associates, Inc. will begin preparation of a Draft EIR once the Initial Study and Notice of Preparation are mailed for review. We will reference the City of Compton General Plan, General Plan EIR, and all other certified environmental documents for other applicable projects in the area, master plans, sub-consultant reports, and all other applicable public resource documents to prepare the EIR for this project.

Based upon our experience preparing EIRs for similar projects Phil Martin & Associates propose the following scope of work to prepare an EIR in compliance with CEQA:

E. Introduction

Overview. This section will provide a detailed description of the project and the purpose of the EIR.

Statutory Authority. This section will cite the sections of CEQA that require the EIR and the section of CEQA to which the EIR must comply.

Issues to Be Addressed. This section will list the environmental issues that will be addressed in the EIR based on completion of the Initial Study checklist and responses that are received during the Notice of Preparation and the Scoping Meeting.

Organizations Affiliated With the Project. The Lead Agency, project applicant and the environmental consultants' name, address, telephone number and contact person will be listed in this section.

Project Alternatives. This section will briefly describe the project alternatives that will be discussed in the EIR and identify the preferred project alternative.

Areas of Controversy/Issues to Be Resolved. This section will summarize the issues that were raised by those agencies/individuals responding to the Notice of Preparation and identify the agency/individual that made each respective comment. This section will also identify any issues raised during the public scoping meeting along with the person/agency that raised the issue.

Executive Summary. A table will summarize the potential project impacts, mitigation measures, and the impacts after incorporation of the recommended mitigation measures for each environmental discipline evaluated in the EIR.

F. Project Description

Project Location and Boundaries. The project will be described narratively and to aid in the description, a regional map, local vicinity map, U.S.G.S. topographic map as recommended by CEQA depicting the boundary of the project, and aerial photograph showing the project site and surrounding land uses will be provided.

Environmental Setting. This section will describe the setting of the City of Compton in general and the project area in particular. Included in the general overview description will be information about the population of the City of Compton, geographic location in relation to surrounding cities, types of industry, housing, etc. The existing land uses on the site and in the immediate project area will be described in detail along with surface photographs of the project site and surrounding area.

Project Description. A complete and detailed project description will be provided in the EIR. All project information including, but not limited to the proposed site plan, building elevations and other information available from the applicant and the City will be incorporated to thoroughly and accurately describe the project. The project description will be referenced as the basis for the CEQA analysis.

The Intended Use of This EIR. This section will list and describe in detail the intended use of the EIR and the discretionary approvals the EIR will be referenced in the future in conjunction with the required discretionary project approvals.

Environmental Setting, Project Impacts, Mitigation Measures, and Unavoidable Adverse Impacts. The environmental disciplines listed below will be addressed in the EIR and include an environmental setting, project impact, mitigation measure and unavoidable adverse impact sections.

Each project impact section will state City threshold criteria that will be used to evaluate significant environmental effects with approval and development of the project.

Based upon our experience preparing EIRs for similar projects and the potential issues listed in the RFP, the following environmental disciplines will need to be addressed to comply with CEQA:

Aesthetics

This section will describe the aesthetics of the project site and surrounding area, including the types of existing buildings and landscaping on the site, the surrounding development, any scenic resources associated with the site and the area including the immediate project area and distant landmarks. The narrative description will be documented with surface photographs of both the project site and the surrounding area to show the existing aesthetics and visual resources that currently exist. Both on-site and off-site photographs will be provided. All aesthetic and visual documentation provided by the project applicant will be incorporated to accurately show the present and developed conditions. The views of the site from surrounding areas will be discussed and photo documented to fully describe the aesthetics of the project site.

This section will reference the Compton General Plan with regards to visual goals and policies. The aesthetic analysis will describe the aesthetic and visual changes that are proposed by the project, identify any aesthetic impacts, particularly to the surrounding land uses, and evaluate how the project meets the goals and policies of the General Plan.

This section will analyze the potential light and glare of the project on the adjacent land uses. In particular, this section will evaluate the potential light and glare impacts of the project to adjacent land uses due to building glazing, interior and exterior building lighting, parking lot lights, automobile lights, etc. City policies and guidelines for light and glare will be referenced. Measures to mitigate potential aesthetic impacts, including design feature, landscaping, screening, setbacks, light shielding and/or light placement, etc. will be recommended when required by CEQA to reduce identified aesthetic impacts.

Air Quality

Mestre Greve Associates will prepare an air quality analysis. The existing air environment will be described in terms of meteorology, local topography affecting pollutant dispersion, and ambient air monitoring data. A summary of current air management efforts that may be related to the proposed project will be provided with particular emphasis on the 2007 Air Quality Management Plan (AQMP), and the requirements for air quality assessments identified in the South Coast Air Quality Management District's (SCAQMD's) CEQA Handbook. Sensitive air quality receptor areas within the project vicinity will be identified.

The air quality impacts of the proposed project can be divided into the short-term dust generation, local impacts and long-term regional air pollution increases. Short-term dust and emission generation due to construction activities will be forecasted. A localized significance threshold (LST) analysis as prescribed by the SCAQMD will be performed. Measures to reduce dust generation are required by the South Coast Air Quality Management District. Additionally, measures are contained in the 2007 AQMP for control of construction activity emissions, and these will be included in the list of mitigation measures. Long-term emissions will be generated due to increased traffic and the combustion of natural gas. The emissions generated by these sources will be assessed and compared to potential regional air quality impacts. Measures will be developed to reduce significant air quality impacts to the extent possible.

Greenhouse Gas/Climate Change Assessment

This is a relatively new area of analysis for CEQA resulting from the passage of Assembly Bill 32, the Global Warming Solutions Act of 2006, and suits filed against several EIR's for failing to address climate change impacts by the State Attorney General and other groups. There is not yet a consensus on what types of projects should require a greenhouse gas/climate change assessment or even what the assessment should contain in terms of analysis, significance findings, and mitigation. The following paragraphs present our proposed scope of work based the guideline that is currently available. Mestre Greve will continue to follow developments in this area and apply the current state of the art methodologies and analysis strategies when the document is prepared.

There are no standards or significance thresholds established by the South Coast Air Quality Management District (SCAQMD) or the California Air Resources Board (CARB) for greenhouse gas emissions. The existing environment section will provide a thorough background on greenhouse gas generation, the recognition that it is a global problem, and acknowledgement of the major sources of greenhouse gas emissions. Regional emission inventories are available for the state. Therefore, it will be possible to provide a regional context to the emissions that are forecasted.

Per CEQA guidelines, the project emissions will be treated as new emissions like all emissions are treated from a new project. Emissions for the current land use plan will also be determined. Greenhouse gas emissions are different from standard air emissions. For standard air emissions, air quality impacts on an air basin or even at a neighborhood level are of concern. For greenhouse gas emissions, the perspective is global, not local, and a discussion will be presented that these emissions are not necessarily new emissions since housing and other services are primarily population driven.

Many gases make up the group of pollutants that are believed to contribute to global climate change. Carbon dioxide (CO₂) and methane (CH₄) are the major pollutants of concern for climate change impacts. Tools are available for forecasting the major pollutant categories associated with new projects. URBEMIS2007 will be used to calculate emissions of CO₂ and CH₄ from vehicles, electric generation, and emissions from natural gas combustion (i.e., water heaters and space heaters).

The need for mitigation measures is an open question at this time. Some feel that since there are no threshold criteria, there can be no impacts, and without impacts, there is no need for mitigation. Recently, Attorney General Jerry Brown submitted a comment letter on a large specific plan that indicates that most projects should be treated as causing a cumulative impact and has issued a list of mitigation measures that he recommends be considered on a project by project basis. The California

Office of Planning and Research (OPR) has also recently released guidelines for greenhouse gas assessments, and are similarly vague in regards to whether mitigation measures area required or not.

Health Risk Assessment

The purpose of a Health Risk Assessment (HRA) will be to assess the potential cancer risks from the Alameda Corridor and the Metro Blue Line that may impact the proposed residential uses. Mestre Greve will provide background information on toxic air contaminants with a focus on traffic emissions. A summary of the Multiple Air Toxics Exposure Study (MATES-II) will be presented with emphasis on its relevance to the project area. This discussion will provide the background and existing setting as required under CEQA.

Mestre Greve will calculate the potential health risk for up to 6 locations at the project site which could be impacted by the Alameda Corridor and Metro Blue Line. The results of a HRA are in terms of increased deaths per million people. The health risk will be based on the traffic emissions from the freeway. Other contaminants may contribute to the total health risk, but the analysis recently released by the Air Resources Board and the other analyses that we have seen focus on the diesel soot component. The key to the analysis is that the average contaminant exposure is based on a 70-year period. This complicates the analysis substantially since you have several key factors that are changing over time. Key factors that change temporally include the weather, the vehicular emission rates, and the traffic volumes (both daily and annually). To make an assessment, a hundred computer runs are made and then combined to give a single 70-year impact.

The AERMOD computer model will be used for the analysis. The freeway and railway will be assessed for toxic emissions. A health risk assessment has been prepared for the airport, and another assessment may be in progress for the airport. We will use these assessments for the contribution of the airport and will be added to the concentrations that Mestre Greve project for the railway and freeway. Key receptor locations will be selected across the project site to clearly document the range of exposure at all locations on-site.

The assessment will be presented in a report. The report will contain background on air toxic contaminants, the methodology utilized, the results, and discussion of results.

Cultural Resources

Archaeological Associates will prepare a Phase I Cultural Resource Assessment for the project. Archaeological Associates will conduct a records search at the South Central Coastal Information Center at Cal State Fullerton for all previously recorded prehistoric or historical sites located within the subject property and vicinity, conduct a field reconnaissance of all areas of the site that are accessible for survey, and prepare a narrative report describing the study and its result. The results of the report will be incorporated into the Cultural Resource section of the EIR. Mitigation measures will be recommended if required by CEQA to mitigate any identified cultural or historical resource impacts.

Geology/Soils

Petra Geotechnical will prepare a geotechnical report for the project. The geotechnical report will include the review of readily available geologic maps, Seismic Hazards Zone maps, published literature, stereoscopic aerial photographs, in-house information, and reports and/or plans that may be provided by the project applicant. Petra will conduct a site reconnaissance to observe the existing site conditions and make note of any potential geotechnical constraints. An assessment of the general geologic conditions and seismic hazards affecting the area including Earthquake Fault Zone maps (formerly Alquist-Priolo Special Studies Zone) and their potential impact on the project will be evaluated. Petra will compile and evaluate readily available existing geotechnical data pertaining to the subsurface conditions from an overview perspective. The geotechnical scope of work does not include any subsurface exploration or laboratory testing. A report will be prepared with the results of the data review and Petra's conclusions and recommendations relative to the geotechnical aspects of the project. This section will incorporate the Petra geotechnical study and identify any geotechnical constraints that may exist and impact the project and identify mitigation measures to reduce potentially significant geotechnical impacts as required by CEQA.

The geology/soils section will address the potential for wind and water soil erosion during project construction. While some soil erosion impacts will occur during project construction that could have Significant impacts, the EIR will include mitigation measures that can be incorporated to reduce soil erosion impacts due to wind and water to less than significant.

Hazards and Hazardous Materials

ETIC Engineering (ETIC) will conduct a Phase I ESA in accordance with the Standard Practice ASTM E1527-05. The objective of a Phase I ESA is to identify potential environmental liabilities associated with the property, including those associated with past practices (also known as "recognized environmental conditions" or RECs). RECs are defined by ASTM E1527-05 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

The ESA will include a site reconnaissance as part of the ESA per the ASTM Standard and include four principal components:

1. Records review;
2. Site reconnaissance;
3. Interviews; and
4. Report.

Key steps of the Phase I ESA process include the following:

- Completion of our Environmental Survey Questionnaire in conjunction with the commercial property owners (or other) who are knowledgeable about (i) the uses and physical characteristics of the property, (ii) environmental matters pertaining to the property, and (iii) the history of the property's ownership and use.

- Interviews with the property owner(s) or their representatives once properly coordinated.
- A visual inspection (site reconnaissance) of the commercial properties.
- Evaluation of site and adjacent land usage, including the potential presence of nearby dumps, spill sites, etc. that could impair the quality of the property, based on (i) the Questionnaire and interview responses, (ii) drive by visual observations, and (iii) review of federal CERCLIS entries and other reasonably ascertainable environmental regulatory agency databases for the minimum search distances specified in ASTM E1527-05, also known as "standard environmental record sources."
- History of site usage, based on the questionnaire and interview responses, Sanborn fire insurance maps (if reasonably ascertainable), and, to the extent available, city directories and aerial photographs.
- Draft report preparation.

The scope and estimated cost of the Phase I ESA does not include the following activities:

- Collection or analysis of any samples;
- Site inspections of all the residential properties (gaining access would be exceptionally time consuming and difficult). Therefore, ETIC proposes to conduct a "drive by" review of the residential properties to look for any obvious potential environmental issues.
- Evaluation for the presence of asbestos or lead-based paint;
- Title or property tax searches or chain of title reports;
- Aerial or other surveys;
- Regulatory Agency file review;
- Additional environmental lien searches if the listed address consists of more than one parcel (i.e. more than one assessor's parcel number); and
- Legal interpretations of environmental compliance or environmental liabilities.

The successful conduct of the Phase I ESA will depend on a designated site contact person being responsible and accountable for the following:

- Indication of the correct boundaries of the property.
- Provision of copies of all site plans, maps, documents, previous environmental reports, regulatory reports and correspondence, environmental permits, etc., as requested in the Environmental Survey Questionnaire or during interviews and as are reasonably available.
- Direction to all personnel providing information, either by responses to the questionnaire or in the interviews, that (i) factual, accurate, and relevant responses are required and, furthermore, (ii) all information which may reasonably be considered to be of significance to the work must be provided, regardless of whether any aspect of the questionnaire or the interviews directly or indirectly elicits that information.

ETIC will exercise reasonable diligence in conducting the Phase I ESA within the time allotted. Many of the findings will be based on representations of personnel designated by the City or property owner and on documents provided by the City or property owner or obtained through third party contractors. Conditions may exist at the property which will not be detected or made known to us, and the actual site

conditions may change with time. ETIC cannot guarantee that every instance of potential environmental liability associated with past and/or present practices at the property will be discovered. Depending on limitations placed on the time frame available for this engagement, certain information may not be reasonably ascertainable.

Once ETIC receives signed authorization they will schedule a site walk within a week to start their scope of work. Promptly after award and authorization to proceed, the survey questionnaire will be forwarded to the City to help distribute it to the various site owners in this area. ETIC will also order the computerized database search of standard environmental record sources.

The draft report will identify potential hazards associated with the development of the proposed site plan and assist in determining if proposed land uses are appropriate as planned. The EIR will incorporate recommendations in the Assessment in the form of mitigation measures to reduce potentially significant hazards to reduce hazard impacts to comply with CEQA.

Hydrology/Water Quality

PCA Engineering will prepare a preliminary hydrology report to determine if the project runoff will impact the existing storm drain facilities that serve the site. PCA will conduct a record research to identify the existing improvements on and adjacent to the site. They will compile all relevant data and input for a basis of design. PCA will prepare a base map compiled from the data obtained from the research and topography survey (provided by City). This will include the existing boundary (no adjustments from field data will be performed), topography data and existing utility information from available records.

A preliminary hydrology plan will be prepared that depicts the direction and quantity of flow associated from the site, both existing and as proposed for development. It is assumed there will not be on-site detention and no associated calculations are included for on-site detention. The hydrology study will identify the existing storm drain system that serves the site and determine if that system has capacity to serve the project. The hydrology report will address the proximity of site to the flood plain per FIRM maps. The City's drainage master plan will be utilized to reflect the site plan and routing of drainage facilities. An accompanying drainage map will ensure that facilities are properly referenced, and any proposed drainage changes are identified and thoroughly discussed. If hydrology impacts are identified, mitigation measures will be recommended after discussions with the City of Compton to upgrade or improve the storm drain system accordingly to reduce hydrology impacts to an acceptable level.

This section will also address and analyze both regional and on-site water quality issues of the project and include information on the on-site treatment of storm water runoff that will be required to meet Los Angeles Regional Water Quality Control Board discharge requirements for storm water prior to its discharge.

Interim storm water treatment of pollutants that will be generated during project grading and construction along with the Best Management Practices (BMPs) that can be incorporated to treat pollutants will be identified to meet and comply with the Regional Water Quality Control Board Water Quality Management Plan. Furthermore, BMPs to reduce surface water runoff pollutants and sediments in compliance with the Water Quality Management Plan to control pollutants will be provided. The EIR will address required on-site water treatment measures.

Land Use

This section of the EIR will identify the existing land use and zoning designations for the site and discuss the compatibility of the project with the adjacent surrounding land uses in the immediate project area based on the uses proposed. This section will also discuss the consistency of the project with the surrounding adjacent land uses including density, height, and floor area ratio. If required by CEQA, measures to reduce land use impacts to less than significant levels will be recommended.

Public Services

This section will evaluate the potential impacts of the project on the public services needed to serve the project, including police and fire protection, and solid waste. Service letters will be sent to each respective public agency to solicit their comments with regards to impacts of the project on their respective service and provide mitigation measures when required by CEQA to reduce impacts. Based on the specific plan, additional police protection services will be required to adequately serve the project. The EIR, in conjunction with input from the police department, will describe the additional police protection resources that will be necessary to serve the project.

Transportation and Traffic

Austin-Foust Associates (AF) will prepare a Traffic Impact Assessment (TIA) guidelines included in the Los Angeles County Congestion Management Program (CMP). All Cities in Los Angeles County, including the City of Compton, are required by law to participate in the CMP in order to receive funding from the sales tax on gasoline. The CMP-TIA guidelines are quite specific with regards to the format and methodology to be used in the preparation of private development traffic studies. These guidelines also indicate the appropriate levels of significant impacts.

In order to determine the potential traffic impacts associated with the project AFA must conduct an extensive traffic data collection program. It is envisioned that traffic counts at 20 to 30 locations will be necessary. The precise number and intersection locations will be determined upon completion of our initial investigation to generate and distribute project traffic and discussions with city staff. The study area will extend out to a point where the project's contribution is less than one percent of existing intersection capacity.

Once the total study area is known and the existing levels of service calculated (following CMP guidelines), project trips will be added at all locations where a significant impact is noted. Feasible and suitable mitigation measures will be identified to reduce identified traffic impacts.

Public Utilities – Including Infrastructure Studies

This section will evaluate the potential impacts of the project on public utilities including water, wastewater, electricity, and natural gas. Service letters will be sent to the public agencies to solicit their comments with regards to impacts of the project on their respective service. Information in the specific plan with regards to the proposed infrastructure that will be constructed to serve the project will be evaluated to determine if that proposed infrastructure has capacity or if upgrades and improvements will be required.

In order to determine if the existing and proposed infrastructure will have capacity to serve the project, PCA Engineering will prepare an infrastructure study for water and sewer services. The sewer and water studies will determine if the existing and proposed water and sewer mains that serve the site have capacity for the project. A preliminary sewer study that depicts the direction and quantity of sewage associated with the existing and proposed uses will be provided. The wastewater study will be limited to the site and not address downstream impacts. A preliminary water study will be prepared that includes a water system network analysis of the site and adjacent surrounding water utilities only. The preliminary water study will be used in conjunction with the Water Master plan to determine if the water infrastructure has capacity to serve the project. As required by SB 610 (Water Code section 10910, et seq), the City of Compton shall provide PMA a Water Supply Assessment (WSA) to determine the long term availability of water for the project. PMA will incorporate the WSA into the EIR. Mitigation measures will be recommended to reduce potential impacts to public utilities pursuant to CEQA as applicable.

Noise

Mestre Greve Associates will prepare a noise assessment for the project. Short-term noise measurements will be conducted at up to six locations on and around the project site. Some noise measurements will be made specifically of the railroad lines that border the project site. The FHWA highway noise model (“FHWA Highway Traffic Noise Prediction Model,” FHWA-RD-77-108) will be used in conjunction with the measurements to describe existing noise levels in the project vicinity. Community noise standards relevant to this project are contained in the City of Compton General Plan and Noise Ordinance. These standards will be summarized and their relevance to the project discussed.

The potential noise impacts of the project can be divided into short-term construction noise, impacts on surrounding land uses, and on-site noise/land use compatibility. Noise levels generated by demolition and construction activities will be estimated at nearby sensitive receptors. The application of the City of Compton Noise Ordinance to control construction noise will be discussed.

The noise impacts associated with the project’s traffic on adjacent land uses will be assessed in terms of the CNEL noise scale. The increase in noise levels due to the project will be determined. Traffic noise level changes relative to the existing condition will be presented. The areas that will experience a potential significant noise increase will be identified. For the project scenario, the absolute noise levels experienced in these areas will then be determined, and the resulting land use/noise compatibility discussed.

The project site is bounded by the Alameda Corridor, Rosecrans Avenue, Willowbrook Avenue, Compton Boulevard, and Alameda Street. The interface between the residential and commercial uses needs to be evaluated. The residential areas will be sensitive to noise generated by the proposed commercial use. Parking structures, air conditioning systems, and public address systems may impact the residential areas. Without proper guidelines and/or mitigation measures significant impacts could occur.

Two railroad lines impact the project site; the Alameda Corridor on the east and the Metro Blue Line along the west side. Both of these lines have the potential to generate significant noise impacts to the project. Traffic and train noise levels that impact within the project site will be assessed for

compatibility with the proposed land uses. Noise levels within the project area will be determined and compared to noise/land compatibility guidelines contained in the City of Compton Noise Element and/or the State Compatibility Guidelines. Additional noise measurements of the railroads will be made so that train noise levels can accurately be projected for the residential zones.

Mitigation strategies will be identified for the control of noise levels within the project site as required by CEQA. Mitigation measures to comply with CEQA and meet adopted noise standards will be recommended, if required.

Population and Housing

This section will discuss the characteristics of the population of Compton including the current and estimated future population, age groups, median age, education, marital status, etc. The impacts of the project on the City's population and housing numbers based on the Housing Element and how the project will meet the future housing needs of the City will be discussed and mitigation measures recommended accordingly complying with CEQA. The project's estimated population will be compared to SCAG population and housing estimates and the appropriate analysis based on SCAG's latest population and housing analysis will be prepared and included in the EIR.

G. Other CEQA Mandated Sections

Phil Martin & Associates, Inc. will include all other CEQA required sections including a complete discussion of the irreversible environmental changes that will result from the proposed project, unavoidable significant impacts, growth-inducing impacts, and those effects found not to be significant as required by CEQA.

In addition, Phil Martin & Associates, Inc. will provide the following sections:

Cumulative Impacts

This section will provide a discussion of the potential environmental effects that could occur with development of the proposed project in conjunction with other planned and entitled projects in the area, including the compounding of cumulative project impacts. Cumulative project information will be obtained from City staff and include projects that have been entitled but not constructed, projects that are not entitled, but in the planning process, and reasonably foreseeable future projects. When required by CEQA, mitigation measures will be recommended to mitigate cumulative project impacts. A map showing the location of the cumulative projects along with a list of each project with a brief project description will be provided.

Alternatives

As required by Section 15126.6 of the CEQA Guidelines, the EIR will provide a discussion of project alternatives. For the purposes of this proposal the project alternative section will include the "No Project" and the other two smaller development scenarios listed in the RFP for a total of three project alternatives. This section will discuss the alternatives in a manner to either reduce or eliminate any significant environmental effects that are identified in the EIR with development of the proposed project and are feasible to attain most of the basic objectives of the project. The discussion of the

project alternatives will not be as detailed as the proposed project. However, the alternative analysis will be detailed to comply with CEQA. Each environmental discipline discussed in the EIR will also be discussed in each project alternative. The project alternatives will be selected in conjunction with staff to identify reasonable alternatives to the project.

H. References, Persons and Agencies Contacted and EIR Preparation

This section will list all reference documents used to prepare the EIR and all persons, agencies and individuals contacted during preparation of the EIR.

I. Appendices

An appendix to the EIR will include a copy of the Initial Study, Scoping Meeting information, Responses to the Initial Study, Responses to the DEIR, and all technical reports referenced during preparation of the EIR.

J. Mitigation Monitoring and Reporting Plan

Phil Martin & Associates, Inc. will prepare a Mitigation Monitoring and Reporting Plan (MMRP) as required by Public Resources Code Section 21081.6 for those measures in the EIR that are recommended to mitigate potential significant impacts. The Mitigation Monitoring and Reporting Plan will list all mitigation measures presented in the EIR and identify the department and contact person with the City that will be responsible for monitoring the implementation of each mitigation measure. We will follow a format acceptable to the City. Once the MMRP is completed, we will submit the document to staff for review and comment. Once staff has completed the review we will incorporate all comments and submit ten copies to the City.

K. Administrative Draft EIR

Once the Draft EIR is completed, Phil Martin & Associates will submit five administrative DEIRs to City staff for review and comment. PMA will incorporate staff's comments and resubmit five copies to staff for a second administrative review. Staff's final comments will be incorporated accordingly and once the DEIR is finalized, copies will be printed ready for public review.

L. Print and Mail Draft EIR

Phil Martin & Associates, Inc. will print up to 40 copies of the DEIR. The Draft EIR will be mailed to the agencies and individuals on the distribution list as required by Section 15087 of the CEQA Guidelines. In addition, one copy will be mailed to the County Clerk as required by CEQA.

M. Prepare Notice of Availability and Notice of Completion

Phil Martin & Associates will prepare and mail a Notice of Availability (NOA) and Notice of Completion (NOC) as required by the CEQA Guidelines. The notices will be prepared in a format acceptable to staff.

N. Prepare Response to Comments and Final EIR

After the Draft EIR 45-day review period has ended, Phil Martin & Associates, Inc. will prepare a Final EIR as required by Section 15089 of the CEQA Guidelines. Phil Martin & Associates, Inc. will prepare written responses to all comments received to the Draft EIR as required by Public Resources Code Section 21091, subd. (d)(2)(A) and CEQA Guideline Section 15088. The Response to Comments in conjunction with the Draft EIR will comprise the Final EIR.

Once the Response to Comments document is completed, five hard copies will be submitted to staff for review and comment. Staff's changes will be incorporated and twenty-five copies of the Final EIR will be mailed to the agencies and/or individuals that submitted DEIR comments as required by Public Resource Code Section 21092.5 (a). The responses will be sent at least ten days prior to the certification of the Final EIR.

O. Public Notices

It will be the City's responsibility to publish all CEQA required public notices in the newspaper of the availability of the Notice of Preparation, Draft EIR, and public hearings to certify the Final EIR. Phil Martin & Associates, Inc. will prepare, submit, and record all CEQA required notices with the appropriate public agencies, individuals, etc., including Initial Study/Notice of Preparation, Notice of Completion, Notice of Availability, and Notice of Determination.

P. Candidate CEQA Findings

Phil Martin & Associates, Inc. will prepare Findings as required by CEQA Guidelines Section 15091. We will follow a format acceptable to the City and submit a copy to staff for review. The Findings will include the specific economic, social or other conditions which render mitigation measures or project alternatives infeasible if there are mitigation measures or project alternatives to the project which could reduce the adverse consequences of the project, but are infeasible. Phil Martin & Associates, Inc. will incorporate staff's changes to the draft Findings and submit both a hard copy and an electronic file to staff.

Phil Martin & Associates, Inc. will prepare a Statement of Overriding Considerations for the project in accordance with CEQA Guidelines section 15093, if required. The Statement of Overriding Considerations will follow a format acceptable to the City. Once completed, Phil Martin & Associates will submit a copy to staff for review. We will incorporate staff's changes and submit both a hard copy and an electronic file.

Q. Attend Public Hearings

Phil Martin & Associates, Inc. and the sub-consultants have made allowances to attend two Planning Commission and two City Council hearings assuming an average time of four hours/hearing. Attendance at additional public hearings at the written request of staff or longer hearing times will be extra and billed at the respective standard billing rates.

R. File Notice of Determination/Pay Fish and Game Fee

Once the Final EIR is certified by the City, Phil Martin & Associates will file a Notice of Determination (NOD) with the County Clerk as required by Section 15094 of the CEQA Guidelines. The day after the Final EIR is certified, Phil Martin will file the NOD with the County Clerk. The City or project applicant shall provide Phil Martin & Associates, Inc. with the appropriate Fish and Game fee for payment along with filing the NOD.

Once the NOD is filed and the proper Fish and Game fee paid, there is a 30-day statute of limitation period the public has to file legal challenges to the Final EIR. If no legal challenges to the adequacy of the Final EIR are filed within this 30-day period the certification of the Final EIR will be considered final.

IV. SCHEDULE

Our schedule is preliminary and based on a start date of October 1, 2008 and timely screen check reviews by City staff of the required deliverables.

- A. Kick-off meeting – October 1, 2008
- B. Submit Screen Check Initial Study and Notice of Preparation to staff – October 17, 2008
- C. Receive staff comments to Initial Study and Notice of Preparation – October 29, 2008
- D. Incorporate staff comments and mail Notice of Preparation – November 3, 2008
- E. Public Scoping Meeting – November 19, 2008
- F. Submit Administrative Draft EIR, MMRP, and Technical Appendices to staff – January 22, 2009
- G. Receive staff comments to Administrative Draft EIR, MMRP, and Technical Appendices – February 9, 2009
- H. Mail Public Draft EIR – February 18, 2009
- I. DEIR Review period – February 19 – April 6, 2009
- J. Submit Administrative Final EIR – April 20, 2009
- K. Mail Final EIR – May 4, 2009
- L. Planning Commission/City Council hearings – May/June 2009
- M. File Notice of Determination – June 2009

V. PROGRAM MANAGEMENT

Phil Martin of Phil Martin & Associates will be the project manager and the daily contact throughout the duration of the project. Mr. Martin will coordinate the preparation of all special studies by the various sub-consultants and responsible for the coordination of all deliverables and meetings with city staff.

VI. BUDGET

The “not to exceed” contract price to complete the above scope of work is \$276,775.00. This price includes the preparation of the noted special studies, printing and mailing costs, attendance at public hearings and meetings as noted, and filing the Final EIR Notice of Determination with the County Clerk once the project is approved. A completed Proposed Fee Summary is presented below.

**Proposed Fee Summary
North Downtown Compton Specific Plan
Environmental Impact Report**

Analysis	Prepared By	Anticipated Fee
Air Quality (air quality, green house gas, health risk assessment)	Mestre Greve Associates	\$17,500.00
Aesthetics	Phil Martin & Associates	\$3,600.00
Cultural Resources (record search, site survey (potential historical buildings), assistance to staff to meet SB18 requirement to contact Native American Indians)	Archaeological Associates	\$10,300.00
Geology	Petra Geotechnical	\$5,500.00
Hazardous Materials (meets new ASTM standards, requires senior level management to interview residents/businesses)	ETIC	\$28,500.00
Infrastructure Study (storm drain, water, hydrology, sewer capacities)	PCA Engineering	\$25,000.00
Land Use	Phil Martin & Associates	\$2,400.00
Noise	Mestre Greve Associates	\$8,600.00
Population and Housing (SCAG Analysis)	Phil Martin & Associates	\$2,400.00
Public Services	Phil Martin & Associates	\$4,800.00
Traffic and Circulation	Austin Foust	\$68,250.00
Utilities	Phil Martin & Associates	\$6,200.00
Subtotal for Technical Analysis		\$183,050.00
Initial Study, Notice of Preparation, and Scoping Meeting	Phil Martin & Associates	\$10,525.00
Preparation of Draft EIR	Phil Martin & Associates	\$50,000.00
Final Environmental Impact Report (Mitigation Monitoring Program, Responses to Comments, Statement of Overriding Considerations)	Phil Martin & Associates	\$19,100.00
Administration (staff meetings, public hearings, printing and mailing, file Notice of Determination)	Phil Martin & Associates	\$18,100.00
Subtotal for EIR Document		\$97,725.00
TOTAL FEE FOR ENVIRONMENTLA IMPACT REPORT		\$280,775.00

VII. CERTIFICAT OF INSURANCE

Phil Martin & Associates, Inc. carries \$1 million each professional liability and general liability insurance. Phil Martin & Associates will provide proof of insurance upon award of a contract.

VIII. NEEDED ITEMS

Phil Martin & Associates will need the following items to begin work on the project:

1. Hard copy of the North Downtown Compton Specific Plan
2. Hard copy of the Compton General Plan and General Plan EIR
3. Hard copy of the Compton Housing Element
4. Electronic and hard copy of existing site topography
5. Electronic copy of all City of Compton CEQA documents (Notice of Preparation, Initial Study, EIR, Notice of Availability, Notice of Completion, Notice of Determination)
6. Copy of City of Compton CEQA Guidelines
7. Copy of City of Compton Emergency Evacuation Plan
8. Hard copy of Sewer, Water, and Storm Drain Master Plans
9. Copy of project Water Supply Assessment

APPENDIX

Statements of Qualifications

Phil Martin & Associates, Inc.
Archaeological Associates
Mestre Greve Associates
Austin Foust Associates
Petra Geotechnical
PCA Engineering
ETIC

#2.

PHIL MARTIN & ASSOCIATES, INC.

PHIL MARTIN & ASSOCIATES, INC.

Phil Martin has been providing environmental consulting services for compliance with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) since 1978. Mr. Martin provides environmental consulting services to the private sector as well as public agencies for a wide range of projects. The types of environmental services provided include the preparation of Initial Studies, Mitigated Negative Declarations, Environmental Assessments, Program EIRs, Project EIRs, certified mailings, public hearing presentations, etc. Phil Martin & Associates also prepare the following support documents for certification of CEQA documents: Mitigation Monitoring Programs; Statement of Facts, Findings and Overriding Considerations; Resolutions.

The types of projects that Phil Martin & Associates prepare environmental documents for are generally in one of the following categories:

Redevelopment Plans

Mr. Martin has prepared over forty (40) Program EIRs and Negative Declarations in conjunction with the adoption of new redevelopment plans, plan amendments to add territory, redevelopment plan mergers, and extend the authority to use eminent domain.

Private Development Projects

Phil Martin & Associates, Inc. has prepared EIRs and Negative Declarations for private development projects, including residential subdivisions, shopping centers, industrial parks, regional shopping centers, and hotels, light industrial and specific plans. Mr. Martin has also prepared environmental documentation for industrial and manufacturing projects including an ethanol plant, a fructose plant in California and wood-fired cogeneration plants in California and New York.

Hazardous Waste Projects

Mr. Martin has prepared EIRs for private development projects that contained hazardous materials. Two of the projects are located in the City of Antioch, adjacent to the San Joaquin River. One was a pilot project with Cal-EPA and the State of California Department of Toxic Substance Control for permit processing. This was a joint project with the City of Antioch Redevelopment Agency and a private developer to remove hazardous wastes from a site located adjacent to the San Joaquin River for residential development. The second site was also a redevelopment project and consisted of developing a former wastewater treatment plant with single-family detached homes. The site is contaminated with metals associated with a former treatment plant. The site is located adjacent to a national wildlife preserve, which has several rare and endangered plant species.

#2.

Williamson Act Cancellation

Phil Martin & Associates has experience removing property from a Williamson Act (Agricultural Preserve) contract. Mr. Martin is processing the removal of a 90-acre site in the City of Coachella from a Williamson Act contract.

Other Experience

Mr. Martin has extensive experience providing governmental services including project entitlements for tentative and final tract maps, conditional use permits, variances, zone changes, general plan amendments, grading plans and engineered improvement plans. We also conduct due diligence for developers prior to purchasing property. The governmental services and project entitlement experience includes all types of residential, senior citizen housing, commercial and industrial development.

Expert Witness

Mr. Martin has provided expert testimony in Superior Court regarding the adequacy of an environmental impact report for compliance with the California Environmental Quality Act.

Specific Project Experience

Redevelopment Plans - Program EIRs and Negative Declarations

- Redevelopment Plan Amendment – City of Bell Gardens – Program EIR
- Community Development Commission of National City - Redevelopment Plan – Mitigated Negative Declaration
- Community Development Commission of National City - Amendment to Extend the Authority to Use Eminent Domain – Mitigated Negative Declaration
- Chula Vista Redevelopment Agency– Redevelopment Plan Amendment and Merger - Program EIR
- Oakley Redevelopment Agency – Redevelopment Plan Amendment - Program EIR
- San Bernardino Economic Development Agency – 40th Street Redevelopment Plan – Program EIR
- Montclair Redevelopment Agency – Redevelopment Plan Adoption - Program EIR
- Community Redevelopment Agency of the City of Palm Springs – Redevelopment Plan Amendment for 9 Project Areas to Extend the Authority to Use Eminent Domain - Negative Declaration
- Coronado Redevelopment Agency - Redevelopment Plan Amendment - Program EIR
- Mission Viejo Redevelopment Agency - Redevelopment Plan Adoption - Program EIR
- Santa Ana Redevelopment Agency - Harbor Boulevard Redevelopment Plan Amendment - Program EIR
- Santa Ana Redevelopment Agency - South Main Street Redevelopment Plan Amendment - Program EIR
- Santa Ana Redevelopment Agency - North Harbor, Inter-City, Central City Redevelopment Plan Amendments - Program EIR
- Garden Grove Redevelopment Agency - Redevelopment Plan Merger Program - EIR
- Big Bear Improvement Agency - Redevelopment Plan Merger - Program EIR
- San Marcos Redevelopment Agency - Redevelopment Plan Amendment - Program EIR

- Palm Desert Redevelopment Agency - Redevelopment Plan Adoption - Program EIR
- La Quinta Redevelopment Agency - Redevelopment Plan Amendment - Program EIR
- Community Development Commission of National City - Redevelopment Plan Amendment - Program EIR
- Santa Ana Fashion Square (Main Place) - Redevelopment Project - Program EIR
- Camarillo - Redevelopment Plan Adoption - Program EIR
- El Monte Redevelopment Agency – Redevelopment Plan Amendment - Program EIR
- Community Development Commission of National City – Redevelopment Plan Amendment to Extend Authority to Use Eminent Domain - Negative Declaration
- Community Development Commission of National City – Redevelopment Plan for Harbor Area – Program EIR
- Burbank Redevelopment Agency – West Olive Redevelopment Plan Amendment to Extend the Authority to Use Eminent Domain - Negative Declaration
- Garden Grove Redevelopment Agency – Redevelopment Plan Amendment - Program EIR
- Carlsbad Redevelopment Agency – Redevelopment Plan Amendment - Program EIR

Private Development Projects – Specific Plans/Project EIRs & Negative Declarations

- Los Angeles Community Design Center Senior Affordable Housing – City of Bell Gardens – Mitigated Negative Declaration
- Bicycle Club Expansion – City of Bell Gardens – Project EIR
- City of Clovis Technology Park Expansion – City of Clovis – Program EIR
- Moreno Beach Marketplace (Lowe’s Warehouse) – City of Moreno Valley – Mitigated Negative Declaration
- Double Tree Hotel Expansion - City of Rosemead – Mitigated Negative Declaration
- City of Fountain Valley La Mesa RV Center – City of Fountain Valley – Mitigated Negative Declaration
- Clovis-Herndon Shopping Center (Wal-Mart Supercenter) – City of Clovis – Final EIR
- Ter Maaten Tentative Tract No. 34201- County of Riverside – Environmental Impact Report
- Armstrong Ranch Specific Plan – City of Ontario Project EIR
- Moreno Beach Marketplace (Lowe’s Warehouse) – City of Moreno Valley – Mitigated Negative Declaration
- East Cypress Corridor 2,500 acre Specific Plan and Annexation – City of Oakley – Project EIR
- Mission Viejo Vigilantes Semi-Professional Baseball Stadium – City of Mission Viejo – Mitigated Negative Declaration
- River Park – City of Santa Clarita – Mitigated Negative Declaration
- Mission Peak/Fallon Crossing – City of Dublin – Mitigated Negative Declaration
- National City Downtown Specific Plan – Community Development Commission of National City – Program EIR
- Providence Center Mixed Use – City of Fullerton, Mitigated Negative Declaration
- Pacific View Estates Residential Project – City of National City – Mitigated Negative Declaration
- Home Depot – City of Fountain Valley – Mitigated Negative Declaration
- Costco – City of Fountain Valley – Mitigated Negative Declaration
- Newhope Design Center – City of Fountain Valley – Mitigated Negative Declaration
- Nieblas School Site Tentative Tract 16929 – City of Fountain Valley – Mitigated Negative Declaration
- Fountain Valley Senior Center – City of Fountain Valley – Mitigated Negative Declaration

#2.

- Heritage Villas Senior Housing Project – City of Mission Viejo – Negative Declaration
- Heritage Villas Senior Housing Project – City of Mission Viejo – HUD Environmental Assessment
- Vigilantes Semi-Professional Baseball Team Stadium at Saddleback College - City of Mission Viejo – Mitigated Negative Declaration
- North Point Apartment Complex - City of Mission Viejo – Mitigated Negative Declaration
- Wal-Mart Store - Community Development Commission of National City - Environmental Impact Report
- Bay Canyon Condominiums - Community Development Commission of National City - Mitigated Negative Declaration
- SAMS Club - City of Fountain Valley - Project EIR
- Arena Corporate Center - City of Anaheim – Project EIR
- Southeast Area Specific Plan - American Canyon – Project EIR
- Morrell Family Trust Specific Plan - Riverside County – Project EIR
- Woodcrest Specific Plan - Riverside County – Specific Plan EIR
- Wood Ranch Specific Plan - City of Simi Valley - Specific Plan EIR
- Sakioka Farms Specific Plan - City of Costa Mesa – Specific Plan EIR
- The Lakes Condominium Project - City of Costa Mesa – Project EIR
- Ritz Carlton Specific Plan - City of Rancho Mirage – Project EIR
- Las Virgenes Ranch - Los Angeles County – Specific Plan EIR
- Home Place Shopping Center - City of Santa Ana – Project EIR
- Sheraton Hotel - City of Santa Ana – Project EIR
- MSI Manufacturing – City of National City – Negative Declaration
- IDS Manufacturing – City of National City – Mitigated Negative Declaration
- Trophy Lounge Restaurant – City of National City – Mitigated Negative Declaration

Hazardous Waste Projects-Project EIRs

- Delta Cove Residential Project - City of Antioch – Project EIR
- Delta Dunes Residential Project - City of Antioch – Project EIR

Other Experience:

- PASHA Terminal Expansion – Port of Los Angeles – Environmental Impact Report
- Tentative Tract Map 30914 – County of Riverside – Mitigated Negative Declaration
- Wastewater Treatment Plan Expansion – City of Colton – Mitigated Negative Declaration
- Five Water Tanks – City of American Canyon – Mitigated Negative Declaration
- 24-inch Water Transmission Line Through Trabuco Creek, Orange County - Santa Margarita Water District - Mitigated Negative Declaration
- Construction of Two 10 Million Gallon Water Tanks - Santa Margarita Water District - Mitigated Negative Declaration
- Construction of Four Light Industrial Office Buildings – City of Fountain Valley – Mitigated Negative Declaration
- Water Service Agreement - City of American Canyon - Mitigated Negative Declaration
- Expansion of the Point Vicente Interpretive Center - City of Rancho Palos Verdes - Mitigated Negative Declaration
- Wastewater Service Agreement-City of American Canyon - Negative Declaration
- Mountain View Ranch Specific Plan- Riverside County - Project Engineering Entitlements
- Page Ranch Specific Plan - City of Hemet - Project and Project Engineering Entitlements

- Residential Tracts (Numerous) - City of Corona - Project and Project Engineering Entitlements
- Shell Car Wash, Gas Station, and Convenience Store - City of Santa Ana - Project Approval including General Plan Amendment, Zone Change, and Conditional Use Permit.
- Due diligence for MBK Homes, a senior citizen housing developer, for eight (8) projects located throughout southern California.

Expert Witness

Provided expert testimony in Orange County Superior Court regarding adequacy of an Environmental Impact Report with regards to an eminent domain action on the take of right-of-way adjacent to a service station.

Insurance

Phil Martin & Associates, Inc. maintains \$1 million of professional liability and \$1 million general liability insurance.

#2.

ARCHAEOLOGICAL ASSOCIATES

LAURA S. WHITE*Curriculum Vitae*

Address: Archaeological Associates
P.O. Box 180
Sun City, CA 92586

Phone: Tel: (909) 244-1783
Fax: (951) 244-0084

EDUCATION

- 1989 M.A. in Anthropology with emphasis in Archaeology,
San Diego State University, San Diego.
- 1981 B.A. in Anthropology, University of San Diego, San Diego.
- 1978-1979 University of San Diego Business School.
- 1977-1978 Pepperdine University Business School.

GENERAL

Laura S. White, M.A. is a RPA (Register of Professional Archaeologists) certified archaeologist and has held the full-time position of Field Director with Archaeological Associates since 1990. During the last sixteen years of her professional career, she has contributed to or directed all phases of archaeological investigation for hundreds of projects. Recently, she has completed a number of private and governmental assessments requiring a Section 106 consultation and/or National Register eligibility.

Ms. White has extensive experience with cultural resource compliance with regard to CEQA, NEPA, HABS, HAER and various other local criteria. Furthermore, she is certified by the Counties of Orange, Riverside, San Diego, San Bernardino, Los Angeles and Ventura to direct all phases of archaeological investigation.

Her archaeological expertise has taken her to project sites located throughout southern and central California. These undertakings have comprised both prehistoric and historic archaeological investigations situated in Riverside, San Bernardino, Los Angeles, Orange, Santa Barbara, Ventura, Kern, Fresno, Madera, Inyo, San Diego, and Imperial Counties.

In conjunction with her career as a professional archaeologist, Ms. White was Co-Editor of the prestigious Pacific Coast Archaeological Society Quarterly journal from 1990-1991. She has also been a guest lecturer at the request of the Bureau of Land Management and Long Beach State University. Furthermore, she has designed archaeological exhibits for the San Diego Museum of Man and the City of Vista, San Diego County.

#2.

PROFESSIONAL ORGANIZATIONS

Register of Professional Archaeologists (RPA)

American Committee for the Preservation of Archaeological Collections (ACPAC)

OVERSEAS EXPERIENCE

1981 Participant in on-going excavations at Hambledon Hill, Dorset, England.

PUBLICATIONS

2005 Van Horn, David, Laura S. White, and Robert S. White. The Prehistory of Gretna Green, a Site in Northern San Diego County, pp. 145-168 IN: Onward and Upward! Papers in honor of Clement W. Meighan (Keith L. Johnson, editor). Stansbury Publishing, Chico.

1991-1990 Co-editor for the Pacific Coast Archaeological Society Quarterly. The PCAS Quarterly is one of two professional archaeological journals dedicated to the archaeology of southern California.

TRAINING

SB 18 Consultation Seminar. Riverside (December, 2005). Offered through the Governor=s Office of Planning and research et. al.

Introduction to Federal Projects and Historic Preservation Law (June, 2002), San Diego. GSA Interagency Training Center.

EXHIBITS

1987 Participant in construction of exhibit for the City of Vista, California. Artifacts on display are all from archaeological sites in the Vista area.

1981 Participant in construction of exhibit on the Early Cultures of San Diego, San Diego Museum of Man. University of San Diego, San Diego.

GRANTS

1981 Recipient of an Academic Research Grant for archaeology, University of San Diego, San Diego, California.

LECTURES AND PRESENTATIONS

1991 Guest lectured for the Mojave River Archaeological Society in Barstow. Topic: The Atlatl in California.

1987 Guest lectured at Long Beach State University. Topic: Contract Archaeology.

1985 The Plight of Del Mar Man. Paper presented at the annual spring meeting of Society for California Archaeology, San Diego.

UNPUBLISHED ARCHAEOLOGICAL REPORTS

A representative list of all unpublished archaeological reports/manuscripts is available upon request.

#2.

MESTRE GREVE ASSOCIATES

Mestre Greve Associates

Firm Description

Mestre Greve Associates, located at 27812 El Lazo Road, Laguna Niguel, California, is a professional engineering firm specializing in noise control, air resources engineering, and airport studies. Established in 1978, the company has been successfully operating for nearly thirty years. There are currently nine employees on staff at this location. In addition to the two Principals, who are Registered Professional Engineers, the firm employs two Associates, one of whom is also a Registered Professional Engineer, three Staff Engineers, one Technician, and one administrative staff member.

Mestre Greve Associates provides a unique combination of professional consulting services and engineering support. The Noise Control Engineering services provided by Mestre Greve Associates may be divided into the following categories: (1) community noise studies, (2) industrial noise assessment and control, and (3) vibration and dynamic analysis. All noise control studies involve analyzing or projecting the noise levels generated by a source, determining the level of reduction desired, and finally engineering a solution to achieve the criterion levels. The Noise Control Engineering Services provided by our firm are utilized by a variety of clients in both the private and public sectors. Noise monitoring equipment maintained by the firm includes state-of-the-art automated digital test equipment and certified calibration equipment. Our extensive inventory of noise monitoring equipment provides a thorough evaluation of noise impacts for our clients in both community and industrial settings.

The Air Resources Engineering services provided by Mestre Greve Associates may be divided into the following categories: (1) highway air quality studies, (2) airport air quality studies, (3) air quality and land use integration studies, (4) new source evaluations, and (5) toxic dispersion and monitoring assessments. The firm possesses strong capabilities to assess source generation and characterization, dispersion of emissions away from the source, and the resulting concentrations and impacts. Mitigation options are then analyzed and solutions developed. This may also involve assessing how a project integrates on a regional scale with regional air planning efforts, transportation system goals, and how the project can be integrated with the surrounding urban form to minimize pollutant emissions.

In addition to hundreds of local projects, Mestre Greve Associates has successfully completed noise and air quality studies throughout the United States, Canada and the Far East. The experience of the firm is quite varied: Mestre Greve Associates has performed assessments of airport noise, ground transportation system improvements, residential and commercial developments, and the development of General Plan Noise Elements for numerous clients in both the public and private sector. Mestre Greve Associates has conducted air quality analyses for a wide range of projects, from large planned communities and expressways to small housing tracts. This extensive experience in both noise and air quality areas ensures a high level of expertise will be provided and that appropriate mitigation options will be considered. Our in-house computing capabilities ensure the application of state of the art models, and results in analysis that is reliable, repeatable, and timely. Mestre Greve Associates is proud of its reputation for providing high-quality technical reports, and for completing projects and meeting deadlines on schedule and at the proposed cost.

#2.

AUSTIN - FOUST ASSOCIATES

Austin-Foust Associates, Inc.

QUALIFICATIONS AND EXPERIENCE

The firm of **Austin-Foust Associates, Inc. (AFA)** provides a broad range of consulting services in the area of traffic engineering and transportation planning. Clients served include public and private entities throughout southern California, with services ranging from special studies directed at specific problems to comprehensive projects involving all facets of transportation and traffic engineering.

The principals of the firm, Terence W. Austin and Joe E. Foust and their professional support staff, have extensive backgrounds in all aspects of traffic engineering and transportation planning. Their knowledge and experience enable the firm to provide clients with a high level of expertise in preparing traffic studies and presenting creative transportation solutions.

The firm has been providing these professional services for over 25 years. Staff members are familiar with transportation related databases throughout the region and have had considerable experience with both local area and regional travel patterns and the supporting transportation infrastructure. Areas of expertise provided by AFA are as follows:

Land Use/Transportation Planning

AFA is highly qualified in the area of transportation planning. The firm uses state-of-the-art traffic forecasting procedures in relating land use to transportation demand, and the firm's planning experience ranges from detailed local area applications to comprehensive regional studies.

As part of this work AFA assists in various related activities including land use/transportation balance, multi-modal transportation systems, environmental resources, and issues such as traffic demand, air quality, and the effects of growth and change on a community.

Circulation Analysis

Circulation analyses are one of AFA's specialties, with applications ranging from General Plan Circulation Element preparation to specific studies addressing existing and/or future transportation needs.

The firm applies state-of-the-art traffic forecasting and analysis tools to generate customized solutions. Graphic illustrations and traffic simulations communicate complex traffic issues to technical staff and decision makers.

Design

The firm has an in-house design group with experience in various aspects of roadway design. This includes new roadways and major roadway reconstruction projects, highway widening and resurfacing, intersection improvements, intelligent transportation systems and signal system design.

#2.

EIR Traffic Analysis

A significant amount of AFA's traffic analysis work is directed towards EIR preparation. The firm is well experienced in the requirements of such studies and has participated in many successful EIR preparation efforts.

Traffic Operations

Traffic operations evaluations are a major area of AFA's expertise, with applications ranging from system-wide analyses to construction zone planning. The firm uses state-of-the-art simulation tools to develop solutions and present findings for decision makers.

Transportation System Management/Transit

The firm has prepared Transportation System Management Plans for a variety of existing and future developments, and has been involved in various multi-modal studies.

PETRA GEOTECHNICAL

#2.

Services

Petra provides a full spectrum of services to assist with development and construction wherever it is located. Petra capably assists municipalities, agencies, developers, construction managers, and other design professionals, including engineers and architects, throughout all phases of development, from preliminary planning through final construction. This enables Petra to provide its clients with continuity throughout the entire development process.

Petra's services include:

- Geotechnical|Geologic Consulting
- Environmental Consulting

Geotechnical/Geologic Services

Thorough knowledge of geology and the engineering properties of subsurface materials is crucial to satisfactory performance of projects both during and after completion of construction. Our professional geotechnical staff of engineers, geologists, and technicians provides services to define and evaluate subsurface conditions and their potential impact on proposed or existing development.

Petra provides field observation and testing, laboratory testing and engineering design services that are intended to provide geotechnical insight for structural integrity and longevity for every project.

Whether a project involves research, geologic mapping, subsurface exploration, seismic evaluation, or data acquisition and analysis, our staff has the experience necessary to provide reliable information. We can assist in all aspects of the project from site planning, to earthwork observation and testing, to final construction.

Environmental Services

Petra's services add value to our clients' projects by identifying regulatory concerns and assessing potential risks and environmental conditions in order to reduce potential liability. As such, Petra's goal is to help our clients understand and assess actual and potential environmental conditions in both a timely and cost-effective manner.

Our strength lies in problem resolution. Petra provides clients with current, cost-effective solutions to impacted groundwater resources, solid and hazardous waste management, and environmental compliance issues. We offer extensive services including exploration drilling, groundwater and soil sample collection, underground storage tank monitoring and removal, and remediation monitoring. Our environmental staff was also instrumental in helping to develop the guidelines and protocols of methane hazard identification and mitigation in Southern California.

Petra has extensive experience providing environmental services to public agencies, educational facilities and districts, as well as private sector clients, throughout Southern California. This experience translates into *savings of time and cost* to you.

Project Experience

Petra has performed extensive geotechnical and environmental services encompassing nearly every type of development or construction contemplated or performed in Southern California. In addition, our professional and technical staff have provided services on numerous public agency projects,

residential subdivisions, residential and commercial mid-to high rise projects, regional transportation systems including toll roads, municipal arterials, light rails and the infrastructure associated with these projects. From pre-purchase due diligence geotechnical and environmental studies through post-development services including pavement maintenance and problem solving forensic investigation, Petra can provide you with a team of experienced professional and technical staff.

Residential Development

Petra has participated in the construction of over 30,000 residences since our inception. From single-family homes, multi-family condominiums and apartments, to entire neighborhoods and communities Petra's staff routinely performs environmental and geotechnical services. Our typical services include evaluating landsliding, faulting, liquefaction, expansive and corrosive soils, environmental conditions including methane, water, and soil contamination, and other typically southern California constraints. Petra's clients include land developers, homebuilders, architects, public and military agencies, and individual homeowner's. Petra's residential services include:

- Environmental Assessment
- Feasibility Geotechnical Evaluation
- Preliminary Geotechnical Evaluation
- In-Grading Geologic Evaluation
- Earthwork Observation and Testing
- Foundation Design Recommendations
- Pavement Design
- Utility Trench Backfill Observation and Testing

Commercial/Industrial Development

Petra has provided consulting services on commercial and industrial development throughout southern California. Our experience includes corner strip malls, regional shopping centers, and light to heavy industrial facilities. Our staff has significant expertise in providing recommendations for large structures requiring extremely critical post-construction tolerances. Our clients include commercial and industrial developers, manufacturing companies, including automotive, computer, and telecommunications companies. Petra's commercial and industrial development services include:

- Environmental Assessment
- Feasibility Geotechnical Evaluation
- Preliminary Geotechnical Evaluation
- In-Grading Geologic Inspection
- Earthwork Observation and Testing
- Foundation Design Recommendations
- Pavement Design
- Utility Trench Backfill Observation and Testing

Transportation

Petra has played a key role in numerous major transportation projects. Our experienced personnel have participated on highway, mass transit, rail, and airport facility projects. Our clients include public transportation agencies, transportation companies, engineering firms and contractors. Petra has participated on both conventional design and design/build teams.

#2.

Our projects are completed in accordance with Caltrans standards and procedures, as necessary or appropriate. Petra's typical service packages include:

- Geotechnical Management Services
- Site Evaluations
- Geotechnical Design
- Tunnel Design and Clearance Improvements
- Pavement Evaluation and Design
- Heavy Foundation Design Recommendations
- Environmental Management

As technical specialists, we help our clients reduce risk and we maximize value in the design of new and rehabilitated transportation infrastructure.

Public Agency

Since inception, Petra has provided consulting services to agencies and municipalities. We have provided geotechnical and environmental services to cities, counties, transportation, water, sewer, and assessment districts, as well as redevelopment agencies. Petra's staff has provided the following services:

- Storm Water Program Management
- Preliminary Evaluation
- Forensic Evaluation
- Third-Party Review
- Peer Review
- Emergency Response Services

Petra is able to provide expertise in areas not commonly maintained in-house by agencies and municipalities.

Facilities

Hospitals, schools, libraries, and other public buildings are constructed under the purview of the California Division of the State Architect (DSA). DSA requirements are more stringent than those typically used for private construction. Petra has vast experience with DSA and the institutes that it regulates. Our staff routinely analyzes the following conditions for facility construction:

- Environmental Assessments
- Storm Water Program Management
- Fault Hazard Identification
- Liquefaction
- Earthquake Engineering
- Seismic Design Parameters

Petra's staff has a good working relationship with the DSA review staff, which facilitates and expedites DSA review.

Recreation

Petra and its staff have extensive experience providing services for private and public recreation facilities. Our projects include amusement parks, professional sports parks, recreational sports parks, golf courses, regional and neighborhood parks, and school, college, and university recreation facilities. Petra's clients include developers, public, and private agencies. Petra has worked as a design team consultant and has worked as a design/build team member. Typical recreation services include:

- Feasibility Geotechnical Evaluation
- Preliminary Geotechnical Evaluation
- In-Grading Geologic Evaluation
- Earthwork Observation and Testing
- Foundation Design Recommendations

Infrastructure, Power and Utility Facilities

Petra has a wide range of experience in telecommunications, power, and utility corridors. Our project experience includes geotechnical and environmental services for pipelines, aqueducts, dams, reservoirs, and electric transmission lines. We routinely provide services for regional, municipal, and neighborhood installation. Our projects range from regional distribution systems to neighborhood and community installation. Typical services that Petra provides include:

- Feasibility Studies
- Alignment and Right-of-Way
- Emergency Response
- Retaining Wall Design Recommendations
- Slope Stability Evaluation
- Seismic Design/Earthquake Engineering

#2.

PCA ENGINEERING



**Pardue, Cornwell and Associates, Inc,
A California Corporation**

**Statement of Qualifications
January 2008**

#2.

I. Introduction

Pardue, Cornwell and Associates, Inc. (PCA) was formed in 1989 to provide clients with quality land planning and civil engineering emphasizing a higher level of service not available at most larger firms. PCA is a streamlined organization with well-defined lines of authority while still flexible enough to expedite client service. This structure allows principal involvement in all projects, guaranteeing vital client/consultant communications and a firm commitment to schedules and deadlines.

At PCA, projects are undertaken with engineering feasibility in mind and are not limited to pre-defined or typical solutions. Indeed, PCA prides itself on innovative, cost effective solutions to challenging projects while always working in close association with our clients, other consultant team members and governmental agencies.

As the technology available to the industry has continued to evolve, PCA remains committed to implementing the relevant software and surveying hardware advances allowing us to best serve client needs.

Our goal is to continually meet the increasingly difficult challenges facing land development and construction in today's marketplace through innovative design and extraordinary service.

II. Survey & Mapping Philosophy

Surveying and mapping are two essential building blocks in the development and design process. They provide the foundation of information from which an engineer can begin analysis and design. This includes identifying topography and boundary issues that directly affect the project design parameters. Pardue, Cornwell and Associates, Inc. (PCA) surveying and mapping professionals provide research and information regarding encumbrances, restrictions, and constraints affecting a developer's ability to maximize the use of the property. This information is crucial for planners and engineers in their efforts to design around such adversities.

On any size project, the data provided through the surveying and mapping function is absolutely critical. Although they are as transparent as the civil engineering process itself, the success of a project depends in part on the quality of the initial surveying and mapping studies.

In addition to providing the valuable baseline data necessary for any successful development and design effort, surveying and mapping professionals also provide critical support throughout the entire scope of a project. Providing boundary establishment for preliminary engineering to construction staking and as-built surveys, it is common for the surveying and mapping teams to be "the first in and the last out." PCA's skilled surveying and mapping professionals use sophisticated technology and instrumentation to produce data that will serve as the foundation for a variety of engineering uses.

III. Field Crew Equipment

Our field crews are fully equipped with the most sophisticated survey instrumentation available. With our depth of staff we are able to provide prompt results to meet our client's needs. Our survey crews maintain continuous contact with the client and home office via radio sets which accompany each field party. We currently utilize the most advanced GPS receivers which are not limited by line

of sight, weather or range. These GPS receivers produce from third order to first order results in a time efficient manner. PCA is one of the few firms that pre-calculates 95% of the survey construction staking in the office. This eliminates potential problems and construction delays. The result is a savings of time and money for our clients by enabling our survey crews to begin staking immediately upon arrival on the job site.

IV. Survey Experience

Mr. Jerald Anhorn, Director of the PCA Survey Division, currently oversees 7 field crews and has over 31 years of experience with all phases of surveying, involving hundreds of projects throughout the Southwestern United States, including transportation boundary and property records of surveys, ALTA, topographic and site resource surveys.

V. List of Services

Planning

- Land Acquisition Mapping and Analysis
- Site Planning and Feasibility Studies
- Planned Residential Developments
- Commercial, Industrial and Recreational Developments
- Tentative map Preparation and Processing
- Specific Plan Preparation and Processing
- Zone Changes, Variances and General Plans Amendments
- Conditional Use Permits
- Engineering for Environmental Impact Reports
- and U.S. Corps of Engineering and Fish and Game Applications

Engineering

- Grading Design and Earthwork Calculations
- Hydrologic and Hydraulic Studies and Analysis
- Drainage Master Plan and Design
- Sewer and Water Master Planning and Design
- Street and Highway Design
- Detentions and Sedimentation Basin Design
- Water Quality Management Plans
- Dust Control (PM 10) Management Plans
- Dry Utility Coordination
- Engineering Cost Estimates
- Specifications and Contract Document Preparation

Surveying and Mapping

- Boundary and Property Surveys
- ALTA Surveys
- Topographic Surveys and Aerial Control

#2.

- Construction Staking
- Global Positioning Surveys (GPS)
- Encumbrance Mapping
- Final Mapping
- Legal Descriptions
- Lot Line Adjustments
- Records of Survey
- Visual Impact Analysis
- Site Resource Surveys
- Final Monumentation
- Specialty Topographic Surveys

Partial Client List

Ahmanson Developments Inc.
Arnel Development Group
Brighton Homes
C.A. Rasmussen, Inc.
Cameo Homes
Cardinal Development
Carter Burgess Arch.
Catellus Land Development
Century Vintage Homes
City of Chino
City of Monterey Park
City of Redlands
Classic Pacific
Commerce Construction Co.
Concorde Development
County of Los Angeles
David A. Valentine
Discovery Land Company
Donahue Schreiber
Fieldstone Communities
Greystone Development
Grubb and Ellis
HJH Construction
Hofmann Land Development
KB Homes
Lee and Associates, Inc.

Legacy Partners
Los Angeles Unified School District
Majestic Realty Company
Mastercraft Homes
Nationwide Realty Investors
Noble Industrial Partners
Oltmans Construction
Pacific Communities Builder
Prism Realty
Roger Snellenberger Development
Sares Regis Group
Shaw Industrial Properties
Standard Pacific of Orange County
Sun-Cal Development
Target Stores
The Brookhollow Group
Toll Brothers, Inc.
Trammel Crow Company
Turner Development
Van-Cal Projects, LLC
Warmington Homes
Western Pacific Housing
William Lyon Homes
William Warren Group
Woodcrest Development
Xebec Development

VI. Selected Projects

Industrial

- **Chino Majestic Spectrum** and **Spectrum South** entail approximately 550 acres of master planned Industrial development in the City of Chino. The project also included a 70 acre

retail component. The project involved major backbone infra-structure including railroad and roadway design integrated with State Route 71 construction.

- **Grand Crossing** is 600 acre master planned, hillside industrial park in the City of Industry. This project also involved significant backbone infrastructure including sewer, water, storm drain, roadway and rail design.
- **Majestic Commercenter** is 1,200 acre rail-served Industrial park in Aurora, Colorado in the vicinity of the Denver International Airport. The project has a proposed build out of over 20 million square feet of leased industrial space. Current tenants include Goodyear, U.S. Sprint, Level 3 Communications and L'Oreal Cosmetics.
- **Rye Canyon** is 200 acre hillside industrial park in the City of Santa Clarita developed by Legacy Partners, Irvine.
- **Thermal Executive Airpark** is an entitled project in the County of Riverside to construct taxiways and private hangars adjacent to the Thermal Airport.
- Additionally PCA has been involved in the design and construction of numerous industrial buildings ranging in size from 10,000 square ft. to over 1 million square ft. throughout southern California. Additionally, design projects have been completed in Colorado, Texas, Arizona and Pennsylvania.

Retail

- **Citrus Plaza** is a 130 acre retail development in unincorporated San Bernardino County within the City of Redlands sphere of influence. Significant entitlement hurdles were overcome throughout the project review process. Phase I is currently under construction with Tenants including Target Stores and Kohl's Department Stores.
- **Savi Ranch Retail Center** is a 40 acre retail development in the City of Yorba Linda. Tenants include Home Depot and Best Buy Stores.
- **Washington Park** is a 70 acre retail project in the City of La Quinta. Tenants include Target Stores and Lowe's Home Improvement.
- **The Orchard** is a 50 acre retail project in the City of Lake Forest along El Toro Road proposed to be developed by Westrust Inc. The complex design accommodates multi-phased improvements as existing tenant leases end.
- **Bass Pro Shops** – construction of the Bass Pros Shops outlet in conjunction with the expansion of the Silverton Hotel and Casino in Las Vegas, Nevada.
- **Indio Heritage** is a proposed 40 acre mixed use retail project in the City of Indio along Highway 111. Anchor tenants include an 80,000 square foot Farmer's Market.
- **Fantasy 7** is a mid-rise hotel project adjacent to the Fantasy Springs casino near Coachella, CA.

Residential

- **Brea Olinda** is a 630 lot subdivision located in the foothills of the City of Brea. The project required permits from multiple agencies including Army Corp of Engineers, State Fish & Game, County of Orange Parks & Recreation, County of Orange (PF&RD) and the City of Brea.
- **The Hideaway** (formerly Country Club of the Desert) is a 900 acre gated community with 3 private golf courses, clubhouse and practice facility in the City of La Quinta. The project is approved for 950 lots with Phase 1 completed including 27 holes of golf and 400 lots.
- **TT 29660** is a 460 lot Townhome project at Ramon Road, east of Da Vall drive in the City of Rancho Mirage.

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- **TT 15898** is a 125 lot single family residential project in the City of Chino Hills by Fieldstone communities. This project is currently being re-entitled due to extensive value engineering issues not contemplated by previous planners, engineers and developers.
- **Chelan Butte** is an 850 acre residential and golf course project proposed in the hills above Lake Chelan, Washington. Entitlement is currently underway.
- **Clubhouse Apartments** is a 300 unit apartment project in the City of La Quinta by Greystone Development. Construction is slated to begin in the fall 2003.
- **Palm Island Apartments** is a 370 unit three story apartment project in the City of Fountain Valley by Cameo Homes that was completed in 2000.
- **Emerald Island Apartments** is a 422 unit three and four story apartment project in the City of Placentia by Cameo Homes that was completed in 2004.
- **Pacific Communities Builder – Menifee Tracts 28786 thru 28794** is a planned community development featuring two community parks, a senior recreational center and elementary school surrounded by 856 single family residents.
- **Murrieta 492 Apartments** is a 492 unit garden apartment project in the City of Murrieta by G companies that was completed in 2007.
- **Murrieta 140 Apartments** is a 140 unit garden apartment project in the City of Murrieta by G companies that was completed in 2007.
- **Chapman Heights Apartments** is a 79 unit apartment project located in the City of Yucaipa that was completed in the year of 2005.
- **Indian Springs Golf and Country Club** is a 600 unit residential project constructed in and around the existing Indian Spring golf course developed by Roger Snellenberger Development.
- **Mountain Gate West** is a 300 unit residential project in Palm Springs currently under construction by Century Vintage Homes.
- **Yorba Highlands (TT 13787)** is a complex hillside development in the City of Yorba Linda. The project consisted of 45 residential lots on a highly constrained property involving the Metropolitan Water District and Southern California Edison Co.
- **Painted Canyon** is a 600 lot residential project developed under a partnership between the Cabazon Band of Mission Indians and Roger Snellenberger Development. The project is on allotted tribal land in Coachella.
- **Whispering Hills** is a 356 acre hillside subdivision in the City of San Juan Capistrano. This project required coordination with numerous agencies and consultants due to environmental restrictions and ridgeline preservation issues. These agencies include the Army Corp of Engineers, State Department of Fish & Game, State Water Resources Control Board, City of San Juan Capistrano, County of Orange, San Diego Gas & Electric and Southern California Edison.
- **Mission Hills (Legacy)** is a private Golf and County Club in Rancho Mirage. PCA prepared plans for precise grading, street improvements and water and sewer lines and performed construction staking.
- **Highland Falls** is a 1,000 acre residential community with 2 golf courses, clubhouse and practice facility in the City of Desert Hot Springs developed by Roger Snellenberger Development. The project is approved for over 2,000 lots with Phase 1 completed including 18 holes of golf and 600 lots. Rough Grading is currently under way.
- **Mountain View II** is a 350 lot residential subdivision in the City of Desert Hot Springs developed by Century Vintage Homes. Project Entitlement and Specific Plan approval are progressing.
- **Polo Estates** is a 700 lot residential subdivision. It contains 179 cluster units. This project is currently under construction by Hofmann Land Development.

Public Works / Institutional

- **Ruben S. Ayala Community Park** is a 100 acre community park in the City of Chino. The park includes bicycle and equestrian trails, multi-use athletic fields, a privately owned and managed golf practice facility and an amphitheater.
- **Highway 111 and Washington St.** street improvements consisted of widening, striping and traffic signal design funded by the Coachella Valley Association of Governments (CVAG) and the City of La Quinta.
- **Ramona Ave, Grand Ave, and Edison Ave** street improvements consisted of widening, striping and traffic signal design funded by the San Bernardino Association of Governments (SANBAG).
- **Officers Club, Vandenberg Air Force Base** is a new facility requiring an expanded parking facilities and additional infra-structure.
- **USPS, Pasadena** required the parking lot modifications and street improvements at the U.S. Postal facility in the City of Pasadena.

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ETIC

ETIC Engineering, Inc. is a full-service environmental consulting engineering firm headquartered in Pleasant Hill, California, with additional offices in Oakland, San Francisco, Costa Mesa, and Pasadena. ETIC was established in 1991 and staffs highly skilled scientists and engineers with backgrounds in environmental, civil, and chemical engineering; hydrogeology; mathematical modeling; risk assessment; and environmental toxicology. Our staff includes experienced, certified and registered professionals in the full range of disciplines required to assess, evaluate, and resolve complex environmental issues. ETIC has enjoyed particular success in providing regulatory liaison for environmental remediation, compliance, property transfer, and construction projects.

As a State of California-certified small business with an environmental focus, ETIC staff provides personal and responsive service to clients. We are known for our ability to assist clients not only in defining and understanding their environmental needs, but also in developing cost-effective solutions that have proven acceptable to the public and regulatory community. ETIC specializes in Phase I and Phase II site assessments for the evaluation of properties for redevelopment to measure and manage the risks of properties. Understanding and evaluating what these risks are has been the hallmark of ETIC to protect our clients from unnecessary risk.

ETIC's state-of-the-art technical expertise serves as a foundation to help achieve clients' goals in a focused and cost-effective manner. ETIC is committed to providing quality services using innovative approaches to environmental problem-solving. We are sensitive to costs, liability issues, and the need to integrate problem-solving skills with clients' operations and business goals.

ETIC maintains successful relationships with clients in both the public and private sectors, and has numerous clients who have engaged the firm since its founding.



Site Investigation & Characterization

Environmental Engineering & Remediation Design

Design, Installation, Operation, & Maintenance of Soil & Groundwater Remediation Systems

Regulatory Compliance Negotiation & Support

Environmental Modeling

Environmental Risk Assessment

General Contracting & Field Services

GIS & Database Management

Water Resource Management & Development

Expert Witness Testimony & Litigation Support

Select Clients Served

Port of Oakland



Lawrence-Livermore National Laboratory



California Department of Transportation



Nestle USA



City & County of San Francisco



East Bay Municipal Utility District



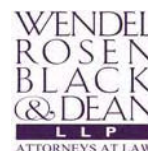
City of Oxnard



Redemco, LLC



Wilson Sonsini Goodrich & Rosati
PROFESSIONAL CORPORATION



BINGHAM McCUTCHEN

Pleasant Hill - Costa Mesa - San Diego - Pasadena

For more information, please call (925) 602-4710

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City of Compton Community Redevelopment Agency

Proposal to Prepare and Process the North Downtown Compton Specific Plan Environmental Impact Report



SEPTEMBER 2008

PRESENTED BY:



MUNICIPAL RESOURCE CENTER

MUNICIPAL RESOURCE CENTER

22541 Wakefield Drive – Mission Viejo, CA 92692 (949) 285-6295

municipalresourcecenter@yahoo.com

September 5, 2008

Kofi Sefa-Boakye, Director of Redevelopment
CITY OF COMPTON
205 South Willowbrook Avenue
Compton, CA 90220

**SUBJECT: PROPOSAL TO PREPARE AND PROCESS THE NORTH DOWNTOWN
COMPTON SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT**

Dear Mr. Sefa-Boakye:

Municipal Resource Center, in collaboration with Blodgett/Baylosis Associates and Coco Transportation Planners, is pleased to submit this proposal to provide professional consulting services to prepare and process the Environmental Impact Report for the North Downtown Compton Specific Plan for the Community Redevelopment Agency of the City of Compton.

Municipal Resource Center has enjoyed a successful history as a multi-disciplinary consulting firm specializing in the areas of redevelopment, economic development, planning, community development, environmental documentation, and project management. Our philosophy is based on four (4) primary cornerstone principles:

- ✓ Understand the expectations of the client;
- ✓ Deliver assignments in a timely manner, meeting project objectives and deadlines;
- ✓ Present the highest quality work products and professional services; and
- ✓ Allow for flexibility in order to adjust to the needs of the client.

Through my personal twenty-four (24) years of vast municipal experience, I possess the exemplary credentials to provide the Community Redevelopment Agency with the professional experience that is crucially necessary to successfully complete the tasks associated with the preparation and processing of the requested Environmental Impact Report. A summary of my professional qualifications has been included along with this proposal for your review. I have a proven track record as a problem-solver and innovator to make a major contribution to the organization and community by building and maintaining effective working relationships with CRA/City staff, elected officials and outside agencies, as well as other consultants.

For this effort, Municipal Resource Center has teamed up with Blodgett/Baylosis Associates is a southern California based consulting organization. Over the course of the past four (4) years, Blodgett/Baylosis Associates has served as the environmental consulting firm for the City of Compton's Planning and Economic Development Department and has completed over 65 individual CEQA documents for the City. Coco Transportation Planners has also joined our project team to prepare the comprehensive traffic analysis.

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Through our collective extensive knowledge and experience, I am confident that we can make a significant contribution to the Community Redevelopment Agency for this major and important project. I appreciate the opportunity to submit this proposal, and look forward to our continued working relationship.

Respectfully Submitted,

Oliver Majica

**PROPOSAL TO PROVIDE
PROFESSIONAL CONSULTING SERVICES
TO THE
COMMUNITY REDEVELOPMENT AGENCY
OF THE
CITY OF COMPTON
TO PREPARE AND PROCESS THE
NORTH DOWNTOWN COMPTON SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT**

STATEMENT OF UNDERSTANDING

The Community Redevelopment Agency has prepared a Draft North Downtown Compton Specific Plan for the area comprised of approximately 78 acres, which is bound by Rosecrans Avenue on the north, Willowbrook Avenue on the west, Compton Boulevard on the south, and Alameda Street on the east. The specific plan boundary considers unique urban design challenges, areas of particular economic interest, and areas in need of revitalization and higher-density development. The vision of the specific plan is to create a uniquely identifiable North Downtown for Compton that is an economically vibrant, pedestrian-oriented and multi-cultural destination. It is intended that the specific plan will be utilized to revitalize North Downtown Compton and transform the City's historic core into the place of destination for entertainment, shopping and dining. The specific plan area will be comprised of four (4) districts: Compton Boulevard mixed-use, transit, residential, and Rosecrans Boulevard mixed-use. Therefore, it is the goal of the Community Redevelopment Agency to retain an experienced qualified consulting firm to prepare and process an Environmental Impact Report so that the Community Redevelopment Agency may expedite the processing and adoption of the North Downtown Compton Specific Plan.

The majority of the North Downtown Compton Specific Plan area is designated Limited Commercial (C-L). This district allows for an assortment of retail shops, department stores, entertainment, restaurants, and some conditionally permitted uses. Situated to the northeast of the commercial core is an area zoned as Limited Manufacturing (M-L). This district allows for a limited array of manufacturing and storage uses, and some conditionally permitted uses. In contrast, the district in the northwest quarter of the area is zoned Medium-Density Residential (R-M). This district allows up to four residential units per parcel. There is also a small strip along Rosecrans Avenue that is zoned Commercial Manufacturing (C-M). This district was established to allow for highway-related commercial enterprises, wholesaling, warehousing, and certain limited manufacturing operations. Public facilities are generally located along Willowbrook Avenue south of Elm Street; however, the only public facility within the area is the MLK Transit Center. The rest of the public facilities are located approximately one block south of the area boundary and include the City Hall, City Library, Los Angeles County Superior Courthouse, the City Police Department, and a U.S. Post Office.

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The area boundary considers unique urban design challenges, areas of particular economic interest, and areas in need of revitalization and higher-density development. The goal is to create a uniquely identifiable downtown area that is an economically vibrant, pedestrian-oriented and multi-cultural destination. It is intended that the North Downtown Compton Specific Plan will be utilized to set the framework for the revitalization of the downtown and transform the City's historic core into the place of destination for entertainment, shopping and dining. The specific plan area is comprised of four (4) districts, which are summarized below: Compton Boulevard mixed-use, transit, residential, and Rosecrans Boulevard mixed-use. North Downtown Compton offers a unique opportunity for town building with a chance to capitalize on the City's location and demonstrate the development principles that contribute to a viable, sustainable community.

The Community Redevelopment Agency has completed its internal review of the Draft North Downtown Compton Specific Plan and is now ready to proceed with the public hearing and adoption process. Thus, the Community Redevelopment Agency will be retaining a qualified consulting firm to prepare the State-mandated Environmental Impact Report, pursuant to the guidelines and requirements of the California Environmental Quality Act.

Along with the preparation and processing of the North Downtown Compton Specific Plan and the accompanying Environmental Impact Report, the Community Redevelopment Agency recognizes the importance and correlation that the Specific Plan has upon the comprehensive General Plan Update currently being prepared by the City's Planning and Economic Development Department and the Smart Growth Strategic Implementation Plan currently underway by the Community Redevelopment Agency. Each of these significant projects has its own extensive work program and aggressive timeline. Therefore, the Community Redevelopment Agency believes that it is important for the selected consulting firm to also be highly qualified and experienced in planning and redevelopment in order to ensure the overall success of these significant efforts.

PROJECT TEAM

Municipal Resource Center – Established in 2004, Municipal Resource Center is a multi-disciplinary consulting firm that provides a wide variety of professional planning, redevelopment and environmental analysis to local jurisdictions. Oliver Mujica, President, will serve on the project as the principal-in-charge. Mr. Mujica will draw upon his 24 years of professional experience in environmental review and analysis, community development, planning, economic development, and redevelopment to also serve as the project manager for this effort. Mr. Mujica will work in collaboration with Blodgett/Baylosis Associates to incorporate the technical studies/reports into the analysis contained within the North Downtown Compton Specific Plan Environmental Impact Report. Most importantly, he will work closely with the Community Redevelopment Agency staff to ensure the success of this assignment. Mr. Mujica's expertise with CEQA guidelines and regulations for EIRs stems from his direct project management experience in preparing and processing numerous EIRs, including the EIR Addendum recently certified for the Orange County Great Park and the EIR for the National City Downtown Specific Plan which is similar to the North Downtown Compton Specific Plan. Mr. Mujica specializes in understanding the unique attributes, characteristics and situations of an area while searching for creative and unique environmental solutions.

Blodgett/Baylosis Associates - The management core of Blodgett/Baylosis Associates has a strong reputation for being innovative and solution-oriented. The firm's clients greatly benefit from a proven approach comprised of objective issue identification, focused analysis, consensus-building, and the appropriate allocation of resources. The professionals that comprise the firm have assisted clients from both the private and public sectors in urban planning, policy planning, environmental assessments, economic analysis, redevelopment and economic development. The firm's goal is to find the balance between the often divergent goals of environmental protection and community economic development. Blodgett/Baylosis Associates offers a broad range of professional planning and environmental consulting services to meet the needs of our client. Blodgett/Baylosis Associates currently serves as the environmental consulting firm for the City's Planning and Economic Development Department to prepare the CEQA documents for the City's discretionary land use applications. Marc Blodgett is the founding principal of Blodgett/Baylosis Associates. A planning and environmental professional for over 15 years, Mr. Blodgett has extensive experience in urban planning and environmental analysis. His professional skills include experience with air quality analyses, noise impact analyses, traffic studies, and socioeconomic analyses. Mr. Blodgett has completed over 200 environmental studies during the past decade. He has also assisted or managed the preparation of more than 40 General Plans. Strong academic credentials include urban planning, economic geography, earth science, statistics/research methods, and remote sensing and automated mapping.

Coco Transportation Planners – Over the course of the past several years, Coco Transportation Planners has worked in collaboration with Blodgett/Baylosis Associates to prepare the required circulation and transportation analysis for completed environmental documentations.

SCOPE OF WORK

Municipal Resource Center understands that the adoption of the North Downtown Compton Specific Plan is a high priority of the Community Redevelopment Agency, and that the certification of its Environmental Impact Report is a crucial component. Municipal Resource Center is also sensitive to the fact that the Community Redevelopment Agency is also involved with the preparation of a Smart Growth Strategic Implementation Plan and the City's comprehensive General Plan Update and that adequate resources will be required to expedite the preparation and processing of the Environmental Impact Report within the aggressive time schedule.

Task 1.1 Kick-Off Meeting: Upon the authorization to proceed, Municipal Resource Center will facilitate a meeting with the Director of Redevelopment along with City staff to discuss the project parameters, refine the scope of work, finalize the work schedule, and to obtain all of the documents and information that will be required to prepare the Draft Environmental Impact Report. Follow-up meetings will also be necessary to further discuss the correlation and coordination between the General Plan Update, Smart Growth Strategic Implementation Plan and North Downtown Compton Specific Plan.

Task 1.2 Initial Study and Notice of Preparation: Based upon the contents of the Draft North Downtown Compton Specific Plan, an Initial Study and Notice of Preparation (NOP) will be prepared by Municipal Resource Center on behalf of the Community Redevelopment Agency and submitted to Director of Redevelopment for review and approval. The Initial Study and NOP will follow a format acceptable to the City and meet the City's California Environmental Quality Act (CEQA) requirements and include a completed Environmental Checklist Form and written explanations as to how each environmental discipline will or will not be impacted by the

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implementation of the proposed specific plan. The Initial Study will also include a complete project description, figures showing the location of the specific plan area from a regional and local standpoint, and USGS topographic maps with the boundaries of the specific plan area clearly identified. The Director of Redevelopment will review the Initial Study and submit changes/comments that will then be incorporated into the document, and copies will be printed for mailing. A distribution list will be prepared of all responsible agencies, individuals, and special interest groups that must receive copies of all documents pursuant to CEQA. The agencies and individuals will be identified that are required to be contacted pursuant to Sections 15096 and 15381 of the CEQA Guidelines and the list will be submitted to the Director of Redevelopment for review and approval. In addition, the Director of Redevelopment shall provide the names and addresses of any individuals and organizations on file with the City that have requested to be contacted subject to Section 15082 of the CEQA Guidelines. The final distribution list will be submitted to the Director of Redevelopment for review and approval. Correspondingly, copies of the Initial Study, NOP, and all other CEQA required documents will be mailed for a 30-day review period.

Task 1.3 Scoping Meeting: Pursuant to Section 15082(c) of the CEQA Guidelines, Municipal Resource Center will conduct a public scoping meeting, approximately two (2) weeks after the Initial Study and NOP are mailed. Municipal Resource Center will work in collaboration with the Community Redevelopment Agency to secure a location and make arrangements for the scoping meeting. On behalf of the Community Redevelopment Agency, Municipal Resource Center will ensure that a public notice of the time and location of the scoping meeting is published. The comments and concerns expressed at the scoping meeting will be noted and, after the scoping meeting, Municipal Resource Center will facilitate a meeting with the Director of Redevelopment and City staff to discuss the comments and determine if new environmental impacts were raised and must be included in the Draft Environmental Impact Report.

Task 1.4 Prepare Draft Environmental Impact Report: The preparation of the Draft Environmental Impact Report (EIR) will commence once the Initial Study and NOP are completed and mailed. The existing and proposed Compton General Plans, Compton General Plan EIR's, sub-consultant reports, and all other applicable public resource documents necessary to prepare the Draft EIR for the North Downtown Compton Specific Plan will be referenced. The following scope of work to prepare the Draft EIR in compliance with CEQA is proposed.

■ **Introduction**

- ✓ Overview – This section will provide a detailed description of the project and the purpose of the EIR.
- ✓ Statutory Authority – This section will cite the sections of CEQA that require the EIR and the section of CEQA to which the EIR must comply.
- ✓ Issues to be Addressed – This section will list the environmental issues to be addressed in the EIR based on the completion of the Initial Study Checklist and responses that are received during the NOP scoping meeting.
- ✓ Organizations Affiliated with the Project – This section will include the contact information for the Lead Agency and the consultants.
- ✓ Project Alternatives – This section will briefly describe the project alternatives that will be discussed in the EIR and identify the preferred project alternatives.
- ✓ Areas of Controversy/Issues to be Resolved – This section will summarize the issues that were raised by those agencies/ individuals responding to the NOP and identify the agency/ individual that made each respective comments.

- ✓ Executive Summary – A table will summarize the potential project impacts, mitigation measures and the impacts after incorporation of the recommended mitigation measures for each environmental discipline evaluated in the EIR.
- **Project Description**
 - ✓ Project Location and Boundaries – The specific plan area will be described narratively and to aid in the description, a regional map, local vicinity map, USGS topographic map as recommended by CEQA depicting the boundaries, and aerial photographs showing the specific plan area and surrounding land uses will be provided.
 - ✓ Environmental Setting – This section will describe the setting of the City of Compton in general and the specific plan area in particular. Included in the general overview descriptions will be information on the City's population, geographic location in relation to the surrounding cities, types of industry, housing, etc. in Compton. The existing land uses within the specific plan area and in the immediate vicinity will be described in detail along with surface photographs of the sites and surrounding areas.
 - ✓ Project Description – A complete and detailed description for the specific plan area will be provided in the EIR. The project description will be referenced as the basis for the CEQA analysis of the EIR.
 - ✓ Intended Use of the EIR – This section will list and describe in detail the intended use of the EIR and the discretionary approvals the EIR will be referenced in the future in conjunction with the required discretionary project approvals.
 - ✓ Environmental Setting, Project Impacts, Mitigation Measures and Unavoidable Adverse Impacts – The environmental disciplines listed below will be addressed in the EIR and include an environmental setting, project impact, mitigation measures and unavoidable adverse impact sections. Each project impact section will state threshold criteria that will be used to evaluate significant environmental effects with the approval and development of subsequent projects. The City will be responsible for providing the threshold criteria for use in the EIR. Based on experience preparing Environmental Impact Reports, it is anticipated that the following environmental disciplines will need to be addressed to comply with CEQA:
 - Aesthetics
 - Air Quality
 - Cultural Resources
 - Geology/Soils
 - Hazards and Hazardous Materials
 - Infrastructure Study
 - Land Use
 - Noise
 - Population and Housing
 - Public Services and Utilities
 - Traffic and Circulation
- **Other CEQA Mandated Sections**
 - ✓ Cumulative Impacts – This section will provide a discussion of the potential environmental effects that could occur with the development within the proposed specific plan area, including the compounding of cumulative impacts. Cumulative project information will be obtained from CRA staff and include projects that have been entitled but not constructed, projects that are not entitled, but in the planning process, and reasonably foreseeable future projects. When required by CEQA, mitigation measures will be recommended to mitigate cumulative project impacts. The cumulative project list will include projects in

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the City of Compton and surrounding communities that could in conjunction with the implementation of the proposed specific plan have cumulative impacts. A map showing the location of the cumulative projects along with a list of each project with a brief project description will be provided.

- ✓ Growth Inducement – This section will discuss the ways that the development within the proposed specific plan area could foster economic or population growth or the construction of additional development, either directly or indirectly.
- ✓ Alternatives – As required by Section 15126 of the CEQA Guidelines, the EIR will provide a discussion of project alternatives. This section will discuss those alternatives that can either reduce or eliminate any significant environmental effects that are identified in the EIR with the development within the proposed specific plan area and are feasible to attain most of the basic objectives of the specific plan. The discussion of the alternatives will not be as detailed as the proposed project. However, the alternative analysis will be detailed to comply with CEQA. Each environmental discipline in the EIR will also be discussed in each project alternative. The project alternatives will be selected in conjunction with City staff to identify reasonable alternatives to the project.
- **References, Persons and Agencies Contacted and EIR Preparation**
 - ✓ This section will list all reference documents used to prepare the EIR and all persons, agencies and individuals contacted during the preparation of the EIR.
- **Mitigation Monitoring and Reporting Plan**
 - ✓ A Mitigation Monitoring and Reporting Plan (MMRP) will be prepared as required by Public Resources Code Section 21081(6) for those measures in the EIR that are recommended to mitigate potential significant impacts. The MMRP will list all mitigation measures presented in the EIR and identify the City Department and contact person that will be responsible for monitoring the implementation of each mitigation measure. The MMRP will be prepared in a format that is acceptable to the City. Once the MMRP is completed, the documents will be submitted to the City staff for review and comment. Upon City staff's completion of their review, their comments will be incorporated into the MMRP.
- **Candidate CEQA Findings**
 - ✓ Findings as required by Section 15091 of the CEQA Guidelines will be prepared in a format that is acceptable to the City. The Findings will include the specific economic, social or other conditions which render mitigation measures or project alternatives infeasible if there are mitigation measures or project alternatives to the project which could reduce the adverse consequences of the project, but are infeasible. The Findings will be submitted to the Community Redevelopment Agency staff for review and approval. If necessary, a Statement of Overriding Considerations for the specific plan as required by Section 15093 of the CEQA Guidelines will be prepared. The Statement of Overriding Considerations will follow a format that is acceptable to the City. Once completed, a copy of the Statement of Overriding Considerations will be submitted to City staff for review and comment. Upon the Community Redevelopment Agency staff's completion of their review, their comments will be incorporated into the Statement of Overriding Considerations.
- **Appendices**
 - ✓ An appendix to the EIR will include a copy of the Initial Study, Notice of Preparation, Scoping Meeting Information, Responses to the Initial Study, Responses to the Draft EIR, and all of the technical reports referenced during the preparation of the Draft EIR.

Task 1.5 Screencheck Draft Environmental Impact Report: Once the Draft EIR has been completed, Municipal Resource Center will conduct series of three (3) screencheck reviews that will be submitted to the Director of Redevelopment for review and comment by the Community Redevelopment Agency and City staff. Comments to each screencheck will be incorporated accordingly for subsequent screenchecks. Once the Draft EIR has been finalized based on Community Redevelopment Agency's acceptance, copies will be printed and distributed for public review.

Task 1.6 Print and Mail Draft Environmental Impact Report: The requested number of copies of the Draft EIR to be mailed to the agencies and individuals on the distribution list as required by Section 15087 of the CEQA Guidelines will be printed. In addition, one copy will be mailed to the County Clerk as required by CEQA. Copies will also be provided to the Community Redevelopment Agency and City staff for their use.

Task 1.7 Prepare and File Notice of Completion: A Notice of Completion (NOC) as required by Section 15085 of the CEQA Guidelines will be prepared in a format acceptable to the Community Redevelopment Agency and City staff and submitted for Community Redevelopment Agency/City signature. The NOC will be mailed to the County Clerk along with a copy of the Draft EIR.

Task 1.8 Prepare Responses to Comments and Final Environmental Impact Report: After the Draft EIR 45-day public review period has ended, a Final EIR as required by Section 15089 of the CEQA Guidelines will be prepared. The written responses to all of the comments received on the Draft EIR as required by Public Resources Code Section 21091(d)(2)(A) and CEQA Guideline Section 15088 will be prepared. The Responses to Comments in conjunction with the Draft EIR will comprise the Final EIR. Once the Responses to Comments document is completed, five (5) copies will be submitted to the Community Redevelopment Agency staff for review and comment. Staff's changes will be incorporated and the Final EIR will be mailed to the agencies and/or individuals that submitted DEIR comments as required by Public Resources Code Section 21092(5)(a). The Responses to Comments will be sent at least ten (10) days prior to the consideration for certification of the Final EIR by the City Council.

Task 1.9 Public Notices: On behalf of the Community Redevelopment Agency, Municipal Resource Center will prepare all CEQA required public notices on the availability of the Notice of Preparation, Draft EIR, and the public hearings to certify the Final EIR.

Task 1.10 Attend Project Meetings and Public Hearings: Municipal Resource Center and Blodgett/Baylosis Associates will attend all project meetings and public hearings relating to the preparation and processing of the Draft and Final Environmental Impact Report.

Task 1.11 File Notice of Determination/Pay Fish and Game Fee: Once the Final EIR has been certified, Municipal Resource Center will file a Notice of Determination (NOD) with the County Clerk as required by Section 15094 of the CEQA Guidelines. Prior to the scheduled public hearing to certify the Final EIR, Municipal Resource Center will submit a Notice of Determination to the Community Redevelopment Agency staff for review and approval as to form. The day after the Final EIR is certified, Municipal Resource Center will file the NOD with the County Clerk. Once the NOD is filed and the proper Fish and Game fee is paid, there is a 30-day statute of limitation period that the public has to file legal challenges to the Final EIR. If no legal challenges to the adequacy of the Final EIR are filed within this 30-day period, the certification of the Final EIR is final.

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Task 1.12 Reports and Presentations: On behalf of the Community Redevelopment Agency, Municipal Resource Center will prepare all reports and presentations relating to the preparation and processing of the Draft and Final Environmental Impact Report. The reports and presentations will be submitted to the Director of Redevelopment for review and approval.

Task 1.13 Certified Environmental Impact Report: Based on the changes and addenda created during the certification hearings, Municipal Resource Center will make any necessary revisions to the Final Environmental Impact Report, and provide the City with ten (10) printed copies and two (2) electronic copies of the Certified Environmental Impact Report.

Task 1.14 Project Management and Coordination: On behalf of the Community Redevelopment Agency, Municipal Resource Center will dedicate time towards the Project Management and Coordination efforts. In this capacity, Municipal Resource Center will serve as an immediate liaison between the Community Redevelopment Agency, City staff, and other consultants of the Community Redevelopment Agency and City to maintain an on-going and open line of communication in order to foster the conveyance of information and direction. Additionally, Municipal Resource Center will participate, to the extent necessary, in the efforts associated with the preparation and processing of the City's General Plan Update and Smart Growth Strategic Implementation Plan in order to ensure that the Environmental Impact Report for the North Downtown Compton Specific Plan is completely consistent with such policy documents.

Task 1.15 Bi-Weekly Summaries: On a bi-weekly basis, Municipal Resource Center will provide the Director of Redevelopment with a Project Status Update and a Project Summary Report as a detailed summary of the activities. This task is intended to ensure that the Director of Redevelopment is kept well informed on the progress and accomplishments of the efforts.

Task 1.16 Strategy Meetings: On a weekly basis, or as requested, Municipal Resource Center will meet with the Director of redevelopment to review the Project Status Updates and Project Summary Reports, and to discuss the desired direction and/or course of action to be taken.

WORK SCHEDULE

In providing the proposed professional consulting services to prepare and process the North Downtown Compton Specific Plan Environmental Impact Report, Municipal Resource Center will:

- ❑ Be available, as needed, to meet at City Hall Monday through Thursday from 8:00 am to 5:00 pm;
- ❑ Attend the City Council/Urban Community Development Commission and Planning Commission meetings, as needed;
- ❑ Be available to the City Manager, Deputy City Managers and Director of Redevelopment for telephone calls, as needed, Monday through Friday, between the hours of 7:00 am and 6:00 pm;
- ❑ Be available, as needed, to meet with the other consultants of the Community Redevelopment Agency and City Monday through Friday, between the hours of 8:00 am and 5:00 pm; and
- ❑ Be available to the other consultants of the Community Redevelopment Agency and City for telephone calls, as needed, Monday through Friday, between the hours of 7:00 am and 6:00 pm.

PROJECT SCHEDULE

Municipal Resource Center and Blodgett/Baylosis Associates has developed the following aggressive schedule to complete the scope of work presented in this proposal, based on a contract approval date of October 28, 2008.

✓	Project Team/Agency Staff Kick-Off Meeting	October 30, 2008
✓	Submit Draft Initial Study and NOP for Agency Review	November 13, 2008
✓	Obtain Agency Comments on Initial Study and NOP	November 20, 2008
✓	Finalize Initial Study and NOP	November 26, 2008
✓	Mail Notice of Preparation	November 27, 2008
✓	Conduct Public Scoping Meeting	December 15, 2008
✓	Submit Administrative Draft EIR for Agency Review	February 2, 2009
✓	Obtain Agency Comments on Administrative Draft EIR	February 19, 2009
✓	Finalize Draft EIR	March 11, 2009
✓	Mail Public Draft EIR	March 12, 2009
✓	Commence Public Review Period for Draft EIR	March 16, 2009
✓	End Public Review Period for Draft EIR	April 30, 2009
✓	Submit Administrative Final EIR for Agency Review	May 14, 2009
✓	Obtain Agency Comments on Administrative Final EIR	June 4, 2009
✓	Finalize the Final EIR	June 24, 2009
✓	Mail Final EIR	June 25, 2009
✓	Planning Commission/City Council Public Hearings	July/August 2009
✓	Certification of Final EIR **	August 2009
✓	File Notice of Determination	August 2009

** Based upon our extensive experience preparing and processing Environmental Impacts Reports for similar projects, we anticipate a 10-month period to complete the certification process for the Environmental Impact Report for the North Downtown Compton Specific Plan. Since there is a direct correlation between the extent of the comments received from other governmental agencies and the general public and the efforts to thoroughly complete the Environmental Impact Report, Municipal Resource Center will strive to expedite the process, where possible.

#2.

COMPENSATION

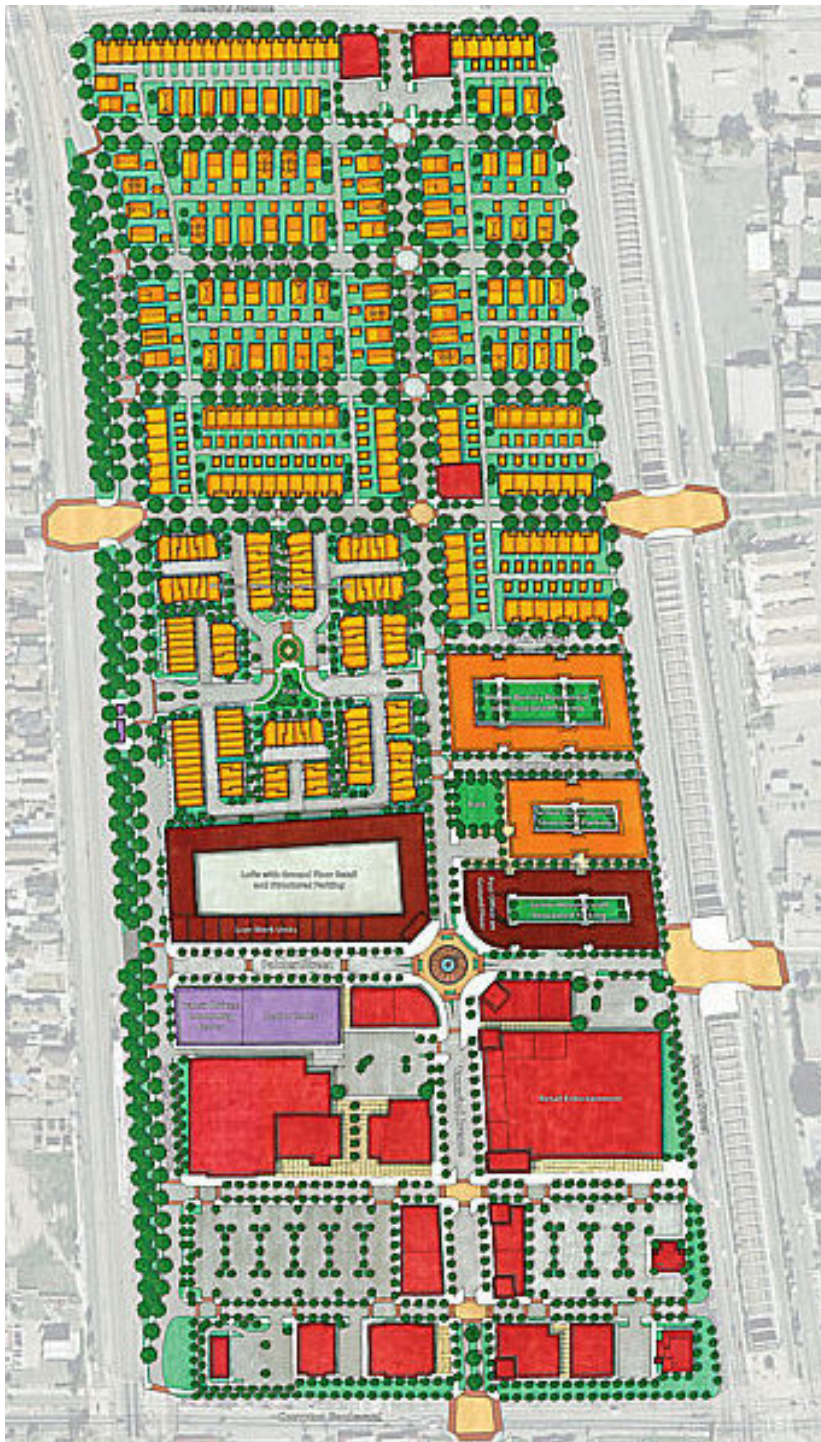
Municipal Resource Center is proposing to provide the proposed professional consulting services to prepare and process the North Downtown Compton Specific Plan Environmental Impact Report for the Community Redevelopment Agency of the City of Compton for a lump sum fee not to exceed One Hundred Eighty-One Thousand Two Hundred Twenty Two (\$181,222) Dollars. This fee includes all mileage, photocopying and telephone usage. Municipal Resource Center will submit an invoice for processing on a bi-weekly basis. The following table has been prepared to summarize the costs associated with the proposed services.

Project Budget					
Task Description		Labor Fees			
		BBA	CTP	MRC	Total
Labor Fees					
1	Information Collection & Surveys	\$2,816	\$4,750	\$3,000	\$10,566
2	Preparation of Project Description	\$2,112	-0-	\$3,000	\$5,112
3	Initial Study, Notice of Preparation & Scoping Meeting	\$2,816	-0-	\$6,000	\$8,816
4	Preparation of Draft EIR (Environmental Analysis)				
	Air Quality Impact Analysis	\$1,408	-0-	\$1,875	\$3,283
	Aesthetics/Urban Design Impact Analysis	\$1,760	-0-	\$1,875	\$3,635
	Cultural Resources Impact Analysis	\$1,408	-0-	\$1,875	\$3,283
	Seismic Risk Impact Analysis	\$704	-0-	\$1,875	\$2,579
	Hazardous/Risk of Upset Impact Analysis	\$1,408	-0-	\$1,875	\$3,283
	Utilities/Public Services Impact Analysis	\$2,816	-0-	\$6,000	\$8,816
	Land Use Impact Analysis	\$3,520	-0-	\$6,000	\$9,520
	Noise Impact Analysis	\$2,816	-0-	\$1,875	\$4,691
	Population/Housing Impact Analysis	\$2,112	-0-	\$1,875	\$3,987
	Traffic Impact Analysis	\$1,408	\$30,000	\$7,500	\$38,908
	Other Issues	\$3,960	-0-	\$7,500	\$11,460
	Project Management	-0-	-0-	\$9,375	\$9,375
	Preparation of Final EIR	-0-	-0-	\$30,000	\$30,000
	Subtotal for Task 4	\$23,320	\$30,000	\$85,500	\$132,820
5	Public Review	\$1,408	-0-	\$7,500	\$8,908
6	Project Management & Coordination	-0-	-0-	\$9,000	\$9,000
Total Labor Fees		\$32,472	\$34,750	\$108,000	\$175,222
Direct Costs					
	Printing Costs (Initial Study, Draft EIR & Final EIR)(Estimated Fees)				\$3,500
	Filing Fees (Notice of Preparation & Notice of Determination)(Fish and Game Fees may be waived)				\$2,500
Total Direct Costs					\$6,000
Municipal Resource Center (MRC) – Project Management and Environmental Analysis					
Blodgett/Baylosis Associates (BBA) – Environmental Analysis					
Coco Transportation Planners (CTP) – Traffic and Circulation Analysis					
Total Project Fee					\$181,222

PROFESSIONAL LIABILITY INSURANCE

Municipal Resource Center, through Hilb, Rogal & Hobbs (Professional Practice Insurance Brokers, Inc.) maintains Professional Liability Insurance with a minimum limit of \$1,000,000 per occurrence, and Comprehensive General Liability Insurance, with a minimum limit of \$1,000,000 combined single limit per occurrence, covering all bodily injury and property damage arising out of its operation. A Certificate of Insurance naming the Community Redevelopment Agency of the City of Compton will be provided upon the execution of a Consultant Services Agreement for the proposed project management services.

#2.



RESOLUTION SIGN-OFF FORM

DEPARTMENT: Community Redevelopment

RESOLUTION TITLE: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, ACCEPTING THE PROPOSAL OF MUNICIPAL RESOURCES CONSULTANTS TO PREPARE AND PROCESS THE NORTH DOWNTOWN COMPTON SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

<ManagersName>
DEPARTMENT MANAGER’S SIGNATURE

<ManagersDate>
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

<ControllerName>
CITY CONTROLLER

<ControllerDate>
DATE

<CityManager>
CITY MANAGER

<CityManagerDate>
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.