



Staff Report

June 18, 2018

TO: Honorable Mayor and Members of the Town Council
FROM: Sean Rabé, Town Manager
DATE: June 15, 2018
RE: Approval of Planning Staff Augmentation Contract with Hauge Brueck Associates, LLC

Recommendation

Staff recommends the Council authorize the Town Manager to enter into a contract with Hauge Brueck Associates, LLC, for planning staff augmentation services for the Costco project.

Issue Statement and Discussion

As the Council knows, the Town is currently processing the Costco project. The Town recently released the Draft Environmental Impact Report for its 45-day review period.

At the same time, the Town continues to process a number of other development projects, including the Village at Loomis project. Staffing in the Planning Department currently consists of a part-time Town Planner and an Administrative Clerk/Planning Assistant, who splits time between planning and front counter duties. With the amount of work in the Planning Department, this staffing level is inadequate to properly process the volume of planning matters coming to the Town, including the Costco project. Council has authorized me to hire a fulltime Planning Director to rectify this staffing issue; however, the timing of that hire (and subsequent Planning Department reorganization) will be in the middle of the Costco processing.

In order to ensure a smooth process for the Costco project, I am recommending the Town augment our planning staff with a consultant who will work solely on Costco. I approached two firms to ascertain their availability to complete the project within the timeframe needed – AECOM and Hauge Brueck Associates.

AECOM, which is the firm writing the environmental impact report for the Costco project, declined to bid on the proposal because the firm's principals did not feel they would have adequate time to dedicate to the project.

Hauge Brueck did provide a proposal (attached). I have worked extensively with Anders Hauge, the principal of the firm, in the past (he served as a consulting planner for me in Sutter Creek). He lives locally (Meadow Vista), currently sits on the Placer County Planning Commission, and also wrote the EIR for the SPMUD sewer diversion line. He is well qualified to take over the Costco project, understands the complexities of the project, and is very familiar with Loomis. His resume is attached to this staff report.

Staff strongly recommends authorization for the Town Manager to enter into a contract with Hauge Brueck Associates, Inc., for planning staff augmentation for the Costco project.

CEQA Requirements

There are no CEQA requirements associated with the recommended action.

Financial and/or Policy Implications

The \$39,940 contract will be between the Town and Hauge Brueck; however, the cost of the contract will be paid for by the project applicant. The applicant has agreed to the cost of the contract

Attachments

- A. Hauge Brueck Associates, LLC Scope of Work

Hauge Brueck Associates, LLC

Scope of Work

Costco Project Staff Processing Services

This scope of work is made and entered into as the ____ day of June 2018 by and between the TOWN of Loomis, hereinafter referred to as "TOWN" and Hauge Brueck Associates LLC, hereinafter referred to as "HBA".

HBA shall provide staff planning and environmental services for the TOWN, at the TOWN's direction, for the processing of the Costco project application. The Costco project application includes a General Plan amendment, Zoning Ordinance amendment, project approval, and environmental compliance. Services include:

- review submittals for compliance with plans, policies, and regulations,
- preparation of recommendations and staff reports,
- preparation of documentation and submittals,
- attendance at meetings,
- presentations at meetings,
- communications with the TOWN staff,
- communications with responsible agencies, and
- communications with the project applicant and staff.

Costco Project Staff Processing Services Scope of Work

Task 1. Project Coordination/Management

This task includes time for coordination with the TOWN and the Applicant, and preparation of monthly progress reports and invoices. The progress reports will provide a description of the work completed during the invoice period, an estimate of the percent work completed to date, a description of out-of-scope work conducted (such work will be conducted only with authorization from the TOWN), status of contracted schedule, and a description of potential problems, including recommendations for resolution of each identified problem.

This task also includes schedule maintenance to track responsible parties and deadlines. Schedule maintenance will utilize a Gantt chart to track status. This will aid in meeting the firm project deadlines.

All deliverables will be electronic for the TOWN's use and distribution.

Task 2. Document Review

HBA will review the DEIR, application materials, staff presentation material, records of previous workshops and meetings, and other relevant material provided by the TOWN. HBA will peer review project documentation for accuracy and completeness.

Task 3. Staff Meetings

This task assumes up to six (weekly) meetings with the TOWN Manager and project team during the DEIR circulation period to discuss the project and approach to documentation listed under Tasks 3 through 8.

It is assumed the TOWN will provide templates of TOWN staff reports, ordinances, and resolutions so that deliverables can be appropriately formatted.

This task includes up to 4 meetings with agencies or individuals commenting on the DEIR, which will be coordinated with AECOM as part of AECOM's EIR scope.

Task 4. General Plan and Zoning Code Amendments

HBA will prepare the proposed General Plan/Land Use Diagram and Zoning Code/Zoning Map Amendments, with changes shown in legislative mode. This task includes General Plan Consistency Findings documentation. The Findings will address how the amendment is consistent with the remainder of the General Plan. An ordinance will be prepared for the Zoning Code amendment. HBA will coordinate with the Town GIS staff to make the Land Use Diagram and Zoning Map changes.

Task 5. CEQA Findings and Statement of Overriding Considerations

Based on the Final EIR, HBA will draft CEQA Findings of Fact. The Findings will evaluate each impact and will highlight significant and unavoidable impacts of the project and/or alternatives. The Findings will identify the environmentally superior alternative. If there are significant and unavoidable impacts, a Statement of Overriding Considerations will be prepared. The Statement of Overriding Considerations will identify the significant and unavoidable impacts, describe why the project benefits outweigh unavoidable impacts, and discuss each benefit.

Task 6. Conditions of Approval

As an attachment to the Staff Report, HBA will prepare a list of conditions of approval based on input from TOWN staff.

Task 7. Development Agreement

HBA will work with the Town Attorney in drafting a Development Agreement (if needed) between the TOWN and the applicant.

Task 8. Resolutions and Ordinances

HBA will prepare resolutions for the Planning Commission and Town Council. One resolution will address certification of the EIR, adoption of the findings and statement of overriding considerations, and adoption of the MMRP per CEQA. A second resolution will address approval of the General Plan and Zoning Code amendments. An ordinance will be prepared for the Zoning Code Amendment. A separate ordinance will be prepared for the Development Agreement (if needed) as approval of the Development Agreement is independent of project approval.

Task 9. Staff Reports

HBA will prepare staff reports for the Planning Commission Meeting on 8/28 and TOWN Council Hearing on 9/18. The Planning Commission Staff Report will include a recommendation, while the Town Council Staff Report will include an action on the project. Both staff reports will include the following:

- Project Background and Environmental Review History

- General Plan and Zoning Code Amendments and Consistency Findings
- CEQA Findings and Overriding Considerations
- Recommendations
- Attachments
 - Conditions of Approval
 - Resolution

HBA will draft the staff reports for TOWN Manager review. This effort assumes up to two revisions of each staff report. The staff reports will be provided electronically for TOWN use and distribution.

Task 10. Hearing Noticing

HBA will prepare two (2) draft hearing notices for publishing and distribution by the TOWN. One draft notice will be prepared for the Planning Commission meeting and one draft notice will be prepared for the TOWN Council. The TOWN will provide HBA with the time and location of the meetings to include on the notices.

Task 11. Hearing Attendance

HBA will attend the Planning Commission meeting on 8/28 and the TOWN Council hearing on 9/18. Up to two (2) presentations total will be prepared for the hearings. The Presentations will highlight the elements of the staff report, particularly the recommendations or actions of the Planning Commission and TOWN Council. It is assumed the Applicant will prepare a separate presentation detailing the actual project.

Schedule

HBA will follow the schedule of deliverables provided by the TOWN. HBA will maintain the Schedule on a Gantt chart, with TOWN input should dates change.

Budget

The following budget estimate utilizes the billing schedule sent with the Project Reimbursable Contract.

Town Of Loomis/HBA
Costco Project Task Order A

Task		Associate XI	Associate VIII	Associate VI	Associate IV	Total Hours	Total Labor	ODC	Fee Estimate
		Hauge Brueck	Consolini	DeMartino	Johnstone				
Staff Processing Services		72.0	157.0	24.0	5.0	258.0	\$39,420	\$520	\$39,940
1	Project Coordination/Management	16.0	5.0	0.0	5.0	26.0	\$4,300	\$200	\$4,500
2	Document Review	4.0	16.0	0.0	0.0	20.0	\$3,040	\$0	\$3,040
3	Staff Meetings	24.0	6.0	0.0	0.0	30.0	\$5,640	\$200	\$5,840
4	General Plan/Zoning Code Amend.	2.0	16.0	24.0	0.0	42.0	\$5,280	\$0	\$5,280
5	Findings/Overriding Considerations	2.0	24.0	0.0	0.0	26.0	\$3,760	\$0	\$3,760
6	Conditions of Approval	2.0	8.0	0.0	0.0	10.0	\$1,520	\$0	\$1,520
7	Development Agreement	4.0	24.0	0.0	0.0	28.0	\$4,160	\$40	\$4,200
8	Resolutions/Ordinances	2.0	16.0	0.0	0.0	18.0	\$2,640	\$0	\$2,640
9	Staff Reports	8.0	32.0	0.0	0.0	40.0	\$6,080	\$0	\$6,080
10	Hearing Notices	0.0	2.0	0.0	0.0	2.0	\$280	\$0	\$280
11	Hearing Attendance	8.0	8.0	0.0	0.0	16.0	\$2,720	\$80	\$2,800
Labor Rate		\$200	\$140	\$110	\$80				
Hours		72.0	157.0	24.0	5.0	258.0			
Total		\$14,400	\$21,980	\$2,640	\$400	258	39,420	\$ 520	\$ 39,940

ODCs assume deliverables provided electronically only



Anders Hauge

Partner

p 916-283-5800

c 916-307-7654

ahauge@haugebrueck.com

EDUCATION

**B.S. City and Regional
Planning, 1971**

**Certified Program
Manager, 2006**

**Desert Tortoise Training
Certification #12381**

AREAS OF SPECIALIZATION

**Program/Project
Management**

Planning

**Environmental
Compliance**

Resource Management

Permitting

Public Involvement

Contract Staffing

Anders Hauge is an environmental and land use planner responsible for managing environmental, general plan, mitigation, and public outreach programs. Mr. Hauge has focused his career on large, complex and controversial programs that include the management of multidisciplinary teams to address the range of technical and political issues experienced in the planning and environmental process.

Mr. Hauge manages environmental documents meeting the requirements of the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA) and the Rules and Regulations of the Tahoe Regional Planning Agency (TRPA). Unique to the Lake Tahoe Basin, Mr. Hauge prepares a single document that meets the combined requirements of CEQA, NEPA, and the TRPA.

Major projects managed by Mr. Hauge include: the Redwood City Saltworks Project Environmental Documents, Sutter Creek Gold Rush Ranch Project, South Tahoe PUD wastewater and water projects, the Lake Tahoe Airport Master Plan/EIR-EIS, the Heavenly Ski Resort Master Plan/EIR-EIS, the Nevada County General Plan and EIR, the Mariposa County General Plan and EIR, and the Arizona Military Airport Land Use Compatibility Program.

EMPLOYMENT SUMMARY

2006-DATE:	Hauge Brueck Associates, LLC. Partner
1989-2006:	Parsons/Harland Bartholomew & Associates. Program Director
1979-1989:	Quad Consultants. Vice President
1979:	Wickersham, Hauge and Associates, Inc. President
1976-1979:	Town of Breckenridge, Colorado. Community Development Director
1974-1976:	California Tahoe Regional Planning Agency. Senior Planner/Acting Executive Officer
1973-1974:	City of Woodland, California. Associate Planner
1973-1974:	City of Winters, California. Planning Director
1971-1973:	City of Bangor, Maine. Planner I

EMPLOYMENT

2006-Date: Hauge Brueck Associates, LLC. Partner. Mr. Hauge manages planning and environmental projects. Anders managed the Mariposa County General Plan/EIR, Rohnert Park Stadium Area Plan EIR, Sutter Creek Housing Element EA, South Valley Facilities Expansion EIS, Bayview Well EA, Indian Creek Reservoir TMDL EA, facilitated Mariposa County Agritourism workshops, and the STPUD Recycled Water Facilities Master Plan/EIR. Mr. Hauge currently serves as the Program Manager for the Redwood City Saltworks Project EIR.

1989-2006: Parsons/Harland Bartholomew & Associates. Program Director. Mr. Hauge managed Parsons' environmental team supporting the Southern Nevada Water Authority's In-State Water Resource Development Projects. Mr. Hauge managed the Santa Rosa Long-Term Wastewater Project EIR/EIS for the City of Santa Rosa implementing the Geysers Recharge Project.

Mr. Hauge opened Parsons'/Harland Bartholomew & Associates Sacramento office in 1989 focusing on environmental documentation, land use planning and public outreach. The Sacramento operation expanded to include offices in Santa Rosa and Lake Tahoe. As Parsons' organizational structure evolved, Mr. Hauge managed Parsons' Western Region Planning Group and managed Parsons' State and Municipal Planning Sector.

1979-1989: Quad Consultants. Vice President. Mr. Hauge was responsible for managing Quad's Northern California programs. Mr. Hauge managed general plans, site plans, master plans, design guidelines, environmental documents, recreation plans, public outreach programs, consent building programs, and policy plans.

1979: Wickersham, Hauge and Associates, Inc. President. Mr. Hauge provided services to municipal clients in establishing performance regulations and site planning to private clients.

1976-1979: Town of Breckenridge, Colorado. Community Development Director. Mr. Hauge managed the Town's advanced planning, current planning, economic development and building inspection services. Mr. Hauge received the American Institute of Planners Meritorious Planning Award for the Breckenridge Performance Regulatory System he co-developed and implemented.

1974-1976: California Tahoe Regional Planning Agency. Senior Planner/Acting Executive Officer. Mr. Hauge prepared the EIR on the California Tahoe Regional Plan and was a staff planner on the team that wrote the Regional Plan and Code of Ordinances. Mr. Hauge, as Acting Executive Officer, was responsible for implementation of the Regional Plan and Code of Ordinance upon adoption in 1976.

1973-1974: City of Woodland, California. Associate Planner. Mr. Hauge was responsible for multiple assignments including, developing the City's first CEQA guidelines, writing the City's first landscape ordinance, updating the sign ordinance, designing the City logo, managing the General Plan update, designing neighborhood parks, conducting project reviews, and code enforcement responsibility.

1973-1974: City of Winters, California. Planning Director. Mr. Hauge provided general planning and project review services for the City of Winters while working for the City of Woodland.

1971-1973: City of Bangor, Maine. Planner I. Mr. Hauge worked under the supervision of the planning director and was the planning staff to the Bangor Redevelopment Agency.

PROJECTS

Environmental Documentation

City of Auburn, CA Auburn Airport Master Plan EIR	Siskiyou County, CA Siskiyou County Airports (5) EIRs
California Tahoe Regional Planning Agency California Tahoe Regional Plan EIR, 1976	Siskiyou Lake Highlands EIR
City of Ceres, CA North Central Annexation EIR, 1990	Southern Nevada Water Authority, NV In-State Water Resource Development Projects
City of Davis, CA Mace Ranch Park EIR, 2002	Clark Lincoln and White Pine Counties Groundwater Development Project
City of Dixon, CA Southwest Dixon Specific Plan EIR, 1994	Virgin and Muddy Rivers Surface Water Development Project
City of Lodi, CA Pro-Style Sports Complex, 2001	Three Lakes Groundwater Project
County of Marin, CA Marin County Airport (Gnoss Field) EIR	Coyote Springs to Moapa Pipeline
Mariposa County, CA General Plan EIR, 2006	South Tahoe Public Utility District, CA Bayview Well IS/ND, 2007
Catheys Valley Community Plan Negative Declaration, 2007	Indian Creek Reservoir TMDL and Oxygenation System MND, 2007
Road Standards Negative Declaration, 2007	Recycled Water Facilities Master Plan EIR, 2007-2009
Catheys Valley Supplemental EIR, 2010	Sutter County, CA Fountainville EIR
Mount Shasta Ski Park, CA Mount Shasta Ski Park Master Plan EIR/EIS Scoping	City of Sutter Creek, CA Housing Element Negative Declaration, 2007
Redwood City, CA Saltworks Project Environmental Documentation, 2010-date	Gold Rush Ranch and Golf Resort EIR editor, 2007-2009
City of Rocklin, CA Rocklin Civic Center Specific Plan EIR	Tahoe Regional Planning Agency (TRPA), CA and NV Kings Run EIS
City of Rohnert Park, CA Stadium Area Master Plan EIR, 2006-2008	Tahoe Queen EIR/EIS
City of Sacramento, CA Sacramento River Marina EIR	TRPA & PG&E Echo Lake Dam Replacement EA
Santa Clara County, CA Stanford University General Plan, 2000	TRPA & El Dorado County El Dorado County Jail at Lake Tahoe EIR/EIS
City of Santa Rosa, CA and US Corps of Engineers Santa Rosa Subregional Long-Term Wastewater Project EIR/EIS, 2000-2005	Golden Bear Park Draft EIR/EIS
	TRPA & South Tahoe Public Utility District Wastewater Treatment Facility Expansion Final EIR/EIS/EIS, 1989
	Mitigation Program Development, 1980
	Mitigation Program Monitoring, 1979-1988

Wastewater Holding Pond EIR	TRPA, USFS, & Heavenly Ski Resort
Fallen Leaf Lake Sewer Collection Modification EA	Heavenly Ski Resort Master Plan EIR/EIS/EIS, 1996
Luther Pass Pump Station IS/ND	Gondola EA, 1998
Tahoe Keys Water Well EA	Tulare County
Alpine County Alternatives EIS, 2001	Bosman Dairy EIR and Use permit Decision Documents, 2010
TRPA & Lake Tahoe Community College	U.S. Bureau of Reclamation & SNWA
College Master Plan Relocation EIR/EIS	South Valley Facilities Expansion EIS, 2007-2008
Child Care and Safety Project EA	City of Ventura, CA
TRPA & City of South Lake Tahoe	Ventura Keys/Arrundell Baranca Settlement, 2000
Lake Tahoe Airport Interim Service Agreement EA	City of West Sacramento, CA
Air Cal Operations EIR	UNOCAL EIR, 1991
Loop Road EIS/EIR	Sacramento River Water Filtration Plant EIR
Westates Air Service EIR/EIS	City of Woodland, CA
TRPA, FAA & City of South Lake Tahoe	Wastewater Treatment Plant EIR
Lake Tahoe Airport Master Plan EIR/EIS/EIS	

Public Outreach and Consent Building

Arizona, State of	Mariposa County, CA
Arizona Military Regional Compatibility Plan, 2002	Planning Fairs (6), 2001
West Valley/Luke AFB	Agritourism Workshop, 2007
Davis Monthan AFB	Catheys Valley Community Plan Workshops, 2007
City of Bangor, ME	Redwood City, CA
Kenduskeag Stream Regional Park consensus group, 1972-73	Saltworks Project "Understanding the Environmental Review Process", 2010
Chevron Environmental Management Company	Saltworks Project "Land Use and Housing Open House Scoping Meeting", 2010
Communications Task Force, 2001	Saltworks Project "Water Supply, Wastewater, Flooding, and Sea Level Rise Open House Scoping Meeting", 2010
eBusiness Task Force, 2001	Saltworks Project "Natural Resources Open House Scoping Meeting", 2011
El Dorado County, CA	Saltworks Project "Transportation, Air Quality, Noise, Greenhouse Gas Emissions Open House Scoping Meeting", 2011
Open Space and Conservation Steering Committee, 1986-87	
Missouri Flat Specific Plan Committee, 1988-89	
South Tahoe Recreation Master Plan, 1998.	
City of Folsom, CA	
Folsom General Plan Committee (15), 1988-89	
Heavenly Ski Resort and TRPA, CA & NV	
Ski Resort Master Plan Community Workshops, 1996	

City of Santa Rosa, CA
Alternative Development Workshops,
1995-96
Project Screening Workshops, 1996-97
Preliminary Environmental Analysis
Workshops 1997
City of South Lake Tahoe & TRPA
Lake Tahoe Airport Community Education
Workshop
Lake Tahoe Airport Town Meeting

South Tahoe Public Utility District, CA
Mitigation Task Force, 1980-1985
Alpine County Alternatives Planning
Fairs, 2001
Recycled Water Facilities Master Plan
and EIR public meetings, 2007
City of Sutter Creek, CA
Gold Rush Ranch and Golf Resort
Workshops, 2007-2009
U.S. Bureau of Reclamation & SNWA
South Valley Facilities Expansion EIS
scoping meetings, 2007-2008
City of Ventura, CA
Ventura Keys/Arrundel Barranca
Settlement public meetings, 2000
Woodland, CA
Woodland Area General Plan Committee,
1974 - 1975

Community & Regional Planning

City of Auburn, CA
Auburn General Plan, 1992
Arizona, State of
Arizona Military Regional Compatibility Plan
West Valley/Luke AFB area, 2002
Davis-Monthan AFB area, 2002
City of Bangor, ME
Bangor General Plan, 1972
Open Space Plan, 1972
Town of Breckenridge, CO
Comprehensive Plan, 1978
Historic District Designation, 1977
Directional Sign Plan, 1977
Blue River Commercial Corridor Specific
Plan, 1978
California Tahoe Regional Planning Agency
Lake Tahoe Regional Plan for
California, 1976
Housing Plan, 1976
Community of Delhi, CA
Delhi Community Plan, 1979
Dominican Republic
National Strategic Plan, 2000

El Dorado County, CA
El Dorado County Airport Location Study,
1988
Missouri Flat Specific Plan, 1989
Open Space and Conservation Element, 1987
South Tahoe Recreation Plan, 1998
City of Folsom, CA
Folsom General Plan, 1988
Folsom Historic District Specific Plan,
1988
Humbug/Willow Creek Specific Plan,
1989
Jewett Square Developers, Bakersfield, CA
Jewett Square Specific Plan, 1981
City of Malibu, CA
Malibu General Plan, 1992
Mariposa County, CA
General Plan Update, 2000-2006
Catheys Valley Community Plan, 2007
Road Standards, 2007-
Mono County, CA
Community Plan for Mammoth Lakes,
1982

Nevada County, CA	City of Rocklin, CA
Nevada County General Plan, 1992-1994	Civic Center Specific Plan, 1993
City of Oakdale, CA	City of Taft, CA
Oakdale General Plan, 1992	Downtown Redevelopment Plan
PDVSA (National Oil Company), Venezuela	South Tahoe Public Utility District
Desarrollo Armonico de Oriente (DAO), 1998	Export Pipeline Location Study
City of Ripon, CA	City of Woodland, CA
Ripon Specific Plan	Woodland General Plan 1975
	Woodland General Plan Update 1986
	Woodland Level of Service Study

Regulation Development

Town of Breckenridge, CO	City of Selma, CA
Development Code, 1978	Downtown Redevelopment Design Standards, 1986
Design Guidelines, 1977	City of Taft, CA
California Tahoe Regional Planning Agency	Downtown Design Guidelines
Code of Ordinances, 1976	Tahoe Regional Planning Agency, NV & CA
Shorezone Ordinance, 1975	Ordinance Update
City of Ceres, CA	City of Woodland, CA
Ceres Downtown Design Guidelines, 1992	Level of Service Plan, 1988
Kern County, CA	Landscape Ordinance, 1973
Zoning Ordinance Update	Sign Ordinance, 1973

Site Planning

Auburn Boulevard Veterinary Hospital	Chevron Richmond CA Refinery
Site Master Plan, Sacramento, CA, 1979	Castro Site Strategic Plan, 2001
City of Bakersfield, CA	El Dorado County, CA
Stockdale Estates Subdivision Plan (Sections 8 and 9), 1981	Missouri Flat Specific Plan
City of Bangor, ME	Kern County, CA
Kenduskeag Stream Regional Park, 1972	Zoning Ordinance Update
Downtown Pedestrian Park, 1972	City of Paso Robles, CA
Neighborhood Redevelopment Street Improvements, 1972	Airport Industrial Park
Town of Breckenridge, CO	City of Selma, CA
Blue River Commercial Corridor Specific Plan, 1978	Downtown Selma Revitalization Plan
	Industrial Park Plan
	City of Wasco, CA
	Wasco Industrial Park Plan

Siskiyou County, CA
Siskiyou Airport Industrial Park Plan
Sutter Bay Company

Sutter Bay Specific Plan, Sutter County, CA

Transportation Planning

City of Auburn, CA
Auburn Airport Master Plan
California Tahoe Regional Planning Agency
Transportation Plan
El Dorado County, CA
Airport Location Study
City of Folsom, CA
Transportation System Management
Plan

City of South Lake Tahoe/Tahoe Regional
Planning Agency
Lake Tahoe Airport Master Plan/Part
150 Study, 1992
Airport Summer/Winter Passenger Surveys
California Department of Transportation
Land Planning Workshops

Contract Staff

City of Ridgecrest, CA
Planning Director
County of Tulare, CA
Project review staff, 2009-date
City of Winters, CA
Planning Director

City of Sutter Creek, CA
Contract Planner for the Gold Rush Ranch
Project Approval, 2007-2010
Contract Planner for Development
Review, 2010 - date
City Planning Staff, 2011-date

Expert Witness

City of Truckee, CA
Zoning Challenge
Lake Tahoe Basin, NV
Litigation Settlement (confidential)

MEMBERSHIPS, REGISTRATIONS, AND CERTIFICATES

American Planning Association (APA)
SNWA Desert Tortoise Training Certification #12381, 2007
Parsons Program Manager Certification, 2006

HONORARY AFFILIATIONS

Vice President, State and Local Affairs, California Chapter APA, 1983-1984.
Northern Legislative Director, California Chapter APA, 1979-1982.
Director, Sacramento Valley Section/California Chapter APA, 1975-1976, 1982-1983, 1988-1989, and 1998-2000.
Past Director, Sacramento Valley Section APA, 1989-1991 and 2000-2004.
Secretary/Treasurer, Sacramento Valley Section, American Institute of Planners, 1974-1975.

PUBLICATIONS

"Practicing Planner," National Planning Awards, Breckenridge Development Code, December 1978.
Water Environment Federation, 1998 National Conference Session, Co-author, "Turning Reclaimed Water into Energy," Orlando, Florida.

PRESENTATIONS

California Chapter APA, 2002 State Conference Session speaker, "Mariposa County General Plan: Building Backwards," San Diego, October 2002.
University of California Hasting College of the Law, Hasting West-Northwest Journal of Environmental Law and Policy Sixth Annual Environmental Law Symposium "Smart Growth: How Smart Is It?" "Lessons Learned Implementing Smart Growth Strategies", San Francisco, CA, March 2001.
Metropolitan Water District of Southern California Workshop on Watershed Management, Session Leader, October 2000.
National University, Management 635, lecturer: Selling in a consulting firm, Dick Milbrodt professor, July 1998.
Water Environment Federation, 1997 National Conference Speaker, "Not in My Back Forty; Santa Rosa's Water Reuse Program," Chicago, Illinois.
Association of Environmental Professionals, 1997 Statewide Conference Speaker, "Environmental Planning in the information Age: The Internet and other New Technologies," San Francisco, CA.
Nevada Water Pollution Federation, 1997 Statewide Conference Speaker, "Reuse Opportunities of the Santa Rosa Long-Term Wastewater Project," Las Vegas.

California State Polytechnic University San Luis Obispo, Planning 102, guest lecturer, 1997.

California Chapter APA Conference, speaker, "Permit Regulatory System," Santa Cruz, CA, 1979.

National Association of Home Builders, 1979 National Conference Speaker, "Breckenridge Development Code," Las Vegas.

Workshops, "Land Use Development Guidelines": Breckenridge, CO; Boulder, CO; Bozeman, Montana; Las Vegas, NV; Placerville, CA; Redding, CA, New Orleans, LA: 1978 – 1979.

American Institute of Planners, National Conference Speaker, "Breckenridge Development Code," New Orleans, 1978.

AWARDS

American Planning Association, California Chapter, Northern Section, Award of Merit for Innovative Use of Technology, "Santa Rosa Subregional Long-Term Wastewater Project," 1998.

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

American Planning Association, California Chapter, Sacramento Valley Section, Award for Outstanding Comprehensive Planning Program, City of Folsom General Plan, 1989.

American Planning Association, California Chapter, Sacramento Valley Section, Award for Outstanding Comprehensive Planning Program, South Tahoe Public Utility District Mitigation Program 1983-1987, 1988.

American Institute of Planners Meritorious Program Award for the Breckenridge Colorado Development Code, 1978.