

HELIX ENVIRONMENTAL PLANNING

February 27, 2026

CITY OF TORRANCE

**REQUEST FOR QUALIFICATIONS (RFQ)
FOR PLACEMENT ON QUALIFIED
ENVIRONMENTAL CONSULTANTS LIST**

HELIX
Environmental Planning



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Environmental Planning



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CITY OF TORRANCE

RFQ for Placement on Qualified Environmental Consultant List



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COVER
LETTER

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February 27, 2026

Robert Garcia
Planning Manager
City of Torrance
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503



Subject: Request for Qualifications (RFQ) for Placement on Qualified Environmental Consultant List

Dear Mr. Garcia:

HELIX Environmental Planning, Inc. (HELIX) is pleased to respond to the City of Torrance's (City) Request for Qualifications for Placement on the Qualified Environmental Consultant List. As demonstrated in our Statement of Qualifications (SOQ), HELIX has the expertise, depth of staff, and directly related experience necessary to provide excellent service to project applicants and the City. We are very interested in supporting the City and project applicants with environmental reviews in compliance with the California Environmental Quality Act (CEQA).

SUMMARY OF FIRM'S INTEREST AND QUALIFICATIONS

Partnering with cities and private applicants across Southern California for over three decades, HELIX offers long-standing regional knowledge and exceptional CEQA expertise. HELIX routinely implements all aspects of the environmental process and brings a strong understanding of regulatory procedures and recent case law. Our team has a proven track record preparing CEQA-compliant environmental reviews for all types of developments, including residential, campus, master plan, commercial, industrial, infrastructure, and mixed-use projects. In addition, we frequently provide peer review services for lead agencies seeking an independent review of technical studies and CEQA documents. Our team delivers proactive environmental planning services by anticipating regulatory challenges early and developing clear, defensible strategies that help our clients achieve compliance and manage costs. With eight offices statewide and a multidisciplinary team of approximately 300 professionals, HELIX offers the depth and availability of resources to support projects of any scale and ensure responsive service.

RELEVANT AREAS OF EXPERTISE

HELIX provides CEQA compliance as well as related technical and environmental compliance services for both public agency and privately initiated development and infrastructure projects. We offer a team of experienced professionals who are experts in their fields, including CEQA project managers and environmental planners, biologists, permitting specialists, archaeologists, architectural historians, air quality/greenhouse gas (GHG) specialists, noise specialists, habitat restoration specialists, landscape architects, visual and community impact analysts, arborists, drone pilots, and Geographic Information Systems (GIS) specialists. We routinely work with qualified sub-consultants to provide additional technical services, such as those related to geotechnical concerns, hazardous materials, hydrological analyses, and transportation and traffic studies.

KEY INDIVIDUALS RESPONSIBLE FOR THE WORK TO BE PERFORMED

Nicole Cobleigh will serve as the primary point of contact for the City and project applicants. Ms. Cobleigh is a Principal Planner with a long record of leading Environmental Impact Reports (EIRs) and other CEQA compliance documents for new construction and redevelopment projects throughout Southern California. She has extensive experience with land use planning and local municipal regulations, policies, ordinances, and administrative procedures. As Principal Planner for HELIX's Los Angeles County Office, Ms. Cobleigh has worked directly with and for

lead agencies and private applicants throughout Los Angeles County and the greater Southern California region and will ensure qualified staff are available to provide services upon request. Our team's ability to adapt quickly to changing project needs, combined with a strong commitment to quality assurance, makes HELIX a valuable resource to both the City and project applicants.

We appreciate this opportunity to present our qualifications for inclusion on the City's Qualified Environmental Consultant List. Please feel free to contact either of us with any questions or if you would like any additional information about HELIX, our qualifications, and our availability to provide services.

Sincerely,

Handwritten signatures of Nicole Cobleigh and Andrea Bitterling in blue ink. The signature of Nicole Cobleigh is on the left, and the signature of Andrea Bitterling is on the right, connected by a horizontal line.

Nicole Cobleigh

Principal Planner
135 W. Green Street, Suite 300
Pasadena, CA 91105
626.463.0060 | NicoleC@helixepi.com

Andrea Bitterling

Principal Planner | Southern California Planning Division Manager
7578 El Cajon Boulevard
La Mesa, CA 91942
619.462.1515 | AndreaB@helixepi.com



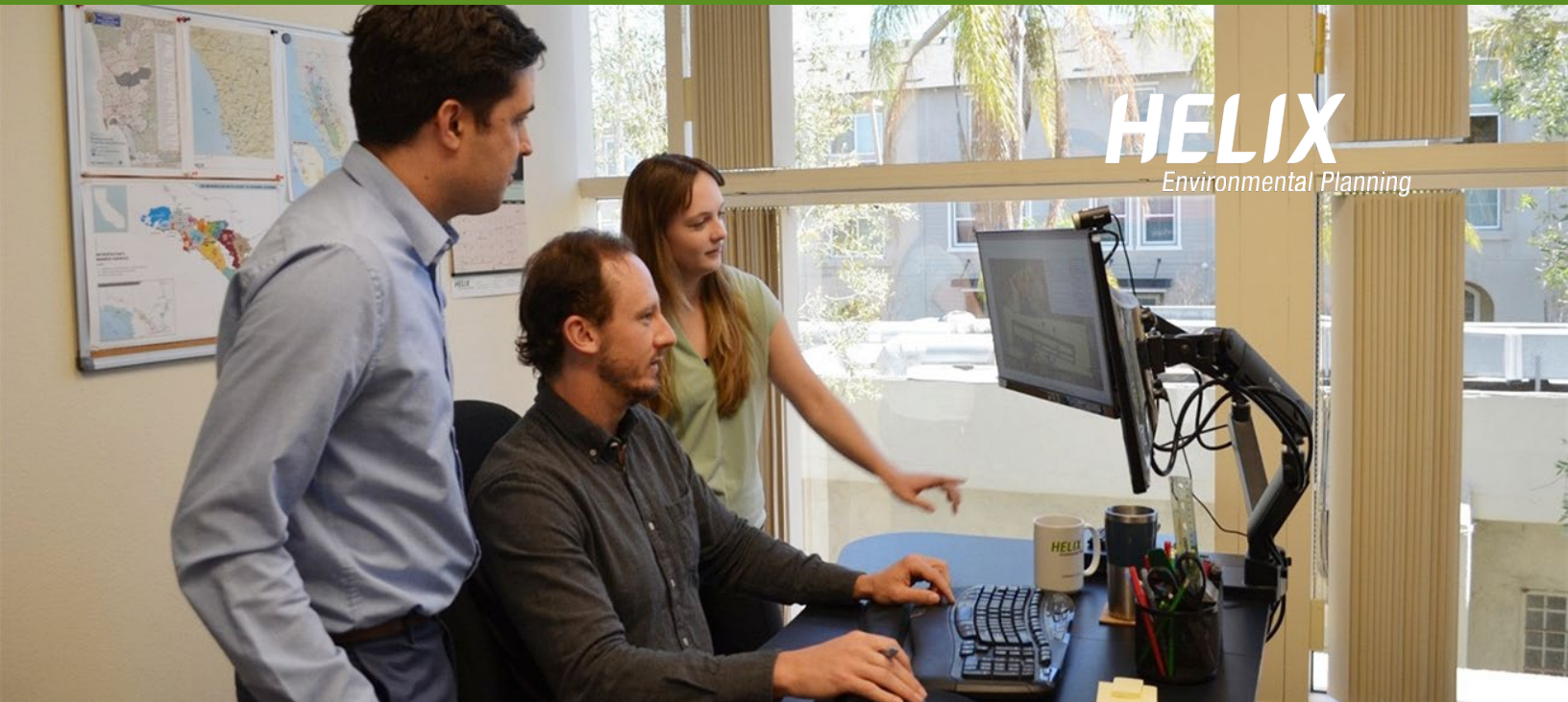
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FIRM
INFORMATION

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FIRM PROFILE

Established in 1991, HELIX is an employee-owned environmental consulting firm with approximately 300 staff—more than 200 located in Southern California—across eight regional offices, including Los Angeles, Orange, Riverside, and San Diego counties. For over three decades, we have helped clients comply with local, state, and federal environmental regulations, manage natural and cultural resources, and plan and construct sustainable projects throughout California.

HELIX provides comprehensive California Environmental Quality Act (CEQA) compliance services, including environmental documentation, technical studies, biological and cultural resources surveys, permitting support, and construction monitoring for public agencies and private development. Our multidisciplinary team includes CEQA project managers and environmental planners, biologists, permitting specialists, archaeologists, architectural historians, air quality and greenhouse gas (GHG) analysts, noise specialists, habitat restoration practitioners, landscape architects, visual and community impact analysts, arborists, drone pilots, and Geographic Information Systems (GIS) specialists. In addition to preparing CEQA documents, our staff regularly support lead agencies through independent peer review of environmental analyses.

FULL LEGAL NAME

HELIX Environmental Planning, Inc.

EMPLOYEES

300 employees

LOCAL OFFICES

Los Angeles County |
135 W. Green Street
Suite 300
Pasadena, CA 91105

Orange County |
16485 Laguna Canyon Road
Suite 150
Irvine, CA 92618

San Diego County |
7578 El Cajon Boulevard
La Mesa, 91942

ADDITIONAL OFFICES

Riverside | Carlsbad |
Folsom | Roseville |
East Bay



HELIX'S APPROACH IS CREATIVE AND STRATEGIC

By identifying the most efficient compliance pathways and resolving challenges before they escalate, we deliver innovative solutions that support seamless project delivery.



CREATIVE, MULTIDISCIPLINARY TEAM: CEQA/NEPA COMPLIANCE

HELIX's core service is the provision of CEQA services and the assessment and mitigation of natural and cultural resources, air quality/GHG, visual, and noise impacts. The HELIX team provides environmental documentation for long-range plans, including general plans, housing elements, zoning ordinances, and community plans as well as a wide variety of individual developments. As part of this experience, we have prepared numerous technical studies and program-

and project-level EIRs as well as Initial Study/Mitigated Negative Declarations (IS/MNDs), Initial Study/Negative Declaration (IS/NDs), Sustainable Communities Environmental Assessments (SCEAs), Addenda, and Categorical Exemption (CatEx) documents.

COMPLIANCE TASKS

- **Environmental Planning & Documentation** | Comprehensive CEQA documents, consistency reviews, and streamlined addenda.
- **Regulatory Strategy & Permitting** | Early identification of constraints and permitting pathways to minimize risk and accelerate approvals.
- **Public Engagement** | Scoping meetings, workshops, and hearings support transparent decision-making.
- **Project Management** | Integrated schedules, Quality Assurance/Quality Control (QA/QC), and communication plans ensure timely, cost-effective delivery.

PUBLIC & PRIVATE PROJECT TYPES

- Residential Subdivisions/Affordable Housing
- Mixed-use and Transit-oriented Developments
- Industrial and Office Developments/Warehouses
- Shopping Centers / Commercial Developments
- Hospitals and Medical Offices
- Universities, Schools, and Churches
- General, Community, Specific, and Master Plans
- Community Centers
- Fire Stations, Parks, Recreation Centers, and Other Public Facilities
- Energy, Water, Wastewater, Stormwater, Electrical/Gas Utilities, and Utilities Undergrounding Projects
- Roads, Bridges, Highways, Interchanges, Rail, Transit, Bike & Pedestrian Facilities

HELIX KEY PERSONNEL

HELIX delivers industry-leading expertise through our team of seasoned environmental planning professionals. Our planners bring decades of experience preparing clear, defensible CEQA documentation, including IS/NDs, IS/MNDs, EIRs, and mitigation planning and implementation. They are supported by a robust team of highly qualified technical specialists and, when needed, specialized sub-consultants. With dedicated local staff, supported by extensive firm-wide resources, we provide responsive services tailored to meet the unique needs of our clients and communities.

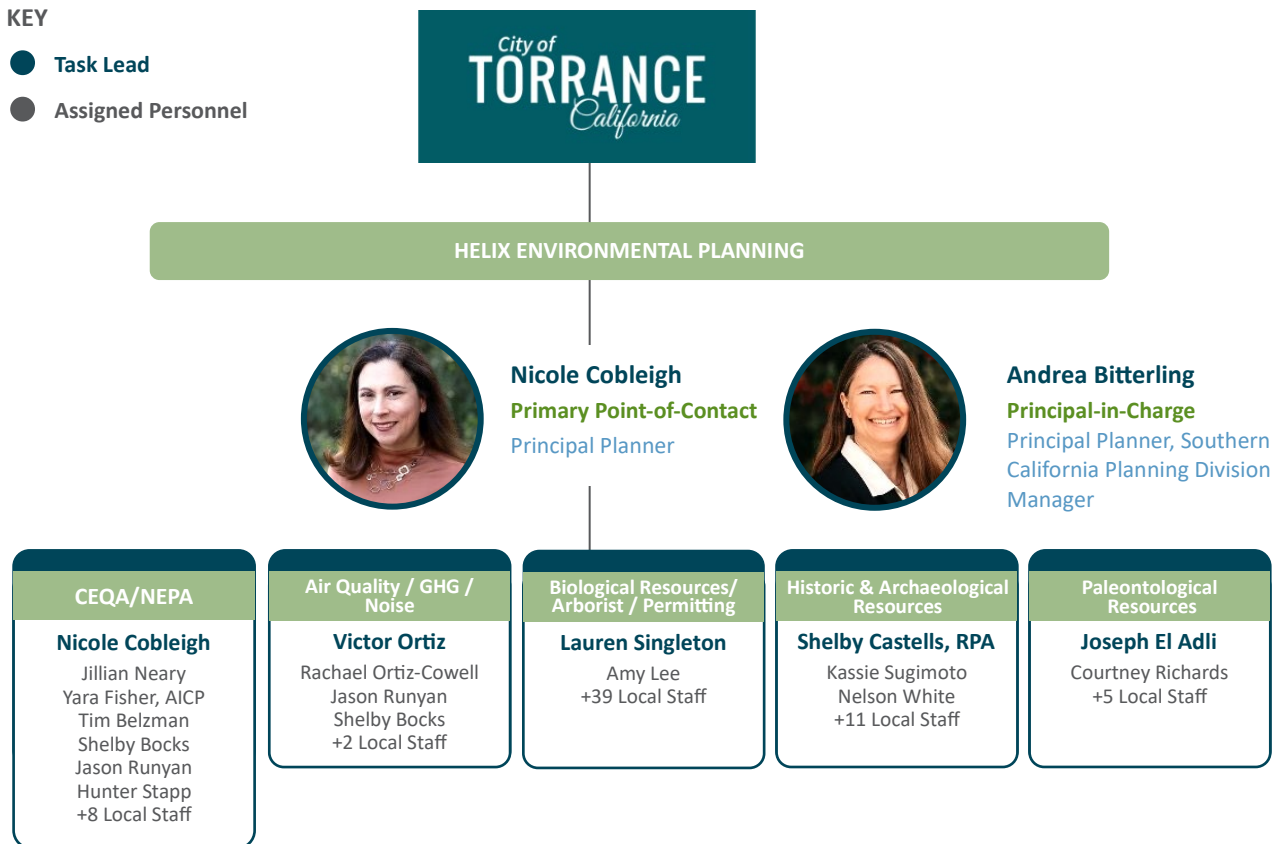
Our integrated team structure enables us to simplify compliance by efficiently coordinating technical studies, fieldwork, and documentation. We provide clear, defensible environmental analyses that meet agency expectations and help our clients achieve their vision.

The qualifications of key environmental planning staff are summarized below. Full resumes for these and other key staff are included in an appendix. These staff are supported by our 300 firm-wide staff, providing ample redundancy of qualified personnel such that key individuals can be readily replaced in the event of illness, employment change, or other reason.

ORGANIZATIONAL CHART

KEY

- Task Lead
- Assigned Personnel





NICOLE COBLEIGH |

Principal Planner

Ms. Cobleigh has 26 years of experience working on all types of CEQA documents for warehouse, institutional, residential, hospital, campus, utility, transportation, water, and wastewater projects. Ms. Cobleigh has worked extensively in Los Angeles, Orange, and Riverside Counties, including with the cities of Manhattan Beach, Racho Palos Verdes, Lomita, the City of Los Angeles, Santa Clarita, Pasadena, and Beverly Hills on several housing element update and development projects.



JILLIAN NEARY |

Sr. Environmental Project Manager

Ms. Jillian Neary has 24 years of experience managing CEQA documents for a wide variety of projects in Los Angeles County and elsewhere in Southern California, including tract maps and master planned communities; infill development and redevelopment; General Plan, Housing Element, and zoning updates; commercial and industrial developments; open space and recreation projects; institutional and educational facilities; flood control, water, and sewer infrastructure; and water conservation projects.



HUNTER STAPP |

Sr. Environmental Project Manager

Mr. Hunter Stapp has nearly 10 years of experience preparing and managing the preparation of CEQA documents. He is a senior project manager that has broad experience with water and wastewater infrastructure projects, as well as a variety of private development projects. He works on all types of CEQA documents, as well as environmental constraints analyses in support of preliminary project design. He also brings expertise related to air quality/GHG and noise technical analyses.

Teaming Partners

To complement our in-house expertise, HELIX will also partner with highly qualified subconsultants who bring specialized technical capabilities in traffic, geotechnical, hydrology/water resources, hazards/hazardous materials, and community outreach and engagement, or other services as needed. A list of potential subconsultants is available under Section 5 (Page 35).

ENVIRONMENTAL DOCUMENTATION

Building on our multidisciplinary approach and expertise, HELIX prepares the full spectrum of CEQA documents, delivering creative, strategic solutions that guide projects from concept through approval. While our Air Quality/GHG, Biological Resources, Cultural Resources, Noise, and Paleontological Resources groups focus on specialized technical studies and permitting, HELIX’s Environmental Planning Group serves as the strategic hub for environmental compliance. Planners lead the process—scoping, coordinating technical inputs, and producing legally defensible documents—and technical teams provide resource-specific expertise. This integrated approach ensures that technical reports align seamlessly with CEQA requirements and project goals.

CEQA STEP	DOCUMENTATION	HELIX ADVANTAGE
SCREENING & EXEMPTION CHECK Confirm CEQA applicability Identify exemption pathways	<ul style="list-style-type: none"> Exemption justification memo Ministerial determination Notice of Exemption (NOE) 	<ul style="list-style-type: none"> Rapid exemption screening to reduce processing time Defensible NOE preparation & filing Early identification of ministerial actions to avoid CEQA
SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT Confirm eligibility under Senate Bill 375 Review SCS/APS	<ul style="list-style-type: none"> SCEA Sustainable Communities Strategies/ Alternative Permitting Strategies (SCS/APS) Consistency Analysis Technical Memoranda (as needed) 	<ul style="list-style-type: none"> Streamlined CEQA pathway for qualifying infill & transit-oriented projects Focused, issue-specific analysis that avoids EIR Early screening of GHG, Vehicle Miles Traveled (VMT), cumulative impacts to confirm eligibility
INITIAL STUDY & NOTICE OF PREPARATION Scope potential impacts Determine document path	<ul style="list-style-type: none"> Initial Study Notices of Preparation (NOP) Supporting Technical Studies 	<ul style="list-style-type: none"> Right-size technical scope to control budget Leverage §15183 consistency to avoid redundant analyses Early VMT screening and Climate Action Plan (CAP) consistency checks
DRAFT ND/MND Document findings and mitigation to reduce impacts	<ul style="list-style-type: none"> Draft Negative Declaration (ND) or MND Mitigation Measures Technical appendices 	<ul style="list-style-type: none"> Target mitigation to thresholds to avoid over-engineering Clear Mitigation Monitoring & Reporting Program (MMRP) language to simplify construction compliance Early agency alignment to prevent late-stage changes
EIR SCOPING Define issues, alternatives, and approach for the EIR	<ul style="list-style-type: none"> NOP Scoping meeting materials Scoping comments log 	<ul style="list-style-type: none"> Contain study costs with tight scoping Craft alternatives for feasibility & cost effectiveness Early coordination to avoid recirculation
DRAFT EIR Disclose impacts, mitigation, and alternatives for public review	<ul style="list-style-type: none"> Draft EIR Technical appendices Executive summary 	<ul style="list-style-type: none"> Mitigation focused on changing significance outcomes Design features integrated to offset impacts Plain-language summaries to aid decision-makers
FINAL EIR Respond to comments and finalize analyses and mitigation	<ul style="list-style-type: none"> Responses to Comments Final EIR text/errata MMRP 	<ul style="list-style-type: none"> Comment-resolution playbook to streamline hearings Errata strategy to avoid recirculation when feasible MMRP built for tracking and accountability
CERTIFICATION & PROJECT APPROVAL Certify CEQA compliance Discretionary action on the project	<ul style="list-style-type: none"> Findings of Fact (§15091) Statement of Overriding Considerations (SOC) MMRP Notice of Determination (NOD) 	<ul style="list-style-type: none"> Clear Findings; targeted SOC only when necessary Approval sequencing aligned with permits Prompt NOD filing to start statute of limitations and reduce risk
IMPLEMENTATION & ONGOING COMPLIANCE Execute MMRPs Construction monitoring, design, and construction	<ul style="list-style-type: none"> MMRP tracking logs WEAP trainings Monitoring reports Permit compliance Addendum/Supplemental/Subsequent EIR 	<ul style="list-style-type: none"> Change management that keeps costs in check Permit matrix to eliminate duplicative conditions Field-ready templates for Worker Environmental Awareness Program (WEAP) training and monitoring



SERVICES

CEQA COMPLIANCE |

HELIX has extensive experience preparing the full range of CEQA compliance documents, from NOEs to ISs and MNDs, to SCEAs, to Program and Project EIRs, and has assisted agencies with documentation for CEQA CatExs to streamline environmental processing. As part of the CEQA compliance process, HELIX recognizes the unique considerations of preparing technical reports and routinely ensures technical information is provided in a clear, understandable manner. For stand-alone technical reports, HELIX analyzes potential direct and indirect impacts related to the construction and operation of projects and prepares written reports in a format that clearly describes assumptions, conclusions, and mitigation measures (if needed). To facilitate input of the information into a CEQA document, our analysis is organized according to topics listed in Appendix G of the State CEQA Guidelines or consistent with locally adopted CEQA Guidelines. We also routinely assist our clients with analyzing environmental constraints, identifying planning approaches to minimizing potential environmental impacts, determining the appropriate environmental documentation, and providing compliance services such as construction monitoring, permitting, and mitigation tracking.

THIRD-PARTY PEER REVIEWS |

Because of our technical expertise, many jurisdictions employ HELIX specialists to conduct peer reviews of technical reports provided by project applicants. Conducting third-party peer reviews involves an assessment to ensure that the analysis within the report complies with the city's guidelines, contains adequate project description and setting information, includes a thorough explanation of methodology and assumptions, has impact determinations supported by fact and logical reasoning, and includes mitigation that incorporates performance standards, if appropriate. Comments are conveyed in a memorandum summarizing the major conclusions of the review, an electronic file showing suggested changes in strikeout to facilitate revision, and/or a teleconference or meeting to discuss concerns.

Planning

LAND USE/PLANNING |

HELIX's environmental planning staff includes experts who assess potential land-use compatibility issues related to land development projects. Several of our planners are active members of the American Institute of Certified Planners (AICP). HELIX is experienced in evaluating the long-term compatibility of adjacent uses, considering factors such as visual character, noise, and odor. Additionally, short-term construction impacts related to noise and dust are considered.

POPULATION & HOUSING |

To address population and housing impacts, HELIX environmental planners assess whether a project would induce substantial population growth directly or indirectly. Direct impact analyses often consider adopted local and regional planning documents and projections. In contrast, indirect impact analyses frequently address whether the project will extend roads or other infrastructure that could induce growth. Our planners also assess whether the project may displace people or necessitate the construction of replacement housing elsewhere. HELIX specialists and planners also conduct socioeconomic, economic, and community impact studies conducted in compliance with the



NEPA and local Sustainable Communities Strategies, when and as necessary. This includes, but is not limited to, Community Impact Assessments, Health Impact Assessments, and Environmental Justice Impact Assessments.

PUBLIC SERVICES / UTILITIES / RECREATION |

In addition to working closely with public service, parks and recreation, and public utility providers to assess the impacts of their proposed projects pursuant to CEQA, HELIX is well-versed in coordinating between cities and public agencies, utilities, civil engineers, and construction contractors to determine the on-site and off-site public service and utility needs for public and privately initiated development projects. Our in-house landscape architects also bring a unique understanding of park and recreational design and operational activities. Once we understand the breadth of the project's public services, utilities, recreational components, HELIX staff assess the short- and long-term, direct and indirect physical impacts of the proposed activities.

CALIFORNIA COASTAL ACT CONSISTENCY |

HELIX's coastal services cover the full project lifecycle—from early constraints analysis through permitting and compliance. Our teams conduct up-front surveys and assessments to identify Environmentally Sensitive Habitat Areas, coastal wetlands, public access considerations, and related constraints consistent with the Coastal Act. We offer project alternatives analyses, balancing project objectives with avoidance and minimization of impacts, and prepare environmental and coastal consistency analyses, Coastal Development Permit (CDP) application packages, public notices, outreach materials, and hearing presentations. HELIX also assists jurisdictions and applicants with Local Coastal Program (LCP) amendments and supports Coastal Zone Management Act federal consistency reviews (consistency determinations/certifications) for federal activities, permits, and funding.

Biological Resources

BIOLOGICAL RESOURCES |

HELIX brings proven biological expertise to projects within the City of Torrance's service area. For projects requiring a biological resources assessment, HELIX reviews existing biological documents, and conducts an in-house database search for sensitive biological resources known to occur within and adjacent to the project site, utilizing the following databases: the California Natural Diversity Database, the California Native Plant Society, the California Department of Fish and Wildlife (CDFW) BIOS database, and the U.S. Fish and Wildlife Service (USFWS) sensitive species and critical habitat databases. Desktop reviews are followed by a site visit to map vegetation, conduct a habitat assessment for sensitive species, and conduct focused surveys when necessary to identify sensitive biological resources on the property and in the immediate vicinity.

URBAN FORESTRY |

HELIX provides comprehensive tree management and urban forestry services. Our International Society of Arboriculture-certified arborists are ecologists and regulatory experts with extensive experience in local, regional, state, and federal regulatory compliance. To help clients, land managers, project applicants protect tree resources (on project sites and other locations such as urban areas or in preserved/protected areas), and better manage the health of their trees, our arborists use high-precision Global Positioning System units to map arboricultural resources, create GIS-based tree inventories, and develop comprehensive tree protection and mitigation plans for long-term care.



REGULATORY PERMITTING |

HELIX has an excellent reputation for providing regulatory agency permitting and consultation support pursuant to the federal Clean Water Act (CWA) and California Fish and Game Code, as well as the federal and state Endangered Species Acts (ESAs). We have also obtained permits and consistency determinations pursuant to the California Coastal Act and LCPs. Our staff includes experts with in-depth knowledge of these regulations, excellent working relationships with key agency staff, such as the USFWS, CDFW, U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Coastal Commission (CCC), and extensive experience negotiating permits and finding innovative solutions to potential impacts. Specifically, our staff is experienced in successfully obtaining CWA Section 404 Permits and Section 401 Certifications; California Fish and Game Code Section 1602 Streambed Alteration Agreements; federal ESA Section 7 Biological Opinions and Section 10 permits; California ESA Section 2081 incidental take authorizations and Section 2080.1 consistency determinations; and CDPs, Coastal Zone Management Act consistency determinations, and LCP amendments and consistency determinations.

MITIGATION MONITORING & COMPLIANCE |

HELIX is experienced with both the design and execution of construction monitoring, environmental compliance, and MMRPs. HELIX has prepared monitoring programs for a variety of projects, from private development to regional operations and maintenance programs, and currently provides mitigation monitoring for more than 50 projects. Our mitigation monitoring programs also include construction monitoring to ensure avoidance of direct and indirect impacts to environmentally sensitive areas and species. In addition, we have broad experience completing water quality monitoring during construction and post-construction, including water sampling and benthic macroinvertebrate studies.

Cultural Resources

ARCHAEOLOGICAL RESOURCES INVESTIGATIONS |

HELIX provides comprehensive archaeological investigations to support compliance with federal, state, and local regulations. Projects are initiated with record searches and literature reviews, reviews of historic maps and aerial photographs, searches of the California Historical Resources Information System (CHRIS), the City's Historic Resources Inventory, and the Native American Heritage Commission Sacred Lands Files, ethnographic research, and outreach to relevant stakeholders. HELIX's qualified archaeologists conduct Phase I, II, and III archaeological studies, and produce extensive prehistoric and historic contexts tailored to specific projects' needs. Reporting for archaeological studies can vary depending on the resources present, ranging from succinct technical memorandums and Archaeological Resources Management Reports, to data recovery reports with associated specialty studies. HELIX's archaeologists also have experience working with project stakeholders to create workable and realistic avoidance and mitigation measures, and if needed, prepare preservation and treatment plans.



ASSEMBLY BILL 52 & SENATE BILL 18 COMPLIANCE SUPPORT AND NATIVE AMERICAN COORDINATION |

Our team is trusted for their expertise in managing Tribal consultation requirements on behalf of CEQA lead agencies to ensure Assembly Bill (AB) 52 and Senate Bill (SB) 18 compliance, including effectively coordinating with the Gabrieliño-Tongva, Luiseño, Cahuilla, and Serrano tribes. We provide complete assistance throughout the consultation process, including drafting communications, planning and facilitating consultation meetings, preparing detailed notes and summaries, and advising municipalities on evaluating and treating Tribal Cultural Resources. In addition, HELIX is experienced in the identification and treatment of Tribal Cultural Resources where Native American coordination is essential—such as construction monitoring, cultural resource surveys, testing, and data recovery programs, as well as the development of research designs, preservation plans, management plans, and the repatriation of potential human remains and associated cultural material.

GIS MAPPING FOR CULTURAL RESOURCES |

HELIX provides a wide range of mapping services for cultural resources studies that combine cultural data, including archival and historical data integrated into GIS along with field data collection, client-provided data, in-house high-resolution digital aerial photographic coverage, and publicly available environmental GIS databases. By visually representing geographic information and its associated characteristics and attributes, HELIX provides our clients with numerous options for communicating cultural resources information, as appropriate.

ARCHAEOLOGICAL CONSTRUCTION MONITORING |

HELIX's specialists routinely provide archaeological construction monitoring services to ensure that project construction activities are conducted in compliance with applicable mitigation measures and permit conditions. HELIX's archaeologists have extensive experience providing cultural resources monitoring services. We have excellent working relationships with local Native American tribes and coordinate with qualified Native American monitors to support an efficient and transparent monitoring process for projects.

ARCHITECTURAL HISTORICAL RESOURCES |

HELIX's architectural historians have expertise in historic built environment inventory surveys, historic structure reports, historic context statements, built environment resource evaluations, and preservation plans, working with stakeholders to identify eligible resources, including the applicable criteria for the City's Historic Resources Inventory, and the designation of City Landmarks, Structures of Merit, Historic Districts, and Neighborhood Conservation Areas. Our team works to creatively avoid or mitigate effects to the resources through preservation plans, design guidelines, and the preparation of Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey documentation.

Projects are initiated with records searches and literature reviews, reviews of historic maps and aerial photographs, searches of CHRIS, the California Office of Historic Preservation Built Environment Resource Directory, the City's Historic Resources Inventory, historic archival research at local repositories, and outreach to relevant stakeholders. HELIX's qualified architectural historians regularly prepare technical reports, including Historical Resources Evaluation Reports, Historic Property Survey Reports, Historic Building Assessment Reports, and Rehabilitation Reports, as well as the preparation of historic property management plans, condition assessments, city, state, and National Register of Historic Places eligibility evaluations and nominations, historic property tax credit application assessments, the Mills Act, and design review and historic building rehabilitation guidance.

Other Technical Studies

AESTHETICS/VISUAL IMPACT STUDIES |

HELIX offers several staff members experienced in preparing Visual Impact Assessments (VIA) that evaluate the environmental impacts of a given project, including potential degradation of scenic views, view blockage, and related issues of light, glare, and shadow. We use guidelines established by the State of California, the Federal Highway Administration (FHWA), Bureau of Land Management (BLM), and individual governing agencies to develop a methodical VIA process that is in conformance with CEQA requirements. Our experience preparing numerous VIAs in support of CEQA compliance includes assessing existing visual conditions, preparing photo-realistic visual simulations of proposed projects, and documenting the potential effects of projects on their visual environment. Measures to reduce potential visual impacts are identified as necessary and may include suggestions for site layout, building bulk and scale, lighting, and landscaping.

AIR QUALITY/GHG EMISSIONS/ CLIMATE CHANGE |

HELIX staff apply proven energy, environmental, emission inventory, and regulatory expertise to the assessment of climate change implications of long-range plans and residential, commercial, office, industrial, park and recreational, institutional, medical, and public infrastructure development. HELIX's air quality specialists have substantial experience preparing air quality and climate change reports that meet CEQA requirements and address local government CAP and associated CAP Consistency Checklists. Our staff is proficient in regional air authority regulations, such as those of the South Coast Air Quality Management District (SCAQMD), and the conformity requirements of the Clean Air Act. Our staff have also prepared health risk assessments by quantifying toxic air emissions and resulting health risks at sensitive receptors using advanced tools.

NOISE AND VIBRATION ANALYSIS |

HELIX in-house specialists prepare comprehensive noise impact analysis and mitigation planning. Our assessments have analyzed noise impacts from a variety of sources, including highways, airports, utilities, heating and ventilation equipment, generators, pumps, construction equipment, and manufacturing facilities. Through the use of sophisticated noise-level prediction models, we provide noise mitigation analysis and design for new or existing projects, with consideration of a number of factors, such as design constraints, construction materials, and site-specific characteristics. In addition to evaluating the impact of noise on humans, HELIX evaluates noise impacts on wildlife, especially rare and endangered species.

PALEONTOLOGICAL RESOURCES |

HELIX offers paleontological services to seamlessly guide clients from the planning stages through project completion. Our experienced paleontologists exceed the Society of Vertebrate Paleontology and BLM qualification requirements, and provide the full range of paleontological services, including records searches at paleontological repositories, paleontological and geological literature reviews and analysis, geologic map reviews, paleontological field surveys and fossil inventories, paleontological assessments in accordance with CEQA and NEPA, mitigation planning and construction monitoring, locality documentation, fossil significance evaluations, fossil preparation and analysis, and coordination with fossil curation facilities. They prepare assessment, survey, and evaluation reports, locality forms, mitigation and monitoring plans, monitoring compliance reports, and paleontological sections of environmental documents to meet the requirements of our clients and reviewing federal, state, and local agencies.

TRANSPORTATION/TRAFFIC | GEOLOGY & SOILS | HAZARDS & HAZARDOUS MATERIALS | HYDROLOGY & WATER QUALITY | MINERAL RESOURCES

With support from teaming partners, the HELIX team can provide peer review, technical report preparation, and engineering services related to the full breadth of transportation/traffic, geologic and seismic hazards, and hazards and hazardous materials, and hydrology and water quality topics. The team excels at summarizing complex technical information and engineering recommendations into accessible environmental analyses for the layperson. In addition, HELIX evaluates potential impacts related to mineral resources by considering Mineral Resource Zones designated by the California Department of Conservation and California Geological Survey, as well as locally important mineral resources as identified in General Plans. In the case of built-out areas, the analysis may also discuss the infeasibility of conducting mining activities, even if mineral resources are present.

National Environmental Policy Act (NEPA)

Our expertise also includes preparing NEPA compliance documents for various federal agencies, as well as local projects seeking federal funding for their projects. This includes the preparation of Environmental Impact Statements (EISs), Environmental Assessments (EAs), Categorical Exclusions (NEPA CEs), Records of Decision (RODs), Findings of No Significant Impact (FONSIs), joint CEQA/NEPA documents, and CEQA-Plus documents.



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QUALIFICATIONS
& EXPERIENCE

HELIX
Environmental Planning



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SUMMARY OF RELEVANT EXPERIENCE

We present our relevant experience, showcasing our extensive background in environmental planning and compliance. Our portfolio includes a diverse range of projects, from large-scale redevelopment and infrastructure initiatives to as-needed environmental services for municipalities. We understand the types of environmental impacts associated with public and private development in the City, and we have developed a creative toolkit of measures to avoid, minimize, or mitigate environmental impacts.

VERTON MOORE PROPERTIES

AZUSA GREENS REDEVELOPMENT EIR

HELIX prepared a project-level EIR for the Azusa Greens Redevelopment Project located within the City of Azusa. The project would redevelop a 92-acre portion of the Azusa Greens Golf Course. The project involves three components: a proposed industrial site, a proposed 55+ age-restricted residential community site, and a reconfigured nine-hole golf course and driving range. The proposed 19.25-acre industrial site would include six new, tilt-up concrete Class A industrial buildings totaling 350,320-square-foot (SF). The proposed 20.48-acre age-restricted residential community site would include 230 units in 40 residential buildings (34 single-story duplexes, four single-story triplexes, and two three-story stacked-flat buildings), a leasing/clubhouse building, and a cabana. The remainder of the site would be configured as a 9-hole golf course. To support the EIR, HELIX prepared and oversaw the following technical reports: air quality and GHG emissions, noise, cultural resources, paleontological resources, and transportation analyses. HELIX worked with City of Azusa staff throughout the environmental review process and participated in weekly applicant/City of Azusa staff meetings.



DATES

2023–2026

CONTRACT

\$410,026 | Service agreement was completed on time and within budget.

REFERENCE

Knarik Vizcarra
Planning Manager
City of Azusa 626.812.5275
knarik.vizcarra@azusa.gov

KEY PERSONNEL

Yara Fisher, AICP | Project Manager
Shelby Bocks | Assistant Project Manager
Jason Runyan | Environmental Planner & Noise Specialist
Victor Ortiz | Principal Air Quality Specialist
Lauren Singleton | Senior Biology Project Manager
Kassie Sugimoto | Cultural Resources Lead



CITY OF DOWNEY

PROLOGIS STEWART & GRAY ROAD WAREHOUSE EIR

HELIX prepared an EIR for the proposed demolition of five existing buildings and construction of a 535,685 SF industrial concrete tilt-up building for logistics and distribution purposes, and specifically as a fulfillment center and for cold storage, with 683 automobile parking spaces, 255 trailer parking spaces, and 109 dock loading doors on a 29-acre developed site in the City of Downey. A key consideration was potentially historic buildings proposed for demolition, which led to a Historic Resources Evaluation Report. Other technical studies performed include air quality, GHG emissions, health risk assessment, noise, and transportation. The EIR was circulated for public review, and HELIX prepared responses to public comments and the Final EIR. HELIX worked closely with City of Downey staff throughout the environmental review process and participated in bi-weekly applicant/City of Downey staff meetings.



DATES

2021–2024

CONTRACT

\$372,840 | Service agreement was completed on time and within budget.

REFERENCE

Alfonso Hernandez
Senior Planner
City of Downey
562.869.7331
ashernandez@downeyca.org

KEY PERSONNEL

Tim Belzman | Environmental Project Manager
Yara Fisher, AICP | Principal Planner
Shelby Bocks | Environmental Planner
Victor Ortiz | Senior Air Quality Specialist
Kassie Sugimoto | Cultural Resources Lead



CITY OF IRVINE

AS-NEEDED ENVIRONMENTAL SERVICES

HELIX has been providing the City of Irvine with as-needed environmental services since 2016. Services include preparing technical studies and CEQA-related documents, as well as peer reviewing technical studies and CEQA documents prepared by others. Task orders include:

Irvine Planning Areas 12 and 40 General Plan Amendment/Zone Change Peer Review

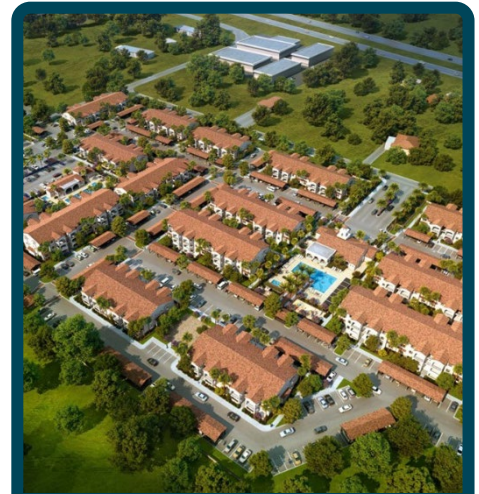
| HELIX performed a peer review of the IS for the Planning Areas 12 and 40 General Plan Amendment and Zone Change to revise the land use designations from industrial and commercial to medium-high-density residential. The total affected area was approximately 33 acres. The project application was subsequently withdrawn. When the application was later re-submitted, the HELIX team performed peer reviews of an applicant-prepared EIR Addendum, biological resources assessment, Phase I Environmental Site Assessment, and geotechnical investigation.

Irvine Amphitheater at Great Parks Neighborhood Peer Review and Addenda

| HELIX completed a peer review of several technical studies prepared by others, managed subconsultants in their peer reviews of technical studies prepared by others, and prepared an Addendum to a Supplemental EIR to evaluate the construction and operation of a temporary amphitheater. The proposed project involved using a temporary amphitheater for three years within an undeveloped portion of the park at the decommissioned Marine Corps Station El Toro. Key issues included traffic, light, and noise impacts on future residential uses, as well as a future wildlife corridor. HELIX subsequently prepared a second Addendum to the Supplemental EIR to evaluate the construction and operation of a permanent amphitheater and conducted air quality/GHG and noise impacts modeling to support the Addendum.

Bommer Canyon Community Park HUD NEPA Checklist | HELIX prepared a U.S. Housing and Urban Development (HUD) NEPA Checklist for rehabilitating the three-acre Cattle Camp Area in Irvine's Bommer Canyon Community Park. The project included improvements to improve park access. HELIX's initial review anticipated that renovating the existing structures to be Americans with Disabilities Act-compliant would qualify for a NEPA Categorical Exclusion under HUD's NEPA guidelines. Qualifying for the NEPA Categorical Exclusion was contingent on finding that the renovations would not conflict with Section 106 of the National Historic Preservation Act (NHPA) or the federal Endangered Species Act. HELIX prepared the EA Determinations and

Compliance Findings for HUD-assisted Projects and the HUD NEPA Checklist, and received concurrence from the California State Historic Preservation Officer on the finding that the Cattle Camp facilities are not considered significant historical resources.



DATES

2016–2023

CONTRACT

\$842,685 | Task orders were completed on time and within budget.

REFERENCE

Brenda Corona
Associate Engineer
Public Works & Sustainability
City of Irvine
949.724.7538
bcorona@cityofirvine.org

KEY PERSONNEL

Aaron Brownwood | Sr. Environmental Project Manager
Amy Lee | Project Manager/ Lead Biologist
Yara Fisher, AICP | Principal Planner
Victor Ortiz | Sr. Air Quality/GHG Specialist
Lauren Singleton | Biologist

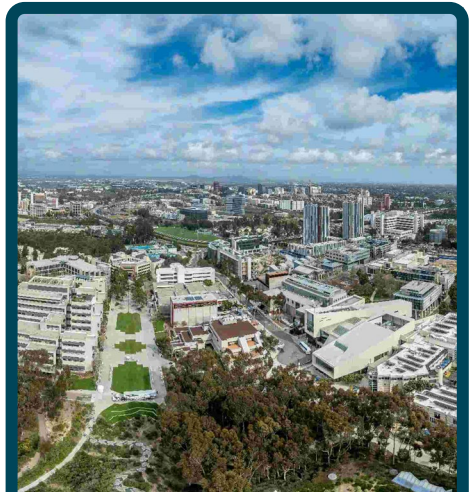
UNIVERSITY OF CALIFORNIA, SAN DIEGO

UPDATE TO 2018 LONG RANGE DEVELOPMENT PLAN (LRDP) SUBSEQUENT EIR

UC San Diego has experienced faster growth than projected in the 2018 LRDP. The Update to the 2018 LRDP revises the previous growth and development projections, makes related land use modifications, extends the planning horizon year from 2035 to 2040, and reflects an overall campus development increase of 30 percent compared to the 2018 LRDP. HELIX prepared the Subsequent EIR and associated technical studies to evaluate this additional growth, potential impacts to new candidate species of special concern, and consistency with updated UC policies. The Subsequent EIR was intentionally structured to streamline and accelerate future project-level CEQA review. It applies CEQA subsequent review standards by using the 2018 LRDP buildout as the baseline and avoids redundancy by focusing on changes driven by the Update, new or substantially more severe significant impacts, and updates to the regulatory framework (e.g., new CEQA requirements related to VMT, tribal cultural resources, and wildfire). This approach introduced substantial complexity that required custom modeling (e.g., campus-specific GHG efficiency metric) to ensure consistency with CEQA while avoiding duplication of prior analysis.

AWARD

San Diego Association of Environmental Professionals
Outstanding CEQA Streamlining 2025



DATES

2023–2025

CONTRACT

\$746,150 | Service agreement was completed on time and within budget.

REFERENCE

Lauren Kahal Lievers
Principal Environmental Planner,
Campus Planning
858.822.3863
llievers@ucsd.edu

KEY PERSONNEL

Jason Runyan | Deputy Project
Manager & Noise Specialist
Victor Ortiz | Principal Air Quality &
GHG Specialist

BOLDT / CITY OF WHITTIER

WASHINGTON BOULEVARD MEDICAL OFFICE BUILDING 15183 CONSISTENCY EVALUATION

HELIX assisted The Boldt Company and the City of Whittier to determine the appropriate environmental documentation for Boldt's proposed medical office building project located on an infill site within an existing Medical Campus located on Washington Boulevard in the City of Whittier. Initially, the City believed the project might qualify for a Class 32 Categorical Exemption. However, technical analyses prepared for the project did not support this option. Working with the City, the City's third-party environmental consultant, and Boldt, HELIX undertook research and evaluated other CEQA documentation options, including a MND, a Focused EIR, or a CEQA Guidelines 15183 Consistency Evaluation tiering from the City's General Plan EIR. Ultimately, HELIX prepared the Section 15183 Consistency Analysis. Our scope of work also included preparing technical reports including a biological resources technical memo; air quality, energy, and GHG emissions analyses; a noise technical report, and an archaeological resources study and report.



DATES

2024–2025

CONTRACT

\$103,820 | Service agreement was completed on time and within budget.

REFERENCES

Luis G. Escobedo, AICP, MPA
Assistant Director of Community
Development | City of Whittier
lescobedo@cityofwhittier.org
562.567.9999

KEY PERSONNEL

Yara Fisher, AICP | Project Manager
Jason Runyan | Sr. Noise Specialist
Victor Ortiz | Principal Air Quality &
Climate Change Specialist
Lauren Singleton | Sr. Biology Project
Manager
Shelby Castells, RPA | Principal Cultural
Resources Specialist



CITY OF LAKE ELSINORE

CEQA CONSULTANT LIST

As a qualified CEQA Consultant, HELIX has provided environmental planning services to the City of Lake Elsinore on multiple projects since 2013. Projects include:

Dexter Village IS/MND | HELIX conducted peer review of several environmental technical studies and prepared an IS/MND for a residential development project on an approximately 23-acre site in the City of Lake Elsinore. The project entails the construction of 451 residential units, including 221 single-family homes and 230 apartments. Proposed single-family residential development would include construction of a total of 221 “for sale” units, comprised of 84 two-story townhomes and 137 two-story detached homes, and a recreation center on the central and southern portions of the site. Proposed multi-family residential development would include the construction of a total of 230 “for lease” apartments and a recreation center on the northern portion of the site. HELIX provided two rounds of peer review of technical studies addressing air quality, GHG emissions, biological resources, cultural resources, paleontological resources, noise, and hazardous materials and prepared an IS/MND for the project. HELIX also provided support to the City at public hearings.

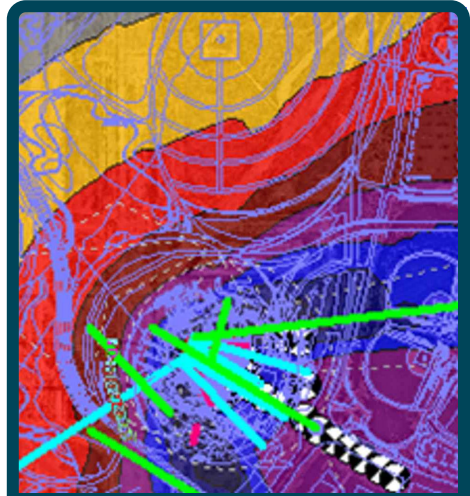
Corydon Gateway Commercial Centers IS/MND | HELIX provided environmental consulting services for a project that involves the construction and operation of a commercial/retail center that consists of a 4,088 SF convenience store (7/11) with a gas station, 4,007 SF express tunnel car wash (Superstar Car Wash), 2,300 SF fast food restaurant with a drive through, 5,200-SF tire store, 22,080-SF flex condos, and 121 parking spaces. HELIX prepared an IS/MND and provided peer review of air quality, GHG, and noise technical studies.

Riley Senior Apartments Environmental Services | HELIX provided environmental consulting services for this federally funded project that consists of the construction of a 16-unit affordable senior apartment complex on an approximately 0.54-acre vacant parcel of land. HELIX prepared technical reports addressing archaeological resources, biological resources, air quality, and noise, as well as an EA.

Collier Commercial Properties Warehouse IS/MND | HELIX provided environmental consulting services for this project that entails the construction of a one-story warehouse building encompassing 9,875 SF, a one-story 3,000 SF office building, a storage yard, surface parking, and landscaping. The project would be constructed on 2.64-acre site. HELIX

provided peer review of environmental technical studies addressing air quality/ GHGs, biological resources, cultural resources, hazardous materials, noise, and paleontological resources, and prepared an IS/MND.

HELIX
Environmental Planning



DATES

2013–Ongoing

CONTRACT

\$239,195 | Service agreements were completed on time and within budget.

REFERENCE

Damaris Abraham |
Community Development Director |
951.674.3124 |
dabraham@lake-elsinore.org

KEY PERSONNEL

Yara Fisher, AICP | Principal Planner
Tim Belzman | Environmental Project
Manager
Hunter Stapp | Project Manager
Shelby Bocks | Environmental Planner
Jason Runyan | Senior Noise Specialist
Victor Ortiz | Senior Air Quality Specialist

CITY OF SAN MARCOS

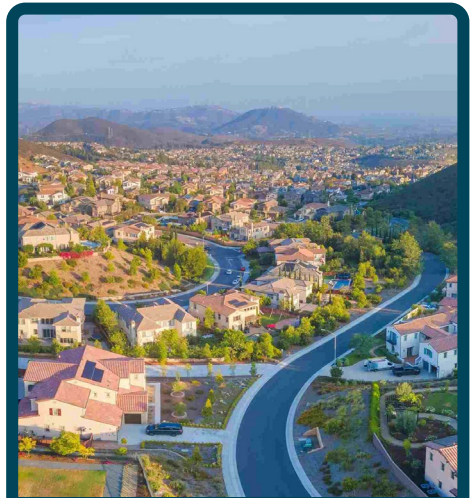
ON-CALL CEQA SERVICES

HELIX is providing professional consulting services on an as-needed basis for the preparation and peer review of environmental documents and technical studies pursuant to CEQA. Task orders include:

Marcos Specific Plan Peer Review of Technical Studies and MND | HELIX is conducting peer reviews of several environmental technical studies and an IS/MND for the Marcos Specific Plan mixed-use development project consisting of 102 residential units, approximately 7,700 SF of office, 49,000 SF of retail, and seven live-work units on a 12-acre vacant parcel bisected by Las Posas Creek in the City of San Marcos. HELIX provided three rounds of peer review of technical studies addressing air quality, GHG emissions, biological resources, cultural resources, noise, and hazardous materials, as well as an IS/MND. HELIX has worked closely with City of San Marcos staff in reviewing the environmental documents, focusing on their scope and adequacy to support the CEQA impact analysis for the project, as well as completeness, consistency, and accuracy. Additionally, as a consultant on the City's Qualified Consultant List, HELIX has prepared technical reports and CEQA documents for privately initiated development projects proposed in the City, including the following recent projects:

Home2 Suites Hotel San Marcos Addendum | HELIX prepared technical reports and an Addendum to a 2018 IS/MND to document how the modified project was adequately addressed in the prior IS/MND. The modified project included a site development plan review and a tentative parcel map for a newly configured hotel and supporting infrastructure that differed from the original project. HELIX worked closely with City staff, the applicant, and a third-party reviewer to complete the CEQA process to the satisfaction of all parties in a short timeframe.

San Marcos Costco Business Center Fuel Facility IS/MND | HELIX prepared technical studies and CEQA compliance documentation for the addition of a new retail fuel facility at the existing Costco Business Center in San Marcos. The fuel facility would include 18 multiple product dispensers with 36 fueling positions, an approximately 16,090 SF (173.7 feet by 92.7 feet) fueling canopy, three 40,000-gallon underground storage tanks (USTs) for gasoline, one 1,500-gallon underground storage tank for gasoline additive, and a 271 SF mechanical room/storage area. HELIX prepared technical studies addressing cultural resources and air quality/GHG emissions and an IS/MND. HELIX coordinated closely with City staff and the applicant team, and supported City staff at public hearings.



DATES

2023–Ongoing

CONTRACT SUM

\$194,902 | Task orders were completed on time and within budget.

REFERENCE

Chris Garcia |
Senior Planner |
City of San Marcos |
760.744.1050, ext. 3237 |
cgarcia@san-marcos.net

KEY PERSONNEL

Yara Fisher, AICP | Principal Planner
Tim Belzman | Environmental Project Manager
Hunter Stapp | Project Manager
Shelby Bocks | Environmental Planner
Jason Runyan | Senior Noise Specialist
Victor Ortiz | Senior Air Quality Specialist



KEY PERSONNEL QUALIFICATIONS

This section provides information regarding our key personnel, demonstrating work history providing environmental consulting services, including training, education and special certifications, and technical expertise.



ANDREA BITTERLING

PRINCIPAL-IN-CHARGE | PRINCIPAL PLANNER, SOUTHERN CALIFORNIA PLANNING DIVISION MANAGER

Education

Master of Planning, Environmental Planning, University of Virginia, 1997
 Bachelor of Arts, Environmental Studies, University of Redlands, 1995

Certifications

County of San Diego, CEQA Consultant List – EIR Preparer, 2006

Technical Expertise |

- **CEQA/NEPA Environmental Documentation**
- **Environmental Strategy & Multi-Agency Coordination**
- **Technical Oversight & Quality Assurance/Quality Control (QA/QC)**
- **Peer Review**
- **Infrastructure Environmental Review**
- **Large-Scale Land Development & Infrastructure**
- **Habitat Conservation & Resource Management Planning**
- **Public Outreach & Stakeholder Engagement**

Relevant Experience |

- + Overton Moore Properties Azusa Greens Redevelopment EIR | City of Azusa
- + City of Downey Prologis Stewart and Gray Road Warehouse Project EIR
- + City of Irvine Amphitheater at Great Park Neighborhood Peer Review and Addenda
- + City of Irvine Von Karman Corporate Center Warehouse Peer Review Services
- + Boldt Washington Boulevard Medical Office Building CEQA 15183 Consistency Evaluation | City of Whittier
- + City of Lake Elsinore Corydon Gateway Commercial Center IS/MND
- + City of Lake Elsinore Sky Memorial Center CEQA Consulting Services
- + City of Lake Elsinore South Shore II Environmental Compliance Review
- + City of San Marcos Marcos Specific Plan Peer Review of Technical Studies and MND
- + Terre Verde Group Tapestry / Silverwood Specific Plan EIR | City of Hesperia
- + Terre Verde Group Oak Valley Town Center Addendum | City of Calimesa
- + Regency Centers Costa Verde Center EIR | City of San Diego
- + City of San Diego La Jolla View Reservoir EIR



NICOLE COBLEIGH

ENVIRONMENTAL PROJECT MANAGER | PRINCIPAL PLANNER

Education

Master of Community and Regional Planning, California Polytechnic State University, San Luis Obispo, 2001
 Bachelor of Arts, Geography and Environmental Studies, University of California, Los Angeles, 1998

Technical Expertise |

- **CEQA Environmental Documentation**
- **Program-Level and Project-Level EIRs, IS/MNDs, IS/NDs and Categorical Exemptions**
- **General Plan & Specific Plan Environmental Review and Implementation**
- **Master Planning and Comprehensive Land Use Planning**
- **Visual Impact and Aesthetic Analysis**
- **Transportation & Public Works Infrastructure**
- **Public Outreach & Hearing Support**
- **Multi-Agency Coordination & QA/QC**

Relevant Experience |

- + Metropolitan Pure Water Southern California EIR
- + City of Lomita Housing Element Update ND
- + City of Fullerton Housing Implementation Overlay Zone Program EIR
- + City of Manhattan Beach Housing Element Update ND
- + 1450 Artesia Specific Plan EIR | City of Gardena
- + City of Garden Grove B-2 Hotel Resort Project EIR
- + March Joint Powers Authority K4 Warehouse and Cactus Channel Improvements Project | City of Moreno Valley
- + County of Los Angeles Carol Kimmelman Sports and Academic Campus EIR
- + City of Pomona Corporate Yard Facility Project IS/MND
- + March Joint Powers Authority Meridian West Campus Upper Plateau Project EIR | Riverside County
- + Kaiser Permanente Moreno Valley Medical Campus Project | City of Moreno Valley
- + City of Santa Clarita Old Town Newhall Specific Plan EIR Addendum
- + City of Santa Clarita Sand Canyon Resort Project EIR
- + Los Angeles International Airport Master Plan EIS/EIR
- + City of Pasadena Hill and Colorado Planned Development Project EIR



JILLIAN NEARY

CEQA | SR. ENVIRONMENTAL PROJECT MANAGER

Education

Bachelor of Arts, Geology, Indiana University-Purdue University Indianapolis, 1997

Landscape Architecture Graduate Certificate Program, Coursework, University of California, Los Angeles, 2003–2004

Technical Expertise |

- CEQA Environmental Documentation
- Program-Level and Project-Level EIRs, IS/MNDs, IS/NDs and Exemptions
- Public Works, Water Resources, Recreation & Habitat Restoration
- General Plan & Housing Element Environmental Planning
- Strategic Advising
- Public Engagement, Hearing Support & Multi-Agency Coordination
- Mitigation, Monitoring, and Reporting Programs

Relevant Experience |

- + City of South Pasadena General Plan and Downtown Specific Plan Update and 2021-2029 Housing Element Program EIR
- + Los Angeles County Department of Parks and Recreation Descanso Gardens On-Call Environmental Services | City of La Canada Flintridge
- + City of Arcadia Town Center IS/MND
- + County of Los Angeles Camp Vernon Kilpatrick Replacement Project IS/MND
- + City of Pasadena Berkshire Creek Area Improvements Project IS/MND
- + City of Pasadena Mayberry Parker Bridge Access Improvements IS/MND
- + City of Pasadena Viña Vieja Pickleball Court Project IS/MND
- + City of Pasadena Affinity Project EIR
- + City of Pasadena One Arroyo Trail Demonstration Project Categorical Exemption
- + City of Pasadena Lower Arroyo Seco Habitat Restoration Project Categorical Exemption
- + City of Pasadena Arroyo Seco Water Reuse Project IS/MND
- + City of Glendora Finkbiner Park Stormwater Capture Project IS/MND



YARA FISHER, AICP

CEQA | PRINCIPAL PLANNER

Education

Master of Arts, Biology, Miami University, 2022

Master of Arts, Urban and Regional Planning, University of California, Irvine, 1998

Bachelor of Science, Political Science, University of California, San Diego, 1995

Certifications

American Institute of Certified Planners Certified Planner No. 016850

County of San Diego, CEQA Consultant List–EIR Preparer

Technical Expertise |

- CEQA Environmental Documentation
- Program & Project-Level EIRs, IS/MNDs, IS/NDs and Exemptions
- General Plans, Specific Plans, Zoning Ordinances, Housing Elements
- Climate Action Plans & Sustainability Planning
- Tiering & Streamlining Approaches for Multi-Phased/Infill Developments
- Coastal Zone & Local Coastal Program Updates
- Transit-Oriented Development & Mobility Planning

Relevant Experience |

- + Overton Moore Properties Azusa Greens Redevelopment EIR | City of Azusa
- + City of Downey Prologis Stewart and Gray Road Warehouse Project EIR
- + City of Irvine Planning Areas 1, 2, and 9 EIR
- + City of Irvine Amphitheater Peer Review and Addendum
- + Boldt Washington Boulevard Medical Office Building CEQA 15183 Consistency Evaluation | City of Whittier
- + City of Lake Elsinore Riley Senior Apartments Environmental Services
- + Hotel Investment Group Home2 Suites Hotel San Marcos Addendum | City of San Marcos
- + M & A Gabae 1335 South Grand Avenue Mixed-Use Development Peer Review and Technical Studies | City of Los Angeles
- + City of Santee Town Center Arts and Entertainment District Overlay EIR & Specific Plan PEIR (Programmatic & Project-Level)
- + CRP Affordable Housing & Community Development Creekside Commons Class 32 CEQA Exemption | City of Santa Clarita
- + Los Angeles County Florence/Firestone Transit Oriented District (TOD) Specific Plan and PEIR
- + City of Los Angeles Downtown Community Plan & New Zoning Code EIR
- + City of Long Beach Downtown Community Plan and PEIR
- + City of West Hollywood General Plan Noise Element, CAP, and PEIR
- + City of Laguna Hills General Plan Update and PEIR
- + City of San Diego Old Town and Midway Community Plan Updates and PEIR



TIM BELZMAN
CEQA | PRINCIPAL PLANNER

Education

Master of City Planning, San Diego State University, 1999
 Bachelor of Science, Criminal Justice Administration, San Diego State University, 1993

Certifications

County of San Diego, CEQA Consultant List–Visual Analysis

Technical Expertise |

- **CEQA Environmental Documentation**
- **Program & Project-Level EIRs, IS/MNDs, IS/NDs and Exemptions**
- **Specific Plans, Master Plans, Community Plans**
- **Transportation & Multimodal Infrastructure Environmental Planning**
- **Visual Impact & Aesthetic Analysis**
- **Community & Socioeconomic Impact Assessments**
- **Multi-Disciplinary Team Management & Agency Coordination**

Relevant Experience |

- + City of Downey/Prologis Stewart and Gray Road Warehouse Project EIR
- + City of Irvine Bommer Canyon Community Park Rehabilitation HUD NEPA Checklist
- + City of Lake Elsinore Dexter Village IS/MND
- + City of Lake Elsinore Collier Commercial Properties Warehouse Peer Review and IS/MND
- + City of San Marcos Marcos Specific Plan Peer Review of Technical Studies & MND
- + Costco Wholesale San Marcos Costco Business Center Fuel Facility IS/MND
- + City of San Diego Euclid & Market Complete Streets Technical Studies
- + City of Escondido Grand Avenue Vision IS/MND
- + SANDAG I-5 South Corridor Multi-Modal Study Environmental Assessment
- + Riverside County Transportation Commission (RCTC) Downtown Riverside Metrolink Station Track & Platform Technical Studies
- + SANDAG On-Call Environmental Services Contract Manager
- + SANDAG Encinitas Coastal Rail Trail Preliminary Environmental Study
- + City of San Diego Planning Department On-Call Contract Manager
- + City of San Diego Balboa Avenue Station Area Specific Plan PEIR
- + City of San Diego Kearny Mesa Community Plan Update PEIR
- + City of San Diego Clairemont Community Plan Update EIR



HUNTER STAPP
CEQA | SR. ENVIRONMENTAL PROJECT MANAGER

Education

Bachelor of Science, Environmental Science and Management, University of California, Davis, 2017

Technical Expertise |

- **CEQA Environmental Documentation (IS/MNDs, EIRs, Addenda)**
- **Air quality and GHG analysis**
- **Noise and vibration impact assessment**
- **Water and Wastewater Infrastructure Environmental Planning**
- **Multi-Modal Transportation and Complete Streets Projects**
-

Relevant Experience |

- + Metropolitan Pure Water Southern California EIR
- + Metropolitan Prestressed Concrete Cylinder Pipe (PCCP) Rehabilitation Program Sepulveda Feeder South Reach 2 Addendum
- + Metropolitan PCCP Second Lower Feeder Reach 3 Addendum
- + Metropolitan PCCP Second Lower Feeder Reach 9 Supplemental EIR
- + Metropolitan District Housing and Property Improvement Program IS/MND
- + City of San Diego Clairemont Community Plan Update EIR
- + City of San Diego Kearny Mesa Community Plan Update PEIR
- + City of San Diego Brown Field and Montgomery-Gibbs Executive Airport Master Plans PEIR
- + Sharp HealthCare Metropolitan Medical Campus Modernization IS/MND | City of San Diego
- + City of Carlsbad Kelly Drive and Park Drive Complete Street Improvements IS/MND
- + Terra Verde Group Oak Valley Town Center Specific Plan Amendment Addendum | City of Calimesa
- + SD Commercial East Otay Mesa Business Park Specific Plan Amendment | County of San Diego
- + RCTC Downtown Riverside Metrolink Station Track & Platform Technical Studies
- + Lennar Communities The Junipers EIR | City of San Diego
- + Avanti Properties Group Oceanside Ocean Kamp Supplemental EIR | City of Oceanside



VICTOR ORTIZ

AIR QUALITY / GHG LEAD | PRINCIPAL AIR QUALITY SPECIALIST

Education

Bachelor of Science, Earth and Environmental Sciences, University of California, Irvine, 2006

Certifications

California Air Resources Board, Greenhouse Gas Lead Verifier, No. H-24-074

County of San Diego, Approved CEQA Consultant for Air Quality

Technical Expertise |

- Air Quality/GHG Analysis
- Health Risk Assessments
- Energy Assessments
- GHG Emissions Inventories
- Climate Action Plan/GHG Reduction Plan Compliance
- Carbon Sequestration & Credit/Offset Analysis
-

Relevant Experience |

- + Metropolitan Pure Water Southern California Technical Studies
- + Overton Moore Properties Azusa Greens Redevelopment EIR | City of Azusa
- + City of Downey Prologis Stewart and Gray Road Warehouse Project EIR
- + City of Irvine Interim Amphitheater at Great Parks Neighborhood Addendum
- + UCSD La Jolla Campus 2018 LRDP Update/CEQA Compliance
- + Boldt Washington Boulevard Medical Office Building IS/MND | City of Whittier
- + City of Lake Elsinore Dexter Village IS/MND
- + City of Lake Elsinore Corydon Gateway Commercial Center IS/MND
- + City of Lake Elsinore Collier Commercial Properties Warehouse Peer Review and IS/MND
- + City of San Marcos Marcos Specific Plan Peer Review of Technical Studies & MND
- + Costco Wholesale San Marcos Costco Business Center Fuel Facility IS/MND
- + Pasadena Water & Power Sunset Reservoir Replacement EIR
- + CRP Affordable Housing & Community Development Creekside Commons Class 32 CEQA Exemption | City of Santa Clarita
- + UCR Oasis Park Addendum and Environmental Assessment
- + City of San Diego Balboa Avenue Station Area Specific Plan PEIR
- + City of San Diego Kearny Mesa Community Plan Update Technical Studies
- + RCTC Downtown Riverside Metrolink Station Track & Platform Technical Studies
- + Ontario International Airport (OIAA) Northwest Quadrant Demolition and Air Cargo Facility Improvement Project



SHELBY BOOCKS

CEQA AND AIR QUALITY/GHG/NOISE | ENVIRONMENTAL PROJECT MANAGER

Education

Bachelor of Arts, Environmental and Ocean Sciences, Environmental Studies Minors in Business Administration and Political Science, University of San Diego, 2021

Technical Expertise |

- CEQA Environmental Documentation
- NEPA Environmental Assessments & HUD Funding Compliance
- Air Quality & GHG Modeling and Technical Analysis
- Noise Impact Analysis & Acoustical Compliance Studies
- Transportation & Infrastructure Environmental Planning

Relevant Experience |

- + Overton Moore Properties Azusa Greens Redevelopment EIR | City of Azusa
- + City of Downey Prologis Stewart and Gray Road Warehouse Project EIR
- + Hotel Investment Group Home2 Suites Hotel San Marcos Addendum | City of San Marcos
- + City of Lake Elsinore Riley Senior Apartments Environmental Services
- + UCSD La Jolla Campus 2018 LRDP Update/CEQA Compliance
- + Pasadena Water & Power Sunset Reservoir Replacement EIR
- + CRP Affordable Housing & Community Development Creekside Commons Class 32 CEQA Exemption | City of Santa Clarita
- + UCR Oasis Park Addendum and Environmental Assessment
- + City of San Diego Clairemont Community Plan Update EIR
- + SANDAG Otay Ranch/SR-125 Interchanges Preliminary Environmental Assessment Report (PEAR)
- + City of Del Mar Camino Del Mar Bridge Replacement IS/MND
- + San Diego Unified School District G.W. Smith Education Center EIR
- + Tri Pointe Homes Southwest Village Specific Plan Subsequent EIR | City of San Diego
- + Comstock Homes Management, Harmony Grove Village South Recirculated Supplemental EIR | County of San Diego



JASON RUNYAN

CEQA AND AIR QUALITY/GHG/NOISE | SR. ENVIRONMENTAL PROJECT MANAGER

Education

Bachelor of Arts, Urban Studies & Planning, University of California, San Diego, 2008

Certifications

County of San Diego, Approved CEQA Consultant for Noise

Technical Expertise |

- CEQA Compliance
- Mixed-Use Infill/Redevelopment Projects
- Noise/Acoustics/Vibration Studies
- Construction Noise/Vibration Control Design and Monitoring
- Air Quality Studies
- Storm Water Permitting
- Waste Management Plans
- GIS Analyst
- Habitat & Creek Restoration Planning

Relevant Experience |

- + Metropolitan Pure Water Southern California Technical Studies
- + Boldt Washington Boulevard Medical Office Building IS/MND | City of Whittier
- + City of Lake Elsinore Dexter Village IS/MND
- + City of Lake Elsinore Corydon Gateway Commercial Center IS/MND
- + City of Lake Elsinore Collier Commercial Properties Warehouse Peer Review and IS/MND
- + Hotel Investment Group Home2 Suites Hotel San Marcos Addendum | City of San Marcos
- + City of San Marcos Marcos Specific Plan Peer Review of Technical Studies & MND
- + UCSD Update to the 2018 La Jolla Campus LRDP Subsequent EIR
- + Pasadena Water & Power Sunset Reservoir EIR
- + CRP Affordable Housing & Community Development Creekside Commons Class 32 CEQA Exemption | City of Santa Clarita
- + City of San Diego San Ysidro Community Plan Update PEIR
- + RCTC Downtown Riverside Metrolink Station Track & Platform Technical Studies
- + SANDAG I-5/Genesee Noise Monitoring for UC San Diego
- + City of Chino Hills Shady View Residential Project EIR
- + Terra Verde Group Oak Valley Town Center Specific Plan Amendment Addendum | City of Calimesa



RACHAEL ORTIZ-COWELL

NOISE LEAD | SR. NOISE SPECIALIST

Education

Bachelor of Science, Acoustics, Columbia College Chicago, 2018

Certifications

FTA Transit Noise and Vibration Impact Assessment—National Transportation Institute

Technical Expertise |

- Noise and Vibration Impact Analysis
- Federal Highway Administration (FHWA) Traffic Noise Modeling and Construction Noise Modeling
- Computer-Based Noise Modeling and Mitigation Design (CadnaA)
- Transit Noise and Vibration Impact Assessment (FTA Methodologies)
- Long-Term and Short-Term Ambient Noise Monitoring (Type 1 and Type 2 Equipment)

Relevant Experience |

- + CA Ventures 800 Broadway | City of San Diego
- + City of La Mesa Cush Medical Plaza Office Building
- + Youngren Construction W. M. Lyles Office and Warehouse | City of Murrieta
- + Alexandria Real Estate Equities Science Village Research & Development Park CEQA Consistency Evaluation | City of San Diego
- + New West Investments Slope Street Subdivision | City of Santee
- + Rincon Home Builders CVD Mixed-Use Development | City of Carlsbad
- + Rincon Home Builders Lakeside Single-Family Residences | County of San Diego
- + Arrow Plaza Mixed-Use Development | City of San Bernardino
- + CityMark Communities 17 on Voltaire | City of San Diego
- + Liberty National Corporation La Jolla Nobel Residential Towers Technical Studies | City of San Diego
- + East County Advanced Water Purification Project Owner’s Advisor
- + Storm Properties West Valley Parkway Class 32 CatEx | City of Escondido
- + County of San Diego Vista Detention Facility EIR



LAUREN SINGELTON

BIOLOGICAL RESOURCES LEAD | SR. BIOLOGY PROJECT MANAGER

Education

Master of Science, Biology, California State University, Long Beach, 2014

Bachelor of Science, Biology/Ecology, Minor in Chemistry, California State University, Long Beach, 2010

Certifications

Qualified California Rapid Assessment Method Practitioner

USFWS, Endangered and Threatened Wildlife Species Permit No. ES-778195-15 (Authorized surveys—coastal California gnatcatcher)

Technical Expertise |

- **Biological Technical Reports**
- **Regulatory Permitting (USACE Section 404, RWQCB Section 401, CDFW Section 1602)**
- **Incidental Take Permits**
- **Habitat Mitigation & Monitoring Plans**
- **Biological Surveys & Focused Species Surveys**
- **Stream Ecology**
- **Construction Monitoring & Environmental Compliance**

Relevant Experience |

- + Metropolitan PCCP As-Needed Environmental Planning Services
- + Boldt Washington Boulevard Medical Office Building CEQA 15183 Consistency Evaluation | City of Whittier
- + Newport Pacific Land The Highlands at Tesoro Del Valle | City of Santa Clarita
- + Integral Communities Bouquet Canyon Road Improvement and Residential Development Environmental Services | City of Santa Clarita
- + City of Santa Clarita Riverview Santa Clarita Biological Consulting
- + City of Santa Clarita Via Princessa Park Project
- + City of Santa Clarita Best Road Right-of-Way Paving Environmental Consulting
- + City of Santa Clarita McBean Parkway Bridge Environmental Mitigation
- + WestLAND Group Borba 1 Industrial Project Biological Support | City of Ontario
- + Terra Verde Group Oak Valley Town Center Specific Plan Amendment Addendum | City of Calimesa
- + City of Temecula Ronald Reagan Sports Park Trail IS/MND
- + City of Chino Hills Shady View Residential Project EIR
- + Moulton Niguel Water District Regional Lift Station Force Main Replacement Environmental Services
- + Global Investment and Development La Ventana Environmental Services | County of Riverside
- + City of Temecula Diaz Road Expansion Environmental Services
- + Mt. San Antonio College East Parcel Restoration Habitat Mitigation Biological Consulting



AMY LEE

BIOLOGICAL RESOURCES | SR. BIOLOGY PROJECT MANAGER

Education

Bachelor of Arts, Environmental Studies, University of California, Santa Barbara, 2007

Bachelor of Arts, History of Art and Architecture emphasis on Environment, University of California, Santa Barbara, 2007

Certifications

Qualified California Rapid Assessment Method Practitioner
CDFW, Rare, Threatened, and Endangered Plant Voucher Collecting Permit No. 2081(a)-15-046-V

Technical Expertise |

- **Biological Technical Reports & Constraints Analyses**
- **Habitat Mitigation and Monitoring Plans and Long-Term Management Plans**
- **Regulatory Permitting and Compliance (USACE, RWQCB, CDFW)**
- **Biological Surveys and Focused Species Surveys**
- **Habitat Restoration Planning & Implementation Oversight**
- **Environmental Compliance & Construction Monitoring**
- **Mitigation Monitoring and Reporting for Multi-Year Compliance Programs**

Relevant Experience |

- + City of Irvine On-Call Program
- + City of Irvine Culver Drive/University Drive Intersection Improvements, Construction Monitoring, and Habitat Mitigation and Monitoring Plan Implementation
- + City of Irvine Warner Channel Emergency Repair Biological Consulting
- + City of Irvine Warner Channel Emergency Repair Construction Monitoring
- + City of Irvine Hicks Canyon Wash Improvements and Channel Restoration Environmental and Biological Services
- + Richard American Homes Juniper Extension Biological Consulting | City of Irvine
- + Lennar Homes La Subida Biological Consulting | City of Hacienda Heights
- + City of Laguna Beach Locust & Catalina Street Nesting Bird Survey
- + Kennedy Wilson Gateway at the Oaks Mixed-Use Development Permitting Support | City of Thousand Oaks
- + Lennar Homes Serrano Summit Biological Consulting | City of Lake Forest
- + City of Lake Forest Sports Park Mitigation
- + California Quartet Limited Saddleback Meadows Residential Development Biological Resources and GIS Services | County of Orange
- + AVA Property Investment Sky Canyon Retail Center & Roadway Extension MND | City of Murrieta
- + Atlantic Pacific Development Pacific Landing Restoration Biological Consulting | City of Murrieta



SHELBY CASTELLS, RPA

CULTURAL RESOURCES LEAD | PRINCIPAL CULTURAL RESOURCES SPECIALIST

Education

Master of Arts, Anthropology, San Diego State University, 2010

Bachelor of Arts, Anthropology, University of California, San Diego

Certifications

Registered Professional Archaeologist, No. 3748180 | California BLM Principal Investigator | U.S. Forest Service Principal Investigator | County of San Diego, CEQA Consultant List – Archaeological Resources | County of Riverside, Approved Cultural Resources Consultant | Orange County Certified Archaeologist

Technical Expertise |

- Cultural Resources Management for CEQA, NEPA, NHPA, and Native American Graves Protection and Repatriation Act (NAGPRA) Compliance
- Phase I, II, and III Cultural Resources Studies and Evaluations
- Tribal Consultation & Government Agency Coordination
- Mitigation Monitoring and Reporting Program Compliance
- Historic Resource Evaluations & SHPO Consultation
- Construction Monitoring & QA/QC for Cultural Resources

Relevant Experience |

- + Boldt Washington Boulevard Medical Office Building CEQA 15183 Consistency Evaluation | City of Whittier
- + University of California, Los Angeles Medical Center Olive View Cultural Resources Monitoring Program
- + Moulton Niguel Water District Regional Lift Station Force Main Replacement Environmental Services
- + City of San Diego Clairemont and College Area Community Plan Update Environmental Services
- + San Diego Community College District Mesa College Master Plan Improvements Environmental Services
- + City of San Diego Mira Mesa Community Plan Update Cultural Resources
- + Tri Pointe Home Southwest Village Specific Plan Subsequent EIR | City of San Diego
- + San Diego Gas & Electric Cultural Resources Master Services Agreement
- + City of San Diego Downtown Complete Streets Implementation Phase 2B
- + Greystar Development 1st and Beech Street | City of San Diego
- + UCSD Scripps Institute of Oceanography Trail and Restoration
- + UCSD Scripps Coastal Reserve Biodiversity Trail
- + SANDAG Sorrento-to-Miramar Double Track Project - Ystagua Ethnohistoric Village Site | City of San Diego
- + County of San Diego/Nature Collective Batiquitos Lagoon Habitat Mitigation



STACIE WILSON, RPA

CULTURAL RESOURCES | PRINCIPAL CULTURAL RESOURCES SPECIALIST

Education

Master of Science, Applied Geographical Information Science, Northern Arizona University, 2008

Bachelor of Arts, Anthropology, University of California, San Diego, 2001 | Bachelor of Science, Biological Psychology, University of California, San Diego, 2001

Certifications

Registered Professional Archaeologist No. 16436 | Statewide Cultural Resource Use Permit (California), FLPMA Permit #CA-25-10 | County of Riverside, Approved Cultural Resources Consultant | County of San Diego, CEQA Consultant List – Archaeological Resources

Technical Expertise |

- Registered Professional Archaeologist (RPA)
- Statewide Cultural Resource Use Permit (California), Federal Land Policy and Management Act (FLPMA) Permit #CA-25-10
- Cultural Resource Management, CEQA/NEPA/Section 106 Compliance
- Archaeological Inventories, Excavation, and Monitoring
- Tribal Consultation & Native American Coordination
- GIS Analyst
- Environmental Compliance & Mitigation Monitoring
- Resource Management Plans/Preservation Plans
- Construction Monitoring & Mitigation Implementation

Relevant Experience |

- + Metropolitan District Housing and Property Improvement Program IS/MND
- + Integral Communities Bouquet Canyon Road Improvement and Residential Development Environmental Services | City of Santa Clarita
- + Moulton Niguel Water District Pipeline Alignment at I-5 and Oso Creek IS/MND and Cultural Resources
- + City of San Diego Blueprint SD Cultural Resources Analysis
- + City of San Diego Kearny Mesa Community Plan Update Technical Studies
- + City of San Diego Clairemont Community Plan Updates Constraints Analysis and Resources Sensitivity Analysis
- + City of San Diego Clairemont and College Area Community Plan Updates PEIR and Technical Studies
- + Tri Pointe Home Southwest Village Specific Plan Subsequent EIR | City of San Diego
- + OIAA Runway 8R-26L Rehab Historic Resources Assessment & Jurisdictional Delineation
- + City of San Diego Brown Field and Montgomery-Gibbs Executive Airport Master Plans PEIR
- + Palomar Station Pedestrian Bridge | City of San Marcos
- + WestLAND Group Borba 1 Industrial Project Biological and NEPA Support | City of Ontario
- + OIAA Runway 8R-26L Rehab Historic Resources Assessment & Jurisdictional Delineation
- + SANDAG Imperial Avenue Bikeway Technical Studies



KASSIE SUGIMOTO

CULTURAL RESOURCES | SR. CULTURAL RESOURCES PROJECT MANAGER

Education

Master of Arts, Anthropology, North Carolina State University, 2015

Bachelor of Arts, Anthropology (Archaeology concentration, Biology Minor), California State University, Dominguez Hills, 2013

Technical Expertise |

- Cultural Resources Studies & Archaeological Surveys
- Native American Coordination & AB 52 Consultation
- CEQA Compliance for Cultural and Tribal Cultural Resources
- Archaeological Monitoring & Mitigation Planning
- Historic & Prehistoric Archaeology and Osteology
- Technical Report Preparation & Regulatory Permitting Support

Relevant Experience |

- + Metropolitan Pure Water Southern California Technical Studies
- + Overton Moore Properties Azusa Greens Redevelopment EIR | City of Azusa
- + City of Downey Prologis Stewart and Gray Road Warehouse Project EIR
- + M & A Gabae 1335 South Grand Avenue Mixed-Use Development | City of Los Angeles
- + Integral Communities Bouquet Canyon Road Improvement and Residential Development Environmental Services | City of Santa Clarita
- + Pasadena Water & Power Sunset Reservoir Replacement Historical Resources Evaluation
- + Los Angeles County Sanitation Districts (LACSD) Task Agreement Form (TAF) 08 Clearwater
- + National Community Renaissance Adams Avenue Affordable Housing Multi-Family Development Biological and Cultural Services | City of Murrieta
- + RCTC Downtown Riverside Metrolink Station Track & Platform Technical Studies
- + OIAA East Avion Street Realignment Cultural Resources Survey
- + Adams Avenue Affordable Housing Multi-Family Development Biological and Cultural Services | City of Murrieta
- + JD Fuel Anthem Oil Arco Gas Station Cultural Monitoring | City of Moreno Valley
- + City of Temecula Traffic Signal Park & Ride Archaeological Monitoring



NELSON WHITE

ARCHITECTURAL HISTORY RESOURCES | SR. ARCHITECTURAL HISTORIAN

Education

Master of Science, Historic Preservation, School of the Art Institute of Chicago, 2006

Bachelor of Arts, Architectural History and Urban Design, DePaul University, 1999

Technical Expertise |

- Historic Resource Surveys and Evaluations for CEQA/NEPA
- Section 106 Compliance
- Historic Contexts
- Historic American Building Survey/Historic American Engineering Record documentation
- Archival Research
- Secretary of the Interior's Standards for the Treatment of Historic Properties
- California Department of Parks & Recreation 523 Series Documentation & Historic Context Development
- Adaptive Reuse & Design Review for Historic Properties
- Local, State, and Federal Historic Designation Analysis
- Indirect Impact Analysis & Preservation Planning

Relevant Experience |

- + Metropolitan Pure Water Southern California Technical Studies
- + City of Los Angeles Spaulding Square Historic Preservation Overlay Zone Project Impacts Analysis Memorandum
- + City of San Gabriel Historic Preservation Ordinance Update
- + Los Angeles International Airport (LAX) West Campus Redevelopment Project Entitlement and Environmental Planning
- + LAX UAL Hangar Historic Survey Report
- + Los Angeles Unified School District (LAUSD) Historic Services for Huntington Park High School
- + The Anchor Historical Resource Assessment | City of Los Angeles
- + City of Los Angeles Bureau of Engineering (BOE) Former Fire Station No. 53 Historical Resource and Archeological Assessment
- + 638-656 S. Midvale Ave Historical Resources Assessment | City of Los Angeles
- + 1639-1641 Abbot Kinney Historical Resource Assessment and Impacts Analysis | City of Los Angeles
- + EPIQ Capital Group 225 N. Bristol Avenue Historical Resource Assessment | City of Los Angeles
- + UCR Oasis Park Addendum and Environmental Assessment



COURTNEY RICHARDS

PALEONTOLOGICAL RESOURCES | PALEONTOLOGICAL DISCIPLINE LEADER

Education

Master of Science, Biological Sciences (Paleontology Emphasis), Marshall University, 2011

Bachelor of Science, Earth and Space Science, University of Washington, 2006

Certifications

BLM-Approved Principal Paleontologist

Qualified Caltrans Principal Paleontologist

First Aid/CPR-Certified

Technical Expertise |

- CEQA/NEPA Paleontological Compliance
- Preparation of Paleontological Identification/Evaluation Reports (PIR/PER), Technical Studies, and Constraints Analyses
- Paleontological Mitigation and Monitoring Plans (PMMPS/PMPS)
- Construction Monitoring, Fossil Recovery, Evaluation, & Museum Curation Coordination
- Worker Environmental Awareness Training

Relevant Experience |

- + City of Los Angeles BOE Paseo Del Mar Restoration
- + Port of Los Angeles Wilmington Waterfront Development Project
- + Los Angeles World Airports (LAWA) Northside Specific Plan Update
- + City of Los Angeles Bureau of Sanitation Clean Water Campus EIR
- + Los Angeles Metro Rail (Metro) Southeast Gateway Project - Advanced Works Construction Management
- + Metro Crenshaw/LAX Transit Corridor
- + Metro I-405 Improvement Project
- + RCTC Riverside-Downtown Station Improvements Project
- + Metro Regional Connector Transit Corridor
- + Metro East San Fernando Valley Transit Corridor
- + Metro D Line Extension - Westside Subway Exploratory Shaft
- + Trammel Crow Company La Plaza Cultura | City of Los Angeles
- + City of Los Angeles BOE Women's Bridge Housing Project
- + City of Los Angeles BOE Las Palmas Senior Citizen Center Renovation
- + City of Los Angeles BOE Storage at Harbor Police Station Project



JOSEPH EL ALDI

PALEONTOLOGICAL RESOURCES | PRINCIPAL PALEONTOLOGIST

Education

Ph.D., Earth and Environmental Sciences, University of Michigan, 2018

Master of Science, Earth and Environmental Sciences, University of Michigan, 2017

Bachelor of Science, Geological Sciences, San Diego State University, 2010

Certifications

Qualified Orange County Principal Paleontologist | Qualified Caltrans Principal Paleontologist | Qualified City and County of San Diego Principal Paleontologist

Technical Expertise |

- CEQA-Compliant Paleontological Evaluations and Impact Assessments
- Fossil Mitigation Planning, Monitoring, and Treatment Programs
- Geologic and Paleontological Trenching & Stratigraphic Analysis
- Fossil Salvage, Preparation, and Museum Curation Coordination
- Federal, State, and Tribal Agency Coordination (BLM, Caltrans, USACE)
- Scientific Analysis, Technical Publications, and Expert Peer Review

Relevant Experience |

- + LPC West Entrada Office Tower | City of Culver City
- + Loyola Marymount University School of Film and Television
- + Loyola Marymount University Student Housing
- + GPI Companies 6400 Sunset Boulevard | City of Los Angeles
- + Ensemble Investments 3rd and Pacific | City of Santa Monica
- + Omni Group Wilshire Courtyard Redevelopment | City of Los Angeles
- + 1111 Sunset Boulevard LLC 1111 Sunset | City of Los Angeles
- + Protea Flower Hill Promenade | City of San Diego
- + Orange County Transportation Authority & Caltrans District 12 | SR-91 (SR-57 to SR-55) Improvement Project – Segment 3
- + San Bernardino County Transportation Authority & Caltrans District 8 | I-10 Mount Vernon Avenue Improvement Project
- + Caltrans District 8 | Kramer Junction 100-Acre Borrow Pit Project
- + San Bernardino County Transportation Authority & Caltrans District 8 | I-10 Mount Vernon Avenue Improvement
- + Properties LP Master Halco Warehouse | City of Highland
- + KY Spices Manufacturing Plant | County of Riverside
- + San Diego Zoo Wildlife Alliance San Diego Zoo Project | City of San Diego





4

SCHEDULE OF WORK

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SCHEDULE OF WORK

APPROACH AND METHODOLOGY TO SCHEDULE MANAGEMENT

Effective schedule management is critical to maintaining project momentum, keeping technical information fresh and relevant, meeting applicant and City goals, and controlling budget. For each project, HELIX will work with the project applicant and City staff to develop an acceptable schedule that specifies key milestones for deliverables, connections between tasks, and anticipated review times. We are also careful to build in sufficient time for internal quality assurance reviews. If potential bottlenecks are identified, we provide suggested options to avoid schedule delays.

HELIX's project managers are highly effective at tracking schedules and implementing measures to ensure projects are completed within scheduled milestones and on budget, as indicated by the references provided in the preceding section. A key to this success is close coordination between our project manager, internal technical teams, and subconsultants to account for project demands for fieldwork, report preparation, and document production. We keep all members of the project team apprised as to progress relative to the agreed-upon schedule. If delays from outside parties occur, we look for ways to expedite other tasks to keep the project on track. These management and scheduling tools result in efficient and successful completion of project tasks.

SAMPLE SCHEDULE

The following sample schedule demonstrates how HELIX successfully delivered the University of California, San Diego's Long Range Development Plan Subsequent EIR. Our methodology in delivering this document within the schedule provided below emphasized early coordination, efficient sequencing of technical studies, and proactive identification of opportunities to shorten review timelines.

2018 Long Range Development Plan Update Subsequent EIR Schedule

ID	Task Name	Duration	Start	Finish	2023												2024												2025																							
					J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J																
1	2018 Long Range Development Plan Update SEIR	496 days	Mon 7/24/23	Wed 7/16/25																																																
2	Project Initiation and Scoping	170 days	Mon 7/24/23	Fri 3/29/24																																																
3	Kick-off Meeting	0 days	Mon 7/24/23	Mon 7/24/23																																																
4	Receive Population and Development Projections	0 days	Wed 10/25/23	Wed 10/25/23																																																
5	UC San Diego Prepares Draft NOP	5.6 wks	Wed 10/25/23	Wed 12/6/23																																																
6	Team Reviews Draft NOP	1.7 wks	Wed 12/18/23	Mon 12/18/23																																																
7	Finalize NOP and Prepare for Distribution	9 wks	Mon 12/18/23	Wed 2/28/24																																																
8	Notice of Preparation (NOP) Public Review Period	29 edays	Thu 2/29/24	Fri 3/29/24																																																
9	Scoping Meeting	1 day	Tue 3/19/24	Tue 3/19/24																																																
10	Prepare Draft SEIR Framework	6.6 wks	Wed 10/25/23	Wed 12/13/23																																																
11	UC San Diego/Meyers Nave (MN) Review Draft SEIR Framework	2.7 wks	Wed 12/13/23	Wed 1/10/24																																																
12	Technical Studies	242 days	Thu 1/11/24	Fri 12/20/24																																																
13	Prepare 1st Draft Technical Studies	26 wks	Thu 1/11/24	Mon 7/15/24																																																
14	UC San Diego Reviews 1st Draft Technical Studies	20 days	Tue 7/16/24	Mon 8/12/24																																																
15	Prepare 2nd Draft Technical Studies	13.6 wks	Tue 8/13/24	Mon 11/18/24																																																
16	UC San Diego Reviews 2nd Draft Technical Studies	3 wks	Mon 11/18/24	Mon 12/9/24																																																
17	Finalize Technical Studies	1.9 wks	Mon 12/9/24	Fri 12/20/24																																																
18	Draft SEIR Preparation	313.5 days	Wed 1/3/24	Thu 4/3/25																																																
19	Prepare 1st Screencheck Draft SEIR	28 wks	Wed 1/3/24	Fri 7/19/24																																																
20	UC San Diego Review 1st Screencheck Draft SEIR	2 wks	Mon 7/22/24	Fri 8/2/24																																																
21	MN/OP Review 1st Screencheck Draft SEIR	4 wks	Mon 8/5/24	Fri 8/30/24																																																
22	Prepare 2nd Screencheck Draft SEIR	10.7 wks	Tue 9/3/24	Mon 11/18/24																																																
23	UC San Diego/MN/OP Review 2nd Screencheck Draft SEIR	4 wks	Mon 11/18/24	Mon 12/16/24																																																
24	Prepare and Submit Public Review Draft SEIR	8 wks	Tue 12/17/24	Fri 2/21/25																																																
25	UC San Diego/MN/OP Review Public Review Draft SEIR	2 wks	Fri 2/21/25	Fri 3/7/25																																																
26	Prepare and Submit Print-ready 'Proof' Draft SEIR	2 wks	Fri 3/7/25	Fri 3/21/25																																																
27	UC San Diego/MN/OP Approve for Public Circulation	3 days	Fri 3/21/25	Wed 3/26/25																																																
28	Finalize and Publish Draft SEIR and Post Notice of Availability	1 wk	Wed 3/26/25	Wed 4/2/25																																																
29	Send Public Review Documents to State Clearinghouse & UCOP, Start Public Review	1 day	Wed 4/2/25	Thu 4/3/25																																																
30	Draft SEIR Public Review	32 days	Thu 4/3/25	Mon 5/19/25																																																
31	Public Review Period	46 edays	Thu 4/3/25	Mon 5/19/25																																																
32	Environmental Hearing	0 days	Thu 4/17/25	Thu 4/17/25																																																
33	Prepare and submit draft MMRP, Findings/SOC	2 wks	Thu 4/17/25	Thu 5/1/25																																																
34	Final EIR Preparation	30.5 days	Mon 5/19/25	Mon 6/30/25																																																
35	Prepare 1st Scnck Draft RTCs	2.5 wks	Mon 5/19/25	Wed 6/4/25																																																
36	UC San Diego/MN/OP review 1st Screencheck Draft RTCs	1 wk	Thu 6/5/25	Wed 6/11/25																																																
37	Prepare 2nd Screencheck Draft RTCs	1 wk	Thu 6/12/25	Wed 6/18/25																																																
38	UC San Diego/MN/OP Review 2nd Screencheck Draft RTCs	3 days	Thu 6/19/25	Mon 6/23/25																																																
39	Prepare Final SEIR, RTCs, MMRP, and Findings/SOC	5 days	Tue 6/24/25	Mon 6/30/25																																																
40	Prepare and Distribute Notice of Completion/Notice of Availability, Notice of Meeting	5 days	Tue 6/24/25	Mon 6/30/25																																																
41	SEIR Certification	12 days	Mon 6/30/25	Wed 7/16/25																																																
42	UCOP Receives Final SEIR, Summary, Findings/SOC	0 days	Mon 6/30/25	Mon 6/30/25																																																
43	UC Regents Meeting Preparation	10 days	Tue 7/1/25	Mon 7/14/25																																																
44	UC Regents Meeting	2 days	Tue 7/15/25	Wed 7/16/25																																																



5

SUBCONSULTANTS

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SUBCONSULTANTS

HELIX has maintained long-standing relationships with subconsultants, ensuring seamless coordination, consistent quality standards, and efficient project delivery. Subcontractors with technical professional expertise (geology, hazardous materials, hydrology, water quality, civil engineering, environmental health, community outreach, etc.) are successfully integrated as an extension of HELIX staff by ensuring that they have a clear understanding of the project's scope of work, budget, communication protocols, and schedule.

HELIX has a proven track record of excellent teaming partnership with subconsultants in Los Angeles County. Our roster of teaming partnerships will ensure that HELIX can provide the full range of environmental consulting services listed in the RFQ.

LIST OF POTENTIAL SUBCONSULTANTS

TRANSPORTATION & TRAFFIC

- + CR Associates
- + Fehr & Peers
- + Gibson Transportation Consulting, Inc.
- + Iteris
- + LLG Engineers
- + Translutions
- + Urban Crossroads

GEOLOGY & GEOTECHNICAL ENGINEERING

- + Converse Consultants
- + Geocon
- + Geosyntec
- + Ninyo & Moore

HAZARDS & HAZARDOUS MATERIALS

- + Converse Consultants
- + Lee Andrews Group
- + Ninyo & Moore

HYDROLOGY & WATER QUALITY

- + Craftwater
- + RICK
- + Watearth
- + PACE Engineering

COMMUNITY OUTREACH

- + Arellano Associates
- + Kearns & West





6

WORK
SAMPLE

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WORK SAMPLES OF CEQA DOCUMENTATION COMPLETED WITHIN THE PAST 5 YEARS

The table below highlights a selection of representative environmental documents prepared by HELIX in the role of primary author. These work samples demonstrate our experience delivering technically rigorous, legally defensible environmental documentation. Included are website links to completed environmental documents, including three EIRs certified within the past five years, illustrating our ability to efficiently guide complex projects through the CEQA process. Also included are samples of less complex environmental documents, illustrating our ability to coordinate with lead agencies to determine the appropriate form of CEQA documentation and streamline the process where appropriate.

No.	Agency / Client	Project Name and Document Link
1	City of Azusa / Overton Moore Properties	<u>Azusa Greens Redevelopment EIR</u>
2	City of Downey	<u>Prologis Stewart & Gray Road Warehouse EIR</u>
3	City of Irvine	<u>Irvine Amphitheater at Great Parks Neighborhood Peer Review and Addendum</u>
4	University of California, San Diego	<u>Update to the 2018 Long Range Development Plan SEIR</u>
5	City of Whittier / Boldt	<u>Washington Boulevard Medical Office Building 15183 Consistency Evaluation</u>
6	City of Lake Elsinore	<u>Dexter Village IS/MND</u>
7	City of San Marcos	<u>San Marcos Costco Business Center Fuel Facility Project IS/MND</u>





7

REFERENCES

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REFERENCES

We recognize the importance of selecting an environmental consulting partner with a demonstrated history of success. The list of selected references below highlights our ability to deliver complex projects efficiently and effectively, confirming our commitment to client satisfaction and technical excellence.

No.	Agency / Client	Project	Reference
1	City of Azusa / Overton Moore Properties	Azusa Greens Redevelopment EIR	Knarik Vizcarra Planning Manager City of Azusa 626.812.5275 knarik.vizcarra@azusa.gov
2	City of Downey	Prologis Stewart & Gray Road Warehouse EIR	Alfonso Hernandez Senior Planner City of Downey 562.869.7331 ashernandez@downeyca.org
3	City of Irvine	Irvine Amphitheater at Great Parks Neighborhood Peer Review and Addendum	Brenda Corona Associate Engineer, Public Works & Sustainability City of Irvine 949.724.7538 bcorona@cityofirvine.org
4	University of California, San Diego	Update to the 2018 Long Range Development Plan SEIR	Lauren Kahal Lievers Principal Environmental Planner, Campus Planning UCSD 858.246.2914 llievers@ucsd.edu
5	City of Whittier / Boldt	Washington Boulevard Medical Office Building 15183 Consistency Evaluation	Chris Buday VP of Planning, Design & Construction Boldt 414.305.4930 chris.buday@boldt.com
6	City of Lake Elsinore	Dexter Village IS/MND	Damaris Abraham Community Development Director City of Lake Elsinore 951.674.3124 dabraham@lake-elsinore.org
7	City of San Marcos	San Marcos Costco Business Center Fuel Facility Project IS/MND	Chris Garcia Senior Planner City of San Marcos 760.744.1050 cgarcia@san-marcos.net





8

OTHER QUALIFICATIONS

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OTHER QUALIFICATIONS

UNDERSTANDING OF TORRANCE AND PLANNING DOCUMENTS

The City of Torrance, located in the South Bay region of Los Angeles County, is a diverse and well-established coastal community of approximately 140,000 people. Torrance features suburban neighborhoods supported by sectors serving the greater South Bay region such as retail (the Del Amo Fashion Center, Country Hills Shopping Center, Torrance Promenade and Torrance Crossroads), healthcare (Torrance Memorial Medical Center and Providence Little Company of Mary Medical Center, and Harbor-UCLA Medical Center), and manufacturing (Honda Motor Company, Pelican Products, Motorcar Parts of America, and other auto- and furniture-manufacturing companies). Torrance is also recognized for its mild coastal climate, given its proximity to the beach, and extensive park network comprised of a total of 33 parks throughout the City. The City also includes well-maintained infrastructure and has an expansive public-transit network. The City is diverse and considered to be family-friendly and community-oriented, with high-performing schools. Torrance Unified School District regularly ranks within the top 10% of California districts and students consistently score higher than average on English, math and Science achievement tests.

Geographically, the City is situated in a strategic location in the South Bay, with a well-developed circulation network that supports regional connectivity and local mobility. Torrance's geography is largely flat, with gently sloping areas toward its southwestern coastal edge, and its street system is organized around a series of major arterial corridors that guide movement across the City.

Land use and planning decisions in the City are governed by the City's General Plan, which underwent a comprehensive update in 2009 with additional addenda in 2013, 2022 and 2023. The residents of the City are predominantly well-educated and actively participate in the decision-making process by commenting on projects and speaking at City Council meetings. In addition to the General Plan, the following key Specific Plans and Overlays further guide development in the City.

HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN (HBCSP)

The HBCSP, which was originally adopted in 1996 and amended in 2002 and again in 2019, is focused on land use and transportation policies along the six-mile Hawthorne Boulevard corridor (between Redondo Beach Boulevard and Rolling Hills Road). The Plan commits the City to implementing improvements along the corridor to enhance both the functional and aesthetic aspects of the corridor in order to preserve the prominence of Hawthorne Boulevard as the retail and commercial backbone of the City and the South Bay as a whole.

In the northern portion of the corridor, commercial uses are located on the west side of Hawthorne Boulevard while residential and retail uses are located to the east. South of 190th Street, residential uses are primarily located west of Hawthorne Boulevard while commercial uses are located to the east. South of Del Amo Boulevard and all the way south to Pacific Coast Highway, predominantly commercial uses line the corridor on both sides of the roadway. South of Pacific Coast Highway, residential uses are located to the east and west of Hawthorne Boulevard as the roadway transitions into a gateway entrance to the City of Rolling Hills Estates and Rolling Hills Road.

DOWNTOWN TORRANCE REVITALIZATION & CONNECTIVITY PLAN

The "Old Torrance" core, which is located along four main streets in the downtown area of Torrance, is the subject of this plan, adopted in 2021. The four general areas comprising the Plan Area include Downtown Torrance along Sartori Avenue, the commercial area east of Downtown Torrance and Sartori Avenue and west of Western Avenue, the Cabrillo Avenue Corridor, and the Crenshaw Corridor. The Plan outlines urban design improvements, mobility enhancements, parking upgrades, branding initiatives, business attraction strategies, and a governance framework intended to facilitate downtown's physical and economic renewal.

The Plan includes immediate, short-, medium-, and long-term actions, including establishment of a Business Improvement District, commercial façade rebate program,

gateway signage, and permanent parklets for outdoor dining. The Plan also identifies key implementation partners, including those within the public sector (City departments), private sector (business and property owners), and non-profit sector (Chamber of Commerce, etc.). Ultimately, the Plan is intended to support infill development and redevelopment of underutilized properties such that Downtown Torrance becomes a unique area of the City where businesses can thrive.

HILLSIDE AND LOCAL COASTAL OVERLAY

A small portion of the City of Torrance is located within the California Coastal Zone. To partially address development occurring within the Coastal Zone, the City adopted the Coastal Zone Development Standards and the Hillside Overlay. The Coastal Zone encompasses land and marine areas typically extending approximately 1,000 yards inland from the mean high tide line, with some adjustments in urban and habitat-sensitive zones. These areas are subject to the Local Coastal Program and Coastal Commission regulations for any development, land-use changes, or

permitting. Torrance does not currently have a fully certified LCP adopted by the CCC. Nonetheless, the Hillside and Local Coastal Overlay applies to properties located on the City's hillsides and along the coast within the defined Coastal Zone. Section 91.41.13 of the Torrance Municipal Code outlines the process for review of coastal development.

HOUSING CORRIDOR OVERLAY

To assist the City in implementing the Regional Housing Needs Assessment 6th Cycle housing numbers, an overlay was developed to allow for housing in areas of the City in which housing was not previously allowed. These Housing Corridor Overlays apply to a total of 106 acres of subareas along Lomita Boulevard and Madison Street, Maricopa Street between Maple Avenue and Crenshaw Boulevard, Western Avenue south of Del Amo Boulevard and north of W 228th Street, Prairie Avenue at W 182nd Street, Gramercy Place south of W 166th Street, Spencer Street at Earl Street, and along Border Avenue

STATEMENTS

LITIGATION IN CONNECTIONS WITH PROFESSIONAL SERVICES

HELIX has not been involved with any litigation in connection with our professional services.

CONFLICTS OF INTEREST

HELIX is not aware of any potential conflicts of interest with current or anticipated City projects.

HELIX ENVIRONMENTAL PLANNING CONTRACTOR'S LICENSE NO. 796474

Contractors are required by law to be licensed and regulated by the Contractors' State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors' State License Board, P.O. Box 26000, Sacramento, CA 95826.

APPENDIX

RESUMES

HELIX
Environmental Planning



HELIX
Environmental Planning

EDUCATION

Master of Planning,
Environmental Planning,
University of Virginia,
1997

Bachelor of Arts,
Environmental Studies,
University of Redlands,
1995

CERTIFICATIONS

County of San Diego,
CEQA Consultant List –
EIR Preparer, 2006

**PROFESSIONAL
AFFILIATIONS**

Association of
Environmental
Professionals

American Planning
Association

ANDREA BITTERLING**Principal Planner**

Ms. Bitterling is HELIX's Southern California Planning Division Manager and a Principal Planner and Senior Project Manager. She assists clients in successful completion of environmental review and permitting requirements. She oversees all aspects of the environmental process, from document preparation to overall process strategy and management. She is skilled at managing technical studies as well as preparing Initial Studies (ISs) and Environmental Impact Reports (EIRs) under the California Environmental Quality Act (CEQA), and Environmental Assessments (EAs) under the National Environmental

Policy Act (NEPA). She has also assisted clients with permitting processes addressing a variety of issues, including air quality, water quality, wetlands, and endangered species. During her 28-year career as an environmental consultant, she has worked on a broad range of land development and infrastructure projects. Ms. Bitterling has managed multidisciplinary teams, worked closely with staff from a variety of public agencies, and coordinated input from multiple stakeholders.

The Metropolitan Water District of Southern California (Metropolitan) Pure Water Southern California Project. Project Manager for preparation of an EIR that analyzes the Pure Water Southern California project, which is a proposed partnership between Metropolitan and the Los Angeles County Sanitation Districts to beneficially reuse cleaned wastewater. The project includes construction of a new Advanced Water Purification facility in Carson that would produce approximately 150 million gallons per day of purified water. This purified water would then be transported via new conveyance facilities as far north as the city of Azusa and as far east as the city of La Verne, to new or existing water distribution facilities and could be used to recharge groundwater basins through spreading facilities and injection wells. Tasks include managing the EIR, overseeing technical reports to support the EIR, and assisting with public outreach. Also coordinated closely with the design teams regarding environmental constraints and information needs. Work performed for the Metropolitan Water District of Southern California.

Metropolitan Prestressed Concrete Cylinder Pipe (PCCP) Program Second Lower Feeder Reach 2 Addendum. Principal Planner responsible for providing oversight and quality assurance reviews for technical studies and an Addendum to the PCCP Rehabilitation Program. The addendum addresses Reach 2 of the Second Lower Feeder PCCP Rehabilitation Project, located in areas under the jurisdiction of the City of Long Beach, City of Carson, County of Los Angeles, City of Los Angeles, Caltrans, and the Los Angeles County Flood Control District. The project consists of installing new collapsible steel liners into approximately 5.5 miles of existing large-diameter pipeline. Work done for Metropolitan.

Azusa Greens Redevelopment EIR. Principal-in-Charge responsible for overseeing preparation of an EIR for the redevelopment of an 18-hole Azusa Greens Golf Course into an active senior residential community, including a reconfigured 9-hole golf course and industrial warehouse use. Work performed for the City of Azusa.

Prologis Stewart and Gray Road Warehouse Project EIR. Principal-In-Charge responsible for overseeing preparation of an EIR for the proposed demolition of five existing buildings and

construction of a 510,110-square-foot (SF) industrial concrete tilt-up building for the primary use of warehousing and a 25,000 SF truck workshop building in Downey, Los Angeles County. Work performed for the City of Downey.

Washington Boulevard Medical Office Building CEQA 15183 Consistency Evaluation. Principal-In-Charge responsible for overseeing preparation of technical studies and 15183 Consistency Evaluation for a proposed medical office building on an approximately 8-acre site in the City of Whittier. Work performed for The Boldt Company, with the City of Whittier as lead agency.

Tapestry / Silverwood Specific Plan. Project Manager responsible for the preparation of an EIR and technical studies addressing a 9,365-acre Specific Plan in the City of Hesperia, San Bernardino County. Oversaw preparation of air quality, GHG, biological resources, and acoustical studies by HELIX technical specialists, as well as cultural resources, paleontological resources, traffic, and water supply studies by subconsultants. The analyses address the Specific Plan at a programmatic level, and the Phase I Tentative Tract Map at a project-specific level. The Specific Plan proposes 19,396 residential units, along with mixed-use development, schools, parks, and related infrastructure, including a wastewater treatment facility and off-site roadway improvements. Subsequently oversaw implementation of mitigation measures required by the EIR. Work performed for Hesperia Venture I, LLC, with City of Hesperia as the lead agency.

Costa Verde Center EIR. Project Manager for environmental documentation addressing the proposed renovation and expansion of the Costa Verde Center located in the University City community of the City of San Diego. The project would renovate an existing 178,000 square-foot shopping center and add approximately 360,000 square feet of research and development uses, approximately 40,000 SF of office uses, and a 200-room hotel room to the site. Responsible for overseeing preparation of the EIR; air quality, GHG, and noise technical studies; and Waste Management Plan. Work performed for Regency Centers, LP, with the City of San Diego as the lead agency.

Irvine Amphitheater at Great Park Neighborhood Peer Review and Addenda. Principal-In-Charge responsible for overseeing preparation of an EIR Addendum to the Heritage Fields Project for an Interim Amphitheater in Development District 6 of Great Park Neighborhoods (Planning Area 51). The proposed project entailed the construction and operation (under a three-year interim use permit) of an Interim Amphitheater consisting of approximately 320,000 SF and accommodating 12,000 visitors. The Addendum was supported by a full CEQA Initial Study environmental checklist. Work performed for the City of Irvine under an on-call contract.

Von Karman Corporate Center Warehouse Peer Review Services. Principal-in-charge responsible for overseeing peer review for the Von Karman Corporate Center Warehouse project. The 24.5-acre project is sited on four parcels of property at 16715-16969 Von Karman Avenue and 2121 Alton Parkway within the Irvine Business Complex (Planning Area 36). The proposed project includes the development of two buildings totaling 541,344 SF, comprised of 497,344 SF of warehouse use and 44,000 SF of office use. Technical studies reviewed by HELIX staff included an air quality/GHG study and an acoustical analysis as well as a CEQA Addendum. Work performed for the City of Irvine as part of an on-call contract.

Corydon Gateway Commercial Center Initial Study/Mitigated Negative Declaration (IS/MND). Principal-in-Charge responsible for overseeing environmental documentation for a six-acre mixed commercial development that includes a fast food restaurant, a 7-Eleven convenience store with a 16-pump gas station, a car wash, a tire store, and flex-tech condos in the City of Lake Elsinore. Work performed for the City of Lake Elsinore.

South Shore II Environmental Compliance Review. Project Director responsible for overseeing preparation of an IS/MND addressing proposed development of 147 single-family residential units on 68 acres. Work included review and comment on technical studies prepared by others under contract to the project applicant. Work performed for the City of Lake Elsinore.

Marcos Specific Plan Peer Review of Technical Studies and MND. Principal-In-Charge overseeing peer review of several environmental technical studies and an IS/MND for a mixed-use development project consisting of 102 residential units, approximately 7,700 SF of office; 49,000 SF of retail; and 7 live-work units on a 12-acre vacant parcel bisected by Las Posas Creek in San Marcos. Work performed for the City of San Marcos.

EDUCATION

Master of Community and Regional Planning, California Polytechnic State University, San Luis Obispo, 2001

Bachelor of Arts, Geography and Environmental Studies, University of California, Los Angeles, 1998

PROFESSIONAL AFFILIATIONS

Association of Environmental Professionals

NICOLE COBLEIGH**Environmental Project Manager, Principal Planner**

Ms. Cobleigh is a senior project manager with 26 years of experience in environmental planning and land use development in Southern California. Ms. Cobleigh manages all phases of the project planning and environmental review process, including budget allocations and monitoring, project team and subconsultant oversight, scheduling, presentations at hearings, and public outreach. She has produced numerous California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documents, including environmental impact reports (EIRs), Environmental Impact Statements, and

technical reports for visual resources and aesthetics, cultural resources, and other environmental resources. She has extensive experience working on complex projects involving multiple regulatory agencies.

The Metropolitan Water District of Southern California (Metropolitan) Pure Water Southern California Project. Environmental Analyst for preparation of an EIR that analyzes the Pure Water Southern California project, which is a proposed partnership between Metropolitan and the Los Angeles County Sanitation Districts to beneficially reuse cleaned wastewater. The project includes construction of a new Advanced water Purification facility that would produce approximately 150 million gallons per day of purified Water. This purified Water would then be transported via new conveyance facilities as far north as the city of Azusa and as far east as the city of Upland to new or existing Water distribution facilities and could be used to recharge groundwater basins through spreading facilities and injection wells. Assisted in the preparation of the Mitigation Monitoring and Reporting Program. Work performed for Metropolitan.

1450 Artesia Specific Plan EIR Environmental Planner for the construction and operation of a mixed-use development in the City of Gardena. The development would include a self-storage use, an industrial warehouse/distribution use, and an office/retail use. Additionally, associated facilities and improvements would consist of perimeter fencing, on-site and perimeter landscaping, lighting, exterior sidewalks, and pavement for on-site parking spaces. The parking lot area would be used periodically for City-sponsored outdoor events outside of the project's warehouse/distribution component operating hours ("special events"). The project site is actively undergoing remediation and will have long-term land use restrictions on the site. Currently Managed the preparation of the EIR.

B-2 Hotel Resort Project EIR. An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project in 2022 for the City of Garden Grove, Los Angeles County. Thereafter, opponents filed a CEQA lawsuit challenging the City's MND. (Perez et al. v. City of Garden Grove et al. OCS Case No. 30-2022-01281816-CU-WM-CC.) On February 13, 2024, a stipulated Writ of Mandate ("Writ") was entered in that matter directing the City to "prepare a focused review under CEQA of the Projects' [...] potentially significant Vehicle Miles Travelled and Greenhouse Gas Impacts." (Writ, ¶ 1(a).) All other claims were waived and dismissed with prejudice. The Writ further directs the City to assess whether any modifications are needed to the Project approvals, including any mitigation measures and conditions of approval. Finally, the City must approve, approve with modifications, or deny the Project's Planned Unit Development

amendment (PUD-141-01[A]) during a publicly agendized meeting of the City Council. Currently working with the City in managing the preparation of the Subsequent EIR to address the Greenhouse Gas and Vehicle Miles Traveled impacts of the project in compliance with the Writ and pursuant to CEQA Guidelines Section 15163.

K4 Warehouse and Cactus Channel Improvements Project. Located within the March Joint Powers Authority jurisdiction, but immediately adjacent to the City of Moreno Valley, Lewis Companies is proposing to construct a new, approximately 720,000 square foot industrial warehouse/e-commerce fulfillment center. One component of the project involves the installation of an underground box culvert within the existing Cactus Avenue Drainage Channel. Managed an EIR for the proposed project. Key project issues included coordination with multiple agencies and jurisdictions, traffic impacts, impacts to biological resources, and greenhouse gas emission impacts.

Carol Kimmelman Sports and Academic Campus EIR. Served as Project Manager for the development of the Carol Kimmelman Sports and Academic Campus project in the City of Carson, Los Angeles County, proposed by The Carol Kimmelman Foundation in partnership with several other non-profit and business entities. The County of Los Angeles owns the project site, but it is located within the Carson city limits. The project would include 62 tennis courts, 10 soccer and multiuse fields, and a new learning and academic support center run by the Tiger Woods Foundation. Managed the preparation of technical reports and the EIR for this project. Key project issues included the dynamics between the City and County on the role of the lead agency; cumulative impacts associated with a neighboring development project; lighting impacts from field lighting; and noise, air quality, and traffic impacts during operations. Work performed for the County of Los Angeles, the lead agency.

Corporate Yard Facility Project IS/MND. Managed the environmental review (IS/MND) for the redeveloped Corporate Yard Facility in the City of Pomona, Los Angeles County. The project involved demolishing the existing corporate yard facility; remediating environmental contaminants associated with past uses; and constructing and operating a new Corporate Yard Facility to provide new and enhanced square footage for administrative/support and staff training building, a new warehouse facility, and new maintenance workshops. Managing the preparation of a joint environmental review document to address the remediation being undertaken under the California Department of Toxic Substances Control oversight as well as construction of the new Corporate Yard Facility by the City of Pomona. Key project issues include coordinating with the California Department of Toxic Substances and evaluating hazards and hazardous materials.

Fullerton Housing Implementation Overlay Zone Program EIR. The City of Fullerton adopted an updated Housing Element as part of the 6th Cycle of Regional Housing Needs Assessment. The City's Housing Element relied heavily on adopting a Housing Implementation Overlay Zone that would allow housing projects to be constructed on 759 parcels throughout the City. Ms. Cobleigh managed the preparation of the Program EIR for this implementation overlay zone program. Key project issues included evaluating air quality impacts and vehicle miles traveled.

Manhattan Beach Housing Element Update ND, City of Manhattan Beach, California. Managed the preparation of the IS/ND for the Housing Element Update as part of the 6th Cycle of the Regional Housing Needs Assessment.

Meridian West Campus Upper Plateau Project EIR, March Joint Powers Authority. The project requested a General Plan Amendment, Specific Plan, Zone Change, Tentative Parcel Map, two Plot Plans, and a Development Agreement to redevelop the former munitions bunkers and adjacent land from the March Air Reserve Base, Riverside County. The project was to consist of a Specific Plan Area, including a Campus Development with a buildout scenario with 10 business park parcels, 6 mixed use parcels, 3 industrial parcels, 2 public facility parcels, and 3 open space parcels. These parcels would be created, designated, and graded. Buildings B and C would be constructed on two of the industrial parcels. The remaining parcels would be developed with square footages as allowed under the Specific Plan. A proposed park component of the project, consisting of a 60.28-acre park west of the Barton Street extension, is included under the Specific Plan buildout scenario. Infrastructure improvements would include the installation of utility and roadway networks connecting to and throughout the Specific Plan Area, the construction of a new sewer lift station, the construction of a new electrical substation, and the construction of a new 0.5-million-gallon reclaimed water tank. A Conservation Easement of approximately 445.43 acres of

undisturbed land surrounding the Specific Plan Area would be placed under a conservation easement, consistent with prior determinations made as part of a prior Settlement Agreement. Ms. Cobleigh managed the preparation of the EIR, including a Final EIR effort that included responses to over 1,500 comment letters. Key project issues included the controversial nature of this project, the introduction of additional warehouses with air quality and traffic impacts, and loss of open space.

Lomita Housing Element Update ND. Served as Project Manager for the preparation of an Initial Study/Negative Declaration (IS/ND) for a Housing Element Update, for the City of Lomita, Los Angeles County. Led preparation of the IS/ND for Housing Element Update as part of the 6th Cycle of the Regional Housing Needs Assessment. The effort involved evaluating the implementation of the City's updated Housing Element. Work performed for the City of Lomita, the lead agency.

Moreno Valley Medical Campus Project, Kaiser Permanente. Kaiser Permanente owns an existing medical facility within the City of Moreno Valley. Due to its growing membership base, Kaiser Permanente is proposing to complete a substantial redevelopment and upgrade to the existing medical campus. Managed the preparation of a Programmatic EIR that evaluated the redevelopment of the campus over three separate phases. The first phase was evaluated at a project-level, while the second two phases were evaluated at a programmatic-level. Key project issues included suitable habitat for sensitive species and consistency with an adopted Multiple Species Habitat Conservation Plan, traffic impacts, and air quality impacts, specifically associated with the construction and operation of a new Energy Center.

Old Town Newhall Specific Plan EIR Addendum. The Santa Clarita City Council adopted the Downtown Newhall Specific Plan in 2005, now known as the Old Town Newhall Specific Plan and certified the Final EIR with the approval of City Council Resolution 05-133. The Originally Approved Plan consists of an approximately 271-acre area and proposed the development of up to 1,092 new residential units and nearly 1 million square feet of new commercial space over a 20- to 25-year horizon. The City updated the Old Town Newhall Specific Plan to continue the implementation of the Originally Approved Plan and its subsequent amendments, refine land use designations, and update development standards for the planning area. Managed the preparation of an Addendum to the previously certified Final EIR for the Old Town Newhall Specific Plan to address the incorporated revisions.

Sand Canyon Resort Project EIR. Located in the City of Santa Clarita, this project would have involved redeveloping a former golf course into a resort hotel project. Key project issues included potential impacts to sensitive biological resources, development within a Very High Fire Hazard Zone formerly subject to wildfire and mud and debris flows, and the rezoning of Open Space to Commercial within in a community sensitive to the loss of Open Space. Served as the project manager for the EIR and supported technical analyses for the proposed project.

Hill and Colorado Planned Development Project EIR. Project Manager for the preparation of an EIR for a planned development consisting of two hotels on two separate parcels at the intersection of Hill Street and Colorado Boulevard, in the City of Pasadena, Los Angeles County. Key project issues included consistency with the General Plan and the East Colorado Specific Plan; impacts to existing historical buildings in the project vicinity; and the scale, height, and density of proposed development at this key intersection. Work performed for City of Pasadena Planning and Community Development Department.

417 North Madison Avenue Project. Project Manager for the preparation of an IS/ MND for a residential infill project in the City of Pasadena, Los Angeles County. The project would involve constructing 39 residential units within a multifamily, high-density residential area of the City. The use is permitted by right; however, the minimum required set back requires a minor variance from the City, so an expedited IS/MND was prepared for the project. Work performed for City of Pasadena Planning and Community Development Department.

EDUCATION

B.A. in Geology, Indiana University-Purdue University Indianapolis, 1997

Landscape Architecture Graduate Certificate Program, Coursework, University of California, Los Angeles, 2003–2004

JILLIAN NEARY**CEQA Lead, Senior Environmental Project Manager**

Ms. Neary is a Senior Environmental Project Manager with 24 years of experience in environmental review and permitting supporting clients with California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), and associated state and federal regulations. She has managed or assisted in the preparation of environmental clearance documentation, such as Initial Study/Mitigated Negative Declarations (IS/MND), Environmental Impact Reports (EIR), Addendums, Categorical and Statutory Exemptions, Environmental Assessment/Finding of No Significant

Impact, Categorical Exclusions, and Environmental Impact Statements, for a wide variety of projects ranging from small-scale infrastructure improvements to highly complex undertakings for public, private, institutional, and non-profit clients. Ms. Neary guides clients through the environmental compliance process, provides strategic advising on CEQA/NEPA clearance approaches, and oversees all aspects of the environmental process. This includes document preparation, peer review of technical studies, coordination with regulatory agencies and stakeholders, and final review prior to submittal. She has successfully managed multidisciplinary teams, mentored staff, and participated in public hearings and community outreach meetings.

South Pasadena General Plan and Downtown Specific Plan Update and 2021-2029 Housing Element Program Environmental Impact Report. Project Manager for this project for the City of South Pasadena, Los Angeles County, which evaluates the environmental impacts of the General Plan and Downtown Specific Plan Update and 2021–2029 Housing Element Implementation Programs. The update is inclusive of rezoning required to implement the Housing Element, and especially those programs, with early implementation deadlines, that City decision-makers use for direction when making land use and public service decisions over the documents' approximate 20-year horizon, through 2040 (eight years for the Housing Element). Work performed for City of South Pasadena.

Affinity Project EIR. Project Manager for new development located in the City of Pasadena, Los Angeles County, which involves demolishing six of nine existing structures and redeveloping the 3.3-acre project site located between 465 and 557 South Arroyo Parkway. An existing Whole Foods grocery store and two historic structures on the site would be retained and integrated into the project. The project consists of a 147,500-square foot, 7-story medical office building with ground floor commercial uses; a 184,500-square foot, 8-story assisted living facility that also includes 90 independent living units; and five levels of subterranean parking. Work performed for City of Pasadena Planning & Community Development Department.

Arroyo Seco Water Reuse Project IS/MND. Project Manager for IS/MND to improve water quality within the Arroyo Seco, in the cities of Pasadena, South Pasadena, and Los Angeles, Los Angeles County, by routing flow from San Rafael Creek through a series of recharge basins and other filtration features before returning water to the Arroyo Seco channel. A surface stream will be restored, and native habitat will be incorporated throughout, and incorporated with publicly accessible trails where feasible. The project is being funded via the Safe Clean Water Program

and California Proposition 68. Work performed for City of Pasadena Department of Public Works.

Berkshire Creek Area Improvements Project IS/MND. Project Manager for IS/MND for this project, which would improve the ecological, hydrological, and recreational conditions for approximately 4.7 acres within the Oak Grove area of the approximately 1,300-acre Hahamongna Watershed Park, located in the City of Pasadena, Los Angeles County. The project would replace damaged storm water infrastructure to stabilize the heavily degraded Berkshire Creek, construct a 50-foot timber bridge, and restore habitat to create sustainable long-term hydrologic conditions. In the nearby equestrian picnic area, the asphalt paving would be removed and replaced with a permeable material and a portion of the lot would be converted to a native meadow garden. Work performed for City of Pasadena Department of Public Works.

Mayberry Parker Bridge Access Improvements IS/MND. Project Manager for this bridge improvement project, which consists of providing a safer, more accessible, and more contiguous route across the historic Maybury Parker Bridge, located in the City of Pasadena, Los Angeles County. Project involved rehabilitating existing trails through stabilization of deteriorated trail segments, stairways, stone walls, and eroded slopes; providing new pedestrian access to the bridge; and providing a new crosswalk at Arroyo Boulevard and Westminster Drive. Oversaw subconsultant preparation of a Historic Review and associated Protection Plan and closely coordinated with the City and the One Arroyo Foundation throughout. Work performed for City of Pasadena Department of Public Works.

Viña Vieja Pickleball Court Project IS/MND. Project Manager for this project, which involves construction of new pickleball courts in an approximate 2.5-acre undeveloped area south of and adjacent to the 7.5-acre Vina Vieja Park at 3026 East Orange Grove Boulevard, in the City of Pasadena, Los Angeles County. The project includes 12 pickleball courts (two of which would be adaptive/wheelchair-accessible), an approximately 900-square-foot restroom and storage building, and a warm-up and practice court, along with an 89-space parking lot accessed from the existing Viña Vieja Park parking lot. Additional amenities include benches, picnic tables, shade canopies, drinking fountains, bike racks, lighting, trash receptacles, and landscaping. Work performed for City of Pasadena Department of Public Works.

One Arroyo Trail Demonstration Project Categorical Exemption. Project Manager for proposed trail improvements by the One Arroyo Foundation, involving the Upper Loop Trail and Lower Loop Trail, and encompassing a total of approximately 3.8 miles in the Arroyo Seco, located in the City of Pasadena, Los Angeles County. The purpose of the project is to provide safer, more accessible, and more contiguous routes by rehabilitating existing trails through stabilization of deteriorated trail segments, as well as improvements to trail features and connecting segments of existing trail alignments. Work performed for City of Pasadena Department of Public Works.

Finkbiner Park Stormwater Capture Project IS/MND. Project Manager for stormwater project funded by the Los Angeles County Safe Clean Water Program, located in the City of Glendora, Los Angeles County. Project consists of construction of a regional stormwater runoff capture facility within Finkbiner Park to provide multiple benefits including improved flood control, water quality, and water supply (through infiltration to groundwater). The project also includes in-kind replacement of existing facilities within the site, conversion of the alley along the northern site boundary into a green alley through installation of permeable pavement, and installation of a recirculating stream, native landscaping, and adjacent path in the southeast portion of the site as a new passive recreation opportunity in the park. Work performed as subconsultant for the design engineer, with the City of Glendora as the lead agency.

Lower Arroyo Seco Habitat Restoration Project Categorical Exemption. Project Manager for a grant-funded project designed to improve the ecological conditions for approximately 7.6 acres within Lower Arroyo Seco Park in the vicinity of La Loma Street Bridge, in the City of Pasadena, Los Angeles County. The project site is in the southwest portion of the City of Pasadena, extending both north and south of the bridge along the east side of the Arroyo Seco Channel. The habitat restoration site is within a heavily used park situated within the natural corridor of the Arroyo. Work performed for City of Pasadena Department of Public Works.

EDUCATION

Master of Arts, Biology,
Miami University, Oxford,
OH, 2022

Master of Arts, Urban
and Regional Planning,
University of California,
Irvine, 1998

Bachelor of Science,
Political Science,
University of California,
San Diego, 1995

**REGISTRATIONS/
CERTIFICATIONS**

American Institute of
Certified Planners,
Certified Planner No.
016850

County of San Diego,
CEQA Consultant List –
EIR Preparer

**PROFESSIONAL
AFFILIATIONS**

American Institute of
Certified Planners

American Planning
Association

YARA FISHER, AICP

CEQA, Principal Planner



Ms. Fisher is a Principal Planner and Senior Project Manager with 27 years of experience providing community planning and California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) services to public and private clients throughout California. She has led teams developing comprehensive plans and environmental documents for a variety of local, regional, and private clients. Her experience ranges from regional long-range planning documents for public agencies to focused infill and transit-oriented developments for private developer clients. Her community planning experience includes general plans, zoning ordinances, housing elements, specific plans, local coastal plans, and climate action plans/strategies. Her environmental experience includes the preparation and management of program- and project-level Environmental Impact Reports (EIRs), Mitigated Negative Declarations (MNDs), tiered documents, and exemptions per CEQA and NEPA. Ms. Fisher is an accredited member of the American Institute of Certified Planners (AICP) and brings a unique set of community planning and environmental practice experience.

Azusa Greens Redevelopment EIR. Project Manager for an EIR analyzing the impacts of redeveloping the 18-hole Azusa Greens Golf Course into an active senior residential community, including a reconfigured 9-hole golf course and industrial warehouse use. Overseeing the EIR process, including CEQA scoping; the preparation of technical reports, including air quality and greenhouse gas (GHG) emissions, noise, cultural resources, paleontological resources, and transportation analyses; and the preparation of the draft and Final EIRs. Worked closely with the applicant and City of Azusa staff throughout the environmental review process and participated in weekly applicant/city staff meetings.

Prologis Stewart and Gray Road Warehouse Project EIR. Principal Planner for preparing an EIR for the proposed demolition of five existing buildings and construction of a 510,110-square-foot (SF) industrial concrete tilt-up building for the primary use of warehousing and a 25,000 SF truck workshop building in the City of Downey in Los Angeles County. A key consideration was potential historic buildings proposed for demolition leading to a Historical Resource Evaluation Report. Other technical studies included air quality, greenhouse gas, health risk assessment, and noise. Provided quality control and quality assurance review of the EIR. Work performed for the City of Downey.

City of Irvine Planning Areas 1, 2, and 9 EIR. Project Manager responsible for peer review services, overall project management, and document preparation and distribution of a Programmatic EIR (PEIR). This work program also involved community outreach such as public noticing, the scoping meeting, and a community workshop. The project consisted of a General Plan amendment and zone change for Irvine Planning Areas 1, 2, and 9. Total development proposed was 4,310 dwelling units and 200,000 square feet of community commercial development in combined Planning Areas 1 and 2. The project also included a transfer of dwelling units from Planning Area 1 to Planning Area 9 to replace approximately 2.6 million square feet of research and industrial development in Planning Area 9. All CEQA Guideline issue areas were addressed in the technical reports and EIR. Work performed under an on-call agreement for the City of Irvine.

City of Irvine Amphitheater Peer Review and Addendum. Quality Control Review for an EIR Addendum to the Heritage Fields Project for an Interim Amphitheater in Development District 6 of Great Park Neighborhoods (Planning Area 51). The proposed project entailed the construction and operation (under a three-year interim use permit) of an Interim Amphitheater consisting of approximately 320,000

SF and accommodating 12,000 visitors. The Addendum was supported by a full CEQA Initial Study environmental checklist. Work performed under an on-call agreement for the City of Irvine.

Washington Boulevard Medical Office Building CEQA 15183 Consistency Evaluation. Project Manager for technical studies and 15183 Consistency Evaluation for a proposed medical office building on an approximately 8-acre site in the City of Whittier. In meetings with the City, third party environmental consultant team, and project applicant, Ms. Fisher helped strategize the 15183 approach early in the application and scoping process for the project. She helped oversee technical studies related to archaeological resources, biological resources and street trees, and noise, air quality and GHG analyses consistent with the expectation of the Whittier General Plan EIR. Work performed for Boldt, with the City of Whittier as lead agency.

Riley Senior Apartments Environmental Services. Environmental Project Manager offering project support for a NEPA Environmental Assessment for the construction of affordable senior housing in the City of Lake Elsinore. The project involved the construction of sixteen affordable senior apartment units on a vacant lot, using federal funding. Oversaw the preparation of an Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58 and submittal of the work product in HUD's Environmental Review Online System. Work performed for the City of Lake Elsinore as a City-Qualified Consultant, with Riverside County as the responsible entity under NEPA.

Home2 Suites Hotel San Marcos Addendum. Project Manager overseeing the preparation of Transportation and Noise technical reports and an Addendum to a 2018 IS/MND to document how the modified hotel project was adequately addressed in the prior IS/MND. Work performed for Hotel Investment Group, under an on-call agreement for the City of San Marcos.

1335 South Grand Avenue Mixed-Use Development Peer Review and Technical Studies. Principal Planner and CEQA Lead for a mixed-use development project located on a 1.25-acre site in downtown Los Angeles that is a transportation priority project. The project site is considered an infill parcel located within a Transit Priority Area as defined by CEQA and the City of Los Angeles. Oversaw the technical peer review of the Draft Sustainable Communities Environmental Assessment (SCEA) document and available supporting technical studies. The project involves the construction of a 28-story mixed-use tower that will contain 284 apartment units, two floors of underground parking garages, five above-ground floors of parking with retail and lobby space on the ground floor and amenities including a fitness room, rooftop pool, communal lounge areas, a pet run, a spa, and landscaped courtyards with fire pits. As a result of the initial peer review, HELIX provided updated technical reports for noise, cultural resources, air quality, greenhouse gases, and a revised SCEA. Work performed for M & A Gabae, with the City of Los Angeles as lead agency.

Santee Art and Entertainment District Overlay EIR. Project Manager for a comprehensive update to the Santee Art and Entertainment Overlay District within the Santee Town Center Specific Plan area. Led a team preparing technical reports and a PEIR for the project. The project's purpose is to provide objective design standards to apply to new development within the Overlay District to streamline the review of future projects. Information from the technical reports will inform the planning process, and the PEIR will establish a mitigation framework for future projects to implement. Work performed as a subconsultant to M.W. Steele Group, Inc., with the City of Santee as the lead agency.

Santee Town Center Specific Plan Update PEIR. Project Manager for environmental consulting services in support of a comprehensive update to the City of Santee Town Center Specific Plan (TCSP). HELIX prepared technical reports addressing air quality/GHG emissions, biological resources, cultural resources, and noise and developed a combined Program-level and Project-level EIR. The purpose of the project is to provide new land uses and objective design standards to apply to new ministerial and discretionary development projects within the TCSP area. The project pays particular attention to the expanded Arts & Entertainment Neighborhood and four strategic infill housing sites. Information from the technical reports informed the planning process, and the EIR establishes a mitigation framework to help further streamline future projects in the area. Work performed as a subconsultant to the design prime, M.W. Steele Group, with the City of Santee as lead agency.

Los Angeles County Florence/Firestone Transit Oriented District (TOD) Specific Plan and PEIR. Managing Principal and CEQA Task Lead for the Florence/Firestone TOD Specific Plan and PEIR, the first Specific Plan prepared since the County of Los Angeles' adoption of new Vehicle Miles Traveled guidance. The team worked closely with the Department of Regional Planning and Public works to prepare a land use and mobility plan, including design standards for areas within a half mile of two transit stations. A PEIR was developed to facilitate streamlining of future projects within the Plan area. Work performed for County of Los Angeles.

City of Los Angeles Downtown Community Plan and New Zoning Code EIR. Project Manager overseeing the preparation of Citywide program-level impact analyses for the re:code LA effort within the Downtown Community Plan EIR. Re:code LA is a program to comprehensively revise the City of Los Angeles Zoning Code. The re:code LA program will amend the text of the Los Angeles Municipal Code (LAMC) to replace the City's existing Zoning Ordinance (Chapter 1 of the LAMC) with a New Zoning Code. The new Zoning Code will be implemented through community plan updates. The New Zoning Code will include, among other provisions, new zone classifications and revised/reorganized development standards and requirements for new zone classifications. This effort involved extensive collaboration with staff and consultants in preparing the environmental analysis. Work performed for the City of Los Angeles.

City of Long Beach Downtown Community Plan and PEIR. Project Advisor assisting in developing overall approach and development standards for this plan, as well as overseeing a PEIR to facilitate tiering. The Community Plan combines form-based design guidelines and development standards intended to facilitate and incentivize revitalization in the downtown area of Long Beach. The framework for development focuses growth and density near transit, while ensuring transition areas to the surrounding communities. A graphic approach to design guidelines and standards was used to illustrate key components of a pedestrian-friendly downtown, including topics such as building massing, mixed-use development, and the design of street frontage and streetscape. A key component of this process is the development of a PEIR that will ensure a streamlined environmental process for future development. Work performed for the City of Long Beach.

City of West Hollywood General Plan Noise Element, CAP, and PEIR. Project Manager for completion of the General Plan Noise Element, CAP, and PEIR for the City of West Hollywood's updated General Plan. The team coordinated closely with City staff and their consultant team to complete the City's first Climate Action Plan (CAP), as well as a comprehensive program-level EIR for the two planning documents. The General Plan, CAP, and EIR were unanimously approved by the decision-makers and no legal challenge was brought. Work performed for the City of West Hollywood.

City of Laguna Hills General Plan Update and PEIR. Project Manager for the General Plan Update, Housing Element, and PEIR. Laguna Hills is a master planned community in Orange County, focusing on opportunities for strategic infill development that will help the City of Laguna Hills achieve its community-building and economic development goals. Laguna Hills is particularly interested in increasing community interaction, encouraging healthy lifestyles, and establishing a distinct sense of place. Led the team of land planners, economic/fiscal consultants, circulation experts, urban designers, and environmental specialists to identify key opportunity areas for redevelopment and community enhancement that will help the City achieve its vision for the future. Also led the preparation of the PEIR and its associated technical studies.

City of San Diego Old Town and Midway Community Plan Updates and PEIR. Project Manager leading parallel updates to the Old Town and Midway Community Plans. In the heart of San Diego, these Community Plan areas are within the coastal zone and include regional destinations such as Lindbergh Field, Old Town Historic State Park, and the Sports Arena. Transportation and transit planning, creating linkages to historic resources and open spaces, and balancing regional needs with those who live and work in the areas are key considerations in the updates of these Community Plans. The team for the Community Plan updates and EIR included outreach specialists, urban designers, sustainability planners, land planners, historic designers, mobility experts, and environmental resource specialists. The marriage of these specialties afforded a comprehensive approach to planning and environmental review for these two important areas of San Diego.

City of Pasadena General Plan Implementation. As Project Director, assisted the City of Pasadena in preparing environmental documentation for eight Specific Plans, tiering from the prior General Plan EIR. As part of a broader team updating the Specific Plans, oversaw environmental staff and subconsultants, directing the technical work for successful completion of eight consistency evaluations. Work performed for the City of Pasadena.

City of Downey Zoning Ordinance. Project Manager assisting in comprehensively updating the City of Downey Zoning Ordinance. A key component of this work program was drafting regulations and incentives to support community sustainability. In addition to developing new mixed-use regulations, the code addressed small wind generators, solar access, permeable paving, community gardens, farmers markets, tree preservation, and green roofs. Work performed for the City of Downey.

EDUCATION

Master of City Planning,
San Diego State
University, 1999

Bachelor of Science,
Criminal Justice
Administration,
San Diego State
University, 1993

**REGISTRATIONS/
CERTIFICATIONS**

County of San Diego,
CEQA Consultant List –
Visual Analysis

**PROFESSIONAL
AFFILIATIONS**

Association of
Environmental
Professionals

TIM BELZMAN

CEQA, Principal Planner



Mr. Belzman authors and manages preparation of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). With 25 years of experience, he has successfully assisted clients with a variety of project types, including transportation, utilities, residential, commercial, mixed-use, educational, and recreational. Mr. Belzman has extensive experience with, and specializes in, transportation projects and Visual Impact Analysis (VIA). He is skilled in preparing all types of environmental compliance documents, including Environmental Impact

Reports (EIRs), Initial Studies/Mitigated Negative Declarations (IS/MNDs), Negative Declarations, Addenda and Notice of Exemptions under CEQA, and preparation of Environmental Impact Statements, Environmental Assessments, and Categorical Exclusions under NEPA, as well as Community Impact Assessments, VIAs and Section 4(f) Evaluations. In addition, he oversees preparation of technical studies, manages multi-disciplinary teams, and coordinates with public agency staff. Mr. Belzman also has experience in land use policy analysis and permit processing, and has prepared and contributed to various planning documents, including Specific Plans, Master Plans, and site feasibility and constraints analyses.

Prologis Stewart and Gray Road Warehouse Project EIR. Environmental Project Manager for the preparation of technical studies and an EIR for the proposed demolition of five existing industrial buildings and the construction of an approximately 535,000-square-foot (SF) industrial concrete tilt-up building for warehouse/logistics uses in the City of Downey, Los Angeles County. The new building would include 20,000 SF of office area, 25,000 SF of mezzanine area, and 109 dock loading doors. In addition, approximately 680 automobile parking spaces and 255 trailer and/or container parking spaces would be provided on site. Oversaw preparation of the EIR and technical studies addressing noise, air quality/greenhouse (GHG) emissions, cultural resources, and transportation. Also supported City staff at hearings. Work performed for the City of Downey.

Bommer Canyon Community Park Rehabilitation HUD NEPA Checklist. Principal Planner for the Quality Assurance/Quality Control of a HUD NEPA Checklist for the rehabilitation of the approximately three-acre Cattle Camp Area in the Bommer Canyon Community Park located in the City of Irvine, Orange County. The rehabilitation included improvements that would increase park access in compliance with the Americans with Disabilities Act. Based on HELIX's initial review of information provided by the City, it was anticipated that renovating the existing structures to be ADA compliant could qualify for a NEPA Categorical Exclusion. Qualifying for the NEPA Categorical Exclusion was contingent on finding that the renovations would not conflict with (A) Section 106 of the National Historic Preservation Act or (B) the federal Endangered Species Act. HELIX prepared the Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects and U.S. Department of Housing and Urban Development (HUD) NEPA Checklist, and secured concurrence from the California State Historic Preservation Officer regarding the historical significance of the existing Cattle Camp structures. Work performed for the City of Irvine Community Services Department under an on-call contract.

Dexter Village IS/MND. Environmental Project Manager for a residential development project on a 23-acre site in the City of Lake Elsinore. The project entails the construction of 451 residential units,

including 221 single-family homes and 230 apartments. Proposed single-family residential development would include construction of a total of 221 residential units, comprised of 84 two-story townhomes and 137 two-story detached homes, and a recreation center on the central and southern portions of the site. The proposed multi-family residential development would include the construction of 230 apartments and a recreation center in the northern portion. Conducted peer review of several environmental technical studies addressing air quality, GHG emissions, biological resources, cultural resources, paleontological resources, noise, and hazardous materials. Currently preparing an IS/MND for the project. Work performed for the City of Lake Elsinore as a City-Qualified Consultant.

Collier Commercial Properties Warehouse Peer Review and IS/MND. Environmental Project Manager for a new warehouse building in the City of Lake Elsinore, Riverside County. The project entails the construction of a one-story warehouse building encompassing 9,875 SF; a one-story 3,000 SF office building; a storage yard; surface parking; and landscaping. The project would be constructed on 2.64-acre site on the north side of Minthorn Street between Chaney Street and Collier Avenue. Oversaw peer review of environmental technical studies addressing biological resources, cultural resources, air quality, greenhouse gas emissions, noise, and hazardous materials. Also oversaw preparation of an IS/MND. Work performed as for the City of Lake Elsinore as a City-Qualified Consultant.

Marcos Specific Plan Peer Review of Technical Studies and MND. Environmental Project Manager conducting peer reviews of several environmental technical studies (addressing air quality, greenhouse gas emissions, biological resources, cultural resources, noise, and hazardous materials) and an IS/MND for a mixed-use development project consisting of 102 residential units, approximately 7,700 SF of office; 49,000 SF of retail; and 7 live-work units on a 12-acre vacant parcel bisected by Las Posas Creek in the City of San Marcos. Work performed under on-call agreement for the City of San Marcos.

San Marcos Costco Business Center Fuel Facility IS/MND. Environmental Project Manager for the addition of a new retail fuel facility at the existing Costco Business Center in San Marcos. The fuel facility would include 18 multiple product dispensers with 36 fueling positions, an approximately 16,090 SF (173.7 feet by 92.7 feet) fueling canopy, three 40,000-gallon underground storage tanks (UST) for gasoline, one 1,500-gallon UST for gasoline additive, and a 271 SF mechanical room/storage area. Oversaw preparation of air quality, greenhouse gas, energy, and cultural resources technical studies and an IS/MND. Work performed for Costco Wholesale, with the City of San Marcos as lead agency.

Euclid & Market Complete Streets Technical Studies. Environmental Project Manager for the preparation of technical studies in support of CEQA/NEPA documents and provision of environmental support services for "complete street" roadway and pedestrian improvements along the segment of Market Street between 47th Street and Euclid Avenue in the Encanto community of San Diego. Coordinated with California Department of Transportation's (Caltrans') Division of Local Assistance and provided environmental support services to the City of San Diego to obtain a NEPA Categorical Exclusion for the project. Work performed as a subconsultant, with the City of San Diego as the lead agency.

Grand Avenue Vision IS/MND. Environmental Project Manager for preparing CEQA documentation and supporting technical studies for roadway improvements along a 0.4-mile segment of Grand Avenue between Escondido Boulevard and Juniper Street in the downtown area of Escondido. Proposed improvements include mini-roundabouts at three locations (Maple Street, Broadway, and Kalmia Street), streetscape improvements, public art features, narrowing of Grand Avenue to one lane in each direction and using the excess width to create wider sidewalks, and diagonal parking on one side of the street resulting in increased on-street parking. Prepared an IS/MND and oversaw the preparation of noise, air quality, and cultural technical analyses. Work performed as a subconsultant with the City of Escondido as the lead agency.

Downtown Riverside Metrolink Station Track & Platform Technical Studies. Project Director for preparing technical studies (noise, air quality, greenhouse gas emissions, archaeology, paleontology, and right-of-way/relocation) in support of CEQA/NEPA documentation for improvements to the Riverside Downtown Station. Improvements include the construction of an additional platform, extended bridge and elevator, and associated tracks on the station's south side, which will allow two trains to service the station off the BNSF Railway mainline. Work is being performed as a subconsultant for an engineer prime, with the Riverside County Transportation Commission and Federal Transit Authority as the lead agencies for CEQA and NEPA, respectively.

EDUCATION

Bachelor of Science,
Environmental Science
and Management,
University of California,
Davis, 2017

**PROFESSIONAL
AFFILIATIONS**

Association of
Environmental
Professionals

HUNTER STAPP**CEQA, Senior Environmental Project Manager**

Mr. Stapp is an Environmental Project Manager with eight years of experience assisting in the successful completion of environmental analysis and document preparation. He prepares Initial Study Mitigated Negative Declarations (IS/MNDs), Environmental Impact Reports (EIRs), and addenda under the California Environmental Quality Act (CEQA), as well as environmental constraints analyses in support of preliminary project design. He also supports the preparation of air quality/greenhouse gas (GHG) and noise technical analyses. With an educational background in environmental science and management, and experience in environmental analysis and technical writing, Mr. Stapp executes a variety of tasks related to environmental review.

The Metropolitan Water District of Southern California (Metropolitan) Pure Water Southern California Technical Studies. Assistant Project Manager for preparation of a Programmatic EIR (PEIR), which is a proposed partnership between The Metropolitan Water District of Southern California and the Los Angeles County Sanitation Districts to beneficially reuse cleaned wastewater. The project involves the construction of a new Advanced Water Purification facility that would produce approximately 150 million gallons per day of purified water. This purified water would then be transported via a new 40-mile, 7 to 9-foot-diameter backbone pipeline to new and/or existing water distribution facilities and to spreading facilities for recharging groundwater basins. Assisted in preparation of the EIR and coordinated project design information for incorporation into technical analyses to support the EIR. Work performed under an on-call agreement for Metropolitan.

Metropolitan Prestressed Concrete Cylinder Pipe (PCCP) Rehabilitation Program Sepulveda Feeder South Reach 2 Addendum. Project Manager rehabilitation project, installing approximately 3.8 miles of new coiled or solid steel liners within existing PCCP, located in the City of Torrance, Los Angeles County. Oversaw the preparation of the construction noise report and addendum. Also coordinated with subconsultant who prepared a cultural resources study. Work performed under an on-call agreement for Metropolitan.

Metropolitan PCCP Second Lower Feeder Reach 3 Addendum. Noise Analyst for a project involving the rehabilitation of a 78-inch diameter water pipeline in the Cities of Torrance, Lomita, and Rolling Hills Estates, and Los Angeles. Performed an analysis of construction noise and prepared a construction noise technical report. Work performed under an on-call agreement for Metropolitan.

Metropolitan PCCP Second Lower Feeder Reach 9 Supplemental EIR. Assistant Project Manager for a project involving the installation of a new seismically resilient 79-inch potable water pipeline under the Los Angeles River and across the Newport-Inglewood Earthquake Fault in the City of Long Beach. Primary report author of a Supplemental EIR. Additional tasks included conducting research on proposed construction methods and developing a thorough project description, reviewing technical reports, and coordinating with technical specialists to ensure appropriate and consistent analyses. Work performed under an on-call agreement for Metropolitan.

Metropolitan District Housing and Property Improvement Program IS/MND. Project Manager for a project involving the redevelopment of five existing villages that provide housing for employees in support of pumping plants associated with the Colorado River Aqueduct located in Riverside and San Bernardino Counties. Oversaw the preparation of an air quality and GHG emissions technical report, biological technical report, historic resources evaluation report and archaeological survey, noise letter report, and IS/MND. Work performed for The Metropolitan Water District of Southern California, who was also the lead agency.

Kearny Mesa Community Plan Update PEIR. Environmental Planner for the Kearny Mesa Community Plan Update, which is a comprehensive update to the Kearny Mesa Community Plan to guide the growth and development of Kearny Mesa (a community in the City of San Diego) through the year 2050. Assisted in the preparation of an EIR and noise technical report. Work performed for the City of San Diego.

Brown Field and Montgomery-Gibbs Executive Airport Master Plans PEIR. Assistant Project Manager for a project involving the development of an airport master plan for the Montgomery-Gibbs Executive Airport in the city of San Diego. The airport master plan presents a 20-year strategic development plan based on a forecast of future airport operations. Assisted in the preparation of a Program Environmental Impact Report. Work performed for C&S Engineers, Inc., with the City of San Diego as the lead agency.

Sharp Metropolitan Medical Campus Modernization IS/MND. Project Manager for a project involving upgrades to the existing Sharp Metropolitan Medical Campus in the City of San Diego, San Diego County, including a six-level, 86,000-square foot (SF) expansion of the existing Mary Birch building, the construction of a new seven-level 207,000 SF hospital tower and new concourse entry, the replacement of the existing Rady access bridge, the demolition of the 40,000 SF Knollwood Building and the construction of a 120,000 SF administration office building, and the partial demolition of the existing eight-level central and south hospital towers, amongst other improvements. Oversaw the preparation of an air quality technical report, climate action plan consistency checklist, acoustical analysis report, waste management plan, historic resources report, and CEQA document. Work performed for Sharp HealthCare, with the City of San Diego as lead agency.

Kelly Drive and Park Drive Complete Street Improvements IS/MND. Environmental Planner for a multi-modal transportation network project proposed to provide operational enhancements for vehicles, bicycles, and pedestrians in the city of Carlsbad. The project involved reconfiguration of two roadways to create complete streets improvements including a multi-use (pedestrian and bicycle) trail, sidewalks, traffic calming improvements, retaining walls and fencing, drainage facilities, lighting, and landscaping. Assisted in the preparation of IS/MND. Work performed for GHD Inc., with the City of Carlsbad as the lead agency.

Oak Valley Town Center Specific Plan Amendment. Noise analyst for a project involving a Specific Plan Amendment for approximately 244 acres of the Summerwind Ranch Specific Plan's Oak Valley Town Center located in the City of Calimesa. Assisted in the preparation of a noise analysis to support an addendum. Work performed for Terra Verde Group, with the City of Calimesa as the lead agency.

East Otay Mesa Business Park Specific Plan Amendment. Air Quality Analyst for a project involving a specific plan amendment to the East Otay Mesa Business Park Specific Plan within unincorporated San Diego County that re-designates technology business park uses to heavy industrial uses, re-designates light industrial uses to mixed industrial uses, removes a road, changes allowable land uses, changes design regulations for certain uses, increases flood area ratio and coverage, reduces parking requirements, reduces lot sizes, and revises landscape requirements. Prepared air quality and GHG technical reports. Work performed for SD Commercial, LLC with the County of San Diego as the Lead Agency.

Downtown Riverside Metrolink Station Track & Platform Technical Studies. Air Quality Specialist for a new 720-foot platform, construction of new tracks, extending a pedestrian bridge, adding an at-grade pedestrian crossing, adding parking, modifying bus drop-off area, and other improvements for a Metrolink Station in downtown Riverside. Prepared an air quality/GHG technical report in conformance with CEQA and CEQ guidance. Work performed as a subconsultant with Riverside County Transportation Commission and Federal Transit Administration as the lead agencies.

EDUCATION

Bachelor of Science,
Earth and Environmental
Sciences, University of
California, Irvine, 2006

**REGISTRATIONS/
CERTIFICATIONS**

California Air Resources
Board, Greenhouse Gas
Lead Verifier,
No. H-24-074

County of San Diego,
Approved CEQA
Consultant for
Air Quality, 2023

**PROFESSIONAL
AFFILIATIONS**

Air and Waste
Management
Association

Association of
Environmental
Professionals

VICTOR ORTIZ

**Air Quality/Greenhouse Gas/Noise Lead, Principal
Environmental Specialist**



Mr. Ortiz serves as a Principal Air Quality and Climate Change Specialist and Environmental Planning Group Manager at HELIX overseeing a team of planners and technical specialists. With 19 years of experience in environmental documentation and analysis pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA), Mr. Ortiz has contributed to the successful environmental processing of a variety of educational, public infrastructure, and private development projects throughout Southern California. His expertise includes construction and operational air quality and greenhouse gas

(GHG) impact analyses and reports documenting pollutant emissions and concentrations. He is well-versed in National and California Ambient Air Quality Standards, as well as the rules and regulations adopted by many local air districts, including the South Coast Air Quality Management District (SCAQMD). Mr. Ortiz is also thoroughly experienced with computer modeling software, including the California Air Resources Board (CARB) mobile source emissions inventory models EMFAC and OFFROAD; California Emissions Estimator Model developed for SCAQMD; the Lakes Environmental AERMOD; and the Caltrans California Line Source Dispersion Model. He has served as a peer reviewer to various agencies and local governments for projects including development, transportation, and high voltage transmission lines. In addition, Mr. Ortiz is an accredited CARB GHG Lead Verifier.

The Metropolitan Water District of Southern California (Metropolitan) Pure Water Southern California Technical Studies. Principal Air Quality and Climate Change Specialist for the preparation of the Air Quality, Greenhouse Gas Emissions, and Energy Technical Report in support of the Programmatic Environmental Impact Report (PEIR) that analyzes the Pure Water Southern California Project, which is a proposed partnership between Metropolitan and the Los Angeles County Sanitation Districts to beneficially reuse cleaned wastewater. The project involves the construction of a new Advanced Water Purification Facility that would produce approximately 150 million gallons per day of purified water. This purified water would then be transported via a new 39-mile, 7 to 9-foot-diameter backbone pipeline to new and/or existing water distribution facilities and to spreading facilities for recharging groundwater basins. Tasks included developing an inventory of air quality and GHG emissions, estimating energy consumption, and writing a technical report summarizing the results. Work performed for The Metropolitan Water District of Southern California.

Azusa Greens Redevelopment Environmental Impact Report (EIR). Principal Air Quality Specialist for an EIR analyzing the impacts of redeveloping the Azusa Greens Golf Course into an active senior residential community, including a reconfigured 9-hole golf course and industrial warehouse uses. Provided oversight of the air quality and GHG emissions analyses and preparation of associated technical report in support of the EIR. Coordinated with other specialists to ensure consistency across related studies. Responsibilities included contributing to CEQA scoping, coordinating approach and methodologies, reviewing technical reports, and supporting the development of the Draft and Final EIRs. Work performed for Overton Moore Properties, with the City of Azusa as lead agency.

Prologis Downey Stewart and Gray Road Warehouse Project EIR. Senior Air Quality Specialist for a project involving replacing existing businesses in the southeastern portion of the City of Downey. The project would remove five buildings totaling approximately 433,000-square-foot (SF) and construct

and operate an approximately 535,685 SF industrial building for warehouse/logistics uses. Responsible for the air quality and GHG technical reports that support the EIR. Work performed for the City of Downey.

Irvine Interim Amphitheater at Great Parks Neighborhood Peer Review and Addendum. Senior Air Quality Specialist on the proposed project, which involved the use of a temporary amphitheater for three years within an undeveloped portion of the Irvine Great Park at the decommissioned Marine Corps Station El Toro. HELIX completed a peer review of several technical studies prepared by others and prepared an Addendum to a Supplemental EIR to evaluate construction and operation of a temporary amphitheater in the City. Performed a peer review the air quality study for future implications to include residential use and a future wildlife corridor identified in the immediate vicinity. Work performed under an on-call agreement for the City of Irvine.

University of California, San Diego Update to the 2018 La Jolla Campus Long Range Development Plan (LRDP) Subsequent EIR. Air Quality/GHG Lead for the Subsequent EIR addressing an update to the 2018 LRDP. UC San Diego is experiencing higher rates of admitted students and associated campus population growth than was projected at the adoption of the 2018 LRDP and its EIR. The Update revises the previous growth and development projections, makes related land-use modifications, and extends the planning horizon year from 2035 to 2040. Tasks included preparation of the air quality/GHG gas technical report, strategizing on complex scenario analysis, interdisciplinary collaboration with the campus decarbonization/climate action plan team, and integration of CEQA-compliant modeling with UC sustainability goals. Work performed for University of California, San Diego.

Washington Boulevard Medical Office Building CEQA 15183 Consistency Evaluation. Principal Air Quality and Climate Change Specialist responsible for the preparation of the Air Quality, Greenhouse Gas Emissions, and Energy Technical Report in support of an IS/MND for the Washington Boulevard Medical Office Building Project located in the City of Whittier, Los Angeles County. The project would result in the demolition of existing structures on site and the construction of a 111,972-gross-square-foot medical office building and associated parking on a 7.46-acre site. Tasks included air quality and GHG emissions modeling, energy consumption estimates, and technical analysis. Work performed for Boldt, with the City of Whittier as lead agency.

Dexter Village IS/MND. Principal Air Quality and Climate Change Specialist for a residential development project on a 23-acre site in the City of Lake Elsinore. The project entails the construction of 451 residential units, including 221 single-family homes and 230 apartments. Tasks included third party peer review of the Air Quality, Energy, and Greenhouse Gas Emissions Impact Report prepared for the project. Work performed for the City of Lake Elsinore as a City-Qualified Consultant.

Corydon Gateway Commercial Center IS/MND. Principal Air Quality and Climate Change Specialist for a six-acre mixed commercial development that includes a fast food restaurant, a 7-Eleven convenience store with a 16-pump gas station, a car wash, a tire store, and flex-tech condos in the City of Lake Elsinore. Tasks included third party peer review of the Air Quality and Greenhouse Gas Impact Study prepared for the project. Work performed for the City of Lake Elsinore as a City-Qualified Consultant.

Collier Commercial Properties Warehouse Environmental Compliance Documentation. Principal Air Quality and Climate Change Specialist providing environmental consulting services for the Collier Commercial Properties Project in the City of Lake Elsinore, Riverside County. The project entails the construction of a one-story warehouse building encompassing 9,875 SF; a one-story 3,000-square-foot office building; a storage yard; surface parking; and landscaping. The project would be constructed on 2.64-acre site on the north side of Minthorn Street between Chaney Street and Collier Avenue. Tasks included third party peer review of the Air Quality and Greenhouse Gas Emissions Assessment prepared for the project. Work performed for the City of Lake Elsinore as a City-Qualified Consultant.

Marcos Specific Plan Peer Review of Technical Studies and MND. Principal Air Quality and Climate Change Specialist conducting peer reviews of several environmental technical studies and an IS/MND for a mixed-use development project consisting of 102 residential units, approximately 7,700 SF of office; 49,000 SF of retail; and 7 live-work units on a 12-acre vacant parcel bisected by Las Posas Creek in the City of San Marcos. Tasks included third party peer review of the Air Quality and Greenhouse Gas Technical Report prepared for the project. Work performed under on-call agreement for the City of San Marcos.

Costco Fuel Facility IS/MND. Principal Air Quality and Climate Change Specialist preparing technical studies and CEQA compliance documentation for the addition of a new retail fuel facility at the existing Costco Business Center in San Marcos. The fuel facility would include 18 multiple product dispensers with 36 fueling positions, an approximately 16,090 SF (173.7 feet by 92.7 feet) fueling canopy, three 40,000-gallon underground storage tanks for gasoline, one 1,500-gallon UST for gasoline additive, and a 271 SF mechanical room/storage area. Responsible for oversight of preparation of the Air Quality, Greenhouse Gas Emissions, and Energy Technical Report prepared for the project, including a health risk assessment for exposure to toxic air contaminants produced by fuel dispensing activities. Work performed under on-call agreement for the City of San Marcos.

Pasadena Water & Power Sunset Reservoir Replacement Historical Resources Evaluation. Air Quality Specialist for a reservoir replacement project in the City of Pasadena. Lead the air quality and GHG emissions analysis in support of the IS/MND. Tasks included developing construction and operational period criteria for pollutant and GHG emissions inventories to compare with regulatory thresholds.

University of California, Riverside Oasis Park Addendum and Environmental Assessment. Air Quality/GHG Lead for an addendum to the 2021 LRDP EIR evaluating the demolition of an existing University Extension building and parking structure and construction of approximately 70,000-gross-square-foot clean technology park consisting of research laboratories, technology incubator, training facilities, office, and other supporting uses. Tasks include oversight of the quantification of construction- and operational-period emissions and comparison to what was assumed in the 2021 LRDP EIR. Work performed for University of California, Riverside.

Downtown Riverside Metrolink Station Track & Platform Project. Air Quality Specialist for a combined air quality/GHG technical report in conformance with CEQA and Council on Environmental Quality (NEPA) guidance. The project would add a new 720-foot platform, construct new tracks, extend a pedestrian bridge, add an at-grade pedestrian crossing, add/modify parking, modify bus drop-off area, and other improvements. The project would not directly result in an increase in rail traffic that could increase long-term emissions from rail operations; however, the project would accommodate planned new local services and connections, and is expected to increase efficiency and ridership, with associated increases in passenger traffic to the Metrolink Station and reductions in long distance trips along I-215. The study addressed air quality and GHG impacts on balance, considering all of these factors. Emissions of air pollutants and GHGs during project construction were also quantified and compared to both SCAQMD thresholds established for CEQA and General Conformity de minimis levels for NEPA. Work performed as a subconsultant, with Riverside County Transportation Commission and Federal Transit Administration (FTA) as lead agencies.

Ontario International Airport Northwest Quadrant Demolition and Air Cargo Facility Improvement Project. Air Quality Specialist for CEQA and NEPA compliance services for a proposed new air cargo facility at the Ontario International Airport consisting of a 160,000 SF sorting facility, two 20,000 SF support buildings, approximately 17 acres of aircraft parking apron areas to accommodate up to 24 freighter aircraft, a new taxiway, and the relocation of existing airport tenants. Work performed for Ontario International Airport Authority.

City of Santee Town Center Specific Plan (TCSP) Update PEIR. Principal Air Quality Specialist for the EIR analyzing specific plan for the City of San Santee. The TCSP modifies and establishes new land use designations, land uses, development standards, and conceptual guidelines that would apply to future development within the TCSP area. The TCSP also expands the Arts & Entertainment Neighborhood and provides objective design standards and conceptual designs for four strategic Housing Element sites within the TCSP. Led the preparation of air quality and climate change technical reports prepared to support the EIR. Work performed as a subcontractor to M.W. Steele Group, Inc., with the City of Santee as the lead agency.

Balboa Avenue Station Area Specific Plan PEIR. Senior Air Quality and Climate Change Specialist for the preparation of the Air Quality and Greenhouse Gas Emissions technical reports and associated Program EIR sections for the Balboa Station Specific Plan, which is located along the Interstate 5 corridor within the Pacific Beach and Clairemont Mesa communities of the City of San Diego. Tasks included development of an Air Quality Technical Report and Greenhouse Gas Technical Report in support of a programmatic EIR. Work performed as a subconsultant to design engineer, with the City of San Diego as the lead agency.

EDUCATION

Bachelor of Arts,
Environmental and
Ocean Sciences,
Environmental Studies
Minors in Business
Administration and
Political Science,
University of San Diego,
2021

**PROFESSIONAL
AFFILIATIONS**

Association of
Environmental
Professionals

SHELBY BOCKS**CEQA and Air Quality/Greenhouse Gas/Noise,
Environmental Project Manager**

Ms. Bocks is an Environmental Project Manager at HELIX with experience in environmental analysis and document preparation in accordance with CEQA and NEPA. She prepares environmental documentation including Environmental Impact Reports (EIRs), Initial Study/Mitigated Negative Declarations (IS/MNDs), Addenda, and other exemption or tiered reports. In addition, she conducts air quality, greenhouse gas (GHG), and noise modeling and prepares associated technical reports. Her experience includes preparation of environmental documents and technical reports for a variety of residential, commercial, industrial, and infrastructure projects for public agencies and private applicants. She studied at the University of San Diego and Center for Tropical Island Biodiversity Studies in Bocas del Toro, Panama with coursework that included environmental policy, resource management, and ecology. Ms. Bocks' research experience involved land use impacts on biodiversity across Bastimentos Island National Marine Park.

Azusa Greens Redevelopment EIR. Assistant Project Manager for a residential, industrial, and golf course redevelopment project in the City of Azusa. Managed preparation of an EIR and oversaw preparation of air quality, greenhouse gas emission, and noise technical studies. Work performed for Overton Moore Properties, with the City of Azusa as lead agency.

Prologis Stewart Grey Warehouse EIR. Environmental Planner for a warehouse development in the City of Downey, Los Angeles County. The project included preparation of an Initial Study for a future EIR that HELIX will prepare. Work performed for the City of Downey.

Riley Senior Apartments Environmental Services. Environmental Planner offering project support for NEPA compliance for the construction of affordable senior housing in the City of Lake Elsinore. The project involved the construction of sixteen affordable senior apartment units on a vacant lot. Prepared an Environmental Assessment and supporting worksheets, including air quality and noise supplements. Work performed for the City of Lake Elsinore as a City-Qualified Consultant, with Riverside County as the responsible entity under NEPA.

Home2 Suites Hotel San Marcos Addendum. Environmental Planner for a hotel development located in the City of San Marcos, San Diego County. Prepared an Addendum to a 2018 IS/MND to document how the modified project was adequately addressed in the prior IS/MND. Work performed for Hotel Investment Group, under an on-call agreement for the City of San Marcos.

University of California San Diego, La Jolla Campus Update to the 2018 Long Range Development Plan (LRDP) Subsequent EIR. Environmental Planner and Document Author for the Subsequent EIR addressing an update to the 2018 LRDP. The Update would revise the previous growth and development projections, make related land-use modifications, and extend the planning horizon year from 2035 to 2040. Tasks include preparation of the Subsequent EIR, including technical topic areas. Work performed for University of California, San Diego.

Pasadena Water & Power Sunset Reservoir Replacement Historical Resources Evaluation. Environmental Planner for a reservoir replacement project in the City of Pasadena, Los Angeles County. Tasks included preparation of an IS. Work performed for Kennedy Jenks Consultants.

Creekside Commons Class 32 CEQA Exemption. Environmental Planner and Technical Analyst for an affordable housing development in the City of Santa Clarita, Los Angeles County. Prepared noise and air quality technical reports as well as CEQA Categorical Exemption documentation. Work performed for CRP Affordable Housing and Community Development, with the City of Santa Clarita as the lead agency.

University of California, Riverside Oasis Park Addendum and Environmental Assessment (EA). Environmental Planner and Technical Specialist for development of a technology hub at University of California Riverside. Prepared an Addendum to the campus Long Range Development Plan Programmatic EIR, including supporting technical analyses. In addition, prepared an EA and supported the NEPA process required to secure HUD funding. Work performed for University of California Riverside.

Clairemont Community Plan Update EIR. Environmental Planner for an update to the Community Plan of the Clairemont Community, located in the City of San Diego, San Diego County. Prepared an EIR. Work performed for CRP Affordable Housing & Community Development.

SANDAG Otay Ranch/State Route 125 (SR-125) Interchanges PEAR. Noise Analyst for the construction of new interchanges along SR-125 in the Otay Ranch area of the City of Chula Vista, San Diego County. Prepared Noise Study Report and associated modeling per Caltrans requirements. Work performed as a subconsultant to the design engineer, with the City of Chula Vista as the CEQA lead agency and Caltrans as the federal lead agency.

Camino Del Mar Bridge Replacement IS/MND. Environmental Planner for a bridge replacement project within the Coastal Zone in the City of Del Mar, San Diego County. Conducted parking study in support of Section 4(f) documentation. Work performed as a subconsultant to Kleinfelder, with the City of Del Mar as CEQA lead agency and Caltrans as federal lead agency.

G.W. Smith Education Center EIR. Assistant Project Manager and Document Preparer for a central school district office facility project in the City of San Diego. Prepared an EIR and supporting analyses on an accelerated schedule for construction of the new central office. Work performed for San Diego Unified School District.

Southwest Village Specific Plan Subsequent EIR. Environmental Planner for a Supplemental EIR analyzing the impacts of an approximately 490-acre Specific Plan proposing nearly 5,200 residential units and associated infrastructure located in the Otay Mesa Community Planning area of the City of San Diego. The Specific Plan area is in an area of very high wildlife hazards and contains numerous sensitive plant and animal species. Prepared multiple sections of the Supplemental EIR, including for technical topics such as air quality and noise, which relied upon reports prepared by others.

Harmony Grove Village South Recirculation Supplemental EIR. Assistant Project Manager for a proposed 111-acre residential development in the unincorporated community of Harmony Grove in San Diego County. Responsible for preparation of Responses to Comments and Final EIR as well as supporting project approval and condition implementation. Work performed for Comstock Homes, with County of San Diego as lead agency.

Navajo Apartments NEPA EA Checklist. Environmental Planner for an affordable housing project in the City of San Diego, San Diego County. Prepared an EA for NEPA approval to secure federal funding. Work performed for Community Housing Works.

Alexan Residential Multi-Family Technical Studies. Environmental Planner and Technical Analyst for a 258-unit residential project in the City of Escondido. Prepared noise and air quality/GHG technical reports as well as an EIR. Work performed for Trammell Crow Company, with the City of Escondido as lead agency.

Modera Neptune Mixed Use Redevelopment Class 32 Categorical Exemption. Environmental Planner for a mixed-use residential and hotel project in the City of Oceanside, San Diego County. Prepared air quality, greenhouse gas emission, and noise technical studies, as well as CEQA documentation supporting a Class 32 Categorical Exemption. Work performed for Mill Creek Residential Trust, with City of Oceanside as lead agency.

Carefield Encinitas IS/MND. Environmental Planner for a senior living project in the City of Encinitas, San Diego County. Tasks included preparation of an IS/MND and Community Character Analysis. Work performed for Carefield Senior Living Encinitas.

EDUCATION

Bachelor of Arts, Urban Studies & Planning, University of California, San Diego, 2008

CERTIFICATIONS

County of San Diego, Approved CEQA Consultant for Noise

PROFESSIONAL AFFILIATIONS

Association of Environmental Professionals

JASON RUNYAN**Air Quality/Greenhouse Gas/Noise, Senior Environmental Project Manager**

Mr. Runyan is an Environmental Project Manager with 12 years of experience in the management and preparation of environmental documents in accordance with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). He has prepared noise technical studies, air quality technical studies, greenhouse gas (GHG) technical studies, Environmental Impact Reports (EIR), Initial Studies/Mitigated Negative Declarations (IS/MNDs), Environmental Assessments, Visual Impact Assessments, Waste Management Plans, and Environmental Constraints Reports. Mr. Runyan's experience also includes air quality monitoring, habitat and creek restoration, solid waste analysis, recycling policy advising, Geographical Information System, storm water permitting, ambient noise monitoring, construction and traffic noise modeling, report writing, and legislative research.

The Metropolitan Water District of Southern California (Metropolitan) Pure Water Southern California Technical Studies. Senior Noise Specialist for Metropolitan's recycled water project located in Los Angeles County. HELIX is preparing technical reports addressing air quality, GHG emissions, and energy consumption for each component of the program. Tasks included preparation of the project's Noise Technical Report. This involved multiple site visits along the project's 39-mile backbone pipeline to conduct short-term and long-term measurements for nearby land uses. Work included research into several jurisdiction's noise regulations and the standardization of construction noise thresholds for the project. Work performed for Metropolitan.

University of California, San Diego Update to the 2018 La Jolla Campus Long Range Development Plan (LRDP) Subsequent EIR. Project Manager for the Subsequent EIR addressing an update to the 2018 LRDP. The university was experiencing higher rates of admitted students and associated campus population growth than was projected at the adoption of the 2018 LRDP and its EIR. The Update revises the previous growth and development projections, makes related land-use modifications, and extends the planning horizon year from 2035 to 2040. Tasks include assistance with preparation of the EIR, lead author of the noise technical study, and supporting coordination with Campus Planning, and University of California Office of the President.

Washington Boulevard Medical Office Building IS/MND. Senior Noise Specialist for a 15183 Consistency Evaluation for a proposed medical office building on an approximately 8-acre site in the City of Whittier. Tasks included coordinating site visits to assess existing noise conditions, modeling of future construction and operational noise sources, and the preparation of a noise study to address potential impacts of the project on nearby land uses. Work performed for Boldt, with the City of Whittier as lead agency.

Dexter Village IS/MND. Senior Noise Specialist for the peer review of a residential development project on a 23-acre site in the City of Lake Elsinore. The project entails the construction of 451 residential units, including 221 single-family homes and 230 apartments. Proposed single-family residential development would include construction of a total of 221 residential units, comprised of 84 two-story townhomes and 137 two-story detached homes, and a recreation center on the central and

southern portions of the site. The proposed multi-family residential development would include the construction of 230 apartments and a recreation center in the northern portion. Conducted peer review of the noise study prior to incorporation of the analysis results into the IS/MND for the project. The review included recommendations to update the original study and an assessment of the edits made following the review. Work performed for the City of Lake Elsinore as a City-Qualified Consultant.

Corydon Gateway Commercial Center IS/MND. Environmental Planner and Senior Noise Specialist for a six-acre mixed commercial development that includes a fast food restaurant, a 7-Eleven convenience store with a 16-pump gas station, a car wash, a tire store, and flex-tech condos in the City of Lake Elsinore. Tasks included reviewing an outside consultant's noise technical report. The task involved providing comments and reviewing the consultant's revisions to the original report. Work is being performed as a Qualified CEQA Consultant for the City of Lake Elsinore.

Collier Commercial Properties Warehouse Environmental Compliance Documentation. Senior Noise Specialist providing environmental consulting services for the Collier Commercial Properties Project in the City of Lake Elsinore, Riverside County. The project entails the construction of a one-story warehouse building encompassing 9,875 square feet (SF); a one-story 3,000 SF office building; a storage yard; surface parking; and landscaping. The project would be constructed on 2.64-acre site on the north side of Minthorn Street between Chaney Street and Collier Avenue. Tasks included reviewing an outside consultant's noise technical report. The task involved providing comments and reviewing the consultant's revisions to the original report. Work performed for the City of Lake Elsinore as a City-Qualified Consultant.

Marcos Specific Plan Peer Review and Technical Studies. Senior Noise Specialist for the peer review of several environmental technical studies and an IS/MND for a mixed-use development project consisting of 102 residential units, approximately 7,700 square feet of office; 49,000 SF of retail; and 7 live-work units on a 12-acre vacant parcel bisected by Las Posas Creek in San Marcos. Conducted peer review of the noise study which included recommendations to update the original study and an assessment of the edits made following the review. Work performed for Hotel Investment Group, under an on-call agreement for the City of San Marcos.

Pasadena Water & Power Sunset Reservoir EIR. Project Manager for a reservoir replacement project in the City of Pasadena. Duties included coordination between HELIX technical staff, the engineers, and the City. Work also included reviewing and revising the project's Environmental Impact Report and associated technical studies and drafting a noise and vibration assessment to analyze construction and operational noise of the project's implementation. Work performed as a subconsultant to Kennedy/Jenks Consultants, with the City of Pasadena as the lead agency.

Creekside Commons Class 32 CEQA Exemption. Senior Noise Specialist for an affordable housing development in the City of Santa Clarita. Work included the preparation of a noise technical report incorporating analysis of construction and operational noise, as well as exposure to off-site traffic noise. Work performed for CRP Affordable Housing & Community Development with the City of Santa Clarita as the lead agency.

San Ysidro Community Plan Update PEIR. Environmental Planner and Noise Analyst for the preparation of a Program EIR (PEIR) addressing a proposed update to the San Ysidro Community Plan that covers approximately 1,800 acres near the international border with Mexico. The PEIR evaluates the potential impacts of proposed land use changes. Helping to identify land use policies and mitigation which would reduce the impacts. Tasks include preparation of a Noise report which included existing and future transportation Noise contours for Interstate 5, local roads, San Diego Trolley, and rail freight through the neighborhood. Tasks also included preparation of multiple PEIR sections. Work performed for the City of San Diego.

Downtown Riverside Metrolink Station Track & Platform Project. Noise Specialist for a new 720-foot platform, construction of new tracks, extending a pedestrian bridge, adding an at-grade pedestrian crossing, adding parking, modifying bus drop-off area, and other improvements for a Metrolink Station in downtown Riverside. Prepared a Noise technical report in conformance with CEQA and CEQ guidance. Work performed as a subconsultant with Riverside County Transportation Commission and Federal Transit Administration as the lead agencies.

EDUCATION

Bachelor of Science,
Acoustics, Columbia
College Chicago, 2018

CERTIFICATIONS

FTA Transit Noise and
Vibration Impact
Assessment - National
Transportation Institute

**PROFESSIONAL
AFFILIATIONS**

Institute of Noise Control
Engineering, Member

Acoustical Society of
America, Member

RACHAEL ORTIZ-COWELL**Noise Lead, Senior Noise Specialist**

Ms. Ortiz-Cowell serves as a Senior Noise Specialist with seven years of experience preparing noise impact assessments documenting existing and project-generated noise sources. Her expertise encompasses a wide range of noise sources including transportation, construction, industrial, mechanical equipment, events, and other operational impact analyses and reports, as well as various architectural acoustics-related issues. Ms. Ortiz-Cowell is well-versed in California Environmental Quality Act (CEQA) noise requirements, California Building Code noise regulations, as well as the rules and regulations adopted by many local

jurisdictions, such as the San Diego County Water Authority Subregional Natural Community Conservation Plan/Habitat Conservation Plan and the City of San Diego's CEQA Significance Determination Thresholds, having worked on several successful utilities infrastructure, development, and restoration projects. Ms. Ortiz-Cowell is experienced with several computer modeling techniques, including the Computer Aided Noise Abatement, the Federal Highway Administration (FHWA) Highway Traffic Noise Model, the FHWA Roadway Construction Noise Model, and the application of other programs and methods for evaluating and mitigating noise impacts.

800 Broadway. Acoustical Consultant for the construction of a new 40-story mixed-use, multi-family, LEED Gold Certified development, with a total of 389 residential units and ground level retail space. The scope of work included the preparation of an Acoustical Analysis Report, theoretical modeling of the existing and future noise environments, review of architectural and structural plans for acoustical details, preparation of an Owner's Acoustical Letter Report, and short-term ambient noise measurements using a Type 1 sound level meter. The analysis included combined roadway, railroad, and aircraft ambient noise sources for their impact to the project site for compliance with City and State requirements for maximum noise levels at outdoor use areas and interior habitable areas once the project occupied. Additionally, mechanical noise, interior wall and floor/ceiling assemblies, and reverberation time within spaces were all analyzed during the LEED certification process. Work performed for CA Ventures, with the City of San Diego as the lead agency.

Cush Medical Plaza Office Building Noise Analysis. Senior Noise Specialist for the noise analysis to support the preparation of CEQA documents for the Cush Medical Plaza Office Building project. The project involves the demolition of two existing medical office buildings and construction of a new two-story medical office building and surface parking located in the City of La Mesa, County of San Diego. The noise report included an assessment of potential impacts associated with project construction and operational impacts in compliance with Appendix G of CEQA Guidelines. Work performed for City of La Mesa.

W. M. Lyles Office and Warehouse. Acoustical Consultant for the construction of a two-story office building and a warehouse. The scope of work included the preparation of a Noise Impact Analysis report, theoretical modeling of the future noise environment, short-term ambient noise monitoring with a Type 1 sound level meter, and long-term ambient noise monitoring with a Type 2 sound level meter. The analysis was performed for CEQA significance determination of

permanent operational noise sources, including fixed mechanical equipment, site activities such as deliveries, and project-generated traffic. Temporary sources of noise included construction equipment. All impacts were evaluated for nearby commercial receptors as well as sensitive habitat. Noise was evaluated for conformance with CEQA, City of Murrieta, and the local Multi-Species Habitat Conservation Program Implementation Structure limits and thresholds. Work performed for Youngren Construction, with the City of Murrieta as the lead agency.

Science Village Research and Development Park Noise Technical Report. Senior Noise Specialist for the noise technical report prepared to support the preparation of CEQA documents for a 12.17-acre research and development (R&D) and office development site, located in the City of San Diego. The project involves construction of approximately 337,355 square feet (SF) of R&D use, one 39,509 SF amenity building to serve the project's sports courts, three central utility plants totaling 18,125 SF, and underground parking housed in a 420,266 SF podium. The project site is currently occupied by three R&D and office buildings to be removed as a part of the project. The noise report included an assessment of potential impacts associated with project construction and operation of the project in compliance with Appendix G of CEQA Guidelines. Work performed for Alexandria Real Estate Equities, Inc., with City of San Diego as lead agency.

Slope Street Subdivision. Acoustical Consultant for a 2.46-acre lot subdivision for future single-family residences. The scope of work included the preparation of an Acoustical Analysis Report, theoretical modeling of the future noise environment, and long-term ambient noise monitoring using a Type 2 sound level meter. The analysis was performed for the purposes of documentation to support a Class 32 CEQA Exemption. The analysis included determination of project-generated noise sources, including fixed HVAC equipment and qualitative review of project-generated traffic. Temporary sources of noise and vibration included construction equipment. All impacts were evaluated for nearby residential receptors. Noise was evaluated for conformance with CEQA and City of Santee thresholds and vibration was evaluated according to the Caltrans Transportation and Construction Vibration Guidance Manual. Aircraft noise impacts on the future project site were also evaluated to determine compliance feasibility with the California Building Code and local Airport Land Use Compatibility Plan. Work performed for New West Investments, with the City of Santee as the lead agency.

Rincon CVD Development Acoustical Design Memorandum. Senior Noise Specialist for the acoustical memorandum for Rincon CVD Development project. The project involves the construction of a new multi-family residential building located in the City of Carlsbad, County of San Diego. The acoustical memorandum included an assessment of wall and floor-ceiling assemblies for compliance with Section 1206 of the California Building Code, Title 24. Work performed for Rincon Homes, with the City of Carlsbad as lead agency.

Lakeside Residential Project Noise Technical Report. Senior Noise Specialist for the noise technical report to support the preparation of CEQA documents for the Lakeside Residential project. The project involves the demolition of existing structures and construction of up to 103 single-family residences in the Lakeside community planning are of the County of San Diego. The noise report includes an assessment of potential impacts associated with project construction and operational impacts in compliance with Appendix G of CEQA Guidelines, as well as an analysis of land use compatibility. Work performed for Rincon Homes, with the County of San Diego as lead agency.

Arrow Plaza. Acoustical Consultant for a new five-story mixed use development with hotel, restaurant, and commercial uses located in the Bloomington Community Planning. The scope of work included the preparation of an Acoustical Analysis Report, theoretical modeling of the future noise environment, and long-term ambient noise monitoring using a Type 2 sound level meter. The analysis was performed for the purposes of CEQA significance determination of permanent operational noise sources, including mechanical and drive-through equipment and project-generated traffic. Temporary sources of noise and vibration included construction equipment. All impacts were evaluated for nearby commercial receptors. Noise was evaluated for conformance with CEQA and County of San Bernardino thresholds and vibration was evaluated according to the Caltrans Transportation and Construction Vibration Guidance Manual. Work performed for Arrow Plaza, LLC, with the County of San Bernardino as the lead agency.

EDUCATION

Master of Science,
Biology, California State
University, Long Beach,
2014

Bachelor of Science,
Biology/Ecology, Minor
in Chemistry, California
State University, Long
Beach, 2010

**REGISTRATION/
CERTIFICATIONS**

CRAM, Qualified
California Rapid
Assessment Method,
Practitioner

USFWS, Endangered
and Threatened Wildlife
Species Permit
(Authorized to conduct
surveys for the coastal
California gnatcatcher),
No. ES-778195-15

**PROFESSIONAL
AFFILIATIONS**

Sea and Sage Audubon
Society

LAUREN SINGLETON**Biological Resources Lead, Senior Biology Project
Manager**

Ms. Singleton is a Biology Group Manager overseeing a team of biologists and managing the biological review and permitting of private and public projects, from due diligence through construction. She has 15 years of experience and has performed biological fieldwork throughout Los Angeles, Orange, Riverside, and San Bernardino Counties involving habitat assessments, vegetation mapping, tree surveys, construction/mitigation monitoring, wetland delineations, jurisdictional delineations, and California Rapid Assessment Method analyses. She is skilled in identification of local flora and fauna and has conducted focused surveys for rare plants,

burrowing owl, Crotch's bumble bee, and least Bell's vireo. She is permitted by the U.S. Fish and Wildlife Service to independently conduct surveys for federally listed coastal California gnatcatcher. She leads the preparation and processing of regulatory permitting packages, including United States Army Corps of Engineers Clean Water Act Section 404 permitting, Regional Water Quality Control Board Clean Water Act Section 401 permitting, and California Department of Fish and Wildlife (CDFW) Section 1602 permitting. She is skilled in the preparation and processing of incidental take permits pursuant to the Federal Endangered Species Act and the California Endangered Species Act for various species, including coastal California gnatcatcher and Crotch's bumble bee.

The Metropolitan Water District of Southern California (Metropolitan) Environmental Planning Services for Prestressed Concrete Cylinder Pipe Program. Senior Biologist for an as-needed environmental services agreement for pipeline replacement and relining projects located across Southern California, including project sites located in the City of Torrance. Responsible for assisting Metropolitan with environmental compliance during pipeline construction throughout the counties of Orange and Los Angeles. Specific tasks include organizing Worker's Environmental Awareness Programs for construction personnel, overseeing biological monitoring during construction, reviewing construction inspection checklists to help ensure compliance with applicable measures from the Mitigation and Monitoring Reporting Program, communicating with Metropolitan regarding sensitive species, and overseeing revegetation of temporary impact areas. Work performed for Metropolitan Water District of Southern California.

Washington Boulevard Medical Office Building CEQA 15183 Consistency Evaluation. Senior Biology Project Manager for a proposed medical office building on an approximately 8-acre site in the City of Whittier, Los Angeles County. Managed field biologists and reviewed the biological technical memorandum and arborist report to support the 15183 Consistency Evaluation. Work performed for Boldt, with the City of Whittier as lead agency.

The Highlands at Tesoro Del Valle. Senior Biology Project Manager overseeing emergency permitting effort to address erosional issues that occurred adjacent to western spadefoot toad mitigation site in the City of Santa Clarita. A total of eight mitigation ponds were previously constructed within a City open space area. Following Tropical Storm Hilary, erosional issues within an adjacent streambed occurred, threatening the western spadefoot ponds. Worked with the project team to design and implement erosional repairs, and prepared and processed emergency permits. Oversaw field staff that monitored for western spadefoot during grading.

Worked with HELIX's restoration group to prepare and implement a robust planting plan to reduce risk of future erosional issues. Work performed for Newport Pacific Land, with the City of Santa Clarita as the lead agency.

Via Princessa Park Project. Senior Biology Project Manager for a public park and regional infiltration facility in the City of Santa Clarita located adjacent to the Santa Clara River. Managed field surveys, including a jurisdictional delineation, vegetation mapping, rare plant surveys, least Bell's vireo surveys, Crotch's bumble bee surveys, burrowing owl surveys, and tree inventory. Worked with the design team to determine permanent and temporary impact limits. Authored the biological technical report and responded to CDFW comments during CEQA review. Prepared regulatory permit applications and led processing of the applications, including resource agency negotiations related to unarmored three-spine stickleback. Work performed as a subcontractor with the City of Santa Clarita as the lead agency.

Riverview Santa Clarita Biological Consulting. Senior Biology Project Manager for a proposed 40-acre mixed-use development project. Managed Crotch's bumble bee surveys and drafted focused survey report. Work performed as a subcontractor to Integral Communities, with the City of Santa Clarita as the lead agency.

Bouquet Canyon Road Project. Biologist for a proposed residential development project in the City of Santa Clarita. Conducted focused surveys for rare plants and burrowing owls. Authored the biological technical report, responded to CDFW comments during CEQA review, and prepared regulatory permit applications. Performed species-specific surveys for slender mariposa lily and coordinated with HELIX's restoration group to translocate lilies. Work performed under Integral Communities, with the City of Santa Clarita as the lead agency.

McBean Parkway Bridge Environmental Mitigation. Senior Biology Project Manager during mitigation implementation and maintenance monitoring associated with a bridge replacement project in the City of Santa Clarita. Required mitigation included removing 7.4 acres of invasive giant reed (*Arundo donax*) within the Santa Clara River. Oversaw field biologists during the initial mapping of giant reed mapping within the work area, prepared environmental awareness training materials, coordinated pre-activity surveys for sensitive wildlife species, coordinated with biological monitors and Restoration Contractor to avoid sensitive biological resources, maintained daily monitored logs, provided progress updates to the City, and prepared annual monitoring reports. Work performed for the City of Santa Clarita.

Borba 1 Industrial Project Biological Support. Biologist for a proposed industrial development project and associated infrastructure improvements in the City of Ontario, San Bernardino County. Conducted vegetation mapping and jurisdictional assessment and prepared a biological constraints analysis report. Assisted in preparation and submittal of 401/404/408/1602 permit application packages. Work performed as a subconsultant, with City of Ontario as the lead agency.

Oak Valley Town Center Specific Plan Amendment PEIR. Biologist for a commercial/industrial development in the City of Calimesa, Riverside County, that includes roads and related infrastructure. The project included amending the land use designations for approximately 244 acres of a previously approved approximately 2,600-acre Specific Plan. Responsibilities included performing burrowing owl and least Bell's vireo surveys, preparing a CEQA assessment of biological resource impacts and Multi-Species Habitat Conservation Plan Consistency Report, preparing and processing a Determination of Biologically Equivalent or Superior Preservation through the City and Wildlife Agencies, and coordinating oak tree survey and designing and implementing off-site mitigation. Work performed for Terra Verde Group, with the City of Calimesa as the lead agency.

Ronald Reagan Sports Park Trail IS/MND. Senior Biology Project Manager for a bike trail project within an approximately 35-acre site located directly south of the Ronald Regan Sports Park in the City of Temecula, Riverside County. Managed field surveys, including a jurisdictional delineation, vegetation mapping, burrowing owl surveys, and least Bell's vireo surveys. Oversaw preparation of a biological resources constraints study to identify sensitive biological resources. Work performed as a subcontractor to SB&O, Inc., with the City of Temecula as the lead agency.

EDUCATION

Bachelor of Arts,
Environmental Studies,
University of California,
Santa Barbara, 2007

Bachelor of Arts, History
of Art and Architecture
emphasis on
Environment, University
of California, Santa
Barbara, 2007

**REGISTRATIONS/
CERTIFICATIONS**

CRAM, Qualified
California Rapid
Assessment Method,
Practitioner

California Department
of Fish and Wildlife
(CDFW), Rare,
Threatened, and
Endangered Plant
Voucher Collecting
Permit No. 2081(a)-15-
046-V

**PROFESSIONAL
AFFILIATIONS**

Sea and Sage Audubon
Society

AMY LEE**Biological Resources, Senior Biology Project Manager**

Ms. Lee is a Biology Group Manager with 16 years of experience. In this role, she provides guidance, mentorship, and support to biologists who work on a diversity of projects. She also manages projects, oversees regulatory permitting and environmental compliance efforts, leads internal training, and provides quality control for work products. Ms. Lee has experience preparing a variety of technical reports, such as California Environmental Quality Act (CEQA)-level biotechnical reports, Habitat Mitigation and Monitoring Reports (HMMPs), Long-term Management Plans, and consistency documents for projects within the

Western Riverside County Multiple Species Habitat Conservation Plan. She has performed biological field work throughout Los Angeles, Orange, Riverside, San Diego, and San Bernardino Counties involving habitat assessments, vegetation mapping, tree surveys, jurisdictional delineations, California Rapid Assessment Method (CRAM), permit compliance, constraints analysis, due diligence, and mitigation monitoring and reporting. Ms. Lee is also skilled in the identification of local flora and fauna and has conducted focused surveys for special-status plants, burrowing owl, and least Bell's vireo.

Palos Verde Peninsula Water Reliability Project. Lead Biologist for a project in the City of Rolling Hills Estates, Los Angeles County for a new pump station to improve the capacity of the water system for the City of Rolling Hills Estates. Road improvements are also included as a component of the project. Conducted the general habitat assessment and vegetation mapping, and focused surveys for sensitive plant and burrowing owl. Prepared the CEQA-level biotechnical report.

Culver Drive/University Drive Intersection Improvements, Construction Monitoring, and Habitat Mitigation and Monitoring Plan Implementation. Project Manager/Lead Biologist for the intersection widening project at Culver Drive and University Drive in the City of Irvine, Orange County. The proposed project would improve the operation of the Culver Drive/University Drive intersection to relieve congestion during peak hours, by widening of the southern and northern legs of the intersection on Culver Drive to provide additional turn lanes and by extending intersection approaches. Additionally, minor widening in the southwestern and northwestern quadrants to implement a de-facto right-turn lane from the southbound number 3 lane on Culver Drive and a de-facto right-turn lane from the eastbound number 3 lane through University Drive. The project also includes the reconstruction/construction of existing and new storm drain inlets, water quality features, and larger landscaped medians. Biology Project Manager conducting least Bell's vireo protocol surveys and author of the HMMP. Overseeing construction monitoring and tracking permit compliance. Prepared the HMMP for impacts to southern cottonwood-willow riparian forest and oversaw the implementation of the mitigation site in William R. Mason Park. Oversaw the implementation of the mitigation site and five-year monitoring and reporting effort. The mitigation site has met the success criteria in Year 5 (2024) and is currently in the process of being signed off by the regulatory agencies. Work performed for the City of Irvine as with the project site located on Orange County lands.

Warner Channel Emergency Biological Consulting. Biology Project Manager for project involving the repair of erosion damage along the northeast stream bank of Warner Channel in the City of

Irvine in Orange County. Conducted western pond turtle clearance surveys, provided worker education, construction monitoring, permit compliance, wrote the Habitat Enhancement Plan for on-site mitigation. Responsibilities include on-going monitoring of the mitigation site, collection of annual monitoring data, preparation of monitoring memos and annual reports through project completion. Work performed for the City of Irvine as under an on-call services agreement.

Warner Channel Emergency Repair Construction Monitoring. Biology Project Manager for a project involving the repair of erosion damage along the northeast stream bank of Warner Channel in the City of Irvine in Orange County. Conducted western pond turtle clearance surveys, worker brochures and education, construction monitoring, permit compliance, and authored the Habitat Enhancement Plan for on-site mitigation. Responsibilities include ongoing monitoring of the mitigation site, collection of annual monitoring data, and preparation of monitoring memos and annual reports through project completion. Prepared the streambed alteration agreement amendment, which included coordination with CDFW. Work performed for the City of Irvine as under an on-call services agreement.

Hicks Canyon Wash Improvements and Channel Restoration Environmental and Biological Services. Biology Project Manager for the Hicks Canyon Wash Improvements Project located in the City of Irvine. Prepared the biological constraints report based on potential alternatives for the Hicks Canyon Wash landscaping improvements project. Based on the analysis prepared, assisted in choosing the best alternative to implement. Prepared the biological technical reports and regulatory permit applications for the U.S. Army Corps of Engineers, Regional Water Control Board, and CDFW. Burrowing owl surveys, rare plant surveys, and western pond turtle habitat assessment surveys were also conducted for the habitat restoration component of this project. Prepared the HMMP and Revegetation Plan for the project. Work performed as a subcontractor to the design engineer with the City of Irvine as the lead agency.

Juniper Extension Biological Consulting. Lead Biologist for potential residential development project located in the City of Irvine in Orange County. Reviewed all project files and conducted the site reconnaissance focusing on potential jurisdictional resources, sensitive plant and animal species, sensitive habitat, and other sensitive biological features, which could constrain future development of the project site. Prepared letter report detailing potential constraints, including permitting requirements, conditions of approval, and sensitive species that could be affected by the project.

La Subida Biological Consulting. Lead biologist for a residential development in the community of Hacienda Heights in unincorporated Los Angeles County. Conducted biological assessments, including vegetation mapping, sensitive flora I and faunal species assessments, and a survey of all tree species on two decommissioned school sites. Following the assessment, a CEQA-level biological technical report and a tree survey report were prepared. Work was performed for Lennar Homes, with the County of Los Angeles as the lead agency.

Gateway at the Oaks Mixed-Use Development Permitting Support. Biology Project Manager for the Gateway at the Oaks project located in the City of Thousand Oaks. Conducted the biological assessment, which included vegetation mapping, inventory of all floral and fauna I species, and jurisdictional delineation. Based on the assessment, prepared the CEQA-level Biological Assessment Report, which included incorporating data and information for subconsultants. Attended the City Council meeting to answer questions from the public regarding the project. Prepared the project Streambed Alteration Agreement with CDFW. Work performed for Kennedy Wilson, with the City of Thousand Oaks as lead agency.

Saddleback Meadows Residential Development Biological Resources and GIS Services. Project Manager for the 222-acre residential development project in unincorporated Orange County, which includes the development of 181 single-family residential lots, access roads, and recreational trails. Prepared the CDFW 1602 streambed alteration agreement. During the application process, coordinated with CDFW and prepared responses to comments to facilitate the issuance of the streambed alteration agreement. Assisted in the preparation of the project Habitat Mitigation and Monitoring Report for the 92-acre mitigation site and Long-term Management Plan. Work performed for California Quartet Limited.

EDUCATION

Master of Arts,
Anthropology,
San Diego State
University, 2010

Bachelor of Arts,
Anthropology,
University of California,
San Diego, 2003

CERTIFICATIONS

Registered Professional
Archaeologist
No. 3748180

California Bureau of
Land Management
Principal Investigator

U.S. Forest Service
Principal Investigator

County of San Diego,
CEQA Consultant List –
Archaeological
Resources

County of Riverside,
Approved Cultural
Resources Consultant

Orange County
Certified Archaeologist

Arizona State Museum
Archaeological Project
Director

**PROFESSIONAL
AFFILIATIONS**

Association of
Environmental
Professionals

Society for California
Archaeology

Society for Historical
Archaeology

San Diego County
Archaeological Society

SHELBY CASTELLS, MA, RPA
Principal Cultural Resources Specialist



Ms. Castells serves as a Cultural Resources Group Manager at HELIX. She has provided cultural resources management services in Southern California for nearly 20 years. She has served as a principal investigator for cultural resources studies for private development, public utilities, energy infrastructure, and federal projects. Ms. Castells has extensive experience providing regulatory compliance for California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA), and the Native American Graves Protection and Repatriation Act. She has expertise in

bioanthropology/managing human remains and is also skilled in Phase I, II, and III cultural resources studies, the evaluation of resources and assessments of effects, creation of mitigation measures and management plans, construction compliance management, quality assurance/quality (QA/QC) control State Historic Preservation Officer consultation, and Tribal and government consultations. Ms. Castells is a Registered Professional Archaeologist (RPA) and meets the U.S. Secretary of the Interior's Professional Qualifications for prehistoric and historic archaeology.

Washington Boulevard Medical Office Building CEQA 15183 Consistency Evaluation. Principal Investigator/Project Manager for technical studies and 15183 Consistency Evaluation for a proposed medical office building on an approximately 8-acre site in the City of Whittier, Los Angeles County. Prepared a cultural record search, survey, and technical report in support of the project. Conducted Native American outreach for the project. Work performed for The Boldt Company, with the City of Whittier as lead agency.

Cultural Resources Monitoring Program for the Olive View University of California Los Angeles (UCLA) Medical Center. Principal Investigator/Project Manager for a cultural resources monitoring program for construction work associated with the Olive View UCLA Medical Center Project in fulfillment of the project's Mitigation Measures, located in the City of Sylmar, Los Angeles County. Managed the archaeological, Native American, and paleontological monitoring. Identified, recorded and evaluated inadvertent discoveries for significance under CEQA. Prepared California Department of Parks and Recreation forms and a monitoring technical report. Work performed as a subconsultant with the County of Los Angeles as the lead agency.

Regional Lift Station Force Main Replacement. Principal Investigator and Project Manager supporting cultural resources services for sewer lift station project in Orange County. Per the project's Mitigation Monitoring and Reporting Program (MMRP), conducted archaeological monitoring during ground disturbance for the project in order to mitigate effects to historic resources to a less than significant level. Work performed as a subcontractor to Black & Veatch, with Moulton Niguel Water District as lead agency.

Clairemont and College Area Community Plan Updates. Principal Investigator for the preparation of a Program Environmental Impact Report (EIR) and supporting technical studies addressing a comprehensive update to the Clairemont Community Plan and College Area Community Plan in the City of San Diego. Prepared a cultural resources constraints and sensitivity analysis for the Clairemont Community Plan and College Area Community Plan Project areas, including

archaeological record searches at the South Coastal Information Center (SCIC), record searches of the Sacred Lands File with the Native American Heritage Commission (NAHC), historical research and literature review and the creation of a technical reports and sensitivity maps along with mitigation measures. Work is being performed for the City of San Diego Planning Department.

Mesa College Master Plan Improvements Environmental Services. Principal Investigator/Project Manager for improvements associated with the Master Plans; projects include general support to the San Diego Community College District (SDCCD) for improvements associated with the Master Plans for the Mesa College campus, including project-specific renovations, demolition, and new construction. Prepared a cultural record search, survey, and technical report in support of the Master Plan EIR and sensitivity maps along with mitigation measures. Assisted the SDCCD with their Assembly Bill 52 Tribal Consultation, including drafting consultation letters and responses and facilitating further consultation efforts. Work performed for SDCCD.

Mira Mesa Community Plan Update Cultural Resources. Principal Investigator/Project Manager for the Mira Mesa Community Plan Update. Prepared a cultural resources constraints and sensitivity analysis for the project area, including archaeological record searches at the SCIC, record search of the Sacred Lands File with the NAHC, historical research and literature review and the creation of a technical report and sensitivity maps along with mitigation measures. Work performed for the City of San Diego as a subconsultant.

Southwest Village Specific Plan Subsequent EIR. Principal Investigator for a Supplemental EIR analyzing the impacts of an approximately 490-acre Specific Plan proposing nearly 5,200 residential units and associated infrastructure in the Otay Mesa Community Planning area of the City of San Diego. Updated a previously prepared cultural resources technical report, drafted the cultural resources section of the Supplemental EIR, identified project impacts, and prepared mitigation measures. Work performed for Tri Pointe Homes, with the City of San Diego as the lead agency.

San Diego Gas & Electric (SDG&E) Cultural Resources Master Services Agreement. Principal Investigator/Project Manager for utility undergrounding programs across San Diego, Orange, and Imperial Counties. Managed several hundred task orders for cultural resources services for SDG&E Operations and Maintenance, Fire Risk Mitigation Program, and Electrical System Hardening Programs, in compliance with CEQA, NEPA, Section 106 of the NHPA. Work was conducted on gas/electrical transmission, gas/electrical distribution, and substations across SDG&E's service territory. Worked directly with SDG&E Subject Matter Experts, conducted desktop reviews and record searches, identifying environmental compliance requirements, conducting archaeological surveys, testing, and data recoveries. Conducted Tribal consultations. Recommended mitigation measures including resource testing and evaluation, avoidance, and construction monitoring. Coordination and consultation with local, state, and federal agencies, including Caltrans, Vista Irrigation District, City of San Diego, California State Parks, United States Marine Corps, Bureau of Indians Affairs, Cleveland National Forest, and Bureau of Land Management. Also provided permitting support for Proponent's Environmental Assessment and EIR/EIS development, including drafting and preparing sections of documents and QA/QC review. Work performed for SDG&E as a subconsultant.

Downtown Complete Streets Implementation Phase 2B. Principal Investigator/Project Manager for the Downtown Complete Streets Implementation Phase 2B Project in the City of San Diego. Managed the cultural resources monitoring program, including fulfilling all mitigation measures, attending project construction meetings with City staff and contractors, conducting archaeological and Native American monitoring, identifying, recording and evaluating resources, and preparing a technical report. Work performed for Hazard Construction with the City of San Diego Department of Public Works as the lead agency.

Greystar Development 1st and Beech Street. Principal Investigator/Project Manager managing archaeological and paleontological monitoring for a 39-story, 220-residential micro-unit high-rise in the City of San Diego. Conducted services that were compliant with the City of San Diego Programmatic Environmental Impact Report (PEIR) and the project's MMRP. Identified a historic period cistern feature excavated in a data recovery program and evaluated it for eligibility for the California Register of Historical Resources (CRHR). Conducted laboratory work, artifact analysis, artifact curation, and technical report preparation. Work performed for the City of San Diego as a subconsultant to Greystar.

EDUCATION

Master of Science,
Applied Geographical
Information Science,
Northern Arizona
University, 2008

Bachelor of Arts,
Anthropology, University
of California, San Diego,
2001

Bachelor of Science,
Biological Psychology,
University of California,
San Diego, 2001

**REGISTRATIONS/
CERTIFICATIONS**

Registered Professional
Archaeologist No. 16436

Statewide Cultural
Resource Use Permit
(California), FLPMA
Permit #CA-25-10

County of Riverside,
Approved Cultural
Resources Consultant

County of San Diego,
CEQA Consultant List –
Archaeological
Resources

**PROFESSIONAL
AFFILIATIONS**

Society for California
Archaeology

STACIE WILSON, RPA

Principal Cultural Resources Specialist



Ms. Wilson has been professionally involved in cultural resources management for 22 years and has extensive experience in both archaeology and Geographic Information Systems (GIS). She has served as principal investigator on numerous cultural resources management projects, and regularly coordinates with local, state, and federal agencies and Native American tribal representatives. She is skilled in project management, archaeological inventories and excavation, and report documentation and has broad experience on private, municipal, federal, utility, and renewable energy projects. Her years of experience also encompass an understanding of California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance regulations. She is proficient at creating, organizing, and analyzing GIS data, using ArcGIS 10.4, and serving as a spatial and geostatistical analyst. Ms. Wilson is a Registered Professional Archaeologist (RPA) and meets the U.S. Secretary of the Interior's Professional Qualifications for prehistoric and historic archaeology.

Metropolitan District Housing and Property Improvement Program Initial Study/Mitigated Negative Declaration. Principal Investigator for a housing improvement project within the Gene, Iron Mountain, Eagle Mountain, and Julian Hinds pump station villages in Riverside and San Bernardino counties. Conducted archaeological and 11 approval and entitlements. The proposed project is located within an approximately 79.2-acre parcel located in unincorporated Riverside County. Responsibilities included oversight and coordination of a records search, Native American outreach, a review of historic aerial photographs and maps, pedestrian survey, and archaeological testing. Conducted the evaluation of six cultural resources that were located within the proposed project grading footprint and subject to direct impacts. Work performed for Walton California LLC, with the County of Riverside as lead agency.

Bouquet Canyon Road Improvement and Residential Development Environmental Services. HELIX provided biological entitlement, regulatory permitting, and cultural services for a 54-acre residential development in the City of Santa Clarita, Los Angeles County. Upon property acquisition, HELIX managed biological and cultural resources surveys, prepared biological technical reports, and processed regulatory permit applications for the project. Responsible for cultural resources management services and ensuring compliance with CEQA requirements, and facilitating agency and tribal consultation. Work performed for Integral Communities, with the City of Santa Clarita as lead agency.

Moulton Niguel Water District (MNWD) Pipeline Alignment at I-5 and Oso Creek Environmental Services. Principal Investigator for the replacement of existing potable water and recycled water pipelines by MNWD. Supervised the completion of background research and constraints analysis, Native American coordination, cultural resources survey, coordination with MNWD, and report preparation. Work performed as a subconsultant to GHD, with MNWD as the lead agency.

Blueprint SD Cultural Resources Analysis. Archaeological Principal Investigator for a Cultural Resources Analysis completed for the City of San Diego's Blueprint SD Initiative. Responsibilities included oversight of a cultural resources analysis that included a summarization of the existing cultural resources recorded within the municipal boundary of the City and identified the cultural resources sensitivity for the Blueprint SD Initiative area. The analysis was completed in support the

Program Environmental Impact Report (EIR) for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment to the Uptown Community Plan, and University Community Plan and Local Coastal Program Update. Work performed under an on-call agreement for the City of San Diego Planning Department.

Kearny Mesa Community Plan Update (CPU) Technical Studies. Principal Investigator for the Kearny Mesa CPU and its Programmatic EIR. Managed an archaeological sensitivity and constraints analysis, including completion of a records search, Sacred Lands File search, Native American outreach, a review of historic aerial photographs and maps, and review of existing documentation. Work performed for the City of San Diego City Planning Department.

Clairemont Community Plan Updates Constraints Analysis And Resources Sensitivity Analysis. Principal Investigator for a constraints analysis and resources sensitivity analysis for cultural resources and Tribal Cultural resources for the community of Clairemont in the City of San Diego, California, in support of the CPU. Managed a cultural resources study that included a records search, a Sacred Lands File search, Native American outreach, a review of historic aerial photographs and maps, and a review of existing documentation. Provided oversight for the categorization of the community plan area into three cultural resource sensitivity levels rated low, moderate, or high based on the results of archival research and the records search, geographical and environmental conditions, and the amount of historic and modern development that has occurred. Work performed for the City of San Diego City Planning Department.

Palomar Station Pedestrian Bridge. Archaeological Principal Investigator for a pedestrian overcrossing at the main entrance to Palomar College in San Marcos. Provided NEPA support to Caltrans Local Assistance (on behalf of the Federal Highway Administration) for a proposed pedestrian bridge that would span over West Mission Road, the SRINTER rail line, and the Inland Rail Trail to connect the Palomar College Transit Center with the Palomar Station mixed-use development in San Marcos. Oversaw cultural resources survey and preparation an Area of Potential Effects Map, an Archaeological Survey Report, and a Historical Property Survey Report, consistent with Caltrans format and content requirements. Responsibilities included the completion of a records search and Native American consultation prior to the property being surveyed. Work performed as a subconsultant to Kleinfelder, Inc., with the City of San Marcos as the lead agency, and completed for Caltrans review and oversight for the completion of the environmental review process.

Brown Field and Montgomery-Gibbs Executive Airport Master Plans PEIR. Preparation of environmental baseline study for cultural resources within City of San Diego's Brown Field Municipal Airport and Montgomery-Gibbs executive airports. Activities included a literature review and summarizing existing archival data to document baseline cultural resources conditions at each airport. Prepared documentation for inclusion in the Baseline Study Report for the proposed Airport Master Plan study. Work performed as a subconsultant to C&S Companies, with the City of San Diego as the lead agency.

Borba 1 Industrial Project Biological and NEPA Support. Principal Investigator for a cultural resources study to support the development of an industrial property in San Bernardino County that included federal permitting. Oversaw preparation of a records search, archival research, preparation of historic context data, consultation with the Native American Heritage Commission, and an archaeological survey of the property. Coordinated with the Gabrieleno Band of Mission Indians—Kizh Nation to provide a Native American monitor during survey. Prepared a technical report to comply with Section 106 of the National Historic Preservation Act, as amended, in support of Section 404 Nationwide Permit and Section 408 permission. Work performed for WestLAND Group, Inc., with USACE as the lead agency.

Ontario International Airport Runway 8R-26L Rehab Historic Resources Assessment & Jurisdictional Delineation. Senior Archaeologist responsible for the Historic Resources Assessment for the rehabilitation and reconstruction of ONT Runway 8R-26L, associated airfield improvements, and the relocation of several objects within the Runway Safety Area and Runway Object Free Area. Oversaw the assessment of potential historic property impacts and provided support for the Federal Aviation Administration's consultation with the California State Historic Preservation Officer under Section 106 of the National Historic Preservation Act. In addition, oversaw the assessment of potential impacts to historical resources and the preparation of a cultural resources technical report, and provided Assembly Bill 52 consultation support in support of the preparation of a Supplemental EIR. Work performed as a subcontractor to HNTB, with Ontario International Airport Authority as the lead agency.

EDUCATION

Master of Arts,
Anthropology,
North Carolina State
University, 2015

Bachelor of Arts,
Anthropology
(Archaeology
concentration,
Biology Minor),
California State
University, Dominguez
Hills, 2013

Associate of Arts,
Anthropology,
El Camino College, 2010

**PROFESSIONAL
AFFILIATIONS**

Society of American
Archaeology

Project Management
Institute

KASSIE SUGIMOTO**Cultural Resources, Cultural Resources Project Manager**

Ms. Sugimoto has 11 years of experience in archaeology, and she has worked in Southern California archaeology for six years, including historic archaeology, prehistoric archaeology, human osteology, and close coordination with Native American tribes. Her experience includes managing and coordinating archaeological projects and providing CEQA compliance consultation and planning support for cultural resources, tribal cultural resources, geology (paleontology), noise, air quality and greenhouse gases, and aesthetics. Ms. Sugimoto has conducted archaeological field and lab work, including archaeological surveys and report writing. Her research interests include California archaeology, indigenous populations, environmental and social stress, climate change, and population health, and bioarchaeology. Ms. Sugimoto meets the U.S. Secretary of the Interior's Professional Qualifications for prehistoric archaeology.

The Metropolitan Water District of Southern California (Metropolitan) Pure Water Southern California Technical Studies. Senior Archaeologist, Project Manager for the technical analysis conducted in support of an Environmental Impact Report (EIR). The proposed Pure Water Southern California Program is a partnership between Metropolitan and the Los Angeles County Sanitation Districts to beneficially reuse water currently discharged to the Pacific Ocean. It would use advanced water purification technologies to reuse treated effluent to provide a sustainable, high-quality water supply of approximately 150 million gallons per day to augment regional water supplies. The proposed facilities would be located in Los Angeles County, spanning from approximately two miles north of the Port of Los Angeles to the foot of the San Gabriel Mountains. Work performed for Metropolitan.

Azusa Greens Redevelopment EIR. Project Manager for a cultural resources study to support an EIR analyzing the impacts of redeveloping the Azusa Greens Golf Course into an active senior residential community, including a reconfigured 9-hole golf course and industrial warehouse uses. Work consisted of a records search from the South Central Coastal Information Center (SCCIC); a pedestrian field survey; review of historic maps and aerial photographs; contact the Native American Heritage Commission (NAHC) for a Sacred Lands File search and list of Native American contacts; and conduct outreach by mail to the local Native American community, as identified by the NAHC. Work performed for Overton Moore Properties, with the City of Azusa as lead agency.

Downey Stewart and Gray Road Warehouse Project EIR. Cultural Resources Project Manager for a cultural resources study to support an EIR for the proposed demolition of five existing buildings and construction of a 510,110-square-foot (SF) industrial concrete tilt-up building for the primary use of warehousing and a 25,000 SF truck workshop building in the City of Downey in Los Angeles County. A key consideration was potential historic buildings proposed for demolition leading to a Historical Resource Evaluation Report. Work consisted of a records search from the SCCIC; a field survey for the historic built-environment study; review of historic maps and aerial photographs; contact the NAHC for a Sacred Lands File search and list of Native American contacts; conduct outreach by mail to the local Native American community, as identified by the NAHC; and provide Assembly Bill 52 consultation support. Work performed for the City of Downey.

1335 South Grand Avenue Mixed-Use Development Peer Review and Technical Studies. Senior Archaeologist for a mixed-use development project located in downtown Los Angeles that involves the construction of a 28-story mixed-use tower with 284 apartment units, underground parking garages, retail and lobby space on the ground floor and amenities. Provided a records search, a Sacred Lands File search, and a review of historical maps and aerial photographs to supplement the existing research. The cultural resources technical report detailed the methods and results of the study and provided management recommendations. Work performed for M & A Gabae, with the City of Los Angeles as the lead agency.

Bouquet Canyon Road Improvement and Residential Development Environmental Services. Cultural Resources Project Manager for a proposed residential development project in the City of Santa Clarita that included an intensive pedestrian survey. Coordinated with Tribal monitors and archaeological crew to complete the survey and prepare the technical report, including a historic context for the cities of Los Angeles, Beverly Hills, and West Hollywood. Work performed for Integral Communities, with the City of Santa Clarita as lead agency.

Pasadena Water & Power Sunset Reservoir Replacement Historical Resources Evaluation. Archaeologist for a reservoir replacement project in the City of Pasadena. Prepared a cultural resources technical analysis to support an EIR and provided support to the City of Pasadena for tribal consultation. Work performed as a subconsultant to the design engineer, with the City of Pasadena as the CEQA lead agency.

Los Angeles County Sanitation Districts (LACSD) Task Agreement Form (TAF) 08 Clearwater. Principal Archaeologist for a project improving sanitation water infrastructure located at Royal Palms Beach in San Pedro, California. The project required a principal level archaeologist to facilitate mitigation to an archaeological site containing human remains found within the project site. Work consisted of assisting LACSD with assessing the inadvertent find, notification, documentation, developing and drafting a treatment/ data recovery plan in concert with the consulting Native American tribe, and assisting LACSD with their consultation with the State Water Board, Section 106 evaluation and State Historic Preservation Office consultation, data recovery excavations, data recovery analysis and reporting. Work is on-going. Development located in the City of San Pedro, Los Angeles County. Work performed for LACSD.

Downtown Riverside Metrolink Station Track & Platform Technical Studies . Archaeologist for the preparation of a cultural resources study for proposed improvements to Riverside County Transportation Commission's Downtown Riverside Metrolink Station, including construction of an additional passenger loading platform, the extension of the existing pedestrian overcrossing and additional elevator and associated tracks, which would allow for two trains to service the station off the BNSF mainline. The study included a records search, a Sacred Lands File search, historical maps and aerial photographs review, and a field survey of the proposed project. The cultural resources technical report detailed the study's methods and results and provided management recommendations. The report addressed compliance with both the California CEQA and Section 106 of the National Historic Preservation Act (NHPA). In addition to a cultural study, HELIX assisted the City with Assembly Bill 52 consultation and provided regulatory permitting support.

Ontario International Airport Authority (OIAA) East Avion Street Realignment Cultural Resources Survey. Archaeologist and Project Manager for a cultural resources study that included a records search, a Sacred Lands File search, a review of historical maps and aerial photographs, and a field survey of the proposed roadway alignment to confirm the presence or absence of archaeological resources within the project's Area of Potential Effect at OIAA in San Bernardino County. HELIX included a Gabrieleño Native American monitor as a subconsultant on the field survey and provided Assembly Bill 52 consultation support. The cultural resources technical report detailed the study's methods and results and provided management recommendations. The report addressed compliance with both the California CEQA and Section 106 of the NHPA. Work performed for the OIAA.

EDUCATION

Master of Science,
Historic Preservation,
School of the Art
Institute of Chicago,
2006

Bachelor of Arts,
Architectural History and
Urban Design, DePaul
University, 1999

**PROFESSIONAL
AFFILIATIONS**

California Preservation
Foundation

Society of Architectural
Historians

NELSON WHITE**Cultural Resources, Senior Architectural Historian**

Mr. White is a federally qualified professional with over 20 years of experience, who exceeds the Secretary of the Interior's Professional Qualifications Standards for architectural history and history (as defined in 36 Code of Federal Regulations Part 61). He is knowledgeable in the history and development of American cities and suburbs, with a focus on residential development and design. His California state-wide experience includes managing and conducting dozens of historical resource surveys and evaluations in compliance with Section 106 of the National Historic Preservation Act (NHPA), the California Environmental

Quality Act (CEQA) and local ordinances. He has prepared numerous cultural resource studies that utilize federal, state, and local designation criteria to recommend status as a historic property for the purposes of Section 106, as a historical resource for the purposes of CEQA, or as resource under local ordinances. Mr. White utilizes his understanding of the Secretary of the Interior's Standards to facilitate effective project compliance and design review for adaptive reuse and new construction projects within urban and suburban settings. He works closely with clients and architects to preserve character-defining features of buildings. He is a frequent volunteer for the California Preservation Foundation and has twice served on its annual conference steering committee; he currently serves on its education committee. Mr. White exceeds the Secretary of the Interior's Standards in history and architectural history.

The Metropolitan Water District of Southern California (Metropolitan) Pure Water Southern California Technical Studies. Architectural Historian for regional water district in the County of Los Angeles. Provided cultural and historic resource services in support of CEQA and NHPA Section 106. For a proposed water pipeline reviewed records search results to identify historic resources within and adjacent to the project alignment. Authored descriptions of resources, historic significance statements, and impacts analyses. Work performed for Metropolitan.

Spaulding Square Historic Preservation Overlay Zone Project Impacts Analysis Memorandum. Project Manager for the preparation of an analysis of indirect impacts from two proposed projects adjacent to locally designated Spaulding Square Historic Preservation Overlay Zone (HPOZ) in Los Angeles. The proposed project consisted of constructing two new multi-family housing complexes that in massing and height would be notably larger than the adjacent modest single-family residences that characterize the HPOZ. The memorandum presented an indirect impacts analysis of the proposed projects on the HPOZ using the applicable Secretary of the Interior's Standards for Rehabilitation. Conducted archival research and prepared the indirect impacts analysis. Work performed for Marina Agell, with the City of Los Angeles as the lead agency.

City of San Gabriel Historic Preservation Ordinance Update. Architectural Historian for editing Historic preservation Ordinance, attending public hearings, and preparing award application. The expanded Historic Preservation and Cultural Resources Ordinance was adopted in August 2017. The project was awarded a 2018 California Preservation Foundation Preservation Design Award and a Los Angeles Conservancy 2018 Preservation Award.

Los Angeles International Airport (LAX). West Campus Redevelopment Project Entitlement and Environmental Planning. Architectural Historian for proposed redevelopment project of the West

Campus at LAX. The proposed redevelopment would include the demolition of two former buildings, formerly associated with Continental Airlines, that had been previously recommended eligible under federal, state, and local significance criteria. In support of CEQA documents, prepared a historical resources survey of the former Continental Airlines Training Building and Hangars. Conducted intensive-level field survey, archival research, and evaluation. Authored report. Prepared California Department of Parks and Recreation (DPR) 523 series resource forms. Work performed as a subconsultant to design engineer, with the Los Angeles World Airports as lead agency.

LAX UAL Hangar Historic Survey Report. Architectural Historian and Primary Author of the Historical Resources Survey Report for the West Campus Redevelopment Project at Los Angeles International Airport, which became the United Airlines (UAL) Hangar Demolition Project. Los Angeles World Airports (LAWA) proposes to demolish the former UAL hangar and to redevelop the site to allow for additional aircraft parking. The hangar was previously identified as a contributor to the identified Continental Airlines Historic District, which was recommended eligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and for designation as a Los Angeles Historical-Cultural Monument (HCM) under Criteria A/1/1. Work consisted of surveying the project area and re-evaluating the hangar for listing in the NRHP, the CRHR, and as a Los Angeles Historical-Cultural Monument, both individually and as a contributor to the previously identified Historic District, and, therefore, whether the project area contained any historic properties for the purposes of the NHPA and/or historical resources for the purposes of the CEQA. Conducted an environment survey and research. Prepared historic contexts, development history, and authored the evaluation. Work performed for HNTB Engineers, with LAWA as the project owner.

The Anchor Historical Resource Assessment. Project Manager for preparation of an Historic Resource Assessment (HRA) for a one-story corrugated metal vernacular-style commercial building, with a long-time recreational boating retail and repair business located in Los Angeles. Developed historic contexts for recreational boating in America and recreation boat retail and repair in Los Angeles and evaluated the property under federal, state, and local criteria. Conducted intensive-level field survey, archival research, and evaluation. Co-authored the HRA and prepared DPR 523 site forms.

Los Angeles Unified School District (LAUSD) Historic Services for Huntington Park High School. Architectural Historian to document three 1930s WPA Moderne-style buildings slated for demolition as part of a campus modernization project. Photo-documented the buildings' exterior and interior, recorded all character-defining features, and prepared histories of the buildings. Conducted intensive-level field survey and archival research. Co-authored report.

Former Fire Station No. 53 Historical Resource and Archeological Assessment. Architectural Historian for a Historical Resource and Archeological Assessment to determine whether significant cultural resources occur in the subject property located in Los Angeles, and to make recommendations for avoiding adverse effects to those resources. Conducted intensive-level field survey, archival research, authored the architectural description, site history, and the evaluation. Supervised the authorship of historical context and preparation of DPR 523 resource forms. Work performed for the City of Los Angeles Bureau of Engineering.

638-656 S. Midvale Ave Historical Resources Assessment. Project Manager for the preparation of a preliminary historic integrity memorandum of three multi-family residential buildings in Los Angeles. Contributors to the identified Midvale-Kelton Apartment Historic District, the memorandum presented 1) the current historic status, 2) site history, including building permit history and alterations as identified via field survey, 3) the historic integrity of each, and 4) a comparison of alterations to the subject properties to the alterations of non-contributing properties within the Historic District. Conducted intensive-level field survey, archival research, and integrity assessment. Authored memorandum. Work performed for 650 Midvale, LLC.

225 N. Bristol Avenue Historical Resource Assessment. Project Manager for the preparation of an HRA of a 1936 Hollywood Regency-style residence located within a special planning district in Los Angeles. Evaluated the property under federal, state, and local criteria. Conducted intensive-level field survey, archival research, and evaluation. Authored HRA. Prepared DPR 523 series resource forms. Work performed for EPIQ Capital Group.

EDUCATION

Ph.D., Earth and Environmental Sciences, University of Michigan, 2018

Master of Science, Earth and Environmental Sciences, University of Michigan, 2017

Bachelor of Science, Geological Sciences, San Diego State University, 2010

CERTIFICATIONS

Qualified Orange County Principal Paleontologist

Qualified Caltrans Principal Paleontologist

Qualified Bureau of Land Management Principal Paleontologist

Qualified City and County of San Diego Principal Paleontologist

PROFESSIONAL AFFILIATIONS

American Association of Anatomists

Society of Vertebrate Paleontology

JOSEPH EL ADLI, PHD

Paleontological Resources Lead, Principal Paleontologist



Dr. Joseph El Adli has over 18 years of geological and paleontological fieldwork, laboratory, research, and mitigation experience, including geologic mapping; paleontological surveys; preparation of paleontological evaluation and impact reports, monitoring and treatment plans, and monitoring reports; fossil salvage, preparation, and museum curation; collections management; CT and MicroCT analyses; and 3D modeling of paleontological specimens. His contributions to the paleontological scientific community cover a wide range of topics such as systematics, functional morphology, and

life history analyses, with a focus on cetaceans and proboscideans. Appointments at the San Diego Natural History Museum – Department of Paleontology, Museum of Paleontology at the University of Michigan, and California paleontological consulting firms have provided him with a deep understanding of best practices for the treatment and mitigation of paleontological resources from initial documentation and evaluation to final museum curation. Dr. El Adli has extensive experience working with local, state, and federal agencies throughout the United States and has been issued Bureau of Land Management Paleontological Resource Use Permits in California, Colorado, Montana, Nevada, New Mexico, Oregon, and Washington.

LPC West | Entrada Office Tower | City of Culver City. Principal Paleontologist. Dr. El Adli prepared paleontological sections of a combined Archaeological and Paleontological Monitoring and Treatment Plan designed to reduce impacts to paleontological resources during excavations in paleontologically sensitive geologic units. Dr. El Adli also oversaw paleontological monitoring for the project and wrote the paleontology section of the final monitoring report. The now completed project consisted of the construction of an 11-story, 325,000 square-foot (SF) office building in Culver City that includes a mix of conference areas, office suites, concierge services, retail, and other amenities, and a parking structure with space for over 1,000 vehicles.

Loyola Marymount University | School of Film and Television | City of Los Angeles. Principal Paleontologist. Dr. El Adli scoped and conducted geological and paleontological trenching, assessed project data, prepared a Paleontological Resource Evaluation and Impact Assessment report, oversaw paleontological monitoring, and prepared a final monitoring report under California Environmental Quality Act (CEQA) and the Loyola Marymount University Master Plan Project. The project included construction of the new School of Film and Television building within a ca. 19,000 square feet footprint on the Loyola Marymount University campus.

Loyola Marymount University | Student Housing | City of Los Angeles. Principal Paleontologist. Dr. El Adli scoped and conducted geological and paleontological trenching, assessed project data, and prepared a Paleontological Resource Evaluation and Impact Assessment report under CEQA and the Loyola Marymount University Master Plan Project. The project included construction of new student housing within a ca. 115,000 SF footprint on the Loyola Marymount University campus.

GPI Companies | 6400 Sunset Boulevard | City of Los Angeles. Principal Paleontologist. Dr. El Adli prepared a Paleontological Resource Evaluation and Impact Assessment for a 0.89-acre

infill project site located in an area mapped as Quaternary old alluvial deposits in a highly urbanized portion of the Hollywood Community Plan Area of the City of Los Angeles. The project proponent proposes the construction of a 26-story mixed-use building with 200 residential units (10 of which would be reserved for Very Low Income Households) and 7,000 square feet of commercial uses. The project qualifies for a CEQA exemption.

Ensemble Investments | 3rd and Pacific | City of Santa Monica. Principal Paleontologist. Dr. El Adli prepared paleontological sections of a combined Cultural and Paleontological Resource Evaluation and Impact Assessment, which included requesting and reviewing a paleontological records search from the Natural History Museum of Los Angeles County, conducting archival and background research, including topographic and geologic map reviews, and reviewing the project's geotechnical report to determine the nature, extent, and potential significance of possible paleontological resources within the project area, and to identify potential project impacts on paleontological resources. The project proponent originally proposed the construction of an eight-story podium building and 23-story high-rise consisting of a total of 345 residential units and subterranean and at-grade/above grade parking for 563 vehicles, but later scaled back the planned development to 271 residential units in an eight-story, mixed-use building with two levels of subterranean parking and two levels of at-grade/above grade parking.

Onni Group | Wilshire Courtyard Redevelopment | Los Angeles County. Principal Paleontologist. Dr. El Adli prepared a Paleontological Resource Evaluation and Impact Assessment Report for the Wilshire Courtyard Project located in close proximity to the world-famous La Brea tar pits that have produced more than 3.5 million fossil specimens. The project proponent proposes to renovate the existing 8.77-acre Wilshire Courtyard office campus, which would involve retaining and renovating the southern portion of the two existing buildings on-site, demolishing the northern portions of the buildings for the addition of two high-rise office towers, and constructing additional above-grade parking.

1111 Sunset Boulevard, LLC. | 1111 Sunset | Los Angeles County, CA Principal Paleontologist. Dr. El Adli prepared paleontological sections of a combined Cultural and Paleontological Resource Evaluation and Impact Assessment. The results of the study indicated that there was the potential for impacts to paleontological resources during ground-disturbance in the Quaternary old alluvial deposits and Puente Formation, but that impacts would be less than significant with preparation and implementation of a site-specific Paleontological Resource Mitigation and Treatment Plan. The project proponent proposed the removal of existing vacant buildings on the former Metropolitan Water District headquarters campus and the development of residential units, hotel rooms, office space, and general commercial space within four primary structures on a seven-level parking podium that would be partially below grade and partially above grade.

Orange County Transportation Authority & Caltrans District 12 | State Route (SR) 91 (SR-57 to SR-55) Improvement Project – Segment 3 | Cities of Anaheim and Placentia. Principal Paleontologist. Dr. El Adli performed a technical review of the Paleontological Mitigation Plan (PMP). The PMP described all of the necessary construction and post-construction paleontological tasks required to reduce or avoid impacts, including worker environmental awareness trainings; paleontological monitoring and spot-checking; the monitor's stop work authority; fossil documentation, evaluation, recovery, preparation, identification, analysis, and curation; weekly and monthly reporting; and preparation of a final Paleontological Mitigation Report. When complete, the project will improve traffic operations on SR-91 from Acacia Street to La Palma Avenue and along SR-57 from just south of SR-91 to just north of SR-91 (in the cities of Anaheim and Placentia). Project improvements will include operational improvements to improve weaving from westbound SR-91 to SR-57, partial reconstruction of westbound on- and off-ramps, the addition of an auxiliary lane, construction of new retaining walls, replacement of the La Palma Avenue Overcrossing, and associated utility adjustments and relocations.

Transition Properties, L.P. | Master Halco Warehouse | San Bernardino County, CA Principal Paleontologist. Dr. El Adli oversaw paleontological monitoring and prepared paleontological sections of a combined Archaeological and Paleontological Monitoring Report to document compliance with the project's paleontological requirements. The project consisted of construction of a new 33,750 square foot warehouse on 4.8-acre lot mapped as Quaternary alluvial sediments in the City of Highland.

EDUCATION

Master of Science,
Biological Sciences
(Paleontology
Emphasis), Marshall
University, 2011

Bachelor of Science,
Earth and Space
Science, University of
Washington, 2006

CERTIFICATIONS

BLM-Approved Principal
Paleontologist

Qualified Caltrans
Principal Paleontologist
First Aid/CPR-Certified

**PROFESSIONAL
AFFILIATIONS**

The Society of
Vertebrate
Paleontology

COURTNEY RICHARDS**Paleontological Resources, Principal Paleontologist**

Ms. Richards is a qualified Principal Paleontologist with over 21 years of paleontological experience across the western United States, including 12 years of experience providing paleontological mitigation support on hundreds of projects throughout California in accordance with federal and state regulations and project-specific requirements of the Bureau of Land Management (BLM), U.S. Forest Service (USFS), and other lead agencies. This experience encompasses all project phases, from initial planning through construction completion. Courtney has authored Paleontological Mitigation and Monitoring Plans, Paleontological Resource Inventory

Reports, Paleontological Resources Impact Evaluation Reports, paleontological sections of Environmental Assessments and Environmental Impact Statements, and Paleontological Monitoring Reports. She also has extensive research, field, and laboratory experience throughout California and across the western United States, including pre-construction surveys, paleontological monitoring, fossil documentation, evaluation, and salvage, and fossil preparation, identification, analyses, and curation. She maintains a comprehensive understanding of the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), BLM and USFS guidelines, best practices in mitigation paleontology, and other various federal, state, and local regulations governing paleontological resources.

Paseo Del Mar Restoration. Principal Paleontologist and lead author of a Paleontological Technical Study that involved a geologic map review, literature search, institutional records search, paleontological reconnaissance survey, and analysis of paleontological potential of geologic units within the project area. The project aims to restore the roadway that collapsed in the 2011 White Point landslide to its original or similar location. Work followed CEQA and Los Angeles County and City guidelines. Work performed for the City of Los Angeles Bureau of Engineering (BOE).

Wilmington Waterfront Development. Principal Paleontologist for the preparation of a Paleontological Resources Mitigation and Monitoring Plan designed at reducing impacts to significant resources during construction of the Wilmington Waterfront Promenade located in Los Angeles. When complete, the project will create a community park adjacent to the Banning's Landing Community Center, a waterfront promenade, public pier, public dock for commercial vessels, public restrooms with a green roof, parking lots, a playground, public seating, bike racks, drinking fountains and a 2,500-square-foot (SF) pad for commercial development. Work performed for the Port of Los Angeles.

Los Angeles International Airport (LAX) Northside Specific Plan Update. Senior Paleontologist and co-author of a Paleontological Resources Assessment Report. Performed a paleontological pedestrian survey to determine the potential project-related effects on paleontological resources of proposed construction activities related to the project located in Los Angeles County. The proposed project is mapped as Quaternary dune sand, Quaternary older alluvium, and recent artificial fill. The project area encompasses 340 acres and will consist of updating regulations for the future development of facilities for employment, retail, restaurant, office, hotel, research and development, education, civic, airport support, recreation, and buffer uses within the Northside area of the LAX Specific Plan. Work performed for Los Angeles World Airports.

Clean Water Campus Environmental Impact Report (EIR). Principal Paleontologist for a Paleontological Technical Report in support of the project's EIR, included museum records

searches, geologic map reviews, background research, a pedestrian survey, paleontological sensitivity and impact analyses, and development of mitigation recommendations to reduce potential impacts on paleontological resources to less than significant levels under the CEQA. The project proposes the redevelopment of an existing Goodwill Southern California facility with offices, a café, and retail space, and the construction of a new six-story, 150,000 SF LEED® Platinum office building for LASAN staff (the Clean Water Campus building) with associated parking on a City of Los Angeles-owned site. Work performed for the City of Los Angeles Bureau of Sanitation.

Metro Southeast Gateway Project - Advanced Works Construction Management/General Construction (CM/GC) Contract.

Principal Paleontologist responsible for the preparation of a Paleontological Resources Mitigation and Monitoring Program that establishes procedures to reduce adverse impacts to paleontological resources during project-related construction activities for the project's Advanced Works CM/GC Contract. Metro is constructing approximately 14.5 miles of new light rail line that will connect the A Line at Slauson Station to Artesia in southeast Los Angeles County. The Advanced Works CM/GC Contract includes work related to freight relocations, grade crossings, utility adjustments, the C Line Infill Station, site clearance, demolition, and hazardous soil abatement.

Metro Crenshaw/LAX Transit Corridor. Principal Investigator/Project Manager responsible for ensuring compliance with the paleontological monitoring program, including monitoring coordination and oversight during excavations in high sensitivity geologic units, fossil evaluations and notifications, contract management, and monthly project progress communications. Also conducted technical reviews of the revised Paleontological Mitigation and Monitoring Plan, oversaw fossil recovery and laboratory preparation, and was co-author of the Final Paleontological Monitoring Report. Metro constructed approximately 8.5-miles of new track and extended urban LRT service on the west side of the City of Los Angeles from the Metro Green Line Aviation/LAX station to the E Line, at the intersection of Exposition and Crenshaw Boulevards, in the City of Los Angeles. Work performed for Metro.

Metro Interstate 405 (I-405) Improvement Project. Principal Paleontologist and primary author of a Paleontological Resources Constraints Analysis in support of a Project Study Report and Project Development Support. This initial research provided an overview of the available information regarding documented paleontological resources within the search area, as well as an indication of the paleontological sensitivity of the area. The paleontological constraints memorandum was completed in accordance with Caltrans Guidelines for Preparing a Preliminary Environmental Analysis Report. The Los Angeles County Metropolitan Transportation Authority, Caltrans District 7, and South Bay Cities Council of Governments are proposing improvements along the I-405 Corridor from El Segundo Boulevard to the Artesia Boulevard on-ramp, including the addition of a general-purpose lane and/or auxiliary lane within the Caltrans right-of-way. Work performed for Metro.

Riverside-Downtown Station Improvements. Principal Paleontologist for the preparation of a combined Paleontological Identification and Evaluation Report that assessed the potential for the proposed project to result in significant impacts/effects on paleontological resources. The paleontological study included reviews of geologic maps, geotechnical bore logs, published and unpublished scientific literature, and online paleontological databases, and an institutional records search at the Western Science Center. The results of the study were used to complete paleontological sensitivity and impact analyses using Society of Vertebrate Paleontology guidelines. The proposed project consists of improvements to the Riverside-Downtown Station from Mile Post 9.9 to MP 10.2 on the BNSF San Bernardino Subdivision located just east of SR-91 and a short distance from the SR-60 in the City and County of Riverside. Proposed improvements include construction of an additional passenger loading platform, the extension of the existing pedestrian overcrossing, and additional elevator and associated tracks that would allow for two trains to service the station off the BNSF mainline. Work performed for Riverside County Transportation Commission.

La Plaza Cultura. Principal Paleontologist to oversee the paleontological mitigation program, including a records search, worker awareness trainings, paleontological monitoring during construction, fossil salvage, and final reporting. The project consisted of the construction of a mix of transit-oriented infill development that included residential housing units, retail, and parking, and the extension of the existing Historic Paseo/pedestrian trail to connect Union Station to Fort Moore in Los Angeles County. Work performed for Trammel Crow Company.



HELIX
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