

Request for Qualifications (RFQ) for Placement on Qualified Environmental Consultants List



City of Torrance

Community Development Department, Planning
Division

Attn: Robert Garcia, Planning Manager
3031 Torrance Boulevard
Torrance, CA 90503

December 29, 2025

UltraSystems Environmental, Inc.

HQ: 16431 Scientific Way, Irvine, CA 92618
Satellite: 13376 Noel Road, Grass Valley, CA 95949
Proposal No. 251211



UltraSystems
environmental • management • planning



Tab 1

Cover Letter





1.0 COVER LETTER

January 8, 2026

Via FedEx

City of Torrance

Community Development Department, Planning Division
Attn: Robert Garcia, Planning Manager
3031 Torrance Boulevard, Torrance, CA 90503

SUBJECT: RFQ FOR PLACEMENT ON QUALIFIED ENVIRONMENTAL CONSULTANTS LIST

Dear Mr. Garcia:

UltraSystems Environmental, Inc. ("*UltraSystems*") is pleased to submit our qualifications to the **City of Torrance** ("*City*") to provide on-call professional environmental consulting services to satisfy the requirements of the California Environmental Quality Act (CEQA) on future community projects.

UltraSystems is a full-service planning and environmental consulting firm. Since our inception in 1994, we have successfully prepared more than 7,000 environmental compliance documents pursuant to CEQA/NEPA, as well as engineering studies, focused technical reports and peer reviews. We give high-priority service to all of our clients with a policy of open communication and diligence.

We recognize the importance of this contract and have committed our high-caliber project management team for the upcoming program led from our Irvine office by **Ms. Betsy A. Lindsay, MURP**, the firm's Founder/CEO and Principal-in-Charge, **Ms. Robert Reicher, MBA, ENV SP**, Senior Project Manager, and **Mr. Michael Milroy, MS**, Deputy Project Manager.

UltraSystems is committed to successful project management, time management and project delivery of every project it undertakes. For that reason, it is our responsibility as a consultant to develop legally defensible environmental documents and to communicate our technical knowledge clearly and concisely to our client, and ultimately, to the general public.

As the Founder and CEO of UltraSystems, I am a duly authorized officer of the firm with the legal authority to bind and commit the firm to contractual obligations. This proposal remains in effect for a period of **not less than 180 days** from the date of submittal. Should you need any additional information, you can reach me via email at blindsay@ultrasystems.com or telephone at: (949) 788-4900 ext. 227.

Sincerely,

UltraSystems Environmental, Inc.

Betsy A. Lindsay, MURP
Founder/CEO

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Appendix Key Personnel Resumes

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Firm Information



2.0 FIRM INFORMATION

As a woman owned business entity, with a strong record of service to public agencies, the ability to scale resources quickly, and a commitment to quality and accountability, **UltraSystems Environmental, Inc.** (UltraSystems®) is well positioned to support the City with on-call planning services now and into the future. UltraSystems handles similar types of projects and has supported both Project Applicants and “Lead Agencies” in conducting technical studies and reviewing or producing environmental documents. Our professional staff provides hands-on guidance to our clients through CEQA processes by designing approaches to compliance that are effective, creative, and practical. Our focus on implementing task orders pursuant to CEQA is clearly defined at the initial project definition and carefully executed all the way through to final environmental approval.



UltraSystems Environmental, Inc. - UltraSystems ®
 16431 Scientific Way, Irvine, CA 92618
 T: 949.788.4900 | F: 949.788.4901
 Satellite Location: 13376 Noel Lane, Grass Valley, CA 95949



Incorporated: July 14, 1994 | California S-Corporation
 FEIN: 33-0623499



Headquarters contact - Betsy A. Lindsay, MURP, Founder/ CEO
 T: 949.788.4900 x227
 E: blindsay@ultrasystems.com



People and Culture:
 52 Employees
 Disadvantaged Business Enterprise (DBE), Small Business Enterprise (SBE), Women Business Enterprise (WBE), DIR #100036905



Professional Environmental Consulting Services
 NAICS: 541620, 541330, 541370, 541618, 541720, 541690, 541990

2.1 On-call Contracts

UltraSystems is also well-versed in the on-call contracting process and exceeds performance expectations when project tasks arise. The following table depicts our current on-call environmental service contracts with over 45 public agencies. Our responsibilities on projects have included; (1) the successful management of numerous environmental CEQA documents, (2) the preparation of technical studies, (3) extensive outreach with diverse communities and organizations, and (4) the processing of regulatory permits to ensure compliance with CEQA, as well as applicable local, state and federal laws, minimizing potential impacts a project might have on the immediate environment.

CURRENT ON-CALL CONTRACTS HELD BY ULTRASYSTEMS
Local Jurisdictions: Altadena Public Library, Anaheim, Big Bear Lake, Colton, Costa Mesa, Fontana, Garden Grove, La Mesa, Laguna Beach, Los Angeles, Moreno Valley, Murrieta, Oxnard, Rancho Cucamonga, Redding, Riverside, Rolling Hills Estates, Rosemead, San Bernardino, San Luis Obispo, San Fernando, Santa Ana, Santa Rosa, Simi Valley, South Pasadena, Yucca Valley
Counties: Kern, Los Angeles, Los Angeles Dept of Public Works & Parks and Recreation & Beaches and Harbors, Orange County Public Works & Regulatory, Riverside Facilities, San Bernardino, San Bernardino PW & Flood Control, and Ventura
School Districts: Anaheim ESD, Los Angeles USD, Los Angeles CCD, Long Beach, Norwalk-La Mirada, Orange USD, Palos Verdes Peninsula USD, San Dieguito, Santa Ana USD, UC Merced
State Agencies: Judicial Council of California (JCC), Office of Statewide Health Planning and Development (OSHPD)
Airports: Los Angeles World Airports (LAWA) Ports: Port of San Diego Rotation List
Authorities: Housing Authority County of Los Angeles (HACLA), Fresno Housing Authority, Stanislaus Regional Transit Authority (StanRTA), Housing Authority of County of San Joaquin (HACSJ)
Water Districts: The Metropolitan Water District of Southern California, Coachella Valley Water District, Southern Clarita Valley Water Agency

2.2 UltraSystems Key Personnel

The UltraSystems project team will be led by experienced and senior-level staff, many with more than 25 years of technical expertise. Key personnel leads are identified in the table below, are currently available, and have proven experience managing projects within the State of California. Our project team includes the right mix of urban and environmental planners (LEED AP, CGBP, QSD, etc.), scientists, archaeologists, biologists, environmental engineers, GIS specialists and support staff to perform all environmental analyses and monitoring. Our team is well-versed in CEQA and NEPA, regulatory permitting, environmental compliance monitoring, technical studies, engineering and construction constructability, and legal compliance to satisfy environmental laws and regulations, from initial project planning to construction, on through long-term operations.

Table 2.2-1
Key Personnel Roles for Projects/Tasks

Name/Title	Project Role	Yrs. Exp.
Management Leads		
Betsy A. Lindsay, MURP , Founder/CEO	Project Director/Principal Contract Administration, Resource Allocation	40
Robert Reicher, MBA, ENV SP , Senior Project Manager	Senior Project Manager , Project Description, Recreation, Energy, Mineral Resources, QA/QC Project Management – Alternate Contact	40
Michael Milroy, MS, BS , Senior Planner	Deputy Project Manager Population & Utilities, Farmlands, QA/QC	19
Technical Leads		
Dr. Michael Rogozen, D. Env. Senior Principal Engineer	Air Quality, Greenhouse Gas Emissions, Health Risk	49
Michelle Tollett, BA, ISA , Senior Biologist	Biological Resources, Surveys, Monitoring and Management Studies, Coastal Resource Monitoring	26
Allison Carver, BS, BA , Senior Biologist	Regulatory Permitting and Compliance	24

Name/Title	Project Role	Yrs. Exp.
Matthew Sutton, MS, ISA Biologist	Biological Surveys, Habitat Restoration, Biological Mitigation and Management	19
Shaun Thornton, MS, BS, Staff Biologist	Biological Resources	4
Scarlett Hensman, MS, Staff Biologist	Biological Resources	4
Stephen Perkins, BS, Staff Biologist	Biological Resources	1
Stephen O’Neil, MA, RPA Principal Archaeologist	Cultural Resources, Archaeology, AB52, SHPO, Tribal Coordination	46
Brent Johnson, MA, Historian	Architectural Historian	25
Megan Black-Doukakis, MA, Assistant Project Archaeologist	Field Archaeologist	14
Billye Breckenridge, BA Senior Planner	NEPA lead, GIS Spatial Analysis, Population and Housing, Licensed Drone Pilot	26
Hina Gupta, MPI, LEED AP, Vice President, Senior Project Manager	CEQA lead, Aesthetics, Visual Resources, Section 4(f), Land Use, Utilities, QA/QC, Public Outreach	17
Stephen Chesterman, BEng Principal GIS Consultant	GIS, Document Control	34
Mike Lindsay, BS, Operations Director	Noise and Vibration, EMF-EMI	29
Steven Borjeson, BA, Senior Planner	Land Use, Agriculture Resources, Community Growth, Socioeconomic, Environmental Justice	12
Isha Shah, BA, Staff Engineer, Scientist	Recreation, Climate Change Impacts and Adaption	5
Erik Segura, BS, Associate Planner	Air Quality, Noise	6
Patricia Haigh, BS, BA, Staff Scientist	Air Quality, Noise	2
Amir Ayati, BS, Staff Scientist	Air Quality, Noise	10
Subconsultants		
Mark Drollinger, MEng, CSP, CHMM, EiT Principal - Citadel EHS	Phase I / Phase II ESA, Geology and Soils, Hazards and Hazardous Wastes/Materials, Water Quality	30
Tom Tang, MS, Principal – CRM Tech	Architectural Historian, SHPO	30
Justin Tucker, BS, PE, TE, Associate Principal - RK Engineering	Traffic, Circulation, Parking	25
Tom Ryan, PE, Principal – Q3 Consultants	Hydrology, SWPPP, Storm Water Monitoring	20

UltraSystems has selected an experienced management team for this contract. This team will provide high-quality technical studies and other deliverables, stay on track with schedules, on budget, and quickly and creatively resolve any issues that may arise during project activities.

BETSY LINDSAY, MURP | PRINCIPAL-IN-CHARGE



As UltraSystems’ Principal, Ms. Lindsay will ensure client satisfaction with all services provided by the UltraSystems Project Team under this contract to the City. In this role, Ms. Lindsay will be responsible for assuring resources are available to complete this project within budget and on schedule. She will help oversee the quality assurance program and be the primary contact for all matters relating to the contract with the City, and its execution. Ms. Lindsay has over **40 years** of experience, has successfully prepared over 500 environmental documents for a broad spectrum of projects, and has managed over 20 large-scale, on-call/as-needed contracts that have encompassed 1,000’s of task orders relating to public agency projects.

EDUCATION

- ❖ MURP., Urban and Regional Planning, California State Polytechnic University, Pomona, CA

- ❖ B.A., Geography, California State University, Long Beach, CA

ROBERT REICHER, MBA, ENV SP | SENIOR PROJECT MANAGER



Mr. Reicher has over **40 years** of experience in the real estate and real estate-related industries since 1970, holding positions with major developers and independent consulting firms. He has served as an advisor and consultant to many prominent builders, developers, major corporations, lenders, and government agencies throughout the nation and has provided expert witness and litigation support services for both public and private sector entities. As a Senior Project Manager at UltraSystems, he has managed teams of environmental consultants, planners and technical analysts for projects in all major land uses, including residential, retail, commercial office, mixed use, medical, educational, institutional, recreational and logistics.

EDUCATION

- ❖ MBA, Marketing, University of Southern California, Los Angeles, CA
- ❖ B.S., Marketing, University of California Los Angeles (UCLA), Los Angeles, CA

MICHAEL MILROY, MS | DEPUTY PROJECT MANAGER/SENIOR PLANNER



Mr. Milroy is a planner with over **19 years** of experience in community and environmental planning. Mr. Milroy is trained in a variety of project types including residential, commercial, industrial, mixed-use, and specific plan projects. Mr. Milroy's expertise includes California Environmental Quality Act (CEQA) document preparation, project management, and review of supporting technical studies; including, but not limited to, Environmental Impact Reports (EIRs), Initial Studies, Mitigated Negative Declarations, and federally funded National Environmental Policy Act (NEPA) documents.

EDUCATION

- ❖ B.S., Biological Sciences, California State University Long Beach, 1999
- ❖ M.S., Interdisciplinary Studies/Neuroscience, California State University Long Beach, 2004

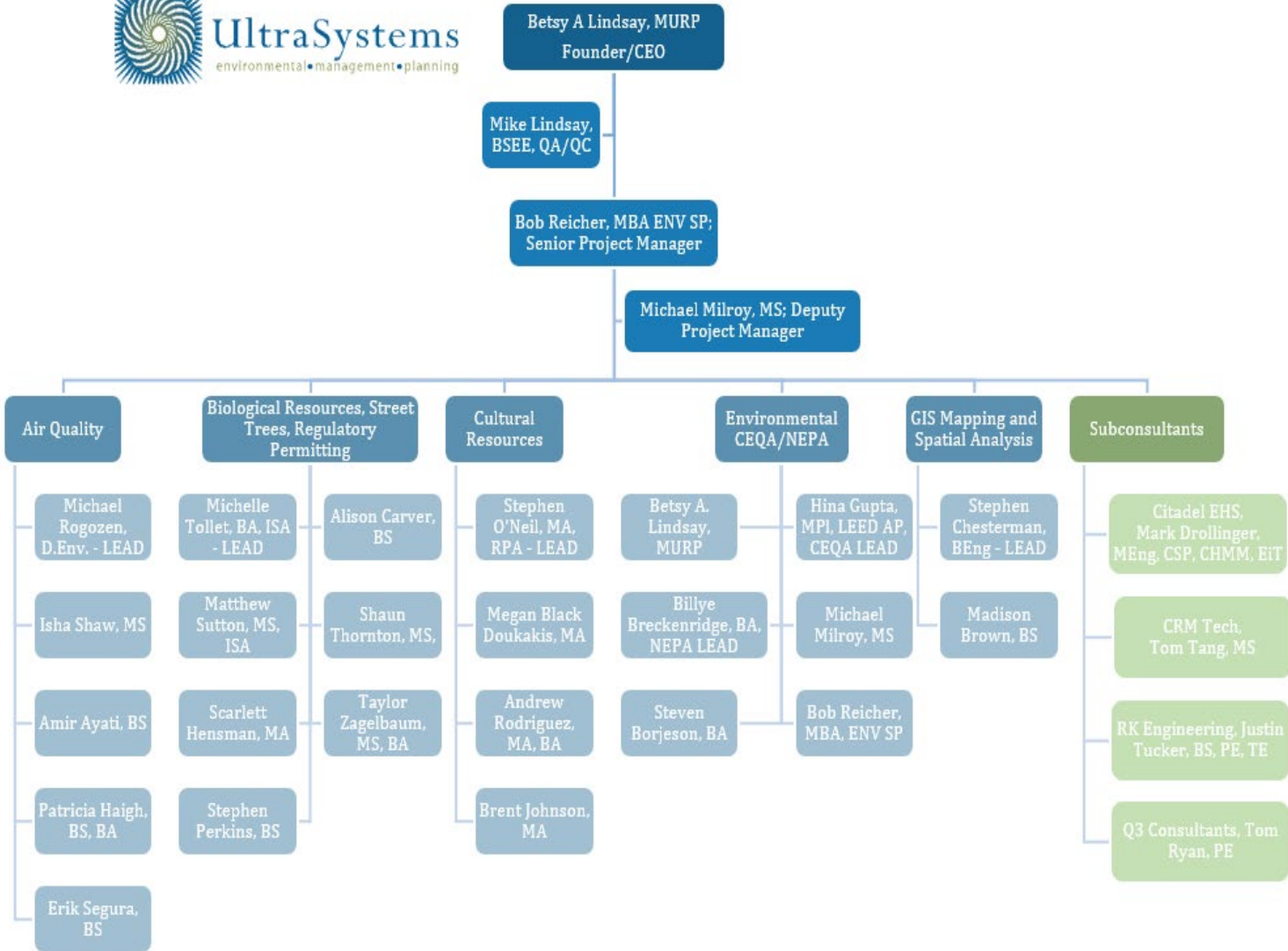
PROFESSIONAL CERTIFICATE

- Certificate, Environmental Management, University of California Irvine, 2013

2.3 Organizational Chart

The UltraSystems organizational chart below depicts personnel that would be working on future projects. All key individuals were selected based on their expertise and experience in servicing and supporting this specific contract. These key individuals have experience on projects throughout the State of California working with regulators on projects of a similar nature.

The UltraSystems project team is fully integrated and has built in redundancy to ensure resource capacity. We have proven environmental project managers and technical leads for every subject matter required by CEQA and adequate technical staff that will provide the right multi-disciplinary environmental/engineering skills necessary to assess critical issues on each City project. We are confident that these individuals will deliver successful results to the City. All assigned Managers and Technical Leads have significant technical expertise and demonstrated success working on complex CEQA projects.



Tab 3

Qualifications and Experience



3.0 QUALIFICATIONS AND EXPERIENCE

3.1 Qualifications

With over 31 years of project experience, UltraSystems brings to the City an immediate availability of technical depth and expertise necessary to fulfill all requirements for tasks related to environmental impact analysis. This expertise includes coordination with local, state, federal, and other governmental agencies; drafting legally defensible environmental documents; managing public participation programs; noticing; and incorporating environmental documents into the overall planning process. We see the key elements required under CEQA Environmental Documentation Services to include:

- Preparation of CEQA documents, ranging from Categorical Exemptions, Initial Studies/Mitigated Negative Declarations to Environmental Impact Reports EIRs and Peer Reviews of documents prepared by others or the City;
- Addressing existing conditions and identifying potential constraints;
- Preparing technical studies and conducting field investigations (e.g., air quality, biological resources with bio constraints or sensitive species surveys, cultural resources, Native American Consultation (AB 52) GHG, socioeconomic, noise, hydrology and water quality, land use, etc.) to support the CEQA environmental documents;
- Utilizing GIS to the greatest extent possible for analyzing spatial relationships of data;
- Preparing and implementing mitigation monitoring and reporting programs;
- Coordinating with external agencies and the public, as necessary;
- Acting as an extension of City staff to complete environmental deliverables, and obtain regulatory approvals and permitting;
- Being familiar and in compliance with various agencies (i.e., Caltrans), and federally funded programs for public-agency initiated projects;
- Providing comprehensive outreach and stakeholder meetings;
- Providing technical support during public hearings and to regulatory agencies; and
- Performing mitigation or pre/post construction monitoring for environmental impacts.

Given the complexities of projects today, you can be assured that the UltraSystems Project Team is fully equipped to undertake the successful completion of all CEQA project or program-level environmental documents for the City, as well as expertly perform technical peer reviews on work products prepared by other consultants. UltraSystems is committed to providing a document that will meet the City’s environmental review obligations per CEQA and local jurisdiction requirements.

3.2 Relevant Project Experience

UltraSystems presents a list of 2024 projects below with public agencies and private clients that demonstrate our team’s ability to manage similar projects, small to large and complex.

Agency/Client	Project Title	Commenced	Project Contact
City of Laguna Beach	Biological Resources Survey and Habitat Evaluation Report (Spring 2024)	01/08/24	Amber Dobson
KOA	Mulholland Highway at Mile Marker 14.74 Project, LA County Task Order PW15492-031, KOA Project No. JC31173	01/11/24	Giuseppe Canzonieri
CPPG, Inc.	Rule 1469 Ongoing Compliance Status and Emissions Report for 2023	01/13/24	Justino Cantú
City of Fontana	Boyle Truck Repair	01/15/24	Mai Thao

Agency/Client	Project Title	Commenced	Project Contact
KOA	Preliminary Engineering Services for Jefferson Street Improvements between Avenue 38 and Avenue 40	01/17/24	Giuseppe Canzonieri
Housing Authority of the City of Los Angeles (HACLA)	HACLA Project - 5	01/17/24	Christopher Yenson
Housing Authority of the City of Los Angeles (HACLA)	HACLA Project – 11 Projects CEQA CE + NOE	01/23/24	Christopher Yenson
City of San Clemente – Beaches, Parks & Recreation Department	Richard T. Steed Memorial Park/Pickleball Courts - Addendum	01/29/24	Samantha Wiley
City of San Bernardino, Public Works Department	Carousel Mall ESA- Phase II	02/14/24	Azzam Jabsheh
DuBose Design Group, Inc.	Calexico Warehouse Air Quality/GHG Report Update	02/15/24	Tom DuBose
TKE Engineering, Inc.	Construction Management and Inspection Services for Reservoir Seismic Upgrade	02/19/24	Terry Renner
Laguna Beach Unified School District	Laguna Beach High School Pool Modernization	03/14/24	Ryan Zajda
Los Angeles County Public Works	Sawpit Debris Dam Seismic Strengthening Project	03/21/24	Travis Wylde
Stewart Filmscreen Corporation	Review of SCAQMD Permit Application	03/25/24	Mark K. Robinson
Judicial Council of California	New Nevada City Courthouse Project – Due Diligence	04/01/24	Hilda Iorga
KOA	Lake Hughes Road	04/06/24	Giuseppe Canzonieri
Housing Authority of the City of Los Angeles (HACLA)	HACLA Project – 1 Projects CEQA CE + NOE	05/01/24	Alayna Santos
Los Angeles County Public Works	Malibu Beach Pump Station Backup Generator, Waterworks District No. 29	05/14/24	Haik Nercessian
City of Rolling Hills Estates	George F. Canyon Nature Center and Stein/Hale Nature Trail	05/14/24	David Wahba
Magellan Value Partners	Self-Storage Facility	05/20/24	Rick Martinez
City of San Clemente	CEQA Environmental Review for Increase in Driving Range Fencing	05/30/24	Amir Ilkhanipour
City of Moreno Valley	Cottonwood Basin Regulatory Permitting for Maintenance Work	06/12/24	Quang Nguyen
David Beckwith and Associates, Inc.	RivCo Parks Biological Surveys for Encampment Debris Removal SARB (Santa Ana River Bottom)	06/12/24	David Beckwith
Chris Maffris with Holt & Main L.P.	Holt & Main Housing Development, Pomona	06/13/24	Natalie Ikhmeta
Atlas Development	Pioneer Place Mixed Use Project	06/21/24	Raymond Zhang
National Core Renaissance	Grace Vista Affordable Housing Project - Biological Assessment	06/25/24	Taylor Varner
City of West Hollywood	Metro K Line Northern Extension - DEIR Peer Review and Technical Environmental Support Services	07/10/24	David Fenn

Agency/Client	Project Title	Commenced	Project Contact
City of San Bernardino	HUD Part 58 Environmental Training	07/23/24	Ramon Mendez
DuBose Design Group, Inc.	Westmorland Site – 21 acres AQ, GHG, HRA, Noise	07/23/24	Tom DuBose
City of San Bernardino	Environmental Training – CEQA for City Staff	07/23/24	Ramon Mendez
Anser Advisory Management, LLC	Interstate 15 SMART Freeway Improvements Project CM, Materials Testing, and Construction Surveying	08/01/24	Lucas Rather
Judicial Council of California	Stanley Mosk Courthouse Realignment and Reactivation	08/01/24	Hilda Iorga
Riverside County Flood Control & Water Conservation District	Temecula Creek-Morgan Valley Wash – Stage 3 Project - Environmental and Regulatory Support Services	08/05/24	Gabriella Tolley
City of Fontana	Forge Studios and Innovation Lab Project DE-24-161-SP	08/05/24	Sid Lambert
Stanislaus Regional Transit Authority (StanRTA)	Stanislaus Regional Transit Authority (StanRTA) New Multi-Modal Hub	08/24/24	Angela Swanson
County of Ventura – Public Works Agency	Las Posas Road at E. Fifth St Intersection Improvements - STPLR-7500(290)	09/04/24	Sohil Bhakta
Stanislaus Regional Transit Authority (StanRTA)	Stanislaus Regional Transit Authority (StanRTA)	09/05/24	Angela Swanson
RHA Landscape Architects Planners, Inc.	Bike Lane and Trail Program – Ronald Regan Sports Park Trails PW22-05	09/06/24	Doug Grove
IDS Group	University Wash at Fairmount Park	09/13/24	Adrian Anderson
City of Temecula	MS Mountain View Buildings 17 & 21	09/20/24	Jaime Cardenas
DRP Engineering, Inc.	Live Oak Pipeline Replacement Project	09/23/24	Denny Ng
TKE Engineering	City of Menifee, Garbani Road Drainage	09/25/24	Michelle Sells
Contra Costa County	Keller Canyon Landfill Waste Disposal Boundary Adjustment Project	10/07/24	Tim Kraus
Anser Advisory Management, LLC	Centennial Corridor EB58 to NB99 Loop Connector	10/16/24	Benjamin Holton
Anser Advisory Management, LLC	Construction Management Support Services For Battery Electric - Bus Charger Infrastructure	10/28/24	Suzie Bravo
Ardurra	Replacement of Two Existing Mobile Generators with Two Permanent Generators, Required Permitting	11/06/24	Anissa Voyiatzes
NUVIS Landscape Architect	Leo Politi ES Arborist Study	11/08/24	Linda Forde
AKM Engineering	5121 Myra Avenue – Pump Station 1	11/11/24	Nadeem Maja
National Core Renaissance	327 N. Harbor Site Project - Cultural and Paleontological Resource Monitoring	11/11/24	Ashley Wright
APEX Companies, Inc.	Seal Beach Naval Weapons Station - Desktop Assessments for Biological and Cultural Resources	12/03/24	Scott Huisman
City of San Bernardino	Guitierrez Park CE/NOE (CEQA) and CE (NEPA)	12/10/24	Ramon Mendez
City of San Bernardino	Encanto Park CE/NOE (CEQA) and CE (NEPA)	12/10/24	Ramon Mendez

Agency/Client	Project Title	Commenced	Project Contact
City of San Bernardino	Encanto Park – Community Center CE/NOE (CEQA) and CE (NEPA)	12/10/24	Ramon Mendez
City of San Bernardino	Ruben Campos – Community Center CE/NOE (CEQA) and CE (NEPA)	12/10/24	Ramon Mendez
City of Moreno Valley, Public Works	Cottonwood Avenue Adobe – Historical Assessment and Recommendations	12/17/24	Quang Nguyen

In addition, UltraSystems present the select projects below that depict in-depth experience demonstrating our team in action on complex projects for public agencies throughout Southern California.

ADDENDUM TO THE WESTGATE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT FOR THE FONTANA VICTORIA RESIDENTIAL PROJECT

Client: City of Fontana
Contact: Rina Leung, Associate Planner
Address: 8353 Sierra Avenue, Fontana, CA 92335-3528
Phone: (909) 350-6566
Email: rleung@fontana.org
Location: Fontana, CA
Duration: January 2019 – September 2019
Manager: Hina Gupta
Project No./Cost: 6096/\$65,740
Project Team: S. O’Neil (Cultural), H. Gupta (Planning), M. Partridge (Planning), M. Rogozen (Air/Noise)



The City of Fontana processed applications for a variety of entitlements which facilitated the development of the Fontana Victoria residential project, a 193-unit, single-family residential detached cluster project on a then currently vacant site. The Fontana Victoria residential project consisted of approximately 21.7 acres in the City of Fontana, County of San Bernardino, California. The Fontana Victoria residential project was proposed at the southeast corner of Victoria Street and San Bernardino County Flood Control Channel (portion of APN 0228 091 07). The Fontana Victoria residential project application was for a General Plan Amendment, Specific Plan Amendment, Tentative Tract Map, and Design Review.

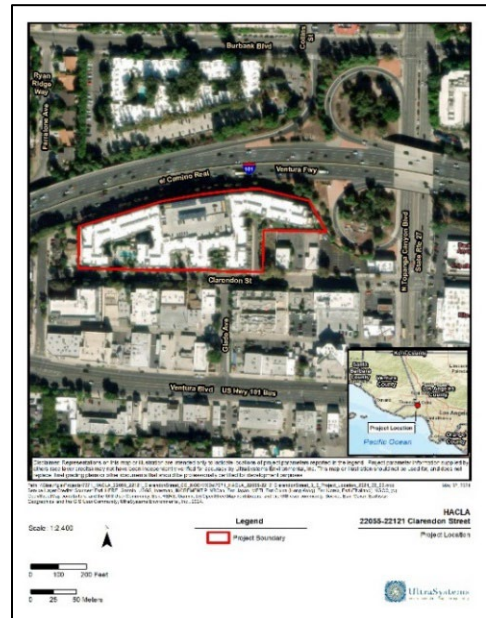
The Fontana Victoria residential project proposed an addendum to the Westgate Specific Plan (WSP) Program Environmental Impact Report (PEIR) in compliance with California Environmental Quality Act (CEQA). The Fontana Victoria residential project was located in the Planning Area 51, within the Westgate Specific Plan area. Development of the Fontana Victoria residential project was subject to the community design guidelines contained in Chapter 5 of the WSP. The Fontana Victoria residential project involved the construction of 193 detached condominiums on the project site. Associated site improvements included but were not limited to utility infrastructure, community amenities, landscaping, and exterior lighting.

UltraSystems was retained by the City of Fontana to prepare an Addendum to the WSP that analyzed the physical environmental effects of the Fontana Victoria residential project, including planning, construction, and operational phases. Additionally, UltraSystems prepared the technical analysis for

the project including an air quality/greenhouse gas analysis, a Screening Level Health Risk Assessment, Cultural Resources Assessment, habitat assessment, Arborist Report, and Noise Impact Assessment. UltraSystems also conducted a peer review of the Phase I and Limited Phase II Environmental Site Assessments. The project was approved by the Fontana City Council on September 10, 2019.

HACLA- CEQA CE + NOE

Client: Housing Authority of the City of Los Angeles (HACLA)
Contact: Alayna Santos, Sr. Project Manager, Acquisitions and Development
Address: 2600 Wilshire Blvd., 3rd Floor, Los Angeles, CA 90057
Phone: (213) 414-4899
Email: Alayna.Santos@Hacla.org
Location: 22055 - 22121 Clarendon Street, Los Angeles, CA
Duration: May 2024 to June 2024
Manager: Victor Paitimusa
Project No./Cost: \$4,100
Project Team: G. Kaplan (Deputy Project Manager)



The Housing Authority of the City of Los Angeles (HACLA) had requested a proposal for CEQA review for a new project site. That project site was located at 22055-22121 Clarendon Street, Los Angeles, CA. Based on each project site, UltraSystems was selected to prepare the NOE and the accompanying Attachment for HACLA Staff. We then prepared Notice of Exemption that needed to be submitted to the City for it review, then filed the NOE with the County Clerk and State Clearinghouse, Office of Planning and Research.

UltraSystems prepared the NOE and the accompanying Attachment for HACLA Staff. We then prepared Notice of Exemption that needed to be submitted to the City for it review, then filed the NOE with the County Clerk and State Clearinghouse, Office of Planning and Research.

- Included a description of the project, nature, purpose and beneficiaries of the project. We reviewed each project to confirm that the information therein was correct. We also provided all GIS mapping and Google site photos.
- The form also included relevant information pursuant to Health and Safety Codes and CEQA Guidelines Section 15301 and 15326.
- UltraSystems filed the NOE at the County Clerk office and submitted the NOE to the State Clearinghouse (OPR).
- The proposal **did not** include any Phase I ESA work or other hazardous material investigations.

Link:

https://files.ceqanet.lci.ca.gov/304611-1/attachment/FedLEAIzn5zfgBVUIkNhJZ98aHr0nBFeCCyja3dTSfwhUd1WQ2w4Dg_Hkh1SnrGDvAUTYhn97XjW7QjV0

PIONEER PLACE MIXED USE PROJECT

Client: Atlas Development
Contact: Raymond Zhang
Address: 1221 S. Hacienda Blvd., Hacienda Heights, CA 91745
Phone: (626) 429-3218
Email: Raymond@Atlas-development.us
Location: 17610-17618 Pioneer Boulevard, Artesia
Duration: June 2024 to June 2025
Manager: Bob Reicher
Project No./Cost: 7277/\$107,360
Project Team: Steve Borjeson (Deputy Project Manager)

UltraSystems was selected by the Client, Atlas Development, to prepare an Initial Study (IS) pursuant to the requirements of CEQA § 21080 and § 15060 through § 15065 of the CEQA Guidelines. Technical analyses were conducted for each of the environmental factors, as warranted, and well-supported responses for all questions listed under each environmental factor in CEQA Guidelines were provided. As described within the Preliminary Site Plan, this proposed mixed use project was located at 17610-17618 Pioneer Boulevard on the southeast corner of Pioneer Blvd. and 176th Street intersection.



The project included the following elements:

- 83 total units, with a mix of studio, 1 bedroom/1 bath, and 2 bedroom/2 bath.
- Units ranged from 539 sq. ft. to 1,106 sq. ft.
- The project was a 3 & 4 story Type V over 2-level Type 1 Parking Garage.
- There were 16 total parking stalls, with 119 standard, 5 ADA, 12 tandem, 20 compact tandem, and 7 commercial/restaurant spaces.
- Outdoor amenities included an outdoor courtyard with a focal place for gathering and seating.
- Outdoor bar/dining area, kitchen service, and bathroom for a total of 4,414 sq. ft.

Development occurred within the Artesia Live Specific Plan area, which was located in the heart of the City's Center Core. Development was planned to create a vibrant and walkable community within the heart of the City. The site was rectangular in shape and contained 35,772 square feet. The vacant site was relatively flat and had a surface elevation of approximately 57 feet. Additionally, the site was located approximately 1.5 miles east of the San Gabriel River channel and one mile north of the future Artesia Light Rail Station. The current General Plan designation and Zoning at the time was Commercial General (CG). The project applicant requested a General Plan Amendment to increase the allowed density on the project site from 30 DU/acre to 54 DU/acre and Zone Change to establish a Specific Plan Overlay land use designation (City Center Mixed-Use) for the 35,772 square foot site. Additional zoning entitlements included a Tentative Tract Map, Conditional Use Permit, and Design Review applications. The environmental review of the proposed project was conducted at a construction level of detail. The nature of the technical analyses to be undertaken ranged from stand-alone technical studies to focused analyses necessary to address specific questions under each environmental factor of the Environmental Checklist. Mitigation measures were developed in proportion to the severity and probability of occurrence of the identified potentially significant effect. The close coordination between our Project Manager and City staff reflected the Lead Agency's

commitment to process and notice the upcoming IS/MND in a legally defensible and procedurally compliant manner.

UltraSystems developed a Work Program (Scope of Services) which facilitated the preparation of an Initial Study and led to a Mitigated Negative Declaration (IS/MND) for the proposed project. Additionally, UltraSystems prepared and filed all notices required for the IS/MND including the Notice of Completion (NOC), Notice of Intent to Adopt (NOI), and Notice of Determination (NOD), among others. Acting as an extension of City staff, we conducted all our activities closely in accordance with the City’s primary point of contact for this project. UltraSystems and its subconsultants prepared technical studies addressing the following environmental topics: Air Quality/Greenhouse Gas Emissions, Cultural Resources, Energy, Noise, and Traffic Impact Report and VMT Screening Analysis.

UltraSystems prepared responses to environmental comments received on the Draft IS/MND. Upon receipt of comments on the IS/MND during the public review period, UltraSystems reviewed the content of the letters to determine the nature and extent of the response to comments (RTCs) effort. This scope of work assumed UltraSystems prepared responses for up to twenty separate environmental comments (not comment letters) received on the Draft IS/MND. The RTCs were provided to the City, and after having received one set of consolidated comments from the City, the RTCs were finalized and a Final IS/MND was prepared.

Link:

https://files.ceqanet.lci.ca.gov/314807-1/attachment/YA1CPMoSmPmk1xiwYSYVS_cwTpr8s_l0kmFJrc748vWV02vwDGplvqGSfKa0qQqGH2QHoUch-a0T9Klp0

NESTING BIRD SURVEYS & MONITORING LOS ANGELES & COMPTON

Client: Los Angeles County Department of Public Works
Contact: Stephanie Hsiao
Address: 900D Fremont Ave., 11th FL, Alhambra, CA 91803
Phone: (562) 904-6157
Email: Shsiao@dpw.lacounty.gov
Location: 124th Street, Los Angeles and Compton, CA
Duration: April 2014 to June 2014
Manager: Michelle Tollett
Project No./Cost: 5927/\$18,600
Project Team: M. Tollett (Senior Biologist), H. Flores (Biologist), J. Mak (Biologist)



Los Angeles County Department of Public Works (LACDPW) reduced the crowns or removed urban street trees to enhance public safety in the cities of Los Angeles and Compton. The crown reductions and removals were needed to repair and maintain sidewalks and driveways damaged by trees. Prior to work activities, UltraSystems biologists surveyed the area for active nests of avian species protected by the Migratory Bird Treaty Act (MBTA), federal Endangered Species Act (ESA), and California Endangered Species Act (CESA) on a semi-weekly and as needed basis throughout the duration of the project. UltraSystems consulted with the U.S. Fish and Wildlife Service to negotiate a variance for certain nest locations where nearby work would not pose a threat of nest abandonment or failure. UltraSystems coordinated monitoring activities with the tree trimming contractor to avoid undue delays in crown reduction and tree removal. UltraSystems successfully protected seven active nests of MBTA protected species and prevented the destruction of one active bird nest protected by the California Fish and Game Code (CFG) 3500 (Eurasian collared dove).

Tab 4

Schedule of Work



4.0 SCHEDULE OF WORK

Preparing and reviewing CEQA and NEPA documents is our core service at UltraSystems. This expertise involves coordination with local, state, federal and other governmental agencies; management of public participation programs; issuance of required legal notices; and incorporation of the document into the overall planning process. Once environmental clearance is obtained, UltraSystems works closely with the lead agency and the staff of regulatory agencies to obtain environmentally related permits for the new or modified roadway or facility. Finally, during construction and often after, UltraSystems provides field monitors to ensure that mitigation measures are carried out properly and that permit conditions are being followed.

4.1 Understanding

Our UltraSystems team provides the depth, technical expertise, and professional standards the City requires, while our client service approach ensures responsive communication and practical problem-solving. Our extensive experience preparing CEQA documents for private development projects in Los Angeles County cities makes UltraSystems Environmental a reliable, high-quality firm to be part of the City of Torrance's pre-qualified consultant list.

4.2 Approach

UltraSystems approaches the preparation of each environmental document with an emphasis on quality, thoroughness of analysis, and rigorous oversight. We offer our clients proactive solutions that emphasize the anticipation and resolution of environmental issues early in the planning process, when the applicant has the greatest flexibility to design the project in a way that avoids or minimizes costly permitting and mitigation requirements.

UltraSystems is committed to applying a well-honed project management approach, effective and transparent cost/schedule/control protocols, and quality assurance/quality control procedures on all assignments. UltraSystems would be responsible for identifying the project's environmental regulatory requirements, assisting in their compliance, and tracking and reporting on compliance status. UltraSystems has a deep understanding of environmental issues and the organizational skills to translate the requirements into a clearly understandable set of project tasks that can be evaluated and tracked in both design and construction.

4.3 Project Management

UltraSystems has worked closely with municipal and state governments, transportation authorities, and other agencies and stakeholders to assess environmental effects, identify mitigation measures and facilitate project approval. We apply these principles on all levels of CEQA/NEPA documentation. To expedite the environmental compliance process, our professional staff utilizes a process of streamlined techniques designed to expedite each process and save our clients from additional project expenditures or unnecessary project delays.

As with any project undertaken, the UltraSystems project team will implement each project in an orderly manner, technical service assignment to ensure that the most qualified staff will be assigned to work activities. Our Project Manager immediately communicates to each designated staff a clearly defined task assignment and his/her area of responsibility on a project as coordinated in a Project Management Plan (PMP). Generally, the PMP includes: (1) an overall work flow chart identifying the critical path; (2) a detailed description of each task order; (3) a detailed schedule for each work task; (4) a detailed breakdown of the costs for each task; (5) a detailed staffing plan for each task; (6) a communication protocol; (7) quality assurance and quality control plan; (8) monthly progress reports to the City; (9) project meetings; (10) communications with the City and other entities; and

(11) subcontracts with our teaming partners. The PMP will be the basis against which a specific project status and progress will be measured and reported to the City.

Once a task order is issued from the City, the UltraSystems team will mobilize quickly to commence work activities. Dependent on the complexity of project assignment(s) **Betsy A. Lindsay/Robert Reicher** will develop and implement a project management plan (PMP) for each assignment. The PMP will contain an orderly, structured process for identifying, scheduling, and coordinating all specific line items within the Work Plan. The assigned PM will be responsible for ensuring that the highest-quality work products are prepared for the approved costs. The PMP will be specific to each individual task order and will be designed to meet the criteria for all environmental, engineering, environmental compliance, and regulatory requirements.

Project Scheduling. The project schedule will be prepared in Microsoft Project® software by the CEQA Project Manager (PM) and will identify timelines for completion of all project tasks and deliverables. This type of tracking system provides UltraSystems with real-time project costs and scheduling information. The schedules are updated weekly and transmitted to all technical support leads working on that project. When required, the schedule is updated with project modifications as they occur. UltraSystems’ CEQA PM will meet with each technical support lead assigned to each project to ensure that the PMP is thoroughly understood and adhered to by staff and/or subconsultants.

Our clients can attest to UltraSystems strong record of meeting project schedules. We keep projects on track through constant team communication and anticipating possible delays in the schedule. A prototypical timeline for preparation of UltraSystems CEQA documents is presented below.

1. Categorical Exclusions (CE): 4-6 weeks
2. Initial Study/Mitigated Negative Declaration (IS/MND): 4-6 months
3. Environmental Impact Report (EIR): 12-24 months depending on project’s complexity

Accounting System | Monthly Progress Report. UltraSystems uses Peachtree by Sage, Complete Accounting System, accounting software which enables a centralized accounting department to process all necessary accounting functions, to achieve effective cost control and on track schedule system during project execution. Our progressive web-based project accounting system accurately tracks labor charges, subcontractor costs, and other direct expenses and accounts receivable. The progress report will be prepared monthly, depending upon the specific project, and will be attached to the progressive billing to the City.

4.4 Sample EIR Schedule

UltraSystems presents a typical task-by-task schedule for an EIR below.

**Table 4.4-1
SAMPLE EIR PROJECT SCHEDULE**

Activity	Activity Duration (Weeks)	Cumulative Duration (Weeks)
Kick-Off Meeting with City Staff	1	1
Peer Review Applicant-Provided Technical Studies – Submit Memoranda to City Regarding the Peer Review Findings on an as Completed Basis	8	8
Prepare Technical Studies	12	20
Initial Study/Notice of Preparation	3	24

Activity	Activity Duration (Weeks)	Cumulative Duration (Weeks)
30-Day Comment Period on Notice of Preparation*	4.5	29
Prepare Administrative Draft EIR/MMRP	10	40
Summary of Impacts, Topics for Discussion, Mitigation Measures Matrix	1	41
City Comments on Administrative Draft EIR (Two Cycles)	12	53
Prepare and Distribute the Draft EIR *	2	55
45-Day Comment Period on Draft EIR	7	62
Prepare Draft Response to Comments/Admin. FEIR	6	68
City Comments on RTC/ Admin. FEIR (Two Cycles)	8	76
Distribute Response to Comments	1	77
Finalize RTC Volume/MMRP/15091 Findings/15093 SOC (if necessary)	6	83
Project Management and Coordination/Progress Meetings	Ongoing	Ongoing
Planning Commission Hearing (assumes 1)		TBD
City Council Hearing (assumes 1)*		TBD

*Identifies Milestones during which UltraSystems will provide appropriate Notices throughout the CEQA process. Included will be the Notice of Preparation, Notice of Completion and Notice of Determination

Assumptions:

- The start date is assumed to be the week UltraSystems is authorized to begin work;
- All the technical study peer-reviews will commence at the same time but may not be completed at the same time;
- All applicant technical studies will be available at the kick-off meeting;
- Many of the activities will be undertaken concurrently;
- UltraSystems assumes two (6-week) review cycles by the City for the Draft EIR;
- The 30-day Notice of Preparation public review period is mandatory;
- The 45-day Draft EIR public review period is mandatory;
- One Planning Commission and one City Council are assumed.

4.5 Technical Analyses

UltraSystems has invaluable experience with diverse technical capabilities to assist our clients with their planning, permitting, and environmental obligations. Our CEQA/NEPA planners are supported by in-house specialists in the areas of biological resources, endangered and threatened species, botany, wetlands, earth sciences, agricultural resources, cultural resources, aesthetics, noise, air quality, and historical resources. UltraSystems utilizes its involvement in the design and development of major projects in the State of California to identify and creatively resolve environmental issues. The UltraSystems project team possesses the experience and expertise to perform the following technical studies.

Biological Resources. UltraSystems biologists provide full-scope biological resource services utilizing our certified, licensed, and accredited personnel. Our services include focused field surveys; Geographic Information Systems (GIS) mapping; habitat assessments for threatened, endangered and sensitive plants and animals; habitat restoration; and resource management and monitoring plans. Our Natural Resources Unit handles a wide variety of projects from commercial and industrial properties to government and public projects. We are well versed in the California and Federal Endangered Species Acts (ESA) as well as threatened and endangered species survey protocols. We have provided baseline studies of natural resources, mitigation plans, permit support, and restoration services. UltraSystems can provide these services on a full-time or on-call basis.

Regulatory Permitting. UltraSystems experience includes assessments to determine which regulatory permits are necessary, and interfaces with the appropriate regulatory agencies to acquire permits, including a Water Quality Standards Certification pursuant to § 401 of the CWA; a National Pollutant Discharge Elimination System (NPDES) permit pursuant to § 402 of the CWA; an Application for Department of the Army Permit pursuant to § 404 of the CWA; and a Lake or Streambed Alteration Agreement pursuant to §§ 1600 through 1616 of the California State Fish and Game Code.

Clean Water Act Permits. UltraSystems has a strong in-house capability for providing various types of consulting support to our clients for water resource planning and compliance with the Clean Water Act (CWA). We are experienced in developing and implementing mitigation for water conveyance plans; water quality management plans; storm water pollution and prevention plans; and wetland delineations. UltraSystems staff can develop and implement habitat restoration plans; conduct water quality testing and monitoring; provide surface and groundwater consulting services; and obtain Section 401/404 regulatory permits, streambed alteration agreements, and water quality certifications for our clients.

Cultural Resources. UltraSystems provides a full range of cultural resource management services, addressing all phases of architectural and archaeological investigations. Our capabilities include archival research, historic archaeology, prehistoric archaeology, architectural history, viewshed impact analyses, NEPA documentation, Section 106 Consultation, Assembly Bill (AB) 52 tribal consultation outreach, Historic American Buildings Survey (HABS)/ Historic American Engineering Record (HAER) documentation, remote sensing, bioarcheology, geomorphology, and contaminated/hazardous archaeological site investigation.

Air Quality Analysis/Noise Studies. UltraSystems regional planners and engineers provide technical support in the areas of air quality impact assessment, noise impact assessment, and vibration analyses. UltraSystems noise analysts have significant familiarity with standard methods for calculating and assessing noise levels generated by vehicle traffic, aircraft operations, construction equipment and vehicles, and other types of project development emission sources.

UltraSystems' noise analysts are capable of modeling project scenarios to assess and compare potential noise impacts for build-out years and future projected years. In addition, our noise analysts can model sound barriers to identify the length, height, and positioning required minimizing project noise impacts on sensitive receivers.

Community Impact/Socio-Economic Assessments. UltraSystems staff have a strong record of performing community impact and socio-economic assessments on high-profile projects. We have a large portfolio of project experience that involves projects that have the potential for increased demand for infrastructure and public services, and which address sustainable development, neighborhood compatibility, and affordable housing. Aspects of such assessments require the analysis of a project's consistency with State law and the Regional Housing Needs Allocation (RHNA) process, as well as evaluating environmental justice concerns.

Traffic, VMT Screening. UltraSystems staff are adept at working with transportation engineers for the purpose of analyzing project-level and programmatic construction and operational impacts to traffic to assess transportation and mobility issues for environmental documentation. Utilizing existing data on traffic conditions from various local and regional agencies (e.g., cities and counties) and by conducting as-needed traffic counts, UltraSystems compiles a summary of the local/regional circulation system for any given site location(s).

Visual Impact Analysis. UltraSystems staff routinely prepare visual simulations for proposed projects. Key viewpoints are photographed, and a simulation is prepared to show a comparison

between the existing condition and the proposed condition. UltraSystems Visual Resource specialists also use computer-generated mass modeling, photographs, and graphic representations (e.g., power line corridor and solar farm photos) to predict and describe impacts to scenic resources such as highways, major view corridors and public views, community specific public and neighborhood views, hiking trails, and wilderness areas.

GIS Mapping. UltraSystems in-house GIS team specializes in building cost-effective, spatially aware, decision support tools by integrating GIS with traditional software applications. UltraSystems routinely supports the data collection, mapping, and spatial analysis requirements for CEQA and NEPA environmental compliance, permit application, wetland delineation, focused threatened and endangered species surveys and monitoring, and habitat restoration. The general GIS services we provide include, but are not limited to, data collection and conversion, mapping, spatial analysis, modeling, aerial photography analysis, 3D visualization and animation.

Energy Conservation. UltraSystems will prepare an energy conservation assessment for the proposed project per the most recent version of the CEQA Guidelines. The analysis will briefly summarize electricity, natural gas, and petroleum energy sources and the relevant regulatory framework.

Geotechnical Studies. Utilizing available literature and studies conducted within a project area (e.g., aerial photography, reconnaissance and geologic mapping), UltraSystems provides preliminary geological and geotechnical engineering investigations. UltraSystems can describe existing geologic structures and topographic and soil characteristics of the project area in both graphic and narrative formats. Project area seismicity is evaluated, including identification of active and potentially active faults, design considerations (which may impact project development), and liquefaction potential.

Hazardous Waste Assessment. UltraSystems Project Team can provide consulting services relating to the identification of hazardous materials, including Phase I environmental due-diligence, Phase II site characterization studies and Phase III remediation plans. Some of these assessments are included as part of the CEQA process and many are performed for ongoing businesses or property ownership transfers.

Utility System Studies. Since most development activities result in an increase in the quantity of materials discharged to the storm drain and sanitary sewer system, and increased demands for potable water resources, it is often necessary to determine the availability of adequate infrastructure capacity to accommodate project-related and cumulative development impacts. UltraSystems conducts all requisite engineering (e.g., hydrology and hydraulic) studies that may be required by permitting agencies and special districts to quantify project-specific demands and evaluate impacts upon affected utility systems.

4.6 Typical Environmental Document Process

An abbreviated summary of UltraSystems preparation of CEQA/NEPA environmental documents includes the following components and contains five stages: (1) project scoping; (2) development of the environmental review process; (3) drafting the environmental documents; (4) finalizing that document; and (5) the permitting process.

Scoping. UltraSystems would develop and implement a variety of scoping programs modeled to the specific needs of an individual project. Scoping activities are conducted to identify environmental impacts that project implementation may bring about; to identify all discretionary actions required for project approval; and to solicit the issues of governmental agencies possessing discretionary jurisdiction of the project. These functions include the dissemination of information, solicitation of comments through a variety of public and private forums; and individual consultation with affected

agencies aimed at identifying environmental issues (including an evaluation of their significance), areas of controversy, and issues to be resolved. Scoping identifies related projects and their status, which may collectively impact project implementation or produce cumulative environmental effects.

Initial Study/Notice of Preparation. Pursuant to Sections 15063(a) and 15082(a) of the California Code of Regulations (CCR), UltraSystems would prepare an Initial Study to either focus the environmental documentation upon potentially significant, project-induced effects or to document that the project (as proposed or as subsequently modified) would not produce a significant environmental effect. In many cases, preparing the Initial Study requires critical peer review of existing technical studies or preparation of new studies. UltraSystems frequently prepares stand-alone technical studies in the areas of aesthetics, air quality, biological resources, cultural resources, noise and vibration, and water quality. We can also conduct Phase I environmental site assessments. For the Initial Study, UltraSystems would provide a descriptive analysis, indicating the supporting rationale for the Study’s conclusions. If project-related effects are determined to be potentially significant, UltraSystems would prepare a Notice of Preparation (NOP) after the completion of the Initial Study. Conversely, if the draft Initial Study concludes that there is clearly no evidence to suggest that the project will produce a significant environmental effect, UltraSystems would prepare a draft Negative Declaration or Mitigated Negative Declaration.

Environmental Assessment/Notice of Intent. For those projects involving either discretionary federal funding or permits and approvals from federal agencies, the resulting environmental documentation may be required to comply with applicable NEPA obligations. For those activities which are not exempt under NEPA and are not categorically excluded or covered under an existing environmental impact statement (EIS), UltraSystems prepares Environmental Assessments pursuant to the Council on Environmental Quality’s Regulations for Implementing the Procedural Provisions of the National Environmental Policy Act (40 CFR Parts 1500-1508).

Preparation of Draft Documentation. UltraSystems can prepare or assist in the preparation of draft Negative Declarations, Mitigated Negative Declarations, and Draft EIRs in accordance with CEQA, and Draft FONSIs and Draft EISs in accordance with NEPA and their implementing guidelines. UltraSystems would provide formal recommendations to the City for the type of document that would be required for each project.

Topical Areas to be Addressed		
Aesthetics	Greenhouse Gas Emissions	Population/Housing
Agricultural & Forestry Resources	Hazardous Materials	Public Services
Air Quality	Hydrology and Water Quality	Recreation
Biological Resources	Land Use/Planning	Transportation/Traffic
Cultural Resources	Mineral Resources	Utilities and Service Systems
Geology & Soils	Noise	Tribal Cultural Resources
Wildfire and Energy		

Notice of Completion/Notice of Availability. In accordance with Section 15085 of the CCR, a Notice of Completion (NOC) must be filed with the Office of Planning and Research (State Clearinghouse) upon completion of the Draft EIR. If the project is subject to NEPA, a Notice of Availability (NOA) must be published in the Federal Register. UltraSystems would assist the City’s staff in preparing these notices.

Response to Comments/Final Document Preparation. Upon completion of the comment period for the Draft EIR or Draft EIS, UltraSystems prepares formal responses to all substantive and relevant comments provided by governmental agencies, public groups, and private organizations on the draft

document. UltraSystems organizes responses in a manner facilitating easy reference and provides them in a stand-alone Response to Comments volume or integrated into a revised Draft EIR/Draft EIS. The Response to Comments volume or revised Draft EIR/Draft EIS would include each written comment in its original form and, if necessary, the transcripts of applicable public hearings.

Mitigation Reporting and Monitoring Programs. Section 21081.6 of the PRC requires agencies to set up monitoring and reporting programs to ensure compliance with those mitigation measures identified in EIRs and Negative Declarations (and adopted as conditions of project approval). In compliance with that requirement, UltraSystems assists the City in developing reporting programs and monitoring project compliance activities.

Findings of Fact/Statement of Overriding Considerations. No public agency can approve or carry out a project for which an EIR has been completed, identifying one or more significant environmental effects, unless that agency makes one or more written findings for each of the significant effects accompanied by a brief explanation of the rationale for each finding. These findings must be clearly supported by information in the public record.

Notice of Determination. After the approval of a project under CEQA, a lead agency is required to file a Notice of Determination (NOD) with the State Clearinghouse. The NOD starts a 30-day statute of limitations on court challenges to the approval under CEQA.

4.7 Quality Assurance

UltraSystems strategy to produce the highest level of deliverables to the City involves implementation of our Quality Assurance/Quality Control Program (QA/QC). Our Quality Assurance Manager, **Mike Lindsay**, reports directly to the Founder/CEO, **Betsy Lindsay**. Our Program will provide independent review of our project team’s quality control procedures, which include: (1) technical reviews to verify that the concept is technically sound and economically feasible; (2) coordination reviews and interdisciplinary checks to identify and eliminate discrepancies, conflicts, or inconsistencies; (3) independent checks by experts who are not assigned to the project. No deliverable leaves UltraSystems without two review cycles.

SUMMARY OF SERVICES PROVIDED

<p>Planning Services</p> <ul style="list-style-type: none"> ✓ Zoning and Special Purpose Legislation ✓ Opportunities and Constraints Analysis ✓ Urban Land Use Studies ✓ Graphics/Visual Impacts and Studies ✓ Conditional Use Permit Drafting <p>CEQA/NEPA Compliance</p> <ul style="list-style-type: none"> ✓ EIR and EIS Documentation ✓ Mitigation Monitoring ✓ Citizen Participation ✓ Permits and Entitlements ✓ Regulatory Compliance ✓ Environmental Compliance 	<p>Mitigation Monitoring</p> <ul style="list-style-type: none"> ✓ Biological Resources ✓ Cultural Resources ✓ Hazardous Materials <p>Construction Environmental Management</p> <ul style="list-style-type: none"> ✓ Stormwater Pollution Prevention Planning ✓ Hazardous Building Materials ✓ Grading/Trenching Monitoring <p>Hazardous Waste</p> <ul style="list-style-type: none"> ✓ Phase I, Phase II ESAs ✓ Remedial Action Plans ✓ Brownfields 	<p>Technical Studies</p> <ul style="list-style-type: none"> ✓ Aesthetics ✓ Air Quality ✓ Archaeological Resources ✓ Biological Resources ✓ FAA/ALUC ✓ Geotechnical/Geologic/Soils ✓ Greenhouse Gas Studies ✓ Health Risk Assessments ✓ Hydrology ✓ Infrastructure Analysis ✓ Paleontological Resources ✓ Mineral Resources Studies ✓ Noise Evaluations & Analysis ✓ Socioeconomics ✓ Utility Studies ✓ Water Pollution Evaluation
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Tab 5

Subconsultants



5.0 SUBCONSULTANTS

UltraSystems may augment our in-house technical capabilities from the teams below of highly qualified and experienced subconsultant partners to enhance our broad range of environmental disciplines that may be required on future projects. We have established enduring relationships with our outside specialists who retain complementary skills, and with whom we collaborate often to address specific project needs. UltraSystems has Principal level commitment from each firm and will deliver on what we promise, expert work on project tasks.

CITADEL EHS | HAZARDOUS MATERIALS (PHASE I ESA, PHASE II, AND REMEDIATION)



Citadel EHS (Citadel) is a market-leading, employee-owned Environmental, Health, and Safety (EHS) consulting firm that understands how the ‘built environment’ is developed, operated, occupied, and, eventually, deconstructed. Citadel EHS is dedicated to protecting the employees that build and occupy those structures and the environment in which they sit. We provide unique, integrative approaches to Environmental, Health, and Safety challenges for the entire life cycle of a project—from concept to completion, design to development. Our expert team possesses an integrative knowledge base of Architecture, Industrial Hygiene, Safety, Construction, Geology, Sustainability and more that together ensure the most comprehensive strategy and solution for our clients. No matter the project, we assess our client’s challenges, resolve them in a cost-effective manner, and strengthen their businesses. Our founders set these high standards for technical excellence and integrative expertise back when the company was founded in 1993; however, it was their dedication to customer service that became the foundation for everything we do—caring for the people we serve and the work we do. We believe in putting people first, and doing what’s right, always.

CRM TECH | HISTORICAL RESOURCES, ARCHITECTURAL HISTORIAN, SHPO COORDINATION



CRM TECH was established in 1993 to provide a broad range of services for managing cultural resources throughout California. The services provided by CRM TECH include all phases of archaeological, paleontological, and historical investigations, including record searches; literature reviews; cultural resource elements of general plans, specific plans, and environmental impact reports; consultation with public agencies; Native American scoping; historical and ethnohistorical research; archaeological, paleontological, and historical surveys; recording archaeological resources; historic building documentation and evaluations; test phase excavations to evaluate the significance of archaeological and paleontological sites; document and archival research to determine the significance of historic-period sites; mitigation/data recovery site excavations; and monitoring of earth moving/heavy equipment operations in sensitive areas. All of these services can be implemented following CEQA, NHPA and Caltrans guidelines as needed. CRM Tech uses up-to-date technologies and keeps up with the latest paradigms of the history, prehistory, and paleontology of the region. Example project collaboration:

STANLEY MOSK COURTHOUSE REACTIVATION & REALIGNMENT

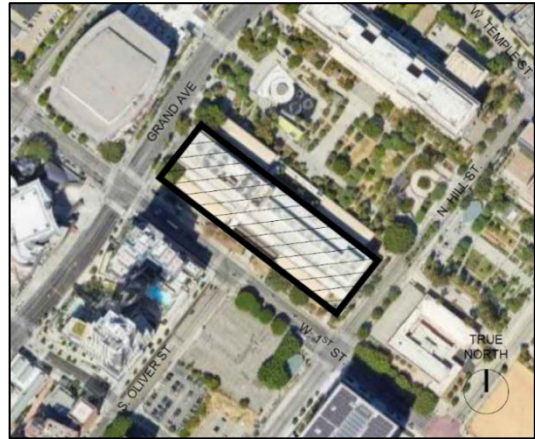
Client: Judicial Council of California

Contact: Hilda Iorga, Project Manager

Address: 2860 Gateway Oaks Drive, Ste. 400, Sacramento, CA 95833

Phone: (916) 263-1541

Email: Hilda.Iorga@Jud.ca.gov
Location: 111 N. Hill St, Los Angeles, CA
Duration: August 2024 to November 2024
Project Manager: Michael Milroy
Project No./Cost: 7289/\$16,160
Project Team: Billye Jean Breckenridge, Deputy Project Manager; Tom Tang, Architectural Historian. **CRM Tech:** Brent Johnson, Historian/Architectural Historian



The Judicial Council of California (JCC) planned two projects (Reactivation and Realignment) proposed for the interior of the Stanley Mosk Courthouse at 111 North Hill Street in the City of Los Angeles. The Realignment Project remodeled court supported spaces on floors 1, 2, and 3. The Reactivation Project reactivated Courtrooms that were temporarily repurposed for office uses, as well as remodeled other court-related spaces on floors 2, 4, and 5. The building had been found to be eligible for listing in the National Register of Historic Places and the California Register of Historical Resources both individually and as a contributor to the Los Angeles Civic Center Historic District. UltraSystems retained CRM Tech as a subconsultant to conduct two historic building studies, one for each project. Each of the two studies consisted of a cultural resources records search, historical background research, a field inspection of the building, and project effect analysis in light of the findings.

Link:
<https://ceqanet.lci.ca.gov/2024120961>

RK ENGINEERING | TRANSPORTATION, CIRCULATION AND ACCESS



RK Engineering Group, Inc. (RK) is a full-service transportation engineering firm that designs strategies to effectively manage traffic flow and parking demand for vehicles arriving and departing your facility. RK uniquely combines engineering expertise and professionalism with creative thinking and innovative problem solving. The result is an extraordinary transportation engineering firm that possesses requisite expertise as well as the ability to look across disciplinary boundaries for solutions others may overlook. This innovative approach is evident by the breadth of services available to RK engineering group, inc.'s diverse clientele that includes regional governments, counties, cities, special districts, school districts, community associations, private developers and contractors, engineering and planning firms. Each client receives what RK Engineering Group, Inc. is known for on time, on target, on budget professional service.

Q3 CONSULTING | HYDROLOGY, SWPPP, STORM WATER MONITORING



Q3 Consulting was started by three engineers whose careers have focused on providing the highest quality of services in the stormwater practice. Combined with more than 70 years of professional experience, including 16 years working hand-in-hand together, the principals of Q3 are an established team with an extensive background in the planning, analysis, design, and management of comprehensive flood control/stormwater-related projects, solving a diverse range of challenges and issues for both public and private sector clients throughout California as well as in several other states, including Nevada and Arizona.

Tab 6

Work Samples



6.0 WORK SAMPLES

UltraSystems presents two work samples below with links to the State Clearinghouse documents.

THE DISTRICT AT JURUPA, PROGRAM EIR

Client: City of Jurupa Valley

Contact: Thomas Gorham, Principal City Planner

Address: 8930 Limonite Avenue, Jurupa Valley, CA 92509

Phone: (951) 332-6464 x212

Email: Tgorham@jurupavalley.org

Location: 250-acre site located off the 60-Freeway and Rubidoux Blvd at the southeast corner of the Rubidoux neighborhood in the City of Jurupa Valley

Duration: October 2021 to September 2023

Manager: Michael Milroy

Project No./Cost: 7124/\$188,770.00

Project Team: Billye Breckinridge (Deputy PM); Michelle Tollett (Bio), Stephen O’Neil (Cul), Michael Rogozen (Air, Noise), Stephen Borjeson (Planner), Allison Carver (Bio), Victor Paitimusa (Planner), Gulben Kaplan (GIS)



The District at Rubidoux project proposed a master-planned community consisting of warehouse/logistics, retail, commercial, hospitality, mixed-density residential, recreation, and open space uses on a 254-acre site in the northeast corner of the City of Jurupa Valley off State Route 60 (SR-60) freeway and the Santa Ana River. The Site was entitled under the Emerald Meadows Ranch Specific Plan, approved in 2005. The District @ Rubidoux Specific Plan rescinded and replaced the existing Emerald Meadow’s Ranch Specific Plan. The Specific Plan contained 167 acres of nonresidential land use designations; 50 acres of residential designation; 27 acres of mixed-use (residential and commercial) designation; and 10 acres of open space. The Specific Plan permitted development of up to 1,196 residential units and up to 1.5 million square feet of industrial/logistics building area.

UltraSystems prepared a Programmatic Environmental Impact Report (PEIR) to analyze impacts including review of technical studies on Air Quality/Greenhouse Gas, Noise and vibration, Cultural Resources, Biological Surveys, and Phase I Environmental Site Assessment (ESA) performed by the developer’s technical teams. UltraSystems revised the PEIR per changes to the project plan. Issues of particular importance were noise and traffic, respecting the proposed industrial/logistics use.

Link:

https://files.ceqanet.lci.ca.gov/277617-2/attachment/8pBx2YghxXkIHcSwx_StONZzz6qlxSnr8hVicTcAFLmC5745_TATuRviNJ6LNsqRYdoDb6NjRCxnheZz0

FONTANA CIVIC CENTER EXPANSION IS/MND

Client: City of Fontana

Contact: Christopher Smethurst, Senior Engineer

Address: 8353 Sierra Avenue, Fontana CA 92335

Phone: (909) 350-6649

Email: CSmethurst@Fontanaca.gov

Location: 8353 Sierra Avenue, Fontana CA 92335

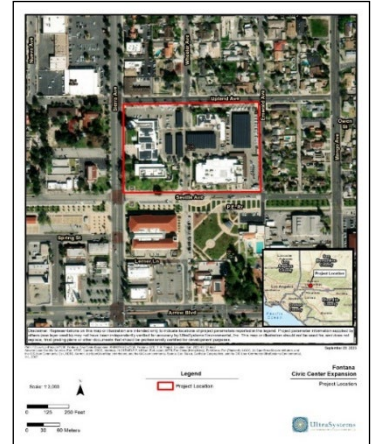
Duration: August 2023 to January 2024

Manager: Bob Reicher

Project No./Cost: 7230/\$74,880

Project Team: Betsy Lindsay (President), Michael Rogozen (Sr. Principal Engineer), Michael Milroy (Deputy Manager), Steve Borjeson (Sr. Planner)

The project proposed to demolish and replace the existing City Hall and Annex buildings, add/remove driveways, and add landscaping. The project was implemented in two phases, with Phase I involving the Annex Building, and Phase II involving the City Hall component. UltraSystems Environmental Inc. prepared an Initial study at the request of the City of Fontana to identify permits and other documents that were likely needed to satisfy the California Environmental Quality Act (CEQA). Phase I was the proposed East Annex building, which was a two-story municipal building with a first-floor parking structure and second-floor office space. The new structure was constructed in the same location as the existing East Annex building, located at 17001 Upland Avenue. Each floor had a footprint of approximately 30,000 square feet with one vehicle entrance and exit located on Upland Avenue just west of Wheeler Avenue. The building provided office space for City staff as well as both public and employee parking for the Civic Center Campus.



Phase II was the proposed City Hall building, a two-story municipal building with a first-floor parking structure and second-floor office spaces intended to be the cornerstone of the renovated Civic Center Campus. The new structure was constructed in the same location as the existing City Hall building located at 8353 Sierra Avenue. Each level of the proposed structure was approximately 25,000 to 30,000 square feet, with vehicle entrance(s) and exit(s) to be determined. The building housed City administrative functions, as well as office space for City staff, and both public and employee parking for the Civic Campus. The City Hall building provided approximately 65 parking spaces located on the first floor. The Annex Building provided 56 parking spaces were to be located on the first floor. The existing surface parking area was reconfigured to accommodate the new footprints of the two buildings. The project modified some current driveway approaches to work with the proposed parking garages. The project site also included landscaping improvements along Sierra Avenue and Upland Avenue.

UltraSystems prepared environmental documentation for this project, including an Initial Study and Mitigated Negative Declaration (IS/MND). Technical studies in support of the analysis, including Air Quality/Greenhouse Gas, Noise, and Cultural Resources were also prepared. UltraSystems also participated in Planning Commission and City Council public hearings leading to adoption of the IS/MND.

Link:

https://files.ceqanet.lci.ca.gov/293920-1/attachment/zd2PTaC3xqScd-aoAo8LjEMC2r770yN6tbux2a70dpuX24g6IESLXZIVGYjZB_x-ZKvr0I-Qmfq6FJfk0

Tab 7

References



7.0 REFERENCES

UltraSystems provides references below from public agency clients who will attest to the quality of work performed by UltraSystems in its capacity to provide environmental consulting services.

CITY OF FONTANA, 8353 SIERRA AVENUE FONTANA, CA 92335

Rina Leung, Associate Planner, (909) 350-6566, rleung@fontana.org
Fontana Victoria Residential Project – Addendum, Air Quality, GHG, Biological, Cultural, Noise
DCT Logistics Center Industrial Project– Addendum, Air Quality, GHG, Biological, Cultural, Noise

HOUSING AUTHORITY OF LOS ANGELES, 2600 WILSHIRE BLVD., 3RD FLOOR, LOS ANGELES, CA 90057

Chris Yenson, Senior Project Manager, (213) 733-7031, christopher.yenson@hacla.org
Rose Hill Courts Rehabilitation Project- IS-MND, Air Quality, Biological, Cultural, Noise, GHG, and Mitigation Monitoring

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS, 900 S FREMONT AVE, ALHAMBRA, CA 91803

Albert Anidi, Project Manager, (626) 458-5199, (626) 458-3916, aanidi@dpw.lacounty.gov
On-Call Environmental and Regulatory Services Contract (public works projects) - CEQA/NEPA, Biological Resources, Cultural Resources, Historical Resources, Air Quality, Noise, GIS, Habitat Restoration, Regulatory Permitting, Mitigation Monitoring, Phase I ESA

Tab 8

Other

Tab 8 - Other



8.0 OTHER

As a small business, UltraSystems has a clear understanding of the advantages small businesses offer over teams dominated by large corporate firms with layers of decision makers. We are confident that our extensive project management experience will bring the kind of management and technical expertise required to meet and exceed the City's needs for this contract.

Conflict of Interest. UltraSystems certifies that we have no personal or financial interest, and no present or past employment or activity, which would be incompatible with our participation in any activity related to the planning or processes for this contract including current or anticipated City projects. For the duration of involvement, it is agreed not to accept any gift, benefit, gratuity, or consideration, or begin a personal or financial interest in a party who is offering, or associated with an Offeror, on the contract.

UltraSystems also certifies that it will keep information confidential and secure and will not otherwise disclose to any other party information concerning the planning, processes, development or procedures of the contract of which we learn in the course of our duties.

Litigation History. UltraSystems has never been disbarred or suspended from any Agency during its 31 years in business. UltraSystems has no litigation that would affect its financial well-being to perform on this contract. The firm has never been terminated from a contract for default, nor had any civil judgement or criminal conviction for false claims.

Communication Protocols. As Senior Project Manager, Robert Reicher, MBA, ENV SP, would be the primary point of contact with the City. Direct communication between team members and the City would not be permitted, unless specifically requested by City staff. Routine communications between the City and the UltraSystems PM will be primarily by email, with the subject line clearly relevant to the message or issue discussed. Emails will be routinely used to apprise the City of project issues and progress in completing various tasks. Emails will be saved in the UltraSystems project database in chronological order and become part of the administrative record. When we have any agency consultation, we will use email and written records of conversation to document contact with regulatory and responsible agencies having jurisdiction over the project. UltraSystems has established direct contact with numerous agencies for data, expertise, and assistance in developing baseline information and resource inventories and the project administrative record will be made available to the City upon request.

Document Control. UltraSystems will use a computer-based document management and control system for this City contract. Our system provides a repository for all relevant technical documentation that includes reliable security, version control, review cycle, availability and a controlled reliable audit trail. UltraSystems will provide the City specific procedures for secure access, retrieving, routing and distribution of project information.

UltraSystems Safety Program. A critical element for any project undertaken by UltraSystems is the safety of our employees, as well as the environment in which they work. Our firm provides a safe and healthy place of employment, and complies with the laws, rules and regulations of federal, state and local governments regarding safe practices.

APPENDIX
Key Personnel Resumes



PROFESSIONAL SUMMARY

Ms. Lindsay is the Founder and Chief Executive Officer of UltraSystems Environmental, Inc. A building industry veteran, she has over 35 years of experience in environmental planning and permitting, preparing more than 500 environmental documents. Her background includes managing over 20 on-call professional service contracts for public agencies, which have included hundreds of projects. At UltraSystems, her day-to-day responsibilities include business and project management, contract administration, resource allocation, and quality control. She is responsible for overall project management, the preparation and processing of CEQA/NEPA documents, and associated entitlement obligations for large-scale public and private infrastructure projects.

Years of Experience

40

Years with Firm

30

Education

- Graduate Program, Public Policy and Administration, California State University, Long Beach, CA, 1992
- Graduate Program, Business Administration, Pepperdine University, Irvine, CA, 1991
- M.U.R.P., Master of Urban and Regional Planning, California State Polytechnic University, Pomona, CA, 1989
- B.A., Geography, California State University, Long Beach, CA, 1978

Professional Affiliations

- American Planning Association
- Urban Land Institute
- Association of Environmental Professionals
- National Association of Women Business Owners
- National Association for Female Executives

Areas of Expertise

- CEQA
- NEPA
- Entitlement
- Energy
- Federal
- Institutional
- Infrastructure

SELECT PROJECT EXPERIENCE

1890 S. Coast Hwy, Laguna Beach, CA; November 2023 - May 2024

Ms. Lindsay served as Principal-in-Charge for this project. UltraSystems prepared an IS/MND for a redevelopment project for the City of Laguna Beach. The project would demolish an existing car wash facility and construct a new mixed-use retail and residential building. (No. 7243)

Acacia Apartment Complex – CEQA Peer Review, Fontana, CA; September 2023- March 2024

Ms. Lindsay served as Principal-in-Charge for this project. UltraSystems prepared a CEQA peer review for this project. The City of Fontana, in its capacity as a Lead Agency, reviewed an application that would involve the construction of 109 apartment units within a 2.82-acre site located to the west of Acacia Avenue, south of Randall Avenue and east of Sierra Avenue. The project would build four buildings, 3-stories each and would include a centrally located courtyard within the development with a picnic area, a play area, and a pool. (No. 7242)

13330 Magnolia Ave. Residential Development, Riverside, CA; November 2021 – July 2024

Ms. Lindsay served as Principal-in-Charge for this project. This project constructed a multi-family housing complex on approximately 4.5 acres in the unincorporated Home Gardens community of Riverside County. The complex consisted of 46 single family residential units and 44 attached townhouses. It also included a community recreation facility with a pool and landscaping along the interior roadways. UltraSystems prepared an IS/MND for this project. (No. 7127)

Orchard View Gardens, Buena Park, CA; August 2023 - March 2024

Ms. Lindsay served as Principal-in-Charge for this project. The project built a primary residential apartment building and nine single-story casitas accommodating 66 residential units and a 3,00 sq. ft. community center. The development provided 66 residential apartment homes for seniors aged 62+, including 62 one-bedroom units and four two-bedroom units in multiple buildings. UltraSystems conducted a Historic Artifact Collection and DPR site recording and prepared the report for National Core. (No. 7231)

Midland Plaza IS/MND, Fontana, CA; May 2022 - August 2023

Ms. Lindsay served as Principal-in-Charge for this project. UltraSystems prepared an IS/MND for this development project. The Midland Plaza project would be located at 16835 Baseline Avenue in Fontana, CA. The project site was a vacant, 6.53-acre site without any structures. Surrounding uses include vacant land, residential, and retail uses. Prior uses on-site included orchards with an associated small, single-family residential dwelling, garage, and sheds. All site structures were demolished in 2014, according to a Phase I ESA report. (No. 7178)

Citrus Avenue Townhomes, Fontana, CA; March 2022 – June 2023

Ms. Lindsay served as Principal-in-Charge for this project. This project was located in the City of Fontana, CA. The project proposed the development of a 68-unit condominium complex. The condominium units would be housed in 14 proposed buildings on site with a total of 193 parking spaces. UltraSystems prepared an IS/MND for this project. (No. 7167)

Legacy Square Project, Santa Ana, CA; December 2018 - January 2019

Ms. Lindsay served as Principal-in-Charge. The Legacy Square project is located on an approximately 1.74-acre site in the City of Santa Ana. The project proposes the development of a new commercial/residential mixed-use development consisting of 93 residential units, 7,767 square feet of flex mixed-use space, and a 2,576-square-foot community center. UltraSystems prepared an IS/MND and EA/FONSI. The project had a very aggressive timeline due to timing for funding. UltraSystems staff worked over the winter holiday to produce the environmental document over the course of a few weeks. This project was approved by the City of Santa Ana City Council in February 2019.

Sierra Apartment Project, Fontana, CA; April 2018 - January 2019

Ms. Lindsay served as Principal-in-Charge for this project. This multi-family housing project included 60 units with a child care facility. The project site was located on a 4.99-acre vacant site and the Southeast corner of Sierra Avenue and Ramona Avenue within the City of Fontana. The original zoning was R1 and GC, and required a rezoning of the site to R2 to allow for multi-family development. UltraSystems prepared CEQA and NEPA-compliant documentation (i.e., Negative Declaration (ND)/Finding of No Significant Impact (FONSI)) for the Sierra Apartment Project.

Initial Study/Mitigated Negative Declaration, Porto's Bakery and Cafe, West Covina, CA; June 2016 - September 2017

As Project Director, Ms. Lindsay oversaw the preparation of the IS/MND for a proposed two-story, 21,943-square-foot bakery and cafe that was recently approved by the West Covina City Council. The urban infill project, located near City Hall and proximate to Interstate 10 includes the demolition and removal of the existing restaurant/nightclub building. The project site is located in the City's Downtown District. Critical issues identified and analyzed in the IS/MND included project impacts such as increased traffic, biological resources, and hazardous materials.

Peer Review Anaheim Platinum Triangle SEIR Addendum LTG Platinum Center Mixed Use Development, Anaheim, CA; April 2016 - February 2017

Ms. Lindsay served as Principal-in-Charge for this project. UltraSystems conducted a peer review of an addendum to Subsequent Environmental Impact Report (SEIR) No. 339 for the LTG Platinum Triangle mixed use development in Anaheim, California. UltraSystems also conducted technical peer reviews of the air, greenhouse gas emissions, and noise analyses. (No. 6002)

Uptown Orange Residential Project, Orange, CA; July 2012 - January 2013

Ms. Lindsay served as Principal-in-Charge for this project. AMLI Residential proposed a high-density residential infill development adjacent to Outlets in the City of Orange. UltraSystems peer reviewed available noise and traffic studies, completed comprehensive air quality and greenhouse gas (GHG) emissions technical studies, and prepared an Initial Study and Mitigated Negative Declaration (IS/MND) on behalf of the City. The IS tiered from the City of Orange General Plan Program Environmental Impact Report (PEIR); incorporating by reference general analysis and mitigation measures found in the previously certified PEIR. This allowed the IS to focus on project specific impacts of development at this particular location. The IS/MND was certified by the City as adequate and the project was approved. (No. 5870)



Years of Experience

40+

Years with Firm

15

Education

- MBA, Marketing, University of Southern California, Los Angeles, CA
- B.S., Marketing, University of California Los Angeles (UCLA), Los Angeles, CA

Professional Certificates

- Envision Sustainability Professional (ENV SP)
- Real Estate Broker, State of CA

Professional Affiliations

- Urban Land Institute, Member
- Who's Who in America
- Who's Who in the West

Areas of Expertise

- CEQA
- NEPA

PROFESSIONAL SUMMARY

Mr. Reicher has been active in the real estate and real estate-related industries since 1970, holding positions with major developers and independent consulting firms. He has served as an advisor and consultant to many prominent builders, developers, major corporations, lenders, and government agencies throughout the nation and has provided expert witness and litigation support services for both public and private sector entities. As a Senior Project Manager at UltraSystems, he has managed teams of environmental consultants, planners and technical analysts for projects in all major land uses, including residential, retail, commercial office, mixed use, medical, educational, institutional, recreational and logistics.

SELECT PROJECT EXPERIENCE

Sun Mesa Self-Storage Facility, Yucca Valley, CA; June 2025 – Ongoing

Mr. Reicher is serving as project manager for this project. This project constructs a new storage unit facility with manager office located at the southeast corner of Sun Mesa Road and Newton Road. The proposed project is located in Industrial zoning. The project is proposed to have 5 building types with a total of 89,700 square feet of storage area. The proposed project also includes block walls, landscaping, and off-site improvements. UltraSystems will be conducting a peer review followed by an IS/MND. (No. 7335)

La Cañada Flintridge Tentative Tract Map, La Cañada Flintridge, CA; October 2023 - Ongoing

Mr. Reicher is providing Project Management oversight for the technical project managers and QA/QC of completed technical sections. Per the City's RFP, the proposed project comprises an application for the approval of Tentative Tract Map No. 83608, a proposed subdivision of approximately 45-acres into 11 single-family residential lots and an associated application for a Tree Removal Permit to remove 27 protected trees. The proposed subdivision also includes easements for a dedicated horse trail/hiking trail for the local community. Located in the southern portion of the City, the subject property is presently undeveloped, characterized by steep slopes, and is naturally divided by Monarch Drive, which is already graded but unpaved. Monarch Drive has within it an active sewer line and is dedicated as a public road. In order to be implemented, the proposed project would require the full improvement of Monarch Drive, and the construction of Palmerstone Drive (already a dedicated road). (No. 7240)

Sessums Drive Industrial Project, Redlands, CA; October 2023 -

Ongoing

Mr. Reicher is providing Project Management oversight for the technical project managers and QA/QC of completed technical sections. This project would construct six buildings ranging between 29,718 square feet and 49,960 square feet in size, totaling 263,328 square feet of total floor space inclusive of office and mezzanine areas. The development would need to perform public improvements as required on adjacent right-of-way and related site improvements, including on-site water treatment, landscaping, etc. The project would require a Tentative Tract Map and Planning Commission Review and Approval. In addition to an IS/MND, UltraSystems will also perform Peer Reviews and CEQA Adequacy Reviews of developer-provided technical studies. (No. 7234)

Valley Gardens Apartments, Moreno Valley, CA; August 2022 - September 2023

Mr. Reicher is providing Project Management oversight for the technical project managers and QA/QC of completed technical sections. The workforce housing project would be located at 13989 Moreno Rose Place, on a 4.5-acre project site (APN 479220024) in the City of Moreno Valley. The project site is located along Alessandro Boulevard near the intersection of Perris Boulevard. The project uses proximate to the site include retail (west), commercial (east), residential single-family (north, east, west), and apartments (south). Alessandro Boulevard is a major arterial highway with three-lanes in each direction, separated with a center median. The project site area is currently zoned "COMU," Corridor Mixed Use. The existing land use is currently "COMU" or Corridor Mixed Use. The property would be developed into 64 units within eight buildings. (No. 7190)

Green Day Village - Technical Studies - IS/MND, Desert Hot Springs, CA; November 2021 - September 2023

Mr. Reicher provided Project Management oversight for the technical project managers, client and City interface and liaison, drafted public notices, attended public hearings and provided QA/QC of completed technical sections. The project required environmental review pursuant to applicable provisions of the California Environmental Quality Act of 1970, and attendant State CEQA Guidelines, both as amended, and locally adopted. UltraSystems recommended an IS/MND. (No. 7129a)

CEQA Consulting Services for the District at Rubidoux Project, Jurupa Valley, CA; October 2021 - September 2023

Mr. Reicher provided Project Management oversight for the technical project managers, attended progress meetings, provided QA/QC of completed technical sections, and attended public hearings. The project site spans 254 acres abutting the east boundary of the City of Jurupa Valley. The site is bounded by the State Route 60 (SR-60) freeway on the north; Jurupa Boulevard on the west; the Santa Ana River on the east; and residential uses and churches near 34th Street on the south. Specific Plan containing 167 acres of nonresidential land use designations; 50 acres of residential designation; 27 acres of mixed-use (residential and commercial) designation; and 10 acres of open space. The Specific Plan would permit development of up to 1,196 residential units and up to 1.5 million square feet of industrial/logistics building area; land use intensities in the proposed commercial designations and commercial uses in the mixed-use designations are yet to be determined. (No. 7124)

Citrus Avenue Condominiums, Fontana CA; March 2022 - April 2023

Mr. Reicher provided Project Management oversight for the technical project managers and QA/QC of completed technical sections. The project proposes the development of a 68-unit condominium complex. The condominium units would be housed in 14 proposed buildings on site. A total of 193 parking spaces are proposed. Site access would be provided via a proposed new drive located off of Citrus Avenue. The project site is currently vacant, and surrounded to the south, east and west by single-family residential homes. The site to the north is also vacant. The project site is located between major cross-streets of S. Highland Avenue (north) and Walnut Street (south). In addition, the 210 Freeway is ¼ mile to the north. (No. 7167)

Sierra Avenue - Rentals in a Townhome Configuration, Fontana, CA; May 2022 - January 2023

Mr. Reicher provided Project Management oversight for the technical project managers, drafted public notices, provided QA/QC of completed technical sections, and attended public hearings. The project would be located at 7578 Sierra Avenue in the City of Fontana, California. The project proposes the development of a 93-unit townhome complex. The townhome units would be located in 18 buildings on-site. The center area of the development would also include a pool, guest parking, along with a 2-story club house with an indoor gym. A total of 200 parking spaces are proposed; either as 2-car garages, 1-car garage end units, guest parking or handicap spaces. Site access would be provided via a proposed new driveway located off San Jacinto Avenue, with an EVA Gate located at Ramona Avenue. (No. 7175)

28 lot Single Family Housing Development, Moreno Valley, CA; October 2022 - December 2022

Mr. Reicher provided Project Management oversight for the technical project managers and QA/QC of completed technical sections. This is a Tentative Tract Map for the development of 28 lot subdivision and comprising of 23 single-family detached homes, ranging in size from 7,399.8 sq. ft. up to 12,146.6 sq. ft. The project site is located with the City of Moreno Valley, at on the southwest corner of Alessandro Boulevard and Wilmot Street. The subdivision would consist of one parcel: APNs 478-100-018 on a 5.419-acre site.



Years of Experience

19

Years with Firm

5

Education

- Certificate, Environmental Management, University of California Irvine, 2013
- Master of Science, Interdisciplinary Studies / Neuroscience, California State University Long Beach, 2004
- Bachelor of Science, Biological Sciences, California State University Long Beach, 1999
- Project Management coursework, University of California Irvine, 2009-2014

Professional Affiliations

- Association of Environmental Professionals

Areas of Expertise

- CEQA
- GIS
- Vistro
- Traffic Analysis
- EIR
- MND
- NOE
- NEPA
- MS Office
- Mixed-use
- Project Management
- Residential Noise Monitoring and Analysis
- Expository Writing
- Impact Analysis
- K-12/College Universities

PROFESSIONAL SUMMARY

Mr. Milroy is a planner with over 18 years of experience in community and environmental planning. Mr. Milroy is trained in a variety of project types including residential, commercial, industrial, mixed-use, and specific plan projects. Mr. Milroy’s expertise includes California Environmental Quality Act (CEQA) document preparation, project management, and review of supporting technical studies; including, but not limited to, Environmental Impact Reports (EIRs), Initial Studies, Mitigated Negative Declarations, and federally funded National Environmental Policy Act (NEPA) documents.

SELECT PROJECT EXPERIENCE

Pioneer Place Mixed Use Project, Artesia, CA; June 2024 – June 2025

Mr. Milroy is part of the project team providing services. This proposed mixed-use project is located at 17610-17618 Pioneer Boulevard in Artesia, CA. The project will include 83 units with an outdoor courtyard and bar/dining area. The development will occur within the Artesia Specific Plan. UltraSystems is preparing an IS/MND for this project. (No. 7277)

13330 Magnolia Ave. Residential Development, Riverside, CA; November 2021 – July 2024

Mr. Milroy served as Project Manager for this project. The project would construct a multi-family housing complex on approximately 4.5 acres in the unincorporated Home Gardens community of Riverside County. The complex would consist of 46 single family residential units and 44 attached townhouses. There would be a community recreation facility with a pool and landscaping along the interior roadways. UltraSystems prepared an IS/MND for this project. (No. 7127)

9160-9176 Sunset Boulevard Project, EIR, West Hollywood, CA; June 2020 to November 2023

Mr. Milroy is Assistant Project Manager for this project. UltraSystems is preparing an Environmental Impact Report (EIR) in response to a development application by a private developer to construct a five-story, approximately 53,029-square-foot commercial building with digital displays and signage on the north and west sides of the building located at the western gateway to the City of West Hollywood. The proposed project consists of the demolition of the existing commercial buildings and surface parking on the project site. The project would provide approximately 105 car parking spaces in a three-level underground parking structure and include an LED media system, or digital canvas, integrated into the west, north and east facades of the proposed new building.

Green Day Oasis Project – IS-MND, Desert Hot Springs, CA; December 2021 to September 2023

Mr. Milroy served as Project Manager for this project, which consisted of 655 residential units and approximately 120,300 square feet of commercial uses on a 38.3-acre vacant site on Palm Drive south of 18th Street. UltraSystems prepared an IS-MND and several technical studies.

District at Rubidoux Project, City of Jurupa Valley, CA; October 2021 to September 2023

Mr. Milroy served as Assistant Project Manager for this project. The project site spans 254 acres abutting the east boundary of the City of Jurupa Valley. The site is bounded by the State Route 60 (SR-60) freeway on the north; Jurupa Boulevard on the west; the Santa Ana River on the east; and residential uses and churches near 34th Street on the south. The project consisted of 1,192 residential units; 2.93 million square feet of commercial and industrial uses; and 10 acres of parks and open space. UltraSystems provided a Biological Resources Technical Report, a Cultural Resources Technical Report, a Phase I Environmental Site Assessment, a Noise and Vibration Assessment, an Air Quality and Greenhouse Gas Emissions Assessment, and a Health Risk Assessment.

13330 Magnolia Avenue Residential Development – IS-MND, Community of Home Gardens, Riverside County, CA; November 2021 to September 2022

Mr. Milroy is Project Manager for this project, which consists of development of 46 single-family homes and 44 attached townhomes on a 4.5-acre site in the Community of Home Gardens in unincorporated Riverside County. The site is vacant except for remnants of some historical water wells. UltraSystems is preparing an Initial Study and Mitigated Negative Declaration for the project, in addition to preparing several technical studies and peer-reviewing several other studies.

Chadwick Ranch Estates Project, EIR, Bradbury, CA; June 2020 to July 2022

Mr. Milroy is Environmental Planner for this project, which consists of development of 14 estate homes and associated infrastructure and roadways. The project site comprises approximately 111 acres, located in the northeast quadrant of the City of Bradbury. Development of Chadwick Ranch Estates is proposed to occur pursuant to a Specific Plan and Tentative Tract Map and will also require an amendment to the Bradbury General and a change of zone. If implemented as proposed, Chadwick Ranch Estates will comprise fourteen (14) parcels developed with residential estates and thirteen (13) parcels committed to non-residential uses. UltraSystems' role on this proposed project is essentially to serve as an extension of the Lead Agency, the City of Bradbury, tasked to ensure that the City meets its environmental review obligations for the proposed project pursuant to CEQA.

LAN – The Shops at Jurupa Valley – PM 37890, City of Jurupa Valley, CA; June 2020 to April 2021

UltraSystems Environmental (UEI) has completed a peer review for LAN Engineering for The Shops at Jurupa Valley Project (project) in the City of Jurupa Valley, California. The project consists of the installation, operation, and maintenance of a shopping center, which would include the conversion of the Pyrite Channel from an open concrete trapezoidal channel to an underground channel.

Santa Angelina Senior Apartment Homes; October 2019 to December 2020

Mr. Milroy, as environmental planner for this project, prepared several IS-MND sections. The project consisted of a 65-unit senior residential project in two buildings in the City of Placentia, CA. The Proposed Project includes the development of two residential buildings accommodating 65 units. Building 1, at the north end of the site, is a linear two-story structure, with double-loaded corridors. Building 2 is a two-story, L-shaped building located interior to the site with a three-story element at the northern end of the building transitioning to two-stories toward the single-family neighborhood along the eastern property line. Careful consideration for the character and scale of surrounding neighborhood was taken to ensure that the project architecture and massing blends in with the existing surrounding uses. The Proposed Project will provide sixty-four (64) units affordable to households earning less than 60 percent of the Area Median Income (AMI) along with one manager's unit. UltraSystems prepared an IS-MND and several technical studies for the project.

Village Center Mitigated Negative Declaration, Garden Grove and Stanton, CA; 2018

Mr. Milroy served as project manager for the Mitigated Negative Declaration for this 22-acre mixed-use project in the cities of Stanton and Garden Grove including proposed condominiums, new retail structures, and reuse of existing retail buildings. The project site consisted of two almost completely vacant and dilapidated former commercial developments at one of the gateways into the City of Stanton. The project description and site access changed during CEQA processing.



Years of Experience

26

Years with Firm

15

Education

- B.A., Botany and Environmental Science, University of Montana, Missoula, MT, 2000

Professional Affiliations

- Certified Arborist (WE-12103-A)
- CDFW SCP, California Bumble Bee Atlas
- Mitigation Measures & Monitoring, CNPS, Plant Science Training Program (2020)
- CRAM Vernal Pools (2017).
- CRAM Instructor-in-Training (2017).
- Certified *Caulerpa taxifolia* Surveyor, NMFS (2013/2014).
- Southwestern Willow Flycatcher (2013).
- Western Pond Turtle Workshop, Elkhorn Slough Coastal Training (2012).
- Sea and Sage Audubon Society, Advanced Bird Identification Courses (2012).
- CDFW Flat-tailed Horned Lizard Training (2012).
- California Rapid Assessment Method (CRAM) (2012, 2017).
- CDFW Scientific Collection Permit, SCP#8526.
- Wetland Regional Field Training, Wetland Training Institute, Certificate (2011).
- The Desert Tortoise Council, Workshop (2011).
- 24-hour HazComm Hazardous Materials Training (2004).

PROFESSIONAL SUMMARY

Ms. Tollett has 25 years of experience as a field and consulting biologist working with private companies and public agencies throughout California and the Rocky Mountains. She is the Lead Senior Biologist and Group Manager at UltraSystems Environmental in Irvine, California. Her responsibilities include managing the Biological Resources Team; supervising and mentoring staff biologists; delegating work assignments; managing budgets and project schedules; reviewing document preparation; interacting with client and resource agency representatives; developing mitigation site design with landscape contractors; preparing and conducting environmental awareness training.

Ms. Tollett is experienced with a multitude of field surveys (flora and fauna), wetland/jurisdictional delineations, tree inventories, wildlife corridor studies, and is familiar with the regulatory framework to prepare defensible biological resources technical reports and environmental documents, including biological constraints surveys, reconnaissance-level field surveys, wetland delineations, arborist reports, CRAM assessments, focused special-status species surveys, and habitat mitigation and monitoring plans.

Ms. Tollett's industry experience includes oil and gas transmission lines, energy transmission lines, wind and solar renewable energy, private development, transportation, flood control, military base, mineral mining, and conservation-oriented projects.

Prior to her biological consulting experience, she worked in the Channel Islands National Park as a naturalist. Ms. Tollett continues to volunteer with non-profit groups to educate local community members through citizen-based science and serves as a high school science fair judge each year for the Newport Bay Conservancy.

SELECT PROJECT EXPERIENCE

TT Map – 28 Lot Single Family Housing, Moreno Valley, CA; October 2022 - September 2024

Ms. Tollett served as the senior biologist for this project. This is a Tentative Tract Map for the development of 28 lot subdivision and comprising of 23 single-family detached homes, ranging in size from 7,400 sq. ft. up to 12,147 sq. ft. The project site was located with the City of Moreno Valley, at the southwest corner of Alessandro Boulevard and Wilmot Street. UltraSystems prepared an IS/MND for this project. (No. 7192)

13330 Magnolia Ave. Residential Development - Biological and Cultural Resources, November 2021 - July 2024

Ms. Tollett served as the senior biologist for this project. This project would construct a multi-family housing complex on approximately 4.5 acres in the unincorporated Home Gardens community of Riverside County. The complex would consist of 46 single family residential units and 44 attached townhouses. There would be a community recreation facility with a pool and landscaping along the interior roadways. UltraSystems prepared a Cultural Phase I Assessment and General Biological Survey/ Report for this project.

Green Day Oasis Project – IS-MND, Desert Hot Springs, CA; December 2021 to September 2023

Ms. Tollett served as the senior biologist for this project. This project constructed 655 residential units and approximately 120,300 square feet of commercial uses on a 38.3-acre vacant site on Palm Drive south of 18th Street. UltraSystems prepared an IS-MND and several technical studies. (No. 7129/7129a)

1694 Del Mar Avenue, Laguna Beach, CA; April 2023 - June 2023

Ms. Tollett served as the senior biologist for this project. This private client was building a new home on the vacant lot at 1694 Del Mar Avenue in Laguna Beach, CA. UltraSystems prepared a CEQA compliant Biological Report as required by the City of Laguna Beach. (No. 7217)

Municipal Code Text Amendment 20-0005, San Dimas, CA; February 2022 - March 2023

Ms. Tollett served as the senior biologist for this project. The proposed Municipal Code Text Amendment (MCTA) would allow for up to 1,000 cubic yards of grading, cut and fill, beyond that grading necessary for the primary residence, driveway and garage for properties located within SP-11 Planning Area 1. The proposed MCTA would also include development standards for the grading, landscaping and any retaining walls that the additional grading would require. UltraSystems prepared an IS/MND for this project. (No. 7145)

Chadwick Ranch Estates Project, Los Angeles County, CA; July 2019 to July 2022

Ms. Tollett assisted with the peer review of biological resources documents prepared by Glenn Lukos Associates and Dudek in tandem with the City of Bradbury. The baseline document review included a Biological Technical Report with Rare Plant Survey, CAGN Survey Report, Tree Protection and Preservation Report, and Jurisdictional Delineation, in support of CEQA. The peer review included comments/edits to all reports, site mapping, CNDDDB Analysis, and Cultural Resources Site Assessment. A thorough review of the special-status resources present included review of the mitigation presented for 73 acres of impacts to undeveloped coastal sage scrub, chaparral, native oak habitat, and protected jurisdictional waterways, including a conservation easement for 50% of the site. Ms. Tollett participated in the preparation of the EIR Biological Resources Section for the Chadwick Ranch Estates.

Fontana Victoria Residential Project, City of Fontana, CA; January 2019 to September 2019

The City of Fontana processed applications for a variety of entitlements that would facilitate the development of the Fontana Victoria residential project, a 193-unit, single-family residential detached cluster project on a 21.7 acre currently vacant site. Ms. Tollett served as the lead ISA-certified arborist and managed the preparation of an Arborist Report to support the addendum to the Westgate Specific Plan (WSP) Program Environmental Impact Report (PEIR) in compliance with CEQA. The addendum analyzes the physical environmental effects of the Fontana Victoria residential project, including planning, construction, and operational phases.

Sierra Avenue Family Apartments Project, Fontana, CA; June 2018 to January 2019

Ms. Tollett assisted with the environmental analysis and served as the lead ISA-certified arborist for the Arborist Report and subsequent mitigation consultation for the Sierra Avenue Family Apartments project. This project proposed the development of 60 affordable multi-family units at the southwest corner of Sierra Avenue and Ramona Avenue in Fontana, California. The City was the Lead Agency for the purposes of CEQA and the Department of Housing and Urban Development was the Lead Agency for the purpose of NEPA. The project consisted of: (1) utilities improvements; (2) construction of three new residential buildings and one services building; and (3) community amenities and landscaping. UltraSystems prepared both an IS/MND and EA/FONSI for the project.

Cameron Ranch Project, Riverside County, CA; August 2010 to April 2018

Ms. Tollett joined several surveys for this 630-acre project located south of Banning, north of San Jacinto State Park along State Highway 243, on private land dominated by manzanita, chamise, and oak chaparral communities. The project included a biological resources survey, Western Riverside MSHCP Consistency Analysis, jurisdictional delineation, rare plant survey, small mammal and bat survey, and tree inventory, performed by a team of biologists with various specialties. A Determination of Biologically Equivalent or Superior Preservation (DBESP) and a habitat mitigation and monitoring plan were prepared for this project. This post-burn recovery site produced many challenges for the team, especially following the Silver Fire of 2013. The tree inventory was completed using interpolation of data gathered from representative sample locations, due to damage to the trees caused by the Silver Fire. Finally, an Environmental Impact Report was produced, which summarized the data gathered during field evaluation visits. Mitigation planning involved placement of conservation easements and potential purchase of in-lieu fee or mitigation land credits.



Years of Experience
49

Years with Firm
20

Education

- D.Env., Environmental Science and Engineering, University of California, Los Angeles, CA, 1978
- M.S., Systems Engineering, University of California, Los Angeles, CA, 1968
- B.S., Engineering, University of California, Los Angeles, CA, 1966

Areas of Expertise

- CEQA
- NEPA
- EIR/EIS
- IS/MND
- EA
- QA/QC
- Air Permitting
- Dispersion Modeling
- Cost-Benefit Analysis
- Transit
- SCAQMD
- Economic Analysis
- Survey Design
- HRA
- Noise Analysis
- CAAP
- GHG
- Soundwalls
- Sensitive Receptors
- Mitigation
- Compliance
- Toxic Emissions
- Database Design
- Health & Safety Plan
- Technical Editing
- Noise Control Plan
- Air Quality
- Technical Studies

PROFESSIONAL SUMMARY

Dr. Rogozen, who heads UltraSystems’ air and noise practice, has over 49 years of experience in project management, health risk assessment, air and industrial wastewater permitting, carbon footprint studies, ambient monitoring, dispersion modeling, pollution control technology assessment, economic analysis of air pollution control alternatives, air toxics emission inventory development, offsite consequence analysis, environmental database design, survey design and management, source test design and analysis, railroad noise investigations, regulatory analysis, water resources studies, and technical writing and editing.

Dr. Rogozen is responsible for consulting, technical project management, and business development. He has assisted industrial and governmental clients in complying with federal and local air quality regulations. His work has included managing air compliance audits, preparing applications for permits to construct and operate (including Title V permits), annual emissions reports, and responses to notices to comply and notices of violation. He has also conducted many health risk assessments under AB2588, Proposition 65, and SCAQMD Rule 1401. Dr. Rogozen serves as lead quality assurance officer for UltraSystems’ submittals.

SELECT PROJECT EXPERIENCE

La Cañada Flintridge Tentative Tract Map, La Cañada Flintridge, CA; October 2023 to Ongoing

Dr. Rogozen is serving as the Task Manager for Air Quality, Greenhouse Gas Emissions, Energy and Noise technical reports. UltraSystems is preparing an EIR for this project. The proposed project comprises an application for the approval of Tentative Tract Map No. 83608, a proposed subdivision of approximately 45-acres into 11 single-family residential lots and an associated application for a Tree Removal Permit to remove 27 protected trees. The proposed subdivision also includes easements for a dedicated horse trail/hiking trail for the local community. Located in the southern portion of the City, the subject property is presently undeveloped, characterized by steep slopes, and is naturally divided by Monarch Drive, which is already graded but unpaved. Monarch Drive has within it an active sewer line and is dedicated as a public road. In order to be implemented, the proposed project would require the full improvement of Monarch Drive, and the construction of Palmerstone Drive (already a dedicated road). (No. 7240)

Pioneer Place Mixed Use Project, Artesia, CA; June 2024 – June 2025

Dr. Rogozen manages technical studies of air quality, greenhouse gas emissions, and noise. This proposed mixed-use project is located at 17610-17618 Pioneer Boulevard in Artesia, CA. The project will include 83 units with an outdoor courtyard and bar/dining area. The development will occur within the Artesia Specific Plan. UltraSystems is preparing an IS/MND for this project. (No. 7277)

13330 Magnolia Ave. Residential Development, Riverside, CA; November 2021 - July 2024

Dr. Rogozen managed technical studies of air quality, greenhouse gas emissions, and noise. This project would construct a multi-family housing complex on approximately 4.5 acres in the unincorporated Home Gardens community of Riverside County. The

complex would consist of 46 single family residential units and 44 attached townhouses. There would be a community recreation facility with a pool and landscaping along the interior roadways. UltraSystems prepared an IS/MND for this project. (No. 7127)

1890 S. Coast Hwy, Laguna Beach, CA; November 2023 - May 2024

Dr. Rogozen managed technical studies of air quality, greenhouse gas emissions, and noise. UltraSystems is preparing an IS/MND for a redevelopment project for the City of Laguna Beach. The project would demolish an existing car wash facility and construct a new mixed-use retail and residential building. (No. 7243)

District at Rubidoux Project, Jurupa Valley, CA; October 2021 - September 2023

Dr. Rogozen managed technical studies of air quality, greenhouse gas emissions, and noise. The project site spans 254 acres abutting the east boundary of the City of Jurupa Valley. The site was bounded by the State Route 60 freeway on the north; Jurupa Boulevard on the west; the Santa Ana River on the east; and residential uses and churches near 34th Street on the south. The project consisted of 1,192 residential units; 2.93 million square feet of commercial and industrial uses; and 10 acres of parks and open space. UltraSystems provided a Biological Resources Technical Report, a Cultural Resources Technical Report, a Phase I Environmental Site Assessment, a Noise and Vibration Assessment, an Air Quality and Greenhouse Gas Emissions Assessment, and a Health Risk Assessment. (No. 7124)

Valley Gardens Apartments, Moreno Valley, CA; August 2022 - September 2023

Dr. Rogozen managed technical studies of air quality, greenhouse gas emissions, and noise. UltraSystems prepared an IS/MND for this project. The workforce housing project would be located at 13989 Moreno Rose Place, on a 4.5-acre project site (APN 479220024) in the City of Moreno Valley. The project site was located along Alessandro Boulevard near the intersection of Perris Boulevard. The project uses proximate to the site included retail, commercial, residential single-family, and apartments. The property would be developed into 64 units within eight buildings. (No. 7190)

Green Day Oasis Project – IS-MND, Desert Hot Springs, CA; December 2021 - September 2023

Dr. Rogozen managed technical studies of air quality, greenhouse gas emissions, and noise. This project constructed 655 residential units and approximately 120,300 square feet of commercial uses on a 38.3-acre vacant site on Palm Drive south of 18th Street. UltraSystems prepared an IS-MND and several technical studies. (No. 7129)

2239 W. Washington Boulevard, Los Angeles, CA; November 2021 to June 2022

Dr. Rogozen managed technical studies of air quality, greenhouse gas emissions, and noise for this project. The project consisted of demolishing an existing 4,976-square-foot, one-story commercial building to allow for construction of 20 residential units (two affordable units and 18 at market rate), 626 square feet of retail space, 12 parking spaces, 22 long-term bicycle parking spaces, and four short-term bicycle parking spaces. The total building area was approximately 15,185 square feet with subterranean parking. The project site was a level, rectangular shape, 8,226-square-foot lot located in the South Los Angeles Community Plan Area close to the intersection of Washington Boulevard and Western Avenue. It is a TOC Tier-3 lot.

LTG Platinum Center Mixed Use Development, Anaheim, CA; April 2016 to February 2017

Dr. Rogozen performed peer reviews of technical studies for Subsequent Environmental Impact Report (SEIR). The Project Applicant, LT Platinum, LLC, intended to develop an approximately 14-acre property in the city of Anaheim, California. The mixed-use development would comprise 405 residential units, 77,000 square feet of office space, 433,000 square feet of commercial space, a 200-room hotel, and more than 3,500 parking spaces. The developer had requested the following entitlements: (1) General Plan Amendment to relocate the public park and modify maximum development density, (2) Amendment to the Platinum Triangle Master Land Use Plan to include the property in the Stadium District and transfer/modify development intensity, (3) Amendment to the Platinum Triangle Mixed Use Overlay Zone to reflect the above amendments, (4) Master Site Plan for Three Phases of Development, and (5) Development Agreement. This area is within the Revised Platinum Triangle Expansion Project, for which Subsequent Environmental Impact Report (SEIR) No. 339 was certified in 2010. Two types of peer reviews were performed: Technical peer-review of Project Applicant-sponsored studies of air quality and greenhouse gas emissions and noise. CEQA adequacy of the aforementioned technical studies and of seven additional studies following their review and approval by City staff.



Years of Experience

14

Years with Firm

13

Education

- M.A. Public Archaeology, California State University, Northridge, 2018
- B.A., Anthropology, California State University, Long Beach, 2011
- University of California, Los Angeles - Pimu Catalina Archaeological Field School, 2010
- DePaul University and NEAP ACHP/ CEQ Guidance for Integrating NEPA and Section 106
- NAEP webinar in Tribal Consultation and Engagement in the Era of Streamlining, 10/2018
- AB 52 Tribal Perspective Training by the San Manuel Band of Mission Indians

Professional Affiliations

- Society for California Archaeology Membership 2012-current

Areas of Expertise

- CEQA/NEPA
- CHRIS Information Center
- Prehistoric and Historic Archaeology
- Phase I/II
- Research
- NAHC
- Paleontology
- Survey
- Laboratory Analysis

PROFESSIONAL SUMMARY

Ms. Doukakis has 13 years of experience as an archaeologist in California. She has conducted pedestrian archaeological survey, test and full-scale excavations, archaeological monitoring, laboratory curation of archaeological materials to comply with state and federal historic preservation laws in Southern California and abroad. Ms. Doukakis has authored a number of Phase I, II, and III, ISMND, ICRMP, FCC form, EIR documents and project proposals. She has extensive experience with the California Historical Resources Information System as well as conducting paleontology record searches and the Native American Heritage Commission in conducting record searches and consulting with Native American groups. Ms. Doukakis is proficient at project management and project scheduling for large and small-scale projects.

SELECT PROJECT EXPERIENCE

Pioneer Place Mixed Use Project, Artesia, CA; June 2024 – Ongoing

Ms. Doukakis is helping conduct the cultural resource records search, Native American contacts and report writing for this project. This proposed mixed-use project is located at 17610-17618 Pioneer Boulevard in Artesia, CA. The project will include 83 units with an outdoor courtyard and bar/dining area. The development will occur within the Artesia Specific Plan. UltraSystems is preparing an IS/MND for this project. (No. 7277)

327 N. Harbor Site Project, Los Angeles, CA; November 2024 - Ongoing

Ms. Doukakis is helping conduct the cultural resource records search, Native American contacts and report writing for this project. This project for National Community Renaissance (NCR) is for the 327 Harbor Site development of a new 47-unit multi-family residential building with a courtyard. The proposed building would be 4 stories and would include apartment units over an at-grade garage. UltraSystems is responsible for implementing Cultural Resource Mitigation Measures, preparing a Workers Environmental Awareness Program and training for WEAP program, conducting archaeological monitoring or ground disturbing construction activities in coordination with Native American Monitors and prepare a subsequent cultural resources Monitoring Report. An UltraSystems subcontractor will provide monitoring work for paleontological monitoring and reporting. (No. 7300)

La Cañada Flintridge Tentative Tract Map, La Cañada Flintridge, CA; October 2023 to Ongoing

Ms. Doukakis is helping conduct the cultural resource records search, Native American contacts and report writing for this project. UltraSystems is preparing an EIR for this project. The proposed project comprises an application for the approval of Tentative Tract Map No. 83608, a proposed subdivision of approximately 45-acres into 11 single-family residential lots and an associated application for a Tree Removal Permit to remove 27 protected trees. The proposed subdivision also includes easements for a dedicated horse trail/hiking trail for the local community. Located in the southern portion of the City, the subject property is presently undeveloped, characterized by steep slopes, and is naturally divided by Monarch Drive, which is already graded but unpaved. Monarch Drive has within it an active sewer line and is dedicated as a public road. In order to be implemented, the

proposed project would require the full improvement of Monarch Drive, and the construction of Palmerstone Drive (already a dedicated road). (No. 7240)

Holt and Main Housing Development, Pomona, CA; June 2024 – February 2025

Ms. Doukakis is helping conduct the cultural resource records search, Native American contacts and report writing for this project. UltraSystems is preparing a Cultural Resources Inventory studies and an Historical Resources Evaluation study for the proposed construction of a 160-unit property located at 221/237 West Holt Avenue, Pomona, Los Angeles County, California. The project consists of construction of 160 units, including 158 income restricted affordable units and two unrestricted manager's units. The development will be six stories, with five stories of apartment units over a first level parking garage. The bottom level will also include a common area, property management, fitness room, mailroom, and associated facilities. (No. 7279)

13330 Magnolia Ave. Residential Development, Riverside, CA; November 2021 – July 2024

Ms. Doukakis helped conduct the cultural resource records search, Native American contacts and report writing for this project. This project would construct a multi-family housing complex on approximately 4.5 acres in the unincorporated Home Gardens community of Riverside County. The complex would consist of 46 single family residential units and 44 attached townhouses. There would be a community recreation facility with a pool and landscaping along the interior roadways. UltraSystems prepared an IS/MND for this project. (No. 7127)

1890 S. Coast Hwy, Laguna Beach, CA; November 2023 - May 2024

Ms. Doukakis helped conduct the cultural resource records search, Native American contacts and report writing for this project. UltraSystems is preparing an IS/MND for a redevelopment project for the City of Laguna Beach. The project would demolish an existing car wash facility and construct a new mixed-use retail and residential building. (No. 7243)

Orchard View Gardens, Buena Park, CA; August 2023 - March 2024

Ms. Doukakis helped conduct the cultural resource records search, Native American contacts and report writing for this project. The project built a primary residential apartment building and nine single-story casitas accommodating 66 residential units and a 3,00 sq. ft. community center. The development provided 66 residential apartment homes for seniors aged 62+, including 62 one-bedroom units and four two-bedroom units in multiple buildings. UltraSystems is conducting a Historic Artifact Collection and DPR site recording and preparing the report for National Core. (No. 7231)

Midland Plaza IS/MND, Fontana, CA; May 2022 to August 2023

Ms. Doukakis helped conduct the cultural resource records search, Native American contacts and report writing for this project. UltraSystems prepared an IS/MND for this development project. The project proposes the development of a commercial center consisting of a convenience store, fuel canopy with two underground storage tanks, retail lease space, quick service restaurant with drive-through, car wash, sit-down restaurant, pharmacy, and a two-story retail building on the 6.53-acre site in the City of Fontana. Prior uses on-site included orchards with an associated small, single-family residential dwelling, garage, and sheds. All site structures were demolished in 2014, according to a Phase I ESA report. (No. 7178)

Valley Gardens Apartments, Moreno Valley, CA; August 2022 to September 2023

Ms. Doukakis helped conduct the cultural resource records search, Native American contacts and report writing for this project. UltraSystems prepared an IS/MND for this project. The workforce housing project would be located at 13989 Moreno Rose Place, on a 4.5-acre project site (APN 479220024) in the City of Moreno Valley. The project site is located along Alessandro Boulevard near the intersection of Perris Boulevard. The project uses proximate to the site include retail, commercial, residential single-family, and apartments. The project site area is currently zoned "COMU," Corridor Mixed Use. The existing land use is currently "COMU" or Corridor Mixed Use. The property would be developed into 64 units within eight buildings. (No. 7190)

Citrus Avenue Townhomes, Fontana, CA; March 2022 – June 2023

Ms. Doukakis helped conduct the cultural resource records search, Native American contacts and report writing for this project. This project is located in the City of Fontana, CA. The project proposed the development of a 68-unit condominium complex. The condominium units would be housed in 14 proposed buildings on site with a total of 193 parking spaces. UltraSystems prepared an IS/MND for this project. (No. 7167)