

Response to Compass Blueprint Demonstration Project Request for Proposals No. 11-001-BR06:

Alessandro Boulevard Corridor Implementation Project

SCAG | City of Moreno Valley, California



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February 10, 2011

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SCAG | City of Moreno Valley, California

Proposal submitted by:

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Cover Letter

10 February 2011

Sandee Scott
Sr. Contracts Administrator
Southern California Association of Governments
818 W. Seventh Street – 12th Floor
Los Angeles, CA 90017

Subject: Proposal for Alessandro Boulevard Corridor Implementation Project (11-001-BR06)

Ms. Scott,

Raimi + Associates (R+A) is pleased to submit a proposal for the Alessandro Boulevard Corridor Implementation Project for the City of Moreno Valley and have the opportunity to continue our work with SCAG and the City of Moreno Valley. This proposed project is a wonderful opportunity to develop implementation tools for translating the Alessandro Boulevard Vision Plan into a strategy for the revitalization of the corridor. Ultimately, we believe that the Alessandro Boulevard Vision plan can and should serve as a model for the revitalization of comparable corridors in the SCAG region.

However, the development of Alessandro Boulevard area into a vibrant transit corridor faces numerous challenges. The 5.5 mile corridor has a nearly 20% vacancy rate, the building stock is aging and the corridor is in need of new development and investment. Although Moreno Valley has a high potential for additional commercial space, Alessandro Boulevard will have to share that potential with other areas of the City that will also experience new development and reinvestment and will have to compete with other communities working to attract new investments. To realize a successful transition, the City and the project team will have to determine how to make the most out of limited reinvestment and development resources and how to realistically focus development in a manner that is economically sound and improves the corridor. By continuing our work with Moreno Valley on Alessandro Boulevard, we can help the City overcome these key challenges through our approach to revitalizing the corridor, improving livability, and reducing the environmental impacts of automobile transportation is based on three critical steps:

1. Developing practical urban design strategies informed by economic analysis that allow for incremental investment that will add up to positive change;
2. Prioritizing investment and new development at a few limited nodes in order to focus new resources; and
3. Preparing responsive, clear, and easy to implement vision-based development standards.

Given our experience at providing technical support and project management for other land use, urban design, TOD and corridor projects in the region, we believe our creative and efficient team will exceed expectations and deliver a tangible, implementable, and high-quality product.

For this effort, R+A will serve as the project lead and will be responsible for project management, land use, urban design, preparation of development standards, and completion of the CEQA document. R+A staff have significant experience in developing TOD plans, corridor plans, conceptual land use plans, and sustainability analyses for cities in the greater Los Angeles Area. We understand how to help cities re-think and re-tool their community vision and regulatory framework to create sustainable and smart-growth places with high levels of transit access, a diversity of jobs, and an attractive, pedestrian-oriented environment. Assisting us in this effort will be Fehr and Peers. Fehr and Peers is a highly accomplished transportation planning and engineering firm with expertise in TOD, bus-rapid transit and multi-modal circulation systems, and sustainable transportation strategies. Fehr and Peers will refine the specialized street sections and prepare the traffic study. Impact Sciences, an environmental planning firm will prepare the CEQA supporting technical studies. Finally, the R+A Team includes MR+E, who last year identified overall economic challenges facing the city, identified a set of available solutions along with an understanding of realistic development potential for this part of Moreno Valley. For this implementation work, MR+E will focus on refining the development potential for the corridor and for particular nodes as well as to provide policy direction for the City in light of the potential sea changes in California redevelopment

landscape. MR+E's work will also inform our urban design and development footprint analysis which will ultimately result in the standards and criteria that will be used on a daily basis by the City.

We look forward to discussing the project with SCAG and the City and working with Moreno Valley and SCAG to develop the implementation program for Alessandro Boulevard. I can be reached on my office phone at 510.666.1010, on my cell phone at 510.789-8332 or via email at matt@raimiassociates.com.

Sincerely,

A handwritten signature in black ink that reads "Matt Raimi". The signature is written in a cursive, flowing style.

Matt Raimi
President, Raimi + Associates



1. Technical Approach

1. Technical Approach

We have reviewed the RFP and, along with our local knowledge of issues and opportunities facing Alessandro Boulevard, we understand this project as follows:

Project Purpose and Objectives

The City of Moreno Valley has initiated the Alessandro Boulevard Corridor Implementation Project to refine and apply the overall vision and principles of the Alessandro Boulevard Corridor Vision Plan to result in standards and technical support that enables revitalization of the corridor: new investment that can be processed on a daily basis consistent with the community's direction.

The Current Situation - The City of Moreno Valley is home to significant medical institutions, a strong manufacturing & distribution center, a growing retail industry, and the March Air Reserve Base. The Alessandro Boulevard study area is over five miles in length and generally extends west from the Riverside County Hospital to Moreno Valley's future Metrolink Station. The study area, like many suburban corridors, is characterized by low-intensity, automobile-oriented uses. Moreno Valley has many established neighborhoods to the north and south of this important corridor. Significant opportunities exist to "retool" the corridor to accommodate new smart growth with efficient transportation linkages to local and regional employment and services, presenting a strong opportunity to reduce the impacts of transportation on the environment, and to provide efficient access to jobs and services while revitalizing this aging corridor that lacks direction and investment.

The Vision Plan, which was led by R+A, examined potential development patterns and land use activity along the Alessandro Boulevard Corridor to: 1) revitalize the corridor, 2) reduce transportation impacts on the environment and 3) improve accessibility to jobs and services both to and from Moreno Valley.

This second phase of the Alessandro Boulevard Project focuses on implementing the Vision Plan by translating the Vision Plan into strategies to intensify land uses, establishing criteria for where to locate and intensify mixed use districts, and then applying all of that information through zoning standards and General Plan amendments that are analyzed and supported by a CEQA document.

The Raimi + Associates team is proposing to partner with the City of Moreno Valley to prepare the key deliverables requested by Moreno Valley in the RFP. We anticipate that this project can ultimately be used as a case study for potential ways of implementing the Compass Blueprint principles along other suburban corridors in the SCAG region.

Key Issues

The development of Alessandro Boulevard area into a vibrant transit corridor faces numerous challenges. The 5.5 mile corridor is in need of new development and investment, with a high percentage of vacant land and an older building stock. And, although Moreno Valley has a high potential for additional commercial space, Alessandro Boulevard will have to share that potential with other areas of the City that will also experience new development and reinvestment. To realize a successful transition, the City and the project team will have to address a few key questions including how to make the most out of limited reinvestment and development resources and how to realistically focus development in a manner that is economically sound and improves the corridor. Overcoming these key challenges can be accomplished by reasonably estimating potential growth and then developing a prioritized phasing plan for development of mixed-use nodes and changes to street cross sections. Finally, it is also important to note that mixed-use development as recommended by the Vision Plan is a development pattern that is relatively rare in the suburban oriented Inland Empire. As such, it may be necessary to familiarize the development community with such development practices or standards. For development of this type to be successful, the new development standards implementing the mixed-use, transit oriented vision will have to be the result of collaboration between the development community, the City and the project team. In this way, the resulting policy direction, criteria and standards will bear a direct relationship to the corridor and to the specific situations in Moreno Valley.

Scope of Work

The following tasks are in response to the project description and RFP requirements, and based on our experience with similar projects. This scope of work meets all requirements of the RFP. A detailed schedule for completion of the work and a delivery schedule indicating each phase and task of the project, milestones, and significant events follows this scope of work:

Task 1: Project Initiation

Task 1A: Kick-off Meeting - Prior to beginning any work, the consultant team will meet with City staff and SCAG staff to confirm the scope of work, the project objectives and the project timeline. In addition, we will facilitate a tour of the project area to discuss what we know of the area, discuss any changes that might have occurred since the completion of the Vision Plan, and to hear about City staff's experience, perspectives and SCAG priorities. This meeting may result in clarifications and/or the need for adjustments to the scope of work. If this results in requests to add to or delete tasks from the scope, the consultant team will review the request(s) and respond with a proposed fee and scope adjustment for the City and SCAG to review.

Task 1B: Data Gathering – The R+A team will obtain and review available data for the project area, as well as policy documentation from the County of San Bernardino, SCAG, and other local, state, and federal agencies that may be affected by the project. The purpose of this task will be to verify and update our existing understanding of the project area as well as to establish the existing conditions for the CEQA document.

Task 2: Refine Vision and Develop Standards

Task 2A: Create Urban Design Strategies to Intensify Uses - In this phase, the Team will translate the City's project objectives, expressed community preferences, and the results of analytical assessment work into a series of clearly presented physical design vision alternatives for the Corridor and for key transit nodes and opportunity sites. Through a series of refinements and discussions with City staff, these alternatives will be narrowed and clarified into a preferred urban design strategy. Beginning with simple diagrams, the R+A Team will develop neighborhood design sketch alternatives, illustrative sketches of potential infill development projects, cross sections of selected streetscape types, and massing models. The alternatives will be evaluated for transportation and economic performance as they are generated, and adjusted as appropriate. Based on the unfolding alternatives, the Team will prepare an initial menu of implementation and phasing options. Based on City input, the menu of implementation and phasing options and priorities will be further refined. The objective of this refinement will be to converge on a unified plan: the preferred street network, block configuration and public realm design scheme for each station area, along with a range of building types, use mixes and intensities for each. Additionally, Fehr & Peers will provide the City with several considerations for possible high-quality covered transit stops. This approach will maximize the potential for market-driven transit-oriented development in the near-, mid- and long-term, and will form the basis for the design guidelines and any adjustments to existing or pending development standards. We will meet with City staff to review and discuss the preliminary concepts early enough in the process of their preparation to allow for adjustments. We will incorporate the direction from this session with City staff and finalize the preliminary concept designs to be presented to staff.

Working with the project team, MR+E will build on previous work and inform the urban design strategies with estimates on the development potential of the corridor. MR+E will also prepare a comprehensive implementation framework identifying responsibility by both public and private sector stakeholders that will be required to realize the land use plan. This work will include an identification of key mechanisms for financing required public improvements as well as offering frameworks for structuring development agreements and policy recommendations related to public private partnerships at critical sites along the corridor.

Task 2B: Review and Update Street Cross Sections

Based on the refinements and urban design strategies, Fehr & Peers will assist Raimi & Associates in the update and review of the previously prepared roadway cross-sections. This assistance will include but not be limited to providing relevant examples of similar roadway configurations, reviewing concepts and providing comments regarding the configuration of cross-sectional elements (placement, width, etc), and meeting with City staff and other Stakeholders to discuss the proposed cross-sections.

Task 2C: Create Criteria for Mixed Use Sites

The overarching purpose of this task will be to develop criteria that will help the City identify those sites that would have the greatest potential for success as mixed-use developments and most effectively help the City and SCAG achieve their mobility, livability, prosperity, and sustainability goals.

Based on the preferred urban design strategies identified in Task 2B, the R+A team will work with City staff to develop a list of criteria to use in selecting appropriate sites for application of the Mixed-Use District along Alessandro Boulevard. These criteria might include total acreage, parcel width and depth, availability of transit stops, roadway network characteristics, and availability and condition of infrastructure. This effort will be further supported by MR+E, to help ground the proposed strategies with economic understanding. Working with the project team MR+E will identify the location of potential catalytic development that can be anticipated based on market conditions and anticipated oncoming investments in transportation and public improvements. This economic consideration will assist in the development of physical planning standards that can be responsive along the corridor to accommodate transit-oriented and transit-supportive uses. MR+E will prepare a memorandum report for use by the team that can assist in the prioritization of proposed changes to physical design standards and plan policies that would be supportive of any future entitlements along the Alessandro corridor. This process will produce a set of criteria and standards for deploying key zoning standards in order to facilitate development consistent with the objectives of the plan.

Task 2D: Identify Areas and Phasing for Mixed Use Nodes

The R+A team will apply the mixed-use siting criteria established in Task 2C to the corridor and identify those sites that are likely candidates for mixed-use development as well as appropriate places to apply specialized street section standards. After identifying these sites, the R+A Team will prioritize the sites based on location, condition, proximity to transit, and nearby uses to develop a phasing plan for implementing mixed-use nodes along Alessandro Boulevard.

The purpose for developing this preliminary phasing plan will be to provide the City with an option for focusing new growth and reinvestment and optimize the potential for successful revitalization.

Task 2E: Create Overlay District

Following the completion of the public workshop described under Task 5, the R+A Team will develop an overlay district to translate the refined vision and urban design strategies into an implementation tool for mixed-use development along Alessandro Boulevard. Effectively, this overlay will be a self-contained set of policy direction, criteria and standards for when the City wants to allow mixed-use district development along the corridor. This effort will also incorporate existing, applicable development standards, if any, contained within the City's Municipal Code and will draw upon the range of recommended standards in Chapter 4 of the Vision Plan. The R+A Team will work to develop the Overlay District into clear direction, criteria and development standards that are easy to understand and apply to future projects.

Task 3: General Plan Amendment

Task 3A: Review General Plan and Identify Potential Amendments

Understanding the City's intent to apply new development standards and specialized street section standards, the R+A Team will review the City's General Plan to identify appropriate additions and adjustments needed to allow the proposed Mixed-Use District and specialized street section standards. The R+A Team will provide the City with a Technical Memorandum summarizing the recommended General Plan Amendments and how to incorporate the amendments into the Moreno Valley General Plan.

Task 3B: Prepare General Plan Amendments

Based on the City's feedback on R+A's review of the General Plan, R+A will draft amendments to the General Plan. It is assumed that staff will take the lead on developing and processing the General Plan Amendment and R+A's role will be to provide content, such as new policies or text changes, that staff can use to update the General Plan.

Task 4: Environmental Impact Analysis

Task 4A: Traffic Study

Fehr and Peers will prepare a traffic study to support the environmental document, analyzing the potential impacts of proposed rezoning. This task will be comprised of seven primary steps:

- Preparing an existing conditions analysis of the project area circulation system, utilizing information contained with the Vision Report to help ensure efficiency.
- Characterizing project traffic, identifying project traffic estimates for daily and peak hour periods and identifying likely project traffic distribution.
- Forecasting traffic for the Cumulative Scenario (2025), as consistent with City requirements;

- Identifying traffic impacts associated with project traffic and, if impacts are identified, noting potential mitigation measures. In keeping with the desire to create a Complete Street along Alessandro Boulevard, Fehr & Peers will first focus on improvements that provide the necessary capacity without widening the roadway or intersections. These improvements could consist of updated traffic signal timings, additional/reconfigured turn lanes, and other related items.
- Reviewing potential impacts to alternative modes, as required by CEQA.
- Documenting the results of the traffic impact analysis in a technical report.

Task 4B: Air Quality and Greenhouse Gas Study

Impact Sciences has been retained to prepare a study of the potential impacts associated with air quality and greenhouse gas emissions. Impact Sciences will briefly summarize the existing air quality setting. Construction activities will be handled in generalized way by addressing such topics as construction emission standards, construction scheduling and intensity, and construction activities that typically result in the highest emissions. The operational emissions will be estimated using the URBEMIS2007 software. Using LOS data provided in the traffic impact report, Impact Sciences will conduct a screening analysis to determine whether any impacted intersections could potentially result in the formation of CO hotspots. Impact Sciences will also analyze the consistency of the project with applicable and feasible policies and strategies recommended in the SCAQMD’s CEQA Handbook and Planning Guidance to reduce impacts from TACs emissions from land use developments. Impact Sciences will also evaluate the potential for the project to result in significant cumulative impacts to air quality.

Impact Sciences will also assess greenhouse gas emission and will briefly summarize the existing GHG and climate change setting. The analysis will include a discussion of project design features and measures that would reduce GHG emissions and will calculate the GHG reductions from these project design features and measures to the extent that data is available from the utilities section and other relevant technical reports (traffic impact report, etc.). GHG emissions that exceed the threshold will be identified as a potentially significant impact requiring mitigation. In addition to an emission-based analysis, the CEQA Guidelines require projects to evaluate consistency with applicable plans that have been adopted for the purpose of reducing GHG emissions. Impact Sciences will discuss applicable state, regional, and local plans that have been adopted for the purpose of reducing GHG emissions from commercial projects. If significant GHG impacts are identified, appropriate mitigation measures will be recommended.

Task 4C: Noise Study

Impact Sciences has been retained to prepare a Noise Technical Study evaluating the potential for noise impacts to existing sensitive receptors along Alessandro Boulevard. Construction that would occur and be allowed to occur within the project boundaries would also be exposed to noise levels that could exceed noise level standards. Impact Sciences will assess the existing noise setting, qualitatively analyze potential construction noise and vibration impacts, analyze the potential operational noise impacts, and assess cumulative noise impacts.

Task 4D: Initial Study/Mitigated Negative Declaration

The R+A Team will prepare an Initial Study (IS) to analyze the potential environmental impacts of the proposed project. In compliance with CEQA, the Initial Study will include a succinct project description and information to support answers and conclusions to the questions contained in Appendix G of the CEQA Guidelines. The Initial Study will determined whether any environmental impacts might be anticipated to do the rezoning and eventual future intensification of sites along Alessandro Boulevard and, if necessary, provide mitigation measures for identified impacts. It is anticipated that a Mitigated Negative Declaration (MND) will be the appropriate document for this project. If potentially significant, unavoidable impacts are identified or it is determined by the City that an EIR would be require, a contract amendment would be required to accommodate a longer schedule and more extensive environmental document.

A Mitigation Monitoring and Reporting Program (MMRP) will also be completed for the IS/MND. This program, shown in tabular form, will identify responsibility for implementing and monitoring each mitigation measure contained in the Initial Study, along with monitoring triggers and reporting frequency.

The IS/MND and MMRP will be submitted to the City for review, as follows:

Administrative Draft IS/MND: R+A will submit the Administrative Draft to the City for review in electronic formats. The City will provide R+A with a consolidated set of comments on the report.

Screencheck Draft IS/MN: R+A will respond to one round of comments on the Administrative Draft received from the City. R+A will submit a revised screencheck draft to City staff as prior to printing the public review draft. R+A assumes that a minimal level of effort would be required to respond to any comments from the City on the screencheck Draft IS/MND.

Draft IS/MND: R+A will provide the City with one electronic copy for printing by City staff, posting on the City's website, and distribution of the document to the State Clearinghouse and to interested members of the public.

Public Review/Responses to Comments

Once the IS/MND is published with the State Clearinghouse, CEQA requires a 30-day public review period during which the document will be available for review and comment. R+A will respond to substantive comments received on the IS/MND in a memorandum. R+A's labor for this task is limited to 30 hours, which includes the time required to revise responses based on input from the City. Any additional labor for this task beyond 30 hours would require a budget amendment.

Task 5: Meetings and Hearings

Public Workshop To Review Urban Design Strategies

The R+A Team will conduct a public meeting to solicit feedback from the community on the refined mixed-use concepts, including the criteria for how and where to locate mixed use districts. The Team will deliver a PowerPoint presentation of the refined mixed-use concepts, draft photo-simulations, development program for each involved block/parcel and, if appropriate, a menu of implementation and phasing options and priorities and potential incentives for high-quality transit-oriented development. Input and direction will be received for incorporation into the Mixed-Use Overlay District and General Plan amendments.

Staff/Consultant Meetings

During the course of the project, R+A is budgeted to meet in-person with City staff on a total of three (3) occasions, with times to be mutually agreed upon by the City and R+A. These meetings will be in addition to public workshops, hearings, and team working meetings that will involve both R+A and sub-consultants.

Staff/Consultant Conference Calls

Regular communication between City staff and R+A will occur during bi-weekly conference calls. These conference calls will provide a regular check-in time between Staff and the consultants on the project schedule, budget, key issues, deliverable, etc. To the greatest extent feasible, the majority of the phone communication between the City and R+A shall occur during these regularly-scheduled calls. Each call is expected to last up to 1 hour.

Hearings

R+A has planned for and budgeted for three public hearings during this process. We anticipate that this task might involve one Planning Commission hearing on the project, one hearing on the environmental document, and one City Council hearing. However, in order to provide the City as much flexibility as possible, we will work with the City through the process to determine which public hearings are most important for the R+A Team to attend.

Alessandro Boulevard Corridor Implementation Plan

Project Schedule

	Fiscal Year 2010-2011				Fiscal Year 2011-2012							
	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12
Project Initiation												
Project Kick-off												
Data Gathering												
Refine Vision and Develop Standards												
Create Urban Design Strategies to Intensify Uses												
Review and Update Street Cross Sections												
Create Criteria for Mixed Use Sites												
Identify Areas and Phasing for Mixed Use Nodes												
Public Workshop												
Create Overlay District												
General Plan Amendment												
Review General Plan and Identify Potential Amendments												
Prepare General Plan Amendments												
Environmental Impact Analysis												
Traffic Study												
Air Quality Study												
Noise Study												
IS/MND												
Hearings												
Key												
 Project Deliverable												
 Work Period												



2. Raimi + Associates Expertise (Prime)

2. Raimi + Associates Expertise (Prime)

Firm Description

Raimi + Associates is an urban planning and design firm founded in 2006 and based in Berkeley, CA, with offices in Los Angeles and Riverside. We call our approach to planning “The Nature of Community.” Our goal is to promote beautiful communities, sustainable neighborhoods, social equity, economic vitality, and an active and healthy citizenry in all of our work. We pride ourselves on establishing strong working relationships in the communities where we work, living out our ideals in the projects we pursue, and having fun with our work. We also believe that the most successful projects are completed through focused attention within an expedited timeframe. By taking on a limited number of high-quality projects, we can provide this personalized attention to all of our clients while advancing the cutting edge of planning and design. Raimi + Associates’ primary service areas are listed below, followed by representative project experience in each area:

- General plans and visions plans
- Specific and area plans
- Form-based codes
- Public health and the built environment
- Climate services
- LEED for Neighborhood Development
- Research and educational publications

Key Representative Experience

Raimi + Associates, is teaming with Fehr & Peers, a transportation planning and engineering firm, MR+E, an economics firm, and Impact Sciences, an environmental planning firm, for the Alessandro Boulevard Corridor Implementation Project. The R+A team has worked extensively in the SCAG region on land use, urban design, as well as TOD, corridor analysis, and mobility studies. R+A also has significant experience in incorporating sustainability indicators, analysis, and education into the planning process. A sampling of our project experience is listed below:

- **Alessandro Boulevard Corridor Demonstration Project SCAG).** R+A prepared the Vision Plan for the Alessandro Boulevard Corridor Demonstration Project, completing a Vision Plan that provide the City of Moreno Valley with a Vision and Guiding Principles for the Corridor, an assessment of the Alessandro Boulevard Corridor, Recommendations of a variety of options to effect change along the corridor, and a framework for implementing the Vision and Recommendations. As part of this process, R+A provided the City with health and sustainability indicators for the corridor, and will be conducting a greenhouse gas emissions analysis of alternative scenarios.
- **International Boulevard TOD Plan (City of Oakland).** Raimi + Associates is the lead consultant on a transit oriented development plan for a 6-mile segment of International Boulevard in Oakland. The International Boulevard corridor is currently under study for a high-frequency bus rapid transit (BRT) system and the TOD plan will support this effort. In addition to a development-oriented TOD plan, the project also includes a strong community building initiative to address the future needs of the economically challenged neighborhoods adjacent to the International Boulevard Corridor. The project includes significant outreach and participation with stakeholder interviews, a Citizens Advisory Committee, targeted outreach meetings to develop the content of the plan and a series of public workshops. The project also includes a “rapid” Health Impact Assessment to evaluate and understand the implications of proposed TOD along the corridor. The final product will include a detailed implementation plan for identified TOD locations along the corridor and a long-term vision for that focuses on improving the socioeconomic status and quality of life of residents.
- **Fulton Corridor Specific Plan and Downtown Fresno Neighborhoods Community Plan Update (City of Fresno, CA).** Raimi + Associates is a subconsultant to Moule & Polyzoïdes on the preparation of a Specific Plan for downtown Fresno and a community plan for the downtown Fresno neighborhoods. Raimi + Associates has numerous roles on the team including serving as the primary policy consultant on the downtown community plan, creating the framework of the form-based code for both the downtown neighborhoods and the downtown Specific Plan and preparing a health impact assessment (HIA) on the downtown neighborhoods plan. The Specific Plan provides land use and design guidance for corridor redevelopment and revitalization in Downtown Fresno, integrating downtown with existing neighborhoods, meeting community needs, and supporting the core goals of health, sustainability, social equity, and economic vitality. As an overarching input for the team’s work, Raimi + Associates nearing

completion of a Health Impact Assessment (HIA) of the preliminary draft of the Community Plan, with funding from the Local Government Commission.

- **3rd Street Corridor TOD Specific Plan (Los Angeles County Department of Regional Planning).** R+A's Tony Perez served as the project lead to recast the vision and development potential for 2.5 miles of 3rd Street in light of the recently completed Gold Line eastside extension. A key consideration was to provide a compatible relationship between established neighborhoods surrounding each station and the medium-intensity development expected at each station.
- **Fremont Corridor TOD Specific Plan (City of Montclair).** This plan addressed the conversion of existing suburban development into a TOD neighborhood, anchoring the Gold Line station. The plan integrates walkability, distributes open space, leverages the station's presence, and addresses the lifecycle of multiple property owners. Tony Perez of R+A wrote substantial portions of the implementation chapter for this plan.
- **Santa Ana Center City Specific Plan (City of Santa Ana).** Tony Perez of R+A was the project manager on this plan, which included six primary corridors connecting three mature neighborhoods, the historic downtown, a large government center and several high-intensity TOD neighborhoods around the existing train station.
- **Design for Mobility (Santa Clara Valley Transportation Authority).** Matt Raimi of R+A was the project manager and developed land use, urban design and transportation guidelines for the entirety of VTA's region. To make corridors and districts more transit supportive, the analysis developed a series of "place types," applying land use intensity, urban design and circulation guidelines to each.
- **Florence-Firestone Vision Plan (Los Angeles County).** Matt Raimi of R+A was the project lead on this vision plan for an urbanized unincorporated area of Los Angeles County. The area included 3 transit stations and numerous commercial corridors. A community visioning process guided the development of an ultimate policy framework and specific implementation actions.
- **South Gate Interim Form-Based Code (City of South Gate, CA).** R+A prepared an interim code for the City of South Gate to address HCD's requirement for implementing the General Plan's potential for development of underutilized sites at a minimum of 30 units per acre. The code focused on applying the General Plan's place-types to the opportunity sites with the proviso that such development needed to be allowed 'by right'. This required that the code be as clear as possible to minimize the need for interpretation. R+A worked closely with City staff over a period of 6 weeks to generate and adjust the code for adoption, which occurred in February 2010.
- **Foothill Boulevard Development Opportunities Analysis (City of Fontana, CA).** While with another firm, Mr. Burris led the preparation of a Development Opportunities Analysis and Market Study for the Foothill Boulevard Corridor. Critical issues addressed include parcels that are irregular in shape, non-conforming uses, lack of infrastructure improvements, and lack of active businesses along the corridor.
- **San Juan Capistrano Historic Town Center Master Plan and Form-Based Code (City of San Juan Capistrano, CA).** As a subconsultant to Studio 111, R+A is providing policy analysis and is preparing a form-based code to support a new Master Plan for San Juan Capistrano's historic town center. In addition, the plan and code address adjacent, non-historic areas that affect the historic town center. Key to this effort is the need to generate development standards that support the historic pattern and buildings while enabling new investment to occur and sensitively add to the whole.
- **Olmos Park Village Center Plan and Form-Based Code (City of Olmos Park, TX).** As a subconsultant to Michael Imber Architects, R+A is preparing a form-based code to support a new master plan for the core of this San Antonio, Texas suburb. Working closely with the urban design team of Studio 111 and Sargent Town Planning, R+A is preparing its most efficient code to date in order to deal with this small town's minimal staff. Equally important to this effort is the need to code this set of corridors for development that fits in and sensitively respects the immediately adjacent, well established and appealing neighborhoods.
- **Downtown Sierra Madre Specific Plan and Program EIR (City of Sierra Madre, CA).** Mr. Burris, while working with another firm, worked with the City of Sierra Madre on a community-based downtown planning effort. This project placed a high priority on

community involvement in order to ensure that the ultimate vision for Downtown Sierra Madre reflected the ideals, visions, and values of the community. The 3-phase downtown vision planning was initiated with an 8-week educational series and downtown tour, followed by a 5-day community immersion. The resulting product consists of design guidelines, including green design standards, which provide the fabric for several significant downtown infill development projects. This project received awards from both the California Chapter and the Orange County Section of the American Planning Association.

- **North Lake Area and South Lake Area Projects EIR (San Bernardino, CA)** – While with another firm, Mr. Burris prepared an EIR for a controversial and high profile joint redevelopment and high ground water mitigation project in the City of San Bernardino. The project includes the construction of a 660-acre-foot reservoir, a wetland feature, and lakeside residential and commercial. Tasks included preparing alternative site plans, coordinating a number of state and local agencies, preparing maps and databases for environmental analysis, and conducting public workshops.
- **Hillside Management Zone Ordinance Update and MND (City of Sierra Madre, CA)**. While with another firm, Mr. Burris led the comprehensive update of the City’s Hillside Management Zone Ordinance. Tasks included restructuring the ordinance to include revisions and clarifications to fire hazards, open space, aesthetics, grading limits, height limits, and natural habitat protection, providing a sustainability gap analysis of the ordinance and a feasibility analysis for incorporating green building principles based on the USGBC LEED green building rating system into the update. Mr. Burris also prepared the CEQA document for the update of the City’s Hillside Management Zone Ordinance.

Key Staff

The following key Raimi + Associates’ staff will be assigned to this project:

- **Matthew Burris (R+A)**: Mr. Burris, R+A’s Riverside Office Manager, will act as the project manager. He brings more than 10 years of project management, sustainable development, and plan implementation experience. As project manager, Mr. Burris is available to commit up to 50% of his time to this project and, during major work efforts, will devote 100% of his time to this project.
- **Tony Perez (R+A)**: Mr. Perez is R+A’s principal urban planner and will lead the preparation of development standards. He brings extensive experience with urban design, community outreach, and the “Form Based Code” framework. Mr. Perez has approximately 30% of his time available for this project.
- **Matt Raimi (R+A)**: Mr. Raimi will act as the Principal in Charge. He brings extensive experience in land use planning, general plan updates, and Smart Growth. Mr. Raimi has approximately 25% of his time available for this project.
- **David Sargent (R+A)**: Mr. Sargent is R+A’s adjunct architect and urban designer and will lead the development of the urban design strategies for Alessandro Boulevard. He is an expert at working with communities and their disparate stakeholders to turn their objectives into feasible visions, designs, and ultimately built results. Mr. Sargent has approximately 30% of his time available for this project.
- **Peter VanderWal (R+A)**: Mr. VanderWal has practiced urban design and planning in California for 5 years, and has been a project manager or key team member on pedestrian and transit-oriented, mixed-use urban projects of various sizes, scale, and characters. He has participated in more than 20 design Charrettes and regularly coordinates work of design teams with consultants in all disciplines and with clients, including private developers, government agencies, and non-profit organizations.



Matt Raimi, AICP, LEED AP ND

Principal, Raimi + Associates

Matt Raimi is a nationally recognized leader in the fields of comprehensive planning, sustainability, and health. Mr. Raimi has 13 years of planning experience and has led or participated in numerous General Plan efforts, including for the Eden Area of Alameda County and for the cities of Santa Monica, South Gate, and Tracy. He has also led several Area Plans, including for the Oakland Army Base in Oakland (CA), Hunters Point Shipyard in San Francisco (CA), DuPont-Bridgehead Road Specific Plan in Oakley (CA), a downtown plan for the City of El Paso (TX), and the Willow Glen Main Street Strategy for the City of San Jose. Mr. Raimi has overseen preparation of greenhouse gas inventories for the Cities of South Gate (CA) and Hercules (CA), where he has served as adjunct planner. He has also worked and presented widely on the issue of planning and public health, and has been heavily involved for several years with the U.S. Green Building's LEED for Neighborhood Development Rating System, both as a consultant to USGBC and to member of the private sector applying LEED-ND. Mr. Raimi serves on the USGBC LEED market-sector committee, is the author of several important publications, and regularly presents on planning, sustainability, and health across the country.

PROJECT EXPERIENCE

- West Hollywood General Plan, for the City of West Hollywood
- Encinitas General Plan and EIR, for the City of Encinitas (as a subconsultant to MIG)
- Vision Lennox, for SCAG and Los Angeles County
- South Gate General Plan, for the City of South Gate
- Santa Monica Land Use and Circulation Element Update, for the City of Santa Monica
- Florence-Firestone Vision Plan, for SCAG and Los Angeles County
- Mountain View General Plan, for the City of Mountain View (as a subconsultant to MIG)
- El Monte Health and Wellness Element, for the City of El Monte
- Syracuse SALT District LEED-ND, for the Syracuse University Center of Excellence
- Station Park Green LEED-ND Implementation, for the City of San Mateo (as a sub-consultant to EBL&S)
- LEED-ND Rating System and Pilot Support Materials for the U.S. Green Building Council, Washington, DC
- Redwood City General Plan, for the City of Redwood City
- Riverside County Public Health Element, Riverside County
- Adjunct Planner, for the City of Hercules
- El Paso Downtown Plan, for the City of El Paso, TX (as sub-consultant to SMWM)
- Hunters Point Shipyard, Lennar/BVHP*
- LEED-ND Public Health Criteria Study, US Green Building Council*

(denotes projects where Mr. Raimi served as project manager or key staff while at other consulting firms)*

WORK HISTORY

Raimi + Associates, Inc., Principal, Berkeley, CA, 2006 – present

Design, Community & Environment, Senior Associate, Berkeley, CA, 2002 – 2006

SMWM, Senior Associate, San Francisco, CA, 1999 – 2002

Natural Resources Defense Council, Associate, Washington, DC, 1997 – 1999

Surface Transportation Policy Project, Intern/Independent Consultant, Washington, DC, 1998 – 1999

ICF Incorporated, Associate, Fairfax, VA, 1992 - 1995

EDUCATION

Master of Regional Planning, 1997, *University of North Carolina, Chapel Hill*

Bachelor of Arts, 1992, *English (major) and Environmental Geology (minor), University of Rochester, Rochester, NY*

SELECTED PUBLICATIONS

How to Create and Implement Healthy General Plans, Co-authored with Public Health Law & Policy Center of the Public Health Institute, 2008.

Understanding the Relationship Between Public Health and the Built Environment: A Report Prepared for the LEED-ND Core Committee. US Green Building Council and Congress for the New Urbanism, 2006.

Once There Were Greenfields: How Urban Sprawl is Undermining America's Environment, Economy and Social Fabric. Co-authored for the Natural Resources Defense Council, 1999.

Five Years of Progress: 110 Communities Where ISTEA is Making a Difference. Co-authored for the Surface Transportation Policy Project, 1996.

SELECTED PRESENTATIONS

“LEED-ND Briefing.” *Urban Land Institute, Smart Growth Alliances Information Network (SGAIN) Regional Leadership Forum*, Seattle, Washington. June 2008.

“New Urbanism and Comprehensive Planning” *National APA Conference*. Las Vegas, Nevada. April 2008.

“Connecting Public Health and Planning.” *Healthy By Design*. Sonoma, California, November 2007.

“New Urbanism and Comprehensive Plans.” *Congress for the New Urbanism*. Philadelphia, Pennsylvania. May 2007.

“LEED-ND Working Session.” *Congress for the New Urbanism*. Providence, Rhode Island. June 2006.

“New Urbanism and Comprehensive Plans.” *Congress for the New Urbanism*. Providence, Rhode Island. June 2006.

“Incorporating New Urbanism Into Comprehensive Plans.” *National APA Conference*. San Antonio, Texas. April 2006.

“Planning for Health.” *National APA Conference*. San Antonio, Texas. April 2006.

PROFESSIONAL AFFILIATIONS

LEED Faculty. U.S. Green Building Council

Member. Congress for the New Urbanism.

Member. American Planning Association.

Senior Fellow. Environmental Leadership Program.



Matthew Burris, AICP, LEED AP

Senior Associate, Raimi + Associates

Mr. Burris is a community planner with more than a decade of experience. He was drawn to the field of planning by his interest in resource efficiency and sustainable communities. Mr. Burris specializes in community-scale sustainability principles, Climate Action Plans, and green design programs. He has prepared more than 20 different climate studies, including Climate Action Plans for the Cities of Irvine and Encinitas, greenhouse gas (GHG) inventories, and GHG technical reports for public and private sector planning efforts. He has also directed the preparation of zoning updates, corridor plans, sustainability master plans, green design guidelines, LEED credit submittals, and CEQA documents. Mr. Burris' environmental background, coupled with his work in planning, has given him a unique perspective on the interaction of the built and natural environments, especially in regard to how green design and sustainability are implemented in real world situations. His planning experience includes preparing general plans, specific plans, sustainability master plans, development standards green and design guidelines, community outreach and education, constraints analyses, preparation of environmental studies, policy analysis, cost-benefit analysis, feasibility studies, modeling/simulation, and mapping.

PROJECT EXPERIENCE

Specific Plans and Corridor Plans

- International Boulevard Corridor Master Plan, City of Oakland, CA
- Foothill Boulevard Development Opportunities Analysis, City of Fontana, CA*
- Barcelona Project Master Plan, City of Indio, CA*
- Butterfield Specific Plan and EIR, Pardee Homes, Banning, CA*
- Downtown Sierra Madre Specific Plan and Program EIR, City of Sierra Madre, CA*
- Four Seasons at Beaumont Specific Plan Amendment and Addendum EIR, K. Hovnanian, Beaumont, CA*
- Lariat Specific Plan, Banning, CA*
- Old River Ranch Specific Plan and Green Design Guidelines, Bakersfield, CA*
- Fieldstone Residential Development Constraints Analysis, City of Murrieta, CA*
- Southwest Industrial Park Specific Plan and EIR, City of Fontana, CA*

General Plans

- General Plan Update / MEA and EIR, City of Lancaster, CA*
- General Plan Update, City of Encinitas, CA
- General Plan Update, City of Glendora, CA*
- Health Element, City of El Monte, CA

CEQA Documents

- 1 Carter Avenue Focused EIR (Sierra Madre, CA)

- Congregational Church Master Plan EIR (Sierra Madre, CA)
- Fagan Canyon Project EIR (Santa Paula, CA)
- Grapevine at Sierra EIR (Fontana, CA)
- North Lake Area and South Lake Area Projects EIR (San Bernardino, CA)
- Plaza Valencia Mixed-Use Project EIR (Riverside, CA)
- The Village at Redlands EIR (Redlands, CA)
- Climate Action Plan, City of Encinitas, CA*
- Climate Action Plan, City of Irvine, CA*
- Irvine Business Complex Climate Change Analysis, City of Irvine, CA*
- Tierra Luna Project Climate Change Analysis, City of Downey, CA*

(* denotes projects where Mr. Burris served as project manager or key staff while at other consulting firms)

EDUCATION

Master of City and Regional Planning, 2003, *California Polytechnic University, San Luis Obispo*

Master of Science in Engineering specializing in Transportation Planning, 2003, *California Polytechnic University, San Luis Obispo*

Bachelor of Science, Environmental Studies, 1999, *University of California, Santa Barbara*

PUBLICATIONS AND PRESENTATIONS

Policy Guide on Planning and Climate Change, American Planning Association, 2008

A Guide to Implementing Sustainability: Bringing Sustainable Development to California Communities, California Polytechnic University, San Luis Obispo, 2003.

“Moving Beyond Green Building: Tomorrow’s Tools and Best Practices,” Webinar. California Bar Association. May 2010.

“Climate Action Plans,” City of Encinitas General Plan Update Workshop, Encinitas, CA. March 2010.

“Planning, Energy, and Climate Change,” Cal Poly San Luis Obispo Development Review Class, San Luis Obispo, CA. February 2010.

“The Role of Green Affordable Housing in Climate Action Plans,” Enterprise Community Partners Webinar. June 2009.

“Integrating Energy and Climate into Planning,” American Planning Association National Conference, Minneapolis, MN. April 2009.

“Green Building Showdown: Which Green Building Program is Right for Your Community,” American Planning Association California Chapter, Hollywood, CA. September 2008.

“Pasadena’s Green Building Outreach and Education Program,” American Planning Association California Chapter Annual Conference, San Jose, CA. October 2007.

PROFESSIONAL AFFILIATIONS

Board of Directors, Build It Green

Council Member, Sustainable Communities Initiative Council, Urban Land Institute, Orange County-Inland Empire Section

Certified Planner, #019960. American Institute of Certified Planners

LEED Accredited Professional. U.S. Green Building Council



Tony Perez

Principal, Raimi + Associates

Jose Antonio 'Tony' Perez, Principal of Raimi + Associates, works effectively to integrate urban design with strategy and policy and then translating policy into effective and implementable standards. Accordingly, Tony has prepared form-based codes for each of the plans in which he has participated or authored. Such collaborations have produced regeneration-oriented plans in Arizona, Texas, New Mexico, Southern and Northern California.

Over the past three years, Tony has been the principal author of a form-based General Plan for Tehachapi, California, a small town within 23 square miles of nature and agriculture in southeastern Kern County. In the last year, Tony led two coding efforts in Los Angeles: the 3rd Street Specific Plan, a 2.5 square-mile area of unincorporated East Los Angeles featuring four Gold Line Stations on 3rd Street and, an interim code for South Gate, California's corridors and brownfield sites to implement that City's newly adopted form-based General Plan prepared by Raimi + Associates. To date, Tony has been the primary author on 15 codes of which 8 are adopted and has co-authored 14 codes of which 7 are adopted

Prior to entering the private sector, Tony served as city planner for several California cities ranging from small towns to medium-size cities including being redevelopment staff on three significant main street improvement projects that promoted significant revitalization in Fillmore, Oxnard and Camarillo. On the Fillmore and Camarillo revitalization projects, Tony provided significant design guidance for property owners and was an integral member of the design team for the public improvements such as the Arneill Bridge, gateway features and streetscape elements.

PROJECT EXPERIENCE

Master Plans

- **Alessandro Boulevard Corridor Master Plan**, City of Moreno Valley, CA
- **International Boulevard Corridor Master Plan**, City of Oakland, CA
- **River North Master Plan**, San Antonio, TX* (adopted)
- **Cayala Town Center Master Plan**, Guatemala City, Guatemala *
- **Rio Nuevo Master Plan**, Tuscon, AZ*(adopted)

Zoning Standards

- **McCullough Corridor Master Plan Code Framework** - Olmos Park, Texas
- **Historic Town Center Master Plan Form-Based Code** - San Juan Capistrano, CA
- **South Gate Citywide Interim Form-Based Code** - South Gate, CA (adopted)
- **3rd Street TOD Corridor Specific Plan Form-Based Code** - Los Angeles County, CA*

- **Transit Zoning Code** - Santa Ana, CA* (adopted)
- **River North Master Plan Form-Based Code**, San Antonio, TX* (adopted)
- **Uptown Whittier Specific Plan Form-Based Code**, Whittier, CA (adopted)
- **Tierra Luna Specific Plan Form-Based Code**, Downey, CA*
- **Southeast Visalia Specific Plan Form-Based Code**, Visalia, CA*
- **Sunland Park Master Plan Form-Based Code** - Sunland Park, NM*(adopted)
- **Cayala Town Center Master Plan Form-Based Code** - Guatemala City, Guatemala *

Specific Plans

- **Downtown Fresno Specific Plan**, City of Fresno, CA
- **3rd Street TOD Corridor Specific Plan**, Los Angeles County, CA*
- **Uptown Whittier Specific Plan**, Whittier, CA (adopted)
- **Tierra Luna Specific Plan**, Downey, CA*
- **Placentia-Westgate TOD Specific Plan**, Placentia, CA*
- **Downtown Newhall Specific Plan**, Santa Clarita, CA*(adopted)
- **North Fremont Corridor Specific Plan**, Montclair, CA (adopted)
- **North Fillmore Specific Plan**, Fillmore, CA*(adopted)

(* denotes projects where Mr. Perez served as project manager while at other consulting firms or working for municipal governments)

EDUCATION

Bachelor of Science, Urban and Regional Planning, *Cal Poly Pomona, Pomona CA*

SELECTED PUBLICATIONS

Form-Based Codes: A Guide for Planners, Urban Designers, Municipalities, and Developers, Parolek, Parolek and Crawford; Authored Building Size and Massing Standards sidebar, pages 74 - 75; Authored Case Study ‘Santa Ana Downtown Renaissance Specific Plan, pages 205 - 216, 2008.

SELECTED PRESENTATIONS

"Translating your vision into standards" *Downtown Fresno Charrette*, Fresno, CA September 2010.

"Vision-Based Zoning" *McCullough Corridor Master Plan Charrette*, Olmos Park, TX June 2010.

UCLA, Co-Instructor of Graduate Course URP 217 "TOD Design Studio", Winter/Spring 2010

"Urban Design Implementation." *School of Architecture and Planning, MIT*, Cambridge, MA April 2009.

"New Urbanism and Comprehensive Plans." *Congress for the New Urbanism*. Denver, CO, June 2009.

"Implementing Form-Based Codes 202." *Congress for the New Urbanism*. Austin, Texas. June 2008.

David Sargent, AIA, CNU

Adjunct Urban Designer/Architect, Raimi + Associates

David Sargent, AIA, Adjunct Urban Designer/Architect, has practiced architecture and town planning in California since 1981, focusing exclusively on the planning and design of pedestrian-oriented and transit-oriented neighborhoods, districts and corridors since 1991. He has assembled and directed multidisciplinary teams for urban projects across the country, ranging in size from infill projects to multiple neighborhood master plans and entire towns, and ranging in scale and character from rural hamlets and small towns to major metropolitan districts.

SELECTED PROJECT EXPERIENCE

- International Boulevard TOD Corridor Plan, Oakland, CA
- Town Center Master Plan and Code, San Juan Capistrano, CA
- McCullough Commercial Corridor Vision Plan and Code, Olmos Park, TX
- Waterfront District Master Plan and Code, Hercules, CA
- Downtown Specific Plan and Midtown Corridors Code, Ventura, CA
- North Main Street Corridor Master Plan and Code, Freeport, NY
- Uptown & Town Centre Specific Plan, Paso Robles, CA
- Hospital District Master Plan and Code, Ventura, CA
- Third Street Corridor Specific Plan, East Los Angeles, Los Angeles County, CA
- River North Master Plan, San Antonio, TX
- Alamo Heights, Comprehensive Plan Update, Alamo Heights, TX
- Fisherville Conceptual Community Master Plan, Memphis, Tennessee
- Ventura Harbor Specific Plan, Ventura, CA
- East Area 1 Specific Plan, Santa Paula, CA
- Playland Park Master Plan, Council Bluffs, IA
- Interim Community Design Element & General Plan Update, Tehachapi, CA
- Central Petaluma Specific Plan, Petaluma, CA

WORK HISTORY

Sargent Town Planning, Inc, Principal, Los Angeles, CA, 2009 – present

Moule & Polyzoides Architects and Urbanists, Senior Associate, Pasadena, CA, 2007 – 2009

HDR Town Planning, Principal, Ventura & San Francisco, CA, 2005 – 2007

Sargent Town Planning LLC, Principal, Ventura & Berkeley, CA, 1995 – 2005

Rasmussen & Associates, Principal / Designer, Ventura, CA, 1981-1995

EDUCATION

Master of Architecture, 1981, *Rice University, Houston, TX*

Bachelor of Arts, 1975, *Geology & Theatre Design, Brown University, Providence, RI*

PROFESSIONAL AFFILIATIONS

Licensed Architect, State of California, No. 15,071

Charter Member, Congress for the New Urbanism (CNU)



Peter VanderWal

Planner

Peter VanderWal has practiced urban design and planning in California for 5 years, and has been a project manager or key team member on pedestrian and transit-oriented, mixed-use urban projects of various sizes, scale, and characters. He has participated in more than 20 design Charrettes and regularly coordinates work of design teams with consultants in all disciplines and with clients, including private developers, government agencies, and non-profit organizations.

Mr. VanderWal's current and recent urban project experience includes vision plans for urban corridors and districts in California, Texas and New York, transit-oriented development (T.O.D.) studies, and form-based codes. These projects include corridor studies for up to 5-miles of urban fabric, downtown plans ranging from 100-acre village scale centers to a 400 acre expansion in downtown San Antonio, and developing new form-based code formats to improve clarity and ease of use. His contributions typically include coordination of the master plan and public realm framework, urban design detailing, preparation of presentation graphics of all types, and the design of master plan and code documents.

PROJECT EXPERIENCE

- International Boulevard TOD Corridor Plan, Oakland, CA
- Town Center Master Plan and Code, San Juan Capistrano, CA
- McCullough Commercial Corridor Vision Plan and Code, Olmos Park, TX
- North Main Street Corridor Master Plan and Code, Freeport, NY
- Allesandro Blvd Corridor T.O.D Study, Moreno Valley, CA *
- South Gate General Plan and Form Based Code Update, City of South Gate, CA
- Alessandro Boulevard Corridor Vision Plan and T.O.D Study, for SCAG and the City of Moreno Valley, CA
- Vision Lennox, for SCAG and Los Angeles County
- Town Center Master Plan and Code, City of San Juan Capistrano, CA *
- McCullough Commercial Corridor Vision Plan and Code, City of Olmos Park, TX
- Paso Robles Uptown/Town Center Specific Plan, City of Paso Robles, CA*
- 3rd Street Corridor Specific Plan, East Los Angeles, County of Los Angeles, CA*

- River North District Master Plan, City of San Antonio, TX*
- Comprehensive Plan Update – Broadway Blvd and Austin Hwy Corridors Plan, City of Alamo Heights, TX*
- Bee Ridge Corridor TOD Concepts, City of Sarasota, FL*
- North Main Street Corridor and Station Area Master Plan, Village of Freeport, NY*
- Lancaster Boulevard Streetscape Master Plan, City of Lancaster, CA*
- Tierra Luna Specific Plan, City of Downey, CA*
- Southeast Area Specific Plan, City of Visalia, CA*
- Santa Ana Renaissance Specific Plan, City of Santa Ana, CA*
- Ventura Harbor Specific Plan, Ventura Port District, Ventura CA*
- University of New Mexico Town Center Master Plan, Hunt Development Group, Albuquerque, NM*
- The Village at Cañada Larga, Brooks Institute of Photography, Ventura, CA*
- Stickney Point Specific Plan, Benderson Development Group, Sarasota, FL*
- University Town Center Specific Plan, Benderson Development Group, Sarasota, FL*

(denotes projects where Mr. VanderWal served as project manager or key staff while at other consulting firms)*

WORK HISTORY

Raimi + Associates, Planner, Los Angeles, CA, 2009-present

Sargent Town Planning, Planner, Los Angeles, CA, 2009-present

Moule & Polyzoides Architects and Urbanists, Project Manager, Pasadena, CA, 2005-2009

Metroland Media Group, G.I.S & Market Research Assistant, Toronto, ON, Canada, 2003

EDUCATION

Urban Planning, *University of Waterloo, Waterloo, ON, Canada*

Bachelor of Arts, *Cahvin College, Grand Rapids, MI*



3. Subconsultants Expertise

3. SUBCONSULTANTS EXPERTISE

We have assembled a team of three subconsultants to collectively provide the range and depth of expertise necessary for this project. Each subconsultant is a small firm which translates into both efficiency and personal attention by the experienced principals who have been identified for the project. These are the people who will work on the project. Each subconsultant, their role in this project and experience relevant to this scope of work is summarized below:

Fehr and Peers (951-274-4800): Fehr and Peers is a national firm that specializes in providing transportation planning and traffic engineering services to public and private sector clients. They emphasize the development of creative, cost-effective, and results-oriented solutions to planning and design problems associated with all modes of transportation. Their work on this project will be completed by their Riverside office, led by Christopher Gray. With more than 15 years of experience, Mr. Gray specializes in sustainable transportation systems and has successfully managed more than 100 projects.

Key representative experience includes:

City of Upland General Plan

Fehr & Peers is currently working with a multi-disciplinary consultant team on the development of a General Plan and General Plan Environmental Impact Report (EIR) for the City of Upland. They have performed or will perform the following activities:

- Evaluating existing conditions
- Reviewing available documents related to previous traffic studies, local and regional traffic fee programs, future transit plans, and documents related to bicycle/pedestrian issues
- Developing a Citywide Travel Demand Model
- Identify future infrastructure needs within the City
- Preparing a Circulation Element
- Developing a traffic study, suitable for use in an Environmental Impact Report (EIR)

University of California Riverside LRDP EIR Traffic Study

Fehr & Peers is currently preparing a traffic study for the proposed expansion of the University of California, Riverside related to a proposed medical school and other changes. Key tasks performed to date include:

- Collecting existing traffic counts
- Reviewing previous traffic studies performed for the University
- Analyzing existing traffic conditions for roadways and intersections
- Developing future forecasts
- Identifying intersection and roadway segment impacts
- Testing alternative mitigation strategies
- Developing a traffic report for inclusion in an Environmental Impact Report (EIR)

MR+E (310-991-9585): MR+E is a local, Culver City based economics firm led by David Bergman. With over 20 years of experience, Mr. Bergman has participated in a broad range of economic development and planning projects. In particular, he has worked intensively on issues surrounding the formation of urban and regional development strategies and the role of culture industries in economic development.

Key representative experience includes:

Alessandro Boulevard Vision Plan

Prepared an economic and market analysis of development opportunities along Alessandro Boulevard as part of a SCAG Compass Blueprint planning effort. This project examined development potentials along the corridor between I-215 and the regional medical complex in East Moreno Valley. The project considered opportunities for transit oriented and supportive development and identified key opportunities along the corridor.

Downtown Indio Development Guidelines

MR+E staff assisted with the preparation of market and economic factors in the City's development guidelines and provided strategic recommendations for key parcels in the city.

Land Valuation, Diamond Valley Lake, Hemet California. As part of MWD's development strategy for the financing and construction of the Domenigoni Valley Reservoir (Diamond Valley Lake) MR+E staff provided the agency with an analysis of development potentials and opportunity sites for residential and commercial development on agency owned land.

Land Use and Development Forecasts for the Mid Valley Parkway

As part of CVAG's designation of the alignment of a proposed Mid Valley Parkway, MR+E staff worked with communities along the proposed route to determine its likely effect on future development patterns. The work included coordination of general plan policies with market conditions in order to identify the economic effects of the proposed parkway.

Market Feasibility of Expansion, Riverside Convention Center

This project considered the market opportunities for an expansion and re programming of the City of Riverside's convention and meetings facilities. This work included a comprehensive review of the competitive hosting capacities within the inland empire market and recommend a set of strategic investments to improve the community's competitiveness for meetings and group tourism business.

Coachella Music Festival Economic Impacts

Prepared and economic and fiscal impact analysis of the annual Coachella Music Festival held in the City of Indio. The project included an analysis of expenditures by visitors, artists and performers as well as production costs associated with one of the world's most recognizable popular music events.

Impact Sciences (626-564-1500): Is a local, Pasadena-based environmental planning firm that specializes in the preparation of environmental impact analysis documents and technical reports. Their key staff on this project will be Mark Austin, a veteran noise impact analyst, Alan Sako, a seasoned air quality and GHG emissions analyst, and Tony Locacciato, an environmental planner with more than 30 years of experience.

Key representative experience includes:

East Los Angeles Transit Oriented District Specific Plan EIR– City of Los Angeles

The County of Los Angeles has retained a multi-disciplinary team led by Moule & Polyzoides Architects and Urbanists to prepare the East Los Angeles Transit Oriented Development (ELATOD) Specific Plan to facilitate transit oriented development around the four new Gold Line Stations under construction in East Los Angeles. Impact Sciences is preparing a Program EIR for the Specific Plan, in compliance with the California Environmental Quality Act (CEQA). This comprehensive EIR is addressing Noise, Air Quality, Cultural/Historic Resources, Visual Resources, Traffic and Circulation, Public Services and Public Utilities and Services Systems.

East Los Angeles Transit Oriented District Specific Plan EIR– City of Los Angeles

The County of Los Angeles has retained a multi-disciplinary team led by Moule & Polyzoides Architects and Urbanists to prepare the East Los Angeles Transit Oriented Development (ELATOD) Specific Plan to facilitate transit oriented development around the four new Gold Line Stations under construction in East Los Angeles. Impact Sciences is preparing a Program EIR for the Specific Plan, in compliance with the California Environmental Quality Act (CEQA). This comprehensive EIR is addressing Noise, Air Quality, Cultural/Historic Resources, Visual Resources, Traffic and Circulation, Public Services and Public Utilities and Services Systems.

Artesia Corridor Specific Plan EIR – City of Gardena

Impact Sciences prepared an EIR for the Artesia Corridor Specific Plan, which encompasses the rectangular area approximately 44.1 acres in size between the south side of Artesia Boulevard and the northern boundary of the Southern California Edison Right-of-Way, and between Western Avenue on the west and Normandie Avenue on the east. Implementation of the project required the City of Gardena to approve a zone change. The zone change was from C-3 General Commercial to Artesia Corridor Specific Plan, which revised the zoning designations within the project area to be consistent with the proposed Specific Plan. Primary issues for the Specific Plan project included transportation and circulation, hazardous materials (due to the proximity of the Gardena Sumps, a superfund site), land use, hydrology and drainage (due to the proximity of the Dominguez Channel), and air quality.

Wilshire Center and Koreatown Redevelopment Addendum EIR – City of Los Angeles

Impact Sciences prepared a comprehensive Addendum to the Program EIR prepared by the City of Los Angeles Community Redevelopment Agency (CRA) for the Wilshire Center and Koreatown Redevelopment Project Area for this mixed-use project at the Wilshire/Vermont Red Line Light Rail Station. This Addendum supported approval of this project by the CRA and the Los Angeles Metropolitan Transportation Agency (MTA). The project met objectives set by the CRA and MTA for this key location including developing this site with uses that would increase transit ridership on the Metro Rail and Metro Bus Systems. Additional objectives included continuing the revitalization of Wilshire Boulevard and the surrounding area, and achieving transit, land use, economic development and urban planning goals without the need for subsidies from the MTA. Detailed project level information and environmental analysis of this mixed-use project, consisting of 448 residential apartments in six levels above a ground level containing approximately 35,000 square feet of retail commercial space, was provided in the Addendum. By tiering this project level review off the Program EIR for the Wilshire Center and Koreatown Redevelopment Project Area, Impact Sciences was able to assist the CRA and MTA in completing environmental review of this project quickly and cost effectively.

Paso Robles Uptown/Downtown Specific Plan EIR – City of El Paso de Robles

Impact Sciences is working with the Moule & Polyzoides team and the City of El Paso de Robles, Community Development Department, to prepare a program-level Environmental Impact Report for the Downtown Specific Plan for the Uptown and Town Center areas of the City. The EIR will evaluate build out of the City's preferred Development Scenario, which will be defined through Form-Based Code. Key issues evaluated in the EIR identify environmental impacts within five key walkability sheds, which represent the extent of the distance a typical pedestrian will walk-approximately 5 minutes or one-quarter of a mile. Environmental issues evaluated in the EIR will include impacts to the Salinas River Corridor from Specific Plan implementation, transportation and traffic impacts, infrastructure improvements, land use and planning, cultural and historic resources, and public services.

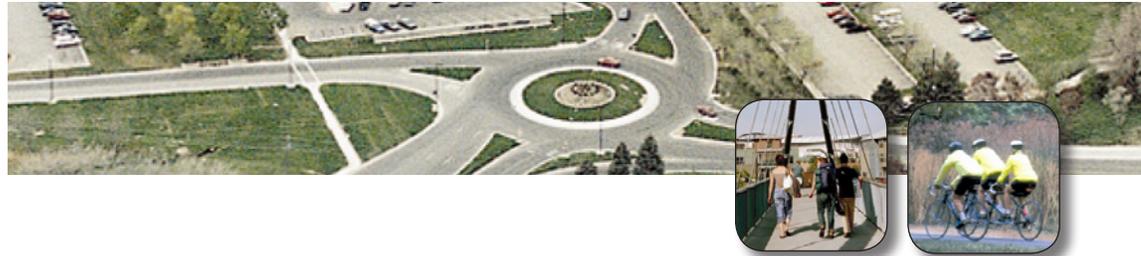
Five Bridges Specific Plan EIR – City of Banning

Impact Sciences prepared an EIR for the Five Bridges Specific Plan, a master planned community in the City of Banning. The master planned community includes the development of up to 2,214 residential units, mixed-use, commercial, a fire station and parks on 548.4 acres of undeveloped land. The EIR focused on urbanization of agricultural land, visual quality, air quality, hazards, traffic, noise, hydrology and water quality, public utilities, and off-site construction analysis associated with utility infrastructure.

Travertine Point Specific Plan EIR – County of Riverside

Impact Sciences is currently preparing a full-scope EIR for a specific plan proposed to master plan and regulate land use on approximately 5,131 acres located along the northwestern shore of the Salton Sea in Riverside and Imperial counties. Both privately owned land and some land located in the Torres Martinez Desert Cahuilla Indian reservation are included in the planning area. Topics being evaluated in this EIR include aesthetics, agricultural resources, air quality, biological, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems.

FEHR & PEERS FIRM DESCRIPTION



Firm Description

Bicycle & Pedestrian Planning
 Intelligent Transportation Systems
 Land Use & Transportation Planning
 Parking
 Smart Growth
 Traffic Calming
 Traffic Engineering Design
 Traffic Operations & Simulation
 Transit Planning & Simulation
 Transportation Systems Planning
 Travel Demand Forecasting

Fehr & Peers specializes in providing transportation planning and traffic engineering services to public and private sector clients. We emphasize the development of creative, cost-effective, and results-oriented solutions to planning and design problems associated with all modes of transportation.

SPECIALIZED SERVICES

Rather than trying to offer a multi-disciplined approach, we choose to focus on being the best traffic engineering and transportation planning consulting firm. We offer specialized expertise in the following areas:

- Travel Demand Forecasting
- Traffic Operations & Simulation
- Intelligent Transportation Systems
- Traffic Calming
- Bicycle & Pedestrian Planning and Design
- Transportation Systems Planning
- Transit Planning & Simulation
- Land Use & Transportation Planning
- Smart Growth Planning
- Parking
- Traffic Engineering Design

Maintaining this singular focus on transportation enables us to provide state-of-the-practice expertise to our clients. We are nationally-recognized experts in these areas as evidenced by the fact that we routinely publish many professional papers, serve on national committees, and teach courses to others in the industry.



OUR VALUES

From our firm's inception in 1985, we have developed strong client relationships by following three core values:

- **Professional integrity and honesty**
We emphasize quality over quantity
- **Responsive and hard working**
We emphasize service over sales
- **Problem-solving, can-do attitude**
We emphasize solutions over process

WHY CLIENTS HIRE US

Clients hire Fehr & Peers because we provide the right combination of leading-edge technical skills, high-quality work, and superior client service. We thrive on challenging assignments in controversial environments where complex problems can only be solved by using state-of-the-practice analytical techniques, developing innovative, yet practical solutions, and achieving consensus amid the diverging views of stakeholders. We often find ourselves called into projects where others have failed. We consider each potential assignment carefully, and we only accept those projects to which we are fully committed and able to complete successfully.

CONTACT US

OFFICE NAME	PHONE NUMBER
Denver, CO	303-296-4300
Inland Empire, CA	951-274-4800
Los Angeles, CA	310-458-9916
Orange County, CA	949-859-3200
Reno, NV	775-826-3200
Roseville, CA	916-773-1900
Salt Lake City, UT	801-463-7600
San Diego, CA	619-234-3190
San Francisco, CA	415-348-0300
San Jose, CA	408-278-1700
Seattle, WA	425-820-0100
Walnut Creek, CA	925-930-7100

CHRIS GRAY, AICP

Senior Associate



Christopher J. Gray, AICP, is a Senior Associate with 15 years experience in transportation planning, Sustainable Transportation, climate change studies, travel demand forecasting, parking studies, transit studies, and Smart Growth. He has managed over 100 projects while at Fehr & Peers including: the Irvine Climate Action Plan, advising the Orange County Transportation Authority regarding SB 375, and the development of a Sustainability Model for the SCAG. He has extensive experience working with transit projects including development of the Direct Ridership Model prepared by Fehr & Peers along with several studies for OCTA under the Go Local Program. He is a member of APA, ULI, and AEP. He earned a Bachelors of Arts in Political Science from the University of Florida and a Master's of Science in Planning from Florida State University.

EDUCATION

Master of Science in Planning (Transportation), Florida State University, 1995
Bachelor of Arts in Political Science, University of Florida, 1992

PROFESSIONAL AFFILIATIONS

American Planning Association (APA)
American Institute of Certified Planners
The Congress for a New Urbanism
Urban Land Institute

PROFESSIONAL REGISTRATION

American Institute of Certified Planners

AREAS OF EXPERTISE

Traffic Studies • Smart Growth & Sustainability • Corridor Studies • CEQA • General Plans & Specific Plans • Parking Studies • Travel Demand Modeling

PRESENTATIONS

Context Sensitive Design, 2003 National ITE Conference
Rail Ridership Forecasting Methodology, 2004 National ITE Conference
Local Government Climate Action Plans, 2009 International ESRI Conference
Irvine Climate Action Plan, 2010 Statewide AEP Conference
Greenhouse Gas Reduction Strategies, 2010 Western District ITE Conference

PROJECT EXPERIENCE

Upland General Plan

Fehr & Peers is currently working with a multi-disciplinary consultant team on the development of a General Plan and General Plan Environmental Impact Report (EIR) for the City of Upland. As part of this project, we will be performing the following activities:

- Evaluating existing conditions including traffic counts, existing intersection operations, transit, bicycle, pedestrians, and vehicular collisions



- Developing a Citywide Travel Demand Model for the Existing and Future Years in TransCAD
- Preparing a Circulation Element
- Developing a traffic study, suitable for use in an Environmental Impact Report (EIR). This traffic study will also provide information related to VMT estimates for the City, which will facilitate analysis of Greenhouse Gas (GhG) Emissions.

Temecula Parking Studies

Fehr & Peers conducted a parking study in Old Town Temecula to assess existing parking demand and establish future parking demand. Fehr & Peers used a variety of techniques to gather information for this study, including Old Town employee and visitor surveys and parking occupancy counts. Then Fehr & Peers analyzed development growth projections, working with the City to identify changes in land use and development and applied appropriate demand rates based on the assessment of existing conditions. As a follow up to the previous study which Fehr & Peers performed in Old Town, we assisted the City in the development of the Old Town Vision Study, providing assistance related to parking. Some key tasks within this subsequent work involved additional data collection, identification of long-term parking demand, and development of a framework related to future parking supply.

Imperial Beach Mixed-Use Parking Study

Fehr & Peers prepared an analysis of parking supply, demand, and requirements within selected areas of Imperial Beach. As part of a multi-disciplinary team, we analyzed existing parking conditions at selected sites on Palm Avenue and other commercial corridors in the City. The purpose of the existing conditions analysis was to verify the parking operations of mixed-use sites and to determine how much access occurred through personal automobiles, walking, biking, and transit. From these field observations, we determined that the City parking requirements overstated parking demand for mixed-use sites. We then applied this field data collection to calibrate the Urban Land Institute Shared Parking Model. Based on the data collected at these mixed-use sites, we recommended changes to the City's parking requirements for mixed-use sites. These parking changes were incorporated into a set of comprehensive Zoning Code changes that were presented to the City.

City of Upland Downtown Specific Plan

Fehr & Peers is currently working on the City of Upland Downtown Specific Plan and the city-wide General Plan. As part of our efforts on the Downtown Specific Plan, we have provided a detailed parking assessment for the downtown area. Using parking inventory and occupancy data and the proposed Specific Plan land uses, we forecasted future parking and identified parking needs for downtown with specific plan buildout. We also assessed the feasibility of a parking structure for Metrolink and downtown users and recommended locations and implementation phasing for new parking facilities in downtown Upland. Finally, we reviewed parking codes and parking standards for the city and provided recommendations specific to downtown Upland so that the City could better achieve their overall vision for the downtown.

UCR LRD EIR Traffic Study

Fehr & Peers is currently preparing a traffic study for the proposed expansion of the University of California, Riverside related to a proposed medical school and other changes. Key tasks performed to date include:

- Collecting existing traffic counts
- Analyzing existing traffic conditions for roadways and intersections
- Developing future forecasts
- Identifying intersection and roadway segment impacts
- Testing alternative mitigation strategies
- Developing a traffic report for inclusion in an Environmental Impact Report (EIR)

David E. Bergman, AICP, Principal

With over 20 years of experience, Mr. Bergman has participated in a broad range of economic development and planning projects. In particular, he has worked intensively on issues surrounding the formation of urban and regional development strategies and the role of culture industries in economic development. With a strong background in public policy analysis, and the communication of economic development goals to community stakeholders, Mr. Bergman's practice has centered around the following interrelated disciplines:

- **General Plan Economics** — As a member of the American Institute of Certified Planners (AICP), Mr. Bergman is qualified to consult on a broad variety of land use planning topics related to community revitalization and the economic and fiscal impacts of development proposals. Recent examples include general plan economics and land use element studies in Pasadena and Santa Clarita, California. In addition, Mr. Bergman has worked collaboratively with leading land planning firms on specific plans and downtown revitalization plans in a broad variety of communities. Specialized work has included economic strategies for transit oriented development and structuring public private partnerships for infrastructure development.
- **Economic and Fiscal Impact Analysis** — Notable economic impact studies that Mr. Bergman has undertaken include: an analysis of tidelands operations of the San Diego Unified Port District, an analysis of economic impacts of a new NBA arena in Brooklyn, New York, and a study of the impacts of operations of The J. Paul Getty Trust. Other assignments include the fiscal and economic impacts of a proposed new biomedical research center with a capital cost of over \$500 million for the University of Southern California and a study of the fiscal impacts of the Galen Center arena on campus.
- **Redevelopment and Community Facilities**-- Working with a broad variety of communities, David Bergman has developed implementation strategies for public improvements and investments for community revitalization. Within California he has provided services for some of the state's leading redevelopment agencies including the Centre City Redevelopment Corporation in San Diego, The Santa Ana Redevelopment Agency and projects involving the Los Angeles Community Redevelopment Agency. Other notable projects in this area include the completion of a \$150 million convention center in Hampton Virginia and work for the Toronto Economic Development Corporation in Canada.
- **Culture, Heritage and Historic Preservation** — Mr. Bergman has participated in a number of award winning economic development plans for historic sites. Key projects include a reuse plan for an historic Santa Fe rail depot in San Bernardino, California, and economic elements of a master plan for an historic rancho in Long Beach, California. In his practice he has also provided consulting services to government film commissions and private clients in motion picture production with an emphasis on sound stage feasibility and identifying the economic development potential of the industry in such key regions as Ontario, Hong Kong and a variety of U.S. states and cities.

In addition to this professional experience, Mr. Bergman has received academic recognition for his work. Presently he serves on the faculty of the Southern California Institute of Architecture (SCI-Arc), an internationally recognized independent architecture school, where he is a co-coordinator of post graduate education. He served as faculty at the University of Michigan -- Ann Arbor in the Taubman School of Architecture and Urban Planning where he was the associate director of the real estate development certificate program.



IMPACT SCIENCES

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Since 1988, Impact Sciences has provided multi-disciplinary environmental planning services to clients throughout California. The firm's principal service is the preparation of Environmental Impact Reports (EIRs) and Environmental Impact Statements (EISs). The firm also maintains five additional in-house technical service divisions: (1) biological resources, (2) air quality services, (3) visual resources, (4) acoustical analysis, and (5) geographical information systems (GIS) services. Other planning and environmental services the firm provides include preparation of specific plans, master environmental assessments, and environmental constraints studies. Our professional staff of environmental planners, air quality specialists, acoustic specialists, and biologists are located in our offices in the cities of Camarillo, Pasadena, Riverside, Oakland, and the Sacramento region. Professional staff is supported by an array of production and administrative staff.

Impact Sciences offers broad technical capabilities, strategic and innovative thinking, and communications skills. Our philosophy of providing solutions to environmental planning and technical issues, combined with responsive service, results in long-term relationships with our clients. Impact Sciences is sought out on a regular basis to provide environmental planning information early in the planning of major projects and by public agencies to prepare EIRs for technically complex and controversial projects. Our firm's mission is to provide outstanding and cost-effective planning and environmental services that meet the particular needs of an individual client.

Our Services Include:

- Environmental Impact Reports
- Other California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) Compliance Documents
- Biological Surveys
- Wetlands Delineation and Permitting
- Air Quality Assessments and Permitting
- Visual Simulations and Impact Assessments
- GIS Mapping and Analyses
- Planning Constraints Analyses
- Environmental Impact Statements
- Endangered Species Surveys and Permit Negotiations
- Master Environmental Assessments
- Habitat Restoration Plans
- Acoustical Analyses
- Mitigation Monitoring

Tony Locacciato, AICP

Managing Principal

Education

*Bachelor of Science, City and
Regional Planning
California Polytechnic University,
San Luis Obispo*

Affiliations

American Planning Association

*American Institute of Certified
Planners*

*Association of Environmental
Professionals*

Urban Land Institute

Mr. Locacciato is an urban and regional planner with over 25 years of diverse experience in planning and environmental analysis. His background in consulting, public sector planning, and private development results in an understanding of the relationships between land use regulations, environmental impacts, and the implementation of projects. Mr. Locacciato has experience in land use planning, land use studies, preparation of Specific Plans, preparation of Master Environmental Assessments, Program and Project Environmental Impact Reports (EIRs), Supplemental EIRs and Addendums to EIRs, Initial Studies, Mitigated Negative Declarations, and site feasibility and constraints analysis. He also has provided a wide range of environmental consulting services to cities including preparation of EIRs, review of EIRs, and direction of mitigation monitoring programs. Mr. Locacciato has been involved in the planning and environmental review of commercial, industrial, residential, and mixed-use projects in urban and rural settings for communities throughout California as well as for a wide variety of public infrastructure and public facility projects, including park and courthouse facilities and water, sewer, and roadway projects. His specialty is the management of complex multi-disciplinary projects. As Managing Principal of Impact Sciences' Environmental Planning Practice in Southern California, Mr. Locacciato provides oversight and direction of environmental review conducted by Impact Sciences and manages some of the firm's complex projects.

Representative Professional Experience

- Project Director for the preparation of the Glendale Town Center EIR for the Glendale Redevelopment Agency in Glendale, California. This EIR provided comprehensive analysis of a mixed-use commercial and residential project on a key 16-acre site in the center of downtown Glendale. The Glendale Town Center includes 475,000 square feet of retail and entertainment uses with 338 residential units in the upper floors of the buildings. A major objective of this project was to connect major facilities and development in the downtown including the adjacent Glendale Galleria Mall, the existing retail development along Brand Boulevard and the City's Central Library by creating pedestrian connections through the site and the new public park serving as the centerpiece of the project. A full Project EIR was prepared and Impact Sciences managed all phases of the environmental review process for the redevelopment agency. A lawsuit was filed on the adequacy of the EIR. The EIR was found to be adequate by the Los Angeles Superior Court and this decision was upheld on appeal.



- Project Manager for the Burbank Media Center EIR for the City of Burbank, California. Over a period of four years, Impact Sciences prepared two Project EIRs for a mixed-use project proposed on a 4-acre site at a key location in the Burbank Media District. As originally proposed, the Burbank Media Center consisted of 925,000 square feet of development including office uses; a business- and visitor-serving hotel; a health club; a childcare facility; retail space; and a church in 3-, 6-, and 18-story buildings designed by Helmut Jahn. The first EIR included analysis of several alternative configurations of uses and buildings on the site. After the original project was not approved, the City asked Impact Sciences to prepare a second EIR evaluating four additional development scenarios at an equal level of detail to assist the City in determining the appropriate intensity of development for this site. After completion of the second EIR, the City approved a residential and retail commercial project.
- Project Director for the LA County Hall of Justice Environmental Assessment (EA)/EIR for the County of Los Angeles, California. Impact Sciences prepared a National Environmental Policy Act (NEPA) EA for the Federal Emergency Management Agency and an EIR for the County for the repair and renovation of the historic Hall of Justice. Built in 1925 and damaged in the 1994 Northridge Earthquake, the Hall of Justice is the oldest public building in the Civic Center. The full EIR and EA evaluated the County's proposal to renovate the building to provide Class A office space for the County, build a new 1,000-space parking structure next to the Hall of Justice, and make landscape and hardscape improvements to the site. Topics evaluated in the EA/EIR included geology and soils, aesthetics, air quality, noise, traffic, historical resources, and utilities and public services.
- Project Manager for the Warner Bros. Studio Master Plan Expansion EIR for the City of Burbank, California. Organized and conducted public scoping meetings and prepared an Expanded Initial Study to determine the scope of this EIR, which addressed master plans for two separate studio sites in the City of Burbank. The project involved plans to add over 4 million square feet of new studio facilities over a 20-year period. Traffic, aesthetics, historical resources, and neighborhood compatibility were major issues of concern. Mr. Locacciato also prepared an addendum to this EIR for the City, which provided detailed analysis of a multi-level parking garage located next to an existing residential neighborhood.



- Project Director for the Azusa Pacific University Master Plan EIR for the City of Azusa, California. This long-range Master Plan provided for the addition of new educational facilities on the east and west campuses located in Azusa. The objectives of the master plan included balancing the uses on both campuses by providing additional student housing and parking on both campuses in addition to new classroom buildings. Key issues included the compatibility of the proposed increase in intensity of uses on the campus with existing surrounding neighborhoods and the proposed redevelopment of the Azusa Drive-In Theater, designated as a historic resource eligible for listing on the California Register of Historic Resources as the last drive-in theater on historic Route 66 in the state.
- Project Manager for the Chaffey Community Master Plan for the Chaffey Community College District in Rancho Cucamonga, California. This EIR looked at the master plan for expansion of the main campus on Haven Avenue in the City of Rancho Cucamonga. Major issues included the impacts of changes in the access and circulation system for the campus and traffic impacts on the streets surrounding the campus.
- Project Manager for the Wilshire Vermont Joint Use Project Addendum for the Los Angeles Community Redevelopment Agency and the Metropolitan Transportation Agency in Wilshire, California. Impact Sciences prepared a comprehensive addendum to the Wilshire Center and Koreatown Redevelopment Project EIR evaluating a mixed-use residential and retail commercial project proposed on the site above the Metro Red Line Wilshire/Vermont Station. The project included 444 residential apartments planned in six levels above a ground level containing approximately 30,600 square feet of retail commercial space. Parking was provided in a three-story subterranean parking structure containing 732 parking spaces. Reconfiguration of the portal to the Red Line Station was also a part of the project.
- Project Manager for the RiverPark Specific Plan EIR for the City of Oxnard, California. This EIR evaluated the impacts of the largest mixed-use project ever approved in Ventura County. The 700-acre RiverPark Project includes 2,800 residential units and 2.8 million square feet of commercial development. The land plan reflects new urbanism planning principles and incorporates a mixed-use town center. The project involves the annexation and reclamation of an existing sand and gravel mine site located next to the Santa Clara River, a sensitive area for biological resources. Impact Sciences



directed preparation of a full range of detailed technical studies and prepared a detailed full-scope EIR addressing all topics. Impact Sciences also reviewed and directed preparation of the Specific Plan by the applicant.

- Project Manager for the Canyon Oaks Supplemental EIR for the County of Los Angeles, California. This comprehensive Supplemental EIR evaluated a revised project proposed for a sensitive 100-acre site in the Santa Monica Mountains. Previous proposals for this site had been under review for over 12 years. Visual impacts, land use compatibility, effect on community character, biology, grading, geologic stability, and water quality were issues of concern.
- Project Manager for the Santa Monica Studios EIR for the City of Santa Monica, California. Managed a Project EIR on the development of a 390,000-square-foot digital entertainment studio complex with 66 live/work units on 6.5 acres. The project involved demolition of existing uses and construction of studio production offices, production stages, food court, restaurant, retail services, and 66 live/work residential units. The uses will be located on 6.5 acres in seven new four-story, 45-foot-tall buildings with 2.5 levels of below-grade parking.
- Project Director for the Mountaingate South EIR for the City of Los Angeles, California. Mountaingate South is located in a steep canyon area of the Santa Monica Mountains. The project area totaled 281 acres with development on 61 acres with 29 dwelling units. The remaining portions of the project area are dedicated as permanent open space. A full-scope EIR was prepared for this project with key issues including plant and animal habitat, fire management, and viewsheds.
- Project Manager for the Central LA Middle School No. 3 Project for the Los Angeles Unified School District in Los Angeles, California. This EIR evaluated a new 789 two-semester seat middle school in a new 30-classroom building on a 2.5-acre site above the Metro Red Line Wilshire/Vermont Station.
- Project Director for the Sierra Madre Master Environmental Assessment (MEA) and General Plan EIR in Sierra Madre, California. The MEA was compiled to provide information to the City's General Plan Advisory Committee for use during the process of updating the General Plan. The EIR was prepared after the draft update of the General Plan was completed based on the information in the MEA.



- Project Manager for the Commercial Development Standards EIR for the City of Santa Monica, California. This EIR provided comparative evaluation of 12 different sets of alternative development standards being considered by the City for all commercial and industrial zones in the City.
- Project Manager for preparation of the Sun City Tehama Specific Plan EIR for Tehama County, California. This project proposed development of a master-planned mixed-use community including residential, commercial, and institutional uses. The proposed Specific Plan would allow development of a total of approximately 4,200 residential units, with the majority (approximately 3,700 units) comprised by an age-restricted retirement community. Approximately 500,000 square feet of commercial uses were also initially proposed. Impact Sciences prepared and circulated a comprehensive full-scope EIR for the County of Tehama and also prepared a revised EIR for recirculation after the project was modified in response to comments on the original Draft EIR. Major issues include the provision of public services to this planned new community and the impact of the project on the adjacent I-5 Freeway.
- Project Manager for the Sun City Shadow Hills Project Master Plan EIR for the City of Indio, California. This full-scope EIR was prepared over a seven-month period with the Final EIR completed in January 2003. This EIR evaluated the first major project proposed in Indio's Gateway Conceptual Specific Plan Area in north Indio. The Shadow Hills project consisted of a proposal to develop a private, age-restricted residential community on approximately 800 acres. 2,500 single-family homes, a golf course, and 65 acres of commercial uses were proposed. Key issues included compatibility with the Bermuda Dunes Airport, changes to the General Plan Circulation Plan for north Indio, and preparation of one of the first SB 610 Water Supply Assessments (WSA) for a major project served by the Coachella Valley Water District. Mr. Locacciato is currently serving as Project Director for EIR for the Sun City Shadow Hills Expansion Project EIR for the City of Indio. This project involves adding 305 acres to the existing Sun City Shadow Hills Community through adoption of a new Specific Plan.
- Project Manager for the Shadow View Specific Plan EIR for the City of Coachella, California. This EIR evaluated a residential and retail commercial project proposed on an important 455-acre site located at the entry of the City's Commercial Entertainment Zone. A full-scope EIR addressed all potential impacts of the proposed gated residential golf course community and major retail center. Major topics of



interest included the consistency of the proposed uses with the City's General Plan Land Use and Circulation Elements. After a new plan was developed for the project, the entire EIR was revised and recirculated for additional public review.

- Project Manager for the Desert Lakes Specific Plan for the City of Coachella, California. Impact Sciences is preparing a full-scope EIR for this Specific Plan proposed for approximately 2,500 acres located north of the I-10 Freeway. The project includes 7,300 new homes in three separate residential villages surrounding a town center containing up to 300,000 square feet of retail commercial, office, and high-density residential issues. Services provided include full management of the environmental review process, including conducting scoping and agency consultation meetings, and directing preparation of all technical studies, including traffic, cultural resources, and geology studies. In addition, Impact Sciences is coordinating the preparation of a Water Supply Assessment and consultation with Native American tribal representatives on traditional tribal cultural places as required by SB 18.
- Project Director for the Supplemental EIR for Amendment No. 4 to Specific Plan No. 281 (Sun City Palm Desert) for the County of Riverside, California. This EIR evaluated a major amendment to this Specific Plan to realign major roadways, other infrastructure, and planning area boundaries in the northern half of this 1,575-acre Specific Plan area. Comprehensive evaluation of all aspects of this amendment was provided in this EIR.
- Project Manager for the Northwest Golf Course Community Specific Plan and EIR for the City of Oxnard, California. Managed a multi-disciplinary team to prepare a specific plan for the addition of 18 holes of golf to an existing golf course and the creation of a compatible community of 450 homes. The golf course extension was sited on a closed landfill and amendment of the approved closure plan was required as well as adjustment of the sphere of influence for the City and annexation of the property.
- Project Director for the Camarillo Regional Park EIR for the County of Ventura. Prepared an environmental database document to determine the constraints to further development of this existing park site, which included biological and cultural resource studies. The EIR evaluated development of a 16,000-seat amphitheater and 18-hole golf course on this site located at the base of the Santa Monica Mountains.



- Project Director for the Rancho La Sierra Specific Plan in Riverside, California. Directed the preparation of the Specific Plan document, which incorporated a land plan designed through a public planning process.
- Project Manager for the City of Santa Monica Master Environmental Assessment (MEA) in Santa Monica, California. This MEA was prepared during a moratorium on commercial and industrial development in the City in order to provide a comprehensive source of information on environmental conditions throughout the City. This MEA also included analysis of the potential cumulative effects of development based on a master list of projects for the entire City. This MEA was prepared based on available published information and is updated on an annual basis.
- Project Manager for the College Park Project Environmental Database for the City of Palmdale, California. This database was compiled for a 640-acre site in the foothills of the San Gabriel Mountains to guide the preparation of a Specific Plan for this site and provide information for the Specific Plan EIR. Planned uses included a community college campus and residential uses. The site was located in a sensitive foothill area adjacent to the San Andreas Fault. Also managed the preparation of a Supplemental EIR on this project that evaluated a set of comprehensive revisions to the Specific Plan.
- Project Manager for the North Shore at Mandalay Bay EIR for the City of Oxnard, California. Managed the preparation of a series of technical studies to determine the feasibility of redeveloping a closed oil field waste site for residential uses. A comprehensive consultation process with responsible agencies was conducted to determine the scope of the EIR for the project. The EIR evaluated a proposal for 450 waterfront homes on this 80-acre site in the coastal zone.
- Project Manager for the Arroyo Linda Crossroads Specific Plan EIR for the City of Arroyo Grande, California. This EIR evaluated the impacts of development of mixed commercial, light industrial, and residential uses on a 290-acre site in San Luis Obispo County. The project involved annexing 185 acres to the City of Arroyo Grande.



- Project Director for the Antelope Valley Enterprise Zone EIR for the Cities of Palmdale and Lancaster and the County of Los Angeles, California. This program EIR evaluated the potential impacts of designating a 28,000-acre area under the jurisdiction of the Cities of Lancaster and Palmdale and the County of Los Angeles as an Enterprise Zone. The EIR was prepared within a short time frame based on existing planning and environmental documents previously prepared by the three jurisdictions.
- Project Director for a Master Environmental Assessment (MEA) and General Plan EIR for the City of Lancaster, California. The MEA provided a statement of existing conditions for the city to be used to streamline environmental documentation of future projects. The MEA is formatted for the City to update on an as-needed basis. The General Plan EIR analyzes three potential development scenarios including an expanded sphere of influence area extending to the San Bernardino County line.
- Project Director for a Program EIR on the General Plan Update for the City of South Pasadena, California. The project involved the update of the City of South Pasadena General Plan with the exception of the Housing Element.
- Project Manager for the Douglas Ranch Specific Plan project for the City of Simi Valley, California. The Specific Plan provides for development of several residential areas and a cemetery on a hillside site.
- Managed preparation of an Addendum to the County of Riverside EIR in California. Evaluated the impacts of an amendment to the Specific Plan for the Del Webb Sun City Project. Also managed preparation of an Environmental Assessment and EIR Addendum for the City of Palm Desert evaluating the impacts of a set of pre-annexation actions on the Sun City Palm Desert project including a General Plan Amendment, Zone Change, and approval of a Development Agreement.



Mark Austin, AICP

Associate Principal/Senior Noise Analyst

Education

*Bachelor of Science, Natural
Resources Management
California Polytechnic State
University, San Luis Obispo*

*Master of Business Administration
California State University,
Channel Islands*

Professional Affiliations

*American Planning Association
American Institute of Certified
Planners
City of Fillmore Planning
Commissioner*

Mr. Austin has 17 years of experience in preparing noise assessments and conducting noise analyses and modeling in relation to both long-term project and short-term construction impacts. He has also provided peer review on a number of projects. Mr. Austin's project experience includes, solid waste facilities, transfer and recycling facilities, landfills, and water and wastewater facilities and large land developments.

Representative Project Experience

- Assessed noise impacts for the five-year closure plan for the McCourtney Road Landfill for Nevada County, California. Key issues addressed included the potential impact to on- and off-site receptors from closure of the White Metals Disposal Area, refuse cells, the old landfill mass, relocation of the existing flare system, and borrow site blasting.
- Evaluated the adequacy of proposed noise attenuation features included in the preliminary design of the Bakersfield-Bear Mountain Cogeneration Facility in Bakersfield, California. Using the geographical information system (GIS) algorithms, it was determined that proposed features were not sufficient to reduce noise below City of Bakersfield threshold levels. Several options and additional design features were proposed to aid in the reduction of overall noise levels including the lowering and reorienting intake and outtake fans.
- Evaluated noise impacts for the Redding Solid Waste Transfer Station/Recycling Facility and Redding Area Bus Authority Operation HUB Project EIR for the City of Redding, California.
- Evaluated the noise impact associated with the expansion of the Santa Maria Landfill and introduction of a transfer station, materials recovery facility, and compost facility in City of Santa Maria, California. Noise sources assessed include heavy-duty equipment used for moving solid waste, shredders used for wood and green waste composting, balers used to compacting recyclable materials, and conveyor systems used to separate materials.
- Prepared a noise assessment for the receiving, sorting, processing, and transporting of solid waste for the Gold Coast Recycling Facility in City of Ventura, California. Noise sources included heavy equipment, materials-sorting equipment, manufacturing equipment, wastewater processing, recovered-material manufacturing, gas turbines, on-road vehicles, and locomotives.



- Prepared the noise assessment for the Calleguas Municipal Water District in Cities of Moorpark and Simi Valley, and incorporated Ventura County, California. Evaluation of short-term construction impacts associated with the installation of 31 injection wells and an underground storage system for the Las Posas Basin Aquifer Storage and Recovery Project. The project also consisted of several miles of pipelines throughout Thousand Oaks, Moorpark, Simi Valley, Fillmore, and unincorporated portions of Ventura County. Additionally, long-term impacts associated with the locating of injection wells near residential areas were assessed.
- Prepared noise analysis for the Yolo County Community Development Commission examining the expansion of the Yolo County Landfill and the potential noise increase to sensitive receptors surrounding the landfill. Noise sources assessed included truck traffic, a methane gas recovery facility, bin transfer facility, a wood and yard waste processing area, and household hazardous waste collection facility.
- Played a key role in the preparation of the noise, air quality, geology and soils, and public services analysis for an EIR for the Santa Catalina Island Company 15-Year Development Plan, Catalina Island, California. The EIR examined the implementation of a five-phased, 15-year development plan which included a variety of residential, commercial, and industrial land uses. In addition, the EIR examined the expansion of the Avalon Canyon Golf Course, development of a new desalination plant near the Pebbly Beach SCE Desalination Plant, and the relocation of the Catalina horse stables.



Alan M. Sako

Air Quality Manager

Education

*Bachelor of Science, Atmospheric,
Oceanic, and Environmental
Science
University of California,
Los Angeles*

Professional Affiliations

*Air & Waste Management
Association, Member*

Publications

*Sako, A. M. Sarbanes-Oxley and
Environmental Disclosure: An
Overview of the Issues. 99th Air
& Waste Management Association
Conference & Exhibition; 2006
June 20–23; New Orleans, LA:
Paper No. 366.*

*Weaver, M. S., E. Chan,
A. M. Sako. Air Pollution
Permitting Trends for Turbine-
Based Power Plants. 99th Air &
Waste Management Association
Conference & Exhibition; 2006
June 20–23; New Orleans, LA:
Paper No. 367.*

Mr. Sako has over six years of experience in modeling emissions of air pollutants and performing ambient air quality impact analyses and health risk assessments for Environmental Impact Reports (EIRs) and other CEQA-related documents. He is well-versed in using many of the current air pollutant dispersion modeling programs such as AERMOD, ISCST3, and CALINE4. In addition, Mr. Sako has worked on numerous air quality permitting project, compliance issues, and emissions inventories for commercial and industrial clients. He has also worked with the Port of Long Beach on diesel emission reduction strategies and air pollutant monitoring projects. In addition to Mr. Sako's air quality experience, he has also conducted noise analyses and authored hazardous materials business plans (HMBPs) and risk management plans (RMPs) for hazardous substances.

Representative Professional Experience

- Prepared air quality assessments for required CEQA EIRs for 9900 Wilshire, Beverly Hilton Revitalization, and Saks Fifth Avenue projects in Beverly Hills, California. Evaluated construction and operational emissions using the CARB-approved Urban Emissions (URBEMIS) air pollutant emissions model and assessed conformity with the South Coast Air Quality Management District (SCAQMD) Localized Significance Threshold (LST) Methodology using dispersion modeling and the SCAQMD's "lookup tables." Also prepared responses to comments and provided additional support to the projects as needed.
- Assisted with the preparation of an addendum to the La Quinta Resort located in the La Quinta, California, which included an air quality analysis of a proposed water park at the resort. Also prepared an air quality analysis for a residential development, called Eden Rock, located in the PGA West Specific Plan area within the City. An LST analysis was performed for this development using dispersion modeling.
- Prepared addendums for California State University, Northridge (CSUN) Housing to certify EIRs for modified student and staff housing construction on campus.
- Prepared an air quality analysis for Loyola Marymount Master Plan EIR, located in Los Angeles, California.
- Prepared the air quality analysis for an EIR for the Master's College Specific Plan, located in the Santa Clarita Valley, north of Los Angeles, California.



- Performed air pollutant dispersion modeling for the Neptune Marina LST Analysis (residential and hotel development) located in Marina del Rey, California. The project consisted of three land parcels; therefore, representative project scenarios were modeled to demonstrate conformity with the SCAQMD LST Methodology.
- Provided air quality and health risk assessment (HRA) support for work on the Newhall Ranch EIR/EIS in Santa Clarita Valley, California. Performed dispersion modeling for representative project scenarios to demonstrate conformity with the SCAQMD LST Methodology and for health impact calculations in support of an HRA of the diesel exhaust particulate matter (DPM) emissions associated with construction of the project.
- Prepared an LST analysis and HRA for Mission Village, which is one of five “villages” that comprise the Newhall Ranch development in the Santa Clarita Valley, California. Both analyses required the use of dispersion modeling to assess the impacts to localized air quality and health risks. Due to the complex nature of the Newhall Ranch project, several scenarios were modeled in order to determine the extent of the impacts.
- Provided HRA support for a proposed Wal-Mart Distribution Center in Barstow, California. Updated the dispersion modeling based on new emissions estimates in order to assess the health impacts due to DPM emissions associated with supply trucks, transportation refrigeration units (TRUs), and yard hostlers from operation of the project.
- Prepared an HRA for the proposed Triangle Rock Products expansion of an existing aggregate mining facility located in an undeveloped region in Sacramento County, California. Air dispersion modeling was performed using AERMOD. To assess the impacts due to DPM emissions from aggregate mining equipment associated with operation of the expansion area.
- Assisted with the assessment of air pollutant dispersion modeling and HRA of the Gregory Canyon Landfill in northern San Diego County, California using CARB’s Hotspots Analysis and Reporting Program (HARP). The modeling and HRA results were used in support of the revised EIR.
- Provided technical support for a federal Title V Operating Permit application for Golden State Vintners located in Fresno, California. A site visit was conducted to ensure the completeness of the application.



- Provided technical support for a federal Title V Operating Permit application for O'Neill Vintners located in Parlier, California. A site visit was conducted to ensure the completeness of the application and discuss permitting issues related to the regenerative thermal oxidizer (RTG) emissions control system.
- Provided technical support for a federal Title V Operating Permit application for the The Wine Group (dba Franzia Winery) in Sanger, California. A site visit was conducted to ensure the completeness of the application.
- Provided technical assistance on the air quality section of an Administrative EIR for the U.S. Borax Trona Upgrade project in Inyo County, California. U.S. Borax holds a mineral extraction lease for 16,102 acres within Owens Lake and mines trona ore from the lakebed. Provided calculations of emissions from construction of the new equipment at the facility.
- Provided air quality support for the Port of Long Beach, California Air Quality Support Contract as listed below:

Provided technical support for the Port's Air Quality Monitoring Network and assisted with the development of both the modeling protocol and quality assurance protocol.

Provided support for the Port of Long Beach's voluntary Diesel Emissions Reduction Program. Researched alternative-fueled equipment options for various light duty and diesel equipment including passenger cars, trucks, forklifts, loaders, yard hostlers, dozers, and sweepers at the port. Performed cost-effectiveness calculations for nitrogen oxide (NO_x) emission control technologies using methodologies adopted by CARB's Carl Moyer Program and helped develop implementation work plans for the installation of diesel oxidation catalysts (DOCs) and diesel particulate filters (DPFs) on equipment located at various terminals. By 2005, the program had reduced annual emissions of NO_x and DPM by about 50 and 15 tons respectively. The reduction of emissions of these two pollutants provided a significant healthful benefit for people in the Southern California region.

- Provided on-call environmental support for Frito-Lay, Inc., on various air quality and environmental topics as listed below:

Developed a customized Microsoft Access data management Air Quality Inventory Tool for the facility located in Modesto, California. The tool was designed to calculate emissions for each permitted source and to compare those values with allowable emissions. The



tool has the ability to produce reports for the client in order to document the emissions on an annual basis.

Assisted with the concurrent preparation of a Toxic Emissions Inventory Plan and Report (TEIP/R) for the Frito-Lay facility in Kern County, California, saving the client time and money. This project included the use of HARP, a program that functions as an emission inventory database and provides facility prioritization calculations, air dispersion modeling, and health risk assessment analysis.

- Provided on-call environmental support for McWane, Inc., (Anaco and Clow Valve Companies) on various air quality and environmental topics as listed below:

Worked on a complete Air Emissions Inventory (AEI) for the Anaco facility for criteria pollutants (CO, lead, NO_x, PM₁₀, PM_{2.5}, SO_x, and VOCs). The AEI included all emission sources, including non-permitted equipment and insignificant equipment. Emissions of carbon dioxide (CO₂) were also calculated.

Completed the SCAQMD Air Emissions Report (AER) for Clow Valve for the 2004–2005 reporting year. The work included gathering data for chemical usage during the reporting period and calculating VOC amounts from material safety data sheets (MSDSs) as well as determining emissions from forklifts operating onsite.

Assisted with Toxics Release Inventory (TRI) toxics reporting under the EPA's TRI Program for the 2000 through 2004 reporting years. The work included gathering historical data on all toxic materials during the reporting years, calculating threshold amounts, and completing the appropriate reporting forms.

Revised the Hazardous Materials Business Plan (HMBP) for both Anaco and Clow Valve companies. The work included inspecting the site for all hazardous chemicals and updating both facilities' MSDSs.

Assisted with stack testing for volatile organic compounds (VOCs) on a water evaporator at Anaco facility. The water evaporator is used to reduce the volume of export of hazardous materials. Oil-laden water is sent to the evaporator and heated to the boiling point. The purpose of this test was to determine the VOC compounds emitted during the process, if any, and determine whether a permit was needed or if the equipment was exempt from permitting via SCAQMD Rule 219.

- Provided support for Wellhead Electric Company Support Contract on various air quality and environmental topics as listed below:



Conducted an Ambient Air Quality Impact Analysis and HRA for a new Wellhead Electric “peaker” power plant in Colton, California. The client proposed to install a gas turbine unit to produce electricity during periods of peak electrical demand under a contract with Southern California Edison. The analyses were in support of a Negative Declaration (ND). He also assisted with completing the proper SCAQMD permit application forms to construct the facility.

Assisted with Authority to Construct (ATC) permit applications for a variety of Wellhead power generation facilities in California.

Assisted with the preparation of a Risk Management Plan (RMP) for anhydrous ammonia, a regulated toxic substance, at the Panoche, California facility. Worked with Wellhead staff to obtain the necessary data to perform an Off-site Consequence Analysis (OCA), HAZOP Study, and Process Safety Management (PSM) Program.

- Provided emissions modeling support for the Albany Airport (New York), Emissions Calculations for Voluntary Airport Low Emissions (VALE) Funding Phase I and II Program funding. Performed emission reduction calculations for ground support equipment (GSE) using emission factors from EPA’s MOBILE 6.0 and the Federal Aviation Administration’s (FAA) Emissions Dispersion Modeling System (EDMS). Funding was obtained for several alternative-fueled vehicles including dump trucks, shuttle buses, and utility trucks.
- Western Field Team Leader for Air National Guard (ANG) installations located in Salt Lake City, Utah, and Anchorage, Alaska. Emission inventories at ANG installations are conducted every 3 years. Conducted site visits at these installations and performed data collection, personnel interviews and clarified outstanding issues with environmental management. Also analyzed the collected data, completed the necessary 2005 Air Emission Inventory (AEI) forms for state and local regulatory agencies, as needed, and developed a report detailing the emissions calculations.
- Assisted with the development of a Los Angeles Air Force Base (LAAFB) General Conformity Management Plan in Los Angeles, California. The plan provided LAAFB with a customized “Conformity Tool” developed using Microsoft Access. Access is a relational database and uses Visual Basic as a programming language. The Conformity Tool enabled staff to quickly and easily evaluate projects for conformity with the approved Air Quality Management Plan (AQMP) and State Implementation Plan (SIP). The



CARB-approved URBEMIS air quality emissions model was also used in the development of the plan.

- Provided support for McWane, Inc., on various air quality and environmental topics for the Tinker Air Force Base (Oklahoma), Air Quality Support Contract, as listed below:

Assisted with two Prevention of Significant Deterioration (PSD) Applications: (1) New Maintenance, Repair, and Overhaul (MRO) facility and (2) Approximately 90 fuel component test stands and two 10,000-gallon calibration fluid underground storage tanks (USTs). Performed ambient air quality impact analyses for the PSD applications and modeled emissions of criteria pollutants and Hazardous Air Pollutants (HAPs). The modeling results compared with National Ambient Air Quality Standards (NAAQS) and the State of Oklahoma's Maximum Acceptable Ambient Concentrations (MAAC) thresholds.

Provided support for the client's Title V Permit Application preparation, including federal and state regulatory analyses, emissions calculations, and development of data management tools. Also interacted with the Oklahoma Department of Environmental Quality (ODEQ) during the course of the project.

- Performed odor assessment for Gateway Cities Dairies and Grimmway Composting Facility Odor Assessments. These two projects related to ammonia emissions. Utilization of data from the San Joaquin Valley Air Pollution Control District (SJVAPCD) to determine emissions from dairies and composting facilities as well as SJVAPCD dispersion modeling guidelines. Odors were assessed based on dispersion modeling results and odor thresholds for ammonia from the Office of Environmental Health Hazard Assessment (OEHHA).





4. Line Item Budget

**LINE ITEM BUDGET
2010-2011 FISCAL YEAR**

Consultant: **Raimi & Associates**
2000 Hearst Avenue Suite 306
Berkeley, CA 94709

Title of RFP: **Alessandro Boulevard Corridor Implementation Project**
RFP No.: **11-001-BR06**

Cost Categories	Max. Hourly Rate	Task 1		Task 2		Task 3		Task 4		Task 5		Task 6		Task 7		Task 8		GRAND TOTAL (All Tasks)			
		Project Initiation	Refine Vision and Develop Standards	General Plan Amendment	Environmental Impact Analysis	Meetings and Hearings											Hours	Amount			
Direct Labor Classification(s):																					
Principal/Senior Associate	\$ 55.29	20	\$1,106	360	\$19,904		\$0		\$0		\$0		\$0		\$0		\$0		380	\$21,010	
Senior Planner	\$ 36.06	8	\$288	260	\$9,375		\$0		\$0		\$0		\$0		\$0		\$0		268	\$9,663	
Intermediate Planner	\$ 33.65	20	\$673	100	\$3,365		\$0		\$0		\$0		\$0		\$0		\$0		120	\$4,038	
Planner Designer	\$ 24.04		\$0	200	\$4,808		\$0		\$0		\$0		\$0		\$0		\$0		200	\$4,808	
Staff Title	\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		0	\$0	
Staff Title	\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		0	\$0	
Staff Title	\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		0	\$0	
Staff Title	\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		0	\$0	
Subtotal - Direct Labor		48	\$2,067	920	\$37,452	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	968	\$39,519
Overhead & Fringe (including G&A)																					
47.40%			\$980		\$17,751		\$0		\$0		\$0		\$0		\$0		\$0		\$0	\$18,731	
			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	\$0	
Subtotal - Overhead & Fringe			\$980		\$17,751		\$0		\$0		\$0		\$0		\$0		\$0		\$0	\$18,731	
Fixed Fee																					
10.00%			\$305		\$5,520		\$0		\$0		\$0		\$0		\$0		\$0		\$0	\$5,825	
Subtotal - Fixed Fee			\$305		\$5,520		\$0		\$0		\$0		\$0		\$0		\$0		\$0	\$5,825	
Other Direct Costs (ODCs)																					
Copying, Printing, Computer			\$50		\$150															\$200	
Travel			\$200		\$400															\$600	
																				\$0	
																				\$0	
																				\$0	
																				\$0	
Subtotal - ODCs		0	\$250	0	\$9,162	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	54	\$9,412
GRAND TOTAL			\$3,602		\$69,885		\$0	0	\$0	\$73,487											

*If you anticipate the use of subconsultants, use a copy of this template to identify subconsultant cost detail by task in a similar fashion and input final figures under each subconsultant (Hours & Amount by tasks involved).

**LINE ITEM BUDGET
2011-2012 FISCAL YEAR**

Consultant: **Raimi & Associates**
2000 Hearst Avenue Suite 306
Berkeley, CA 94709

Title of RFP: **Alessandro Boulevard Corridor Implementation Project**
RFP No.: **11-001-BR06**

Cost Categories	Max. Hourly Rate	Task 1		Task 2		Task 3		Task 4		Task 5		Task 6		Task 7		Task 8		GRAND TOTAL (All Tasks)		
		Project Initiation	Refine Vision and Develop Standards	General Plan Amendment	Environmental Impact Analysis	Meetings and Hearings											Hours	Amount		
Direct Labor Classification(s):																				
Principal/Senior Associate	\$ 55.29		\$0		\$0	64	\$3,538	240	\$13,269	40	\$2,212							344	\$19,019	
Senior Planner	\$ 36.06		\$0		\$0	40	\$1,442	80	\$2,885	32	\$1,154							152	\$5,481	
Intermediate Planner	\$ 33.65		\$0		\$0	24	\$808	100	\$3,365	40	\$1,346							164	\$5,519	
Planner Designer	\$ 24.04		\$0		\$0		\$0	40	\$962	12	\$288							52	\$1,250	
Staff Title	\$0		\$0		\$0		\$0		\$0		\$0							0	\$0	
Staff Title	\$0		\$0		\$0		\$0		\$0		\$0							0	\$0	
Staff Title	\$0		\$0		\$0		\$0		\$0		\$0							0	\$0	
Staff Title	\$0		\$0		\$0		\$0		\$0		\$0							0	\$0	
Subtotal - Direct Labor		0	\$0	0	\$0	128	\$5,788	460	\$20,481	124	\$5,000	0	\$0	0	\$0	0	\$0	712	\$31,269	
Overhead & Fringe (including G&A)																				
47.40%			\$0		\$0		\$2,743		\$9,707		\$2,370		\$0		\$0		\$0		\$0	\$14,820
			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	\$0
Subtotal - Overhead & Fringe			\$0		\$0		\$2,743		\$0		\$0		\$0		\$0		\$0		\$0	\$14,820
Fixed Fee																				
10.00%			\$0		\$0		\$853		\$2,048		\$500		\$0		\$0		\$0		\$0	\$3,401
Subtotal - Fixed Fee			\$0		\$0		\$853		\$2,048		\$500		\$0		\$0		\$0		\$0	\$3,401
Other Direct Costs (ODCs)																				
Copying, Printing, Computer							\$50		\$100		\$50									\$200
Travel							\$50		\$200		\$200									\$450
																				\$0
																				\$0
																				\$0
																				\$0
Subtotal - ODCs		0	\$0	0	\$0	0	\$100	0	\$41,704	0	\$250	0	\$0	0	\$0	0	\$0	0	\$0	\$42,054
Subconsultant (s):*																				
MR+E		0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Fehr & Peers		0	\$0	0	\$0	0	\$0	220	\$25,609	0	\$0	0	\$0	0	\$0	0	\$0	220	\$25,609	
Impact Sciences		0	\$0	0	\$0	0	\$0	129	\$15,795	0	\$0	0	\$0	0	\$0	0	\$0	129	\$15,795	
Subtotal - ODCs		0	\$0	0	\$0	0	\$100	0	\$41,704	0	\$250	0	\$0	0	\$0	0	\$0	0	\$0	\$42,054
GRAND TOTAL			\$0		\$0		\$9,485		\$64,233		\$5,750		\$0		\$0		\$0		\$0	\$91,545

*If you anticipate the use of subconsultants, use a copy of this template to identify subconsultant cost detail by task in a similar fashion and input final figures under each subconsultant (Hours & Amount by tasks involved).

**LINE ITEM BUDGET
2010-2011 FISCAL YEAR**

Consultant: **Fehr & Peers**
3850 Vine Street, Suite 140
Riverside, CA 92507
951-274-4801

Title of RFP: **Alessandro Boulevard Corridor Implementation Project**
RFP No.: **11-001-BR06**

Cost Categories	Max. Hourly Rate	Task 2B														GRAND TOTAL (All Tasks)			
		Complete Street	Cross-Sections	Hours	Amount	Hours	Amount												
Direct Labor Classification(s):																			
Chris Gray- Project Manager	\$51	12	\$611		\$0		\$0		\$0		\$0		\$0		\$0		\$0	12	\$611
Kevin Johnson- Project Engineer	\$32	8	\$258		\$0		\$0		\$0		\$0		\$0		\$0		\$0	8	\$258
Administrative Support	\$30	4	\$119		\$0		\$0		\$0		\$0		\$0		\$0		\$0	4	\$119
Staff Title	\$50		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
Staff Title	\$50		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
Staff Title	\$50		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
Staff Title	\$50		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
Staff Title	\$50		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
Subtotal - Direct Labor		24	\$988	0	\$0	0	\$0	24	\$988										
Overhead & Fringe (including G&A)																			
136.08%			\$1,345		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$1,345
54.77%			\$541		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$541
Subtotal - Overhead & Fringe			\$1,886		\$0		\$0		\$1,886										
Fixed Fee																			
10.00%			\$287		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$287
Subtotal - Fixed Fee			\$287		\$0		\$0		\$287										
Other Direct Costs (ODCs)																			
Copying, Printing, Computer			\$250		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$250
Travel			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
Item			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
Item			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
Item			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
Item			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
Item			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
Subtotal - ODCs		0	\$250	0	\$0	0	\$0	0	\$250										
Subconsultant (s):*																			
Insert Name Here		0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Insert Name Here		0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Insert Name Here		0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Subtotal - ODCs		0	\$250	0	\$0	0	\$0	0	\$250										
GRAND TOTAL			\$3,412	\$0	\$0		\$3,412												

*If you anticipate the use of subconsultants, use a copy of this template to identify subconsultant cost detail by task in a similar fashion and input final figures under each subconsultant (Hours & Amount by tasks involved).

**LINE ITEM BUDGET
2011-2012 FISCAL YEAR**

Consultant: **Fehr & Peers**
3850 Vine Street, Suite 140
Riverside, CA 92507
951-274-4801

Title of RFP: **Alessandro Boulevard Corridor Implementation Project**
RFP No.: **11-001-BR06**

Cost Categories	Max. Hourly Rate	Task 4A																GRAND TOTAL (All Tasks)	
		Traffic Study																Hours	Amount
		Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount
Direct Labor Classification(s):																			
Chris Gray- Project Manager	\$51	40	\$2,038		\$0		\$0		\$0		\$0		\$0		\$0		\$0	40	\$2,038
Kevin Johnson- Project Engineer	\$32	120	\$3,865		\$0		\$0		\$0		\$0		\$0		\$0		\$0	120	\$3,865
Administrative Support	\$30	60	\$1,789		\$0		\$0		\$0		\$0		\$0		\$0		\$0	60	\$1,789
Staff Title	\$50		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
Staff Title	\$50		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
Staff Title	\$50		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
Staff Title	\$50		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
Staff Title	\$50		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
Subtotal - Direct Labor		220	\$7,692	0	\$0	220	\$7,692												
Overhead & Fringe (including G&A)																			
136.08%			\$10,467		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$10,467
54.77%			\$4,213		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$4,213
Subtotal - Overhead & Fringe			\$14,680		\$0		\$14,680												
Fixed Fee																			
10.00%			\$2,237		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$2,237
Subtotal - Fixed Fee			\$2,237		\$0		\$2,237												
Other Direct Costs (ODCs)																			
Copying, Printing, Computer			\$750		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$750
Travel			\$250		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$250
Item			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
Item			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
Item			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
Item			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
Item			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
Subtotal - ODCs		0	\$1,000	0	\$0	0	\$1,000												
Subconsultant (s):*																			
Insert Name Here		0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Insert Name Here		0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Insert Name Here		0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Subtotal - ODCs		0	\$1,000	0	\$0	0	\$1,000												
GRAND TOTAL			\$25,609	\$0		\$25,609													

*If you anticipate the use of subconsultants, use a copy of this template to identify subconsultant cost detail by task in a similar fashion and input final figures under each subconsultant (Hours & Amount by tasks involved).



5. Required Forms

TITLE 49, CODE OF FEDERAL REGULATIONS, PART 29 DEBARMENT AND SUSPENSION CERTIFICATION

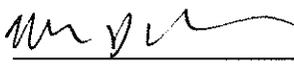
- 1) All persons or firms, including subconsultants, must complete this certification and certify, under penalty of perjury, that, except as noted below, he/she or any person associated therewith in the capacity of owner, partner, director, officer, or manager:
- a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
 - b) Have not, within the three (3) year period preceding this certification, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction, violation of Federal or state antitrust statutes, or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses listed in subparagraph (1)(b) of this certification; and
 - d) Have not, within the three (3) year period preceding this certification, had one or more public transactions (Federal, state, and local) terminated for cause or default.
- 2) If such persons or firms later become aware of any information contradicting the statements of paragraph (1), they will promptly provide that information to SCAG.

If there are any exceptions to this certification, insert the exceptions in the following space.

Exceptions will not necessarily result in denial of award, but will be considered in determining proposer/bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of actions.

11-001-BR06
RFP Number

RAIMI + ASSOCIATES
Name of Firm


Signature (original signature required)

FEBRUARY 9, 2011
Date

SCAG CONFLICT OF INTEREST FORM

SECTION I: INSTRUCTIONS

All persons or firms seeking Federal funded contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG's Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG's Regional Council members. All three documents can be viewed online at www.scag.ca.gov. The SCAG Conflict of Interest Policy is located under "Doing Business with SCAG," whereas the SCAG staff and Regional Council members lists can be found under "About SCAG."

Any questions regarding the information required to be disclosed in this form should be directed to Justine Block, SCAG Deputy Legal Counsel.

Name of Firm: RAIMI + ASSOCIATES

Name of Preparer: MATT RAIMI

Project Title: ALESSANDRO BLVD. CORRIDOR IMPLEMENTATION PROJECT

RFP Number: 11-001-BROG Date Submitted: FEBRUARY 10, 2011

SECTION II: QUESTIONS

1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

YES NO

If "yes," please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Name	Nature of Financial Interest
_____	_____
_____	_____
_____	_____
_____	_____

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

YES NO

If "yes," please list name, position, and dates of service:

Name	Position	Dates of Service
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

YES NO

If "yes," please list name and the nature of the relationship:

Name	Relationship
_____	_____
_____	_____
_____	_____
_____	_____

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

YES NO

If "yes," please list name and the nature of the relationship:

Name	Relationship
_____	_____
_____	_____
_____	_____
_____	_____

5. Have you or any managers, partners, or officers of your firm ever given (directly or indirectly), or offered to give on behalf of another or through another person, campaign contributions or gifts to any current employee of SCAG or member of the SCAG Regional Council (including contributions to a political committee created by or on behalf of a member/candidate)?

YES NO

If "yes," please list name, date gift or contribution was given/offered, and dollar value:

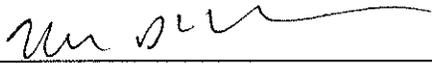
Name	Date	Dollar Value
_____	_____	_____
_____	_____	_____
_____	_____	_____

SECTION III: VALIDATION STATEMENT

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the proposer.

DECLARATION

I, (printed full name) MATT RAIMI, (Social Security Number; optional) _____ hereby declare that I am the (position or title) PRINCIPAL of (firm name) RAIMI + ASSOCIATES, and that I am duly authorized to execute this Validation Statement on behalf of this entity. I hereby state that this SCAG Conflict of Interest Form dated _____ is correct and current as submitted. I acknowledge that any false, deceptive, or fraudulent statements on this Validation Statement will result in rejection of my contract proposal.

 FEBRUARY 9, 2011
 Signature of Person Certifying for Proposer Date
 (original signature required)

NOTICE

A material false statement, omission, or fraudulent inducement made in connection with this SCAG Conflict of Interest Form is sufficient cause for rejection of the contract proposal or revocation of a prior contract award.

BIDDER’S LIST OF SUBCONSULTANTS (DBE AND NON-DBE) – PART I

The proposer shall list all subconsultants (both DBE and non-DBE) in accordance with Title 49, Section 26.11 of the Code of Federal Regulations. The listing is required in addition to listing DBE subconsultants elsewhere in the proposal. Photocopy this form for additional firms.

Firm Name / Address,/ City, State, ZIP	Contact / Phone/ FAX	Gross Annual Receipts	Description of Portion of Work to be Performed	SCAG Use Only (Certified DBE)
Metropolitan Research and Economics	310-558-9585	<input checked="" type="checkbox"/> < \$1million	Economic development and plan implementation services	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>If YES list DBE #</i>
3308 Helms Culver City, CA 90232		<input type="checkbox"/> < \$5 million		
		<input type="checkbox"/> < \$10 million		
		<input type="checkbox"/> < \$15 million		
		<input type="checkbox"/> > \$15 million		Age of Firm (Yrs.) 2 years
Firm Name / Address,/ City, State, ZIP	Contact / Phone/ FAX	Gross Annual Receipts	Description of Portion of Work to be Performed	SCAG Use Only (Certified DBE)
Fehr & Peers	951-274-4800	<input type="checkbox"/> < \$1million	Traffic impact analysis and street cross section review	<input type="checkbox"/> YES <input type="checkbox"/> NO <i>If YES list DBE #</i>
3850 Vine Street, Ste 140		<input type="checkbox"/> < \$5 million		
		<input type="checkbox"/> < \$10 million		
		<input type="checkbox"/> < \$15 million		
Riverside, CA 92507		<input checked="" type="checkbox"/> > \$15 million		Age of Firm (Yrs.) 26 years
Firm Name / Address,/ City, State, ZIP	Contact / Phone/ FAX	Gross Annual Receipts	Description of Portion of Work to be Performed	SCAG Use Only (Certified DBE)
Impact Sciences	626-564-1500	<input type="checkbox"/> < \$1million	Air quality and noise technical studies	<input type="checkbox"/> YES <input type="checkbox"/> NO <i>If YES list DBE #</i>
234 East Colorado Boulevard, Suite 205		<input type="checkbox"/> < \$5 million		
		<input checked="" type="checkbox"/> < \$10 million		
		<input type="checkbox"/> < \$15 million		
Pasadena, California 91101		<input type="checkbox"/> > \$15 million		Age of Firm (Yrs.) 23 years
Firm Name / Address,/ City, State, ZIP	Contact / Phone/ FAX	Gross Annual Receipts	Description of Portion of Work to be Performed	SCAG Use Only (Certified DBE)
		<input type="checkbox"/> < \$1million		<input type="checkbox"/> YES <input type="checkbox"/> NO <i>If YES list DBE #</i>
		<input type="checkbox"/> < \$5 million		
		<input type="checkbox"/> < \$10 million		
		<input type="checkbox"/> < \$15 million		
		<input type="checkbox"/> > \$15 million		Age of Firm (Yrs.)

BIDDER’S LIST OF SUBCONSULTANTS (DBE AND NON-DBE) – PART II

The proposer shall list all subconsultants who provided a quote or bid but were not selected by the proposer to participate as a subconsultant on this project. This is required for compliance with Title 49, Section 26.11 of the Code of Federal Regulations. Photocopy this form for additional firms.

Firm Name / Address,/ City, State, ZIP	Contact / Phone/ FAX	Gross Annual Receipts	Description of Portion of Work to be Performed	SCAG Use Only (Certified DBE)
Not applicable – all subconsultants who provided a quote will participate		<input type="checkbox"/> < \$1million		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>If YES list DBE #</i>
		<input type="checkbox"/> < \$5 million		
		<input type="checkbox"/> < \$10 million		
		<input type="checkbox"/> < \$15 million		
		<input type="checkbox"/> > \$15 million		Age of Firm (Yrs.)
Firm Name / Address,/ City, State, ZIP	Contact / Phone/ FAX	Gross Annual Receipts	Description of Portion of Work to be Performed	SCAG Use Only (Certified DBE)
		<input type="checkbox"/> < \$1million		<input type="checkbox"/> YES <input type="checkbox"/> NO <i>If YES list DBE #</i>
		<input type="checkbox"/> < \$5 million		
		<input type="checkbox"/> < \$10 million		
		<input type="checkbox"/> < \$15 million		
		<input type="checkbox"/> > \$15 million		Age of Firm (Yrs.)
Firm Name / Address,/ City, State, ZIP	Contact / Phone/ FAX	Gross Annual Receipts	Description of Portion of Work to be Performed	SCAG Use Only (Certified DBE)
		<input type="checkbox"/> < \$1million		<input type="checkbox"/> YES <input type="checkbox"/> NO <i>If YES list DBE #</i>
		<input type="checkbox"/> < \$5 million		
		<input type="checkbox"/> < \$10 million		
		<input type="checkbox"/> < \$15 million		
		<input type="checkbox"/> > \$15 million		Age of Firm (Yrs.)
Firm Name / Address,/ City, State, ZIP	Contact / Phone/ FAX	Gross Annual Receipts	Description of Portion of Work to be Performed	SCAG Use Only (Certified DBE)
		<input type="checkbox"/> < \$1million		<input type="checkbox"/> YES <input type="checkbox"/> NO <i>If YES list DBE #</i>
		<input type="checkbox"/> < \$5 million		
		<input type="checkbox"/> < \$10 million		
		<input type="checkbox"/> < \$15 million		
		<input type="checkbox"/> > \$15 million		Age of Firm (Yrs.)

TITLE 49, CODE OF FEDERAL REGULATIONS, PART 29 DEBARMENT AND SUSPENSION CERTIFICATION

- 1) All persons or firms, including subconsultants, must complete this certification and certify, under penalty of perjury, that, except as noted below, he/she or any person associated therewith in the capacity of owner, partner, director, officer, or manager:
 - a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
 - b) Have not, within the three (3) year period preceding this certification, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction, violation of Federal or state antitrust statutes, or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses listed in subparagraph (1)(b) of this certification; and
 - d) Have not, within the three (3) year period preceding this certification, had one or more public transactions (Federal, state, and local) terminated for cause or default.
- 2) If such persons or firms later become aware of any information contradicting the statements of paragraph (1), they will promptly provide that information to SCAG.

If there are any exceptions to this certification, insert the exceptions in the following space.

Exceptions will not necessarily result in denial of award, but will be considered in determining proposer/bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of actions.

11-001-BR006
RFP Number

Fehr & Peers
Name of Firm

Christopher J. Ay
Signature (original signature required)

2/7/2011
Date

SCAG CONFLICT OF INTEREST FORM

SECTION I: INSTRUCTIONS

All persons or firms seeking Federal funded contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG's Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG's Regional Council members. All three documents can be viewed online at www.scag.ca.gov. The SCAG Conflict of Interest Policy is located under "Doing Business with SCAG," whereas the SCAG staff and Regional Council members lists can be found under "About SCAG."

Any questions regarding the information required to be disclosed in this form should be directed to Justine Block, SCAG Deputy Legal Counsel.

Name of Firm: Fehr & Peers

Name of Preparer: Christopher J. Gray

Project Title: Alessandro Boulevard Corridor Implementation Project

RFP Number: 11-001-BR006 Date Submitted: 2/7/2011

SECTION II: QUESTIONS

1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

YES NO

If "yes," please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Name	Nature of Financial Interest
_____	_____
_____	_____
_____	_____
_____	_____

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

YES NO

If "yes," please list name, position, and dates of service:

Name	Position	Dates of Service
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

YES NO

If "yes," please list name and the nature of the relationship:

Name	Relationship
_____	_____
_____	_____
_____	_____

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

YES NO

If "yes," please list name and the nature of the relationship:

Name	Relationship
_____	_____
_____	_____
_____	_____

5. Have you or any managers, partners, or officers of your firm ever given (directly or indirectly), or offered to give on behalf of another or through another person, campaign contributions or gifts to any current employee of SCAG or member of the SCAG Regional Council (including contributions to a political committee created by or on behalf of a member/candidate)?

YES NO

If "yes," please list name, date gift or contribution was given/offered, and dollar value:

Name	Date	Dollar Value
_____	_____	_____
_____	_____	_____
_____	_____	_____

SECTION III: VALIDATION STATEMENT

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the proposer.

DECLARATION

I, (printed full name) Christopher John Gray, (Social Security Number; optional) _____ hereby declare that I am the (position or title) Senior Associate of (firm name) Fehr & Peers, and that I am duly authorized to execute this Validation Statement on behalf of this entity. I hereby state that this SCAG Conflict of Interest Form dated 2/7/2011 is correct and current as submitted. I acknowledge that any false, deceptive, or fraudulent statements on this Validation Statement will result in rejection of my contract proposal.


2/7/2011

 Signature of Person Certifying for Proposer Date
 (original signature required)

NOTICE

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SCAG CONFLICT OF INTEREST FORM

SECTION I: INSTRUCTIONS

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Any questions regarding the information required to be disclosed in this form should be directed to Justine Block, SCAG Deputy Legal Counsel.

Name of Firm: _____

Name of Preparer: _____

Project Title: _____

RFP Number: _____ **Date Submitted:** _____

SECTION II: QUESTIONS

1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

YES NO

If “yes,” please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Name	Nature of Financial Interest
_____	_____
_____	_____
_____	_____

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

YES NO

If "yes," please list name, position, and dates of service:

Name	Position	Dates of Service
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

YES NO

If "yes," please list name and the nature of the relationship:

Name	Relationship
_____	_____
_____	_____
_____	_____
_____	_____

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

YES NO

If "yes," please list name and the nature of the relationship:

Name	Relationship
_____	_____
_____	_____
_____	_____
_____	_____

5. Have you or any managers, partners, or officers of your firm ever given (directly or indirectly), or offered to give on behalf of another or through another person, campaign contributions or gifts to any current employee of SCAG or member of the SCAG Regional Council (including contributions to a political committee created by or on behalf of a member/candidate)?

YES NO

If "yes," please list name, date gift or contribution was given/offered, and dollar value:

Name	Date	Dollar Value
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

SECTION III: VALIDATION STATEMENT

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the proposer.

DECLARATION

I, (printed full name) David Bergman, (Social Security Number; optional) _____ hereby declare that I am the (position or title) Principal of (firm name) Metropolitan Research and Economics, and that I am duly authorized to execute this Validation Statement on behalf of this entity. I hereby state that this SCAG Conflict of Interest Form dated 2/7/11 is correct and current as submitted. I acknowledge that any false, deceptive, or fraudulent statements on this Validation Statement will result in rejection of my contract proposal.

DAVID BERGMAN

2/7/11

Signature of Person Certifying for Proposer
(original signature required)

Date

NOTICE

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TITLE 49, CODE OF FEDERAL REGULATIONS, PART 29 DEBARMENT AND SUSPENSION CERTIFICATION

- 1) All persons or firms, including subconsultants, must complete this certification and certify, under penalty of perjury, that, except as noted below, he/she or any person associated therewith in the capacity of owner, partner, director, officer, or manager:
 - a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
 - b) Have not, within the three (3) year period preceding this certification, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction, violation of Federal or state antitrust statutes, or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses listed in subparagraph (1)(b) of this certification; and
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11-011-BR06

RFP Number

Metropolitan Research and Economics

Name of Firm

DAVID BERGMAN

Signature (original signature required)

2/7/11

Date

**TITLE 49, CODE OF FEDERAL REGULATIONS, PART 29
DEBARMENT AND SUSPENSION CERTIFICATION**

- 1) All persons or firms, including subconsultants, must complete this certification and certify, under penalty of perjury, that, except as noted below, he/she or any person associated therewith in the capacity of owner, partner, director, officer, or manager:
 - a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
 - b) Have not, within the three (3) year period preceding this certification, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction, violation of Federal or state antitrust statutes, or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses listed in subparagraph (1)(b) of this certification; and
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- 2) If such persons or firms later become aware of any information contradicting the statements of paragraph (1), they will promptly provide that information to SCAG.

If there are any exceptions to this certification, insert the exceptions in the following space.

Exceptions will not necessarily result in denial of award, but will be considered in determining proposer/bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of actions.

11-007-13206
RFP Number

Impact Sciences, Inc.
Name of Firm

Yang Joon
Signature (original signature required)

02/08/2011
Date

SCAG CONFLICT OF INTEREST FORM

SECTION I: INSTRUCTIONS

All persons or firms seeking Federal funded contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG's Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG's Regional Council members. All three documents can be viewed online at www.scag.ca.gov. The SCAG Conflict of Interest Policy is located under "Doing Business with SCAG," whereas the SCAG staff and Regional Council members lists can be found under "About SCAG."

Any questions regarding the information required to be disclosed in this form should be directed to Justine Block, SCAG Deputy Legal Counsel.

Name of Firm: Impact Sciences, Inc.

Name of Preparer: Tony Locquaiato

Project Title: Alessandro Blvd. Corridor Implementation Project

RFP Number: 11-001-BR06 Date Submitted: 02/08/2011

SECTION II: QUESTIONS

- During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

YES NO

If "yes," please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Name	Nature of Financial Interest
_____	_____
_____	_____
_____	_____
_____	_____

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

YES NO

If "yes," please list name, position, and dates of service:

Name	Position	Dates of Service
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

YES NO

If "yes," please list name and the nature of the relationship:

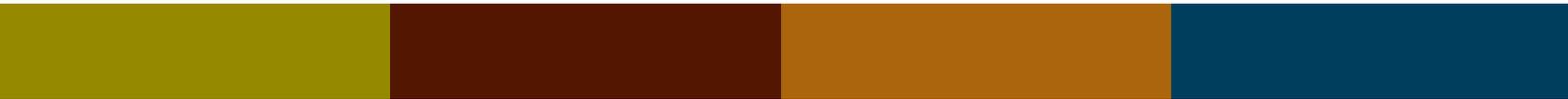
Name	Relationship
_____	_____
_____	_____
_____	_____

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

YES NO

If "yes," please list name and the nature of the relationship:

Name	Relationship
_____	_____
_____	_____
_____	_____



2000 Hearst Avenue. Berkeley, CA. 94709