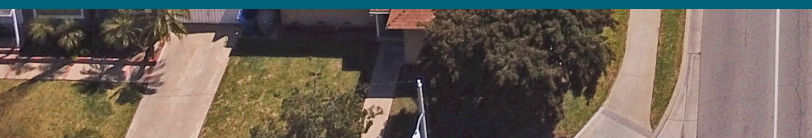


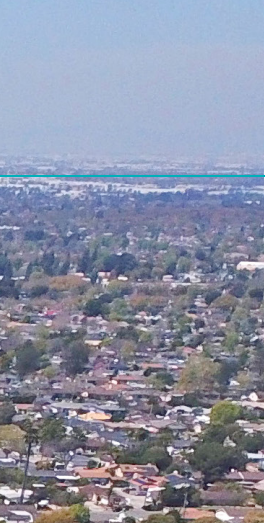


# Proposal for the La Habra Boulevard Specific Plan Update

City of La Habra | April 12, 2023







# La Habra Boulevard Specific Plan Update



## for the City of La Habra

Proposal for Services | April 12, 2023

### Prepared By: PlaceWorks

3 MacArthur Place, Suite 1100  
Santa Ana, California 92707  
t 714.966.9220

### In Association with:

Fuscoe Engineering

Linscott, Law & Greenspan, Engineers

Cogstone Resource Management

Ganddini Group





April 12, 2023

Susan Kim  
Director of Community and Economic Development  
City of La Habra  
110 East La Habra Boulevard  
La Habra, CA 90631

**Subject: La Habra Boulevard Specific Plan Update**

Dear Susan:

Please accept the attached submittal as PlaceWorks' proposal to prepare the La Habra Boulevard Specific Plan for the City of La Habra (City). We understand the importance of having a thriving downtown core in addition to re-investment and a mix of new development along the remainder of the two-mile corridor. Capitalizing on the market potential of La Habra Boulevard in a changing retail and housing environment will be the foundation for strategies that will revitalize the plan area. We are dedicated to creating a plan that is feasible for both the private and public sectors.

Our firm has authored numerous specific plans and other zoning updates for corridor revitalization throughout California, and we are a leader in corridor planning. Our innovative approaches to documenting existing conditions; conducting community outreach; and developing custom tools, standards, and incentives will be an asset to this project. Our team creates engaging and meaningful processes to gather input and ideas and build trust with the communities we work with. For this endeavor, we have brought together our core team from other local corridor revitalization planning efforts in Long Beach, Anaheim, Placentia, San Bernardino, and Santa Ana.

As the prime consultant, PlaceWorks will manage the project and furnish technical expertise in the variety of disciplines needed—urban design, site planning, circulation, market and pro forma analysis, zoning strategies, objective design standards, visioning and policy development, and CEQA compliance. I will lead our team as the principal-in-charge, and Suzanne Schwab will be the project manager. For infrastructure, Fuscoe Engineering is on our team, with whom we've collaborated for nearly 20 years. For traffic and mobility we have Linscott, Law & Greenspan (LLG), Engineers. In addition, Ganddini will lead the noise analysis, and Cogstone is on board for cultural resources.

Once La Habra Boulevard was the thriving center of the community, a place known as "downtown" where people came together to shop, dine, meet their neighbors, and participate in civic life. Over time, as growth shifted outward into new, "shinier" commercial centers, the boulevard's vitality and prosperity diminished, resulting in a second-tier business district and noticeable vacant storefronts. In a region of automobile-oriented corridors and centers, the community's desire for a place that functions as a real downtown has grown over the years. With the objective of spurring revitalization, a number of planning and design studies have been completed, and policies and regulations adopted. Generally, these aim to concentrate development in the historic core area, promote housing to increase the customer base for commercial uses, provide for the adaptive re-use of existing structures, and require new mixed-use development under the direction of many different zoning classifications.

Notably, the most significant change and reinvestment has been at the initiative of the City, with the construction of the new City Hall as replacement for several small commercial buildings on the south side of La Habra Boulevard and very successful multi-family housing on the former City Hall site. However, retail and services that were already struggling have suffered significantly due to COVID. It's the City's objective to change the course and create streamlined tools that will effectively foster revitalization and achieve an active downtown. Existing plans, standards, and ordinances are to be reviewed, assessed for their effectiveness—what has worked, what has not, and why not?—and refinements recommended to spur real change.

PlaceWorks has a rich history working with the City and its staff, with a variety of projects in La Habra over the years. We've very much enjoyed our work in La Habra and the interactions we've had with the community. Our recent work on the General Plan Update, Housing Element, and Safety Element has provided us with a deep understanding of the community and its concerns.

## **Contract Requirements**

PlaceWorks has reviewed the City's Professional Services Agreement in its entirety. Our proposed contractual exceptions are shown in italicized text:

### 5.6 Indemnification and Hold Harmless.

- These Indemnification provisions are independent of and shall not in any way be limited by the Insurance Requirements of this Agreement. CITY approval of the Insurance contracts required by this Agreement does not in any way relieve the CONSULTANT from liability under this section.

Notwithstanding the existence of insurance coverage required of CONSULTANT pursuant to this contract, CONSULTANT shall save, keep defend, indemnify, hold free and harmless CITY, its officers, officials, employees, agents and volunteers from and against any and all damages to property or injuries to or death of any person or persons, and shall defend, indemnify, save and hold harmless CITY, its officers, officials, employees, agents and volunteers from any and all claims, demands, suits, actions or proceedings of any kind or nature, including, but not by way of limitation, all civil claims, workers' compensation claims, and all other claims *to the extent* resulting from or arising out of the *negligent* acts, errors or omissions of CONSULTANT, its employees and/or authorized sub-consultants, whether intentional or negligent, in the performance of this Agreement.

### 6.22 Confidentiality.

- All findings, reports, information and exhibits prepared or assembled by CONSULTANT in connection with the performance of its professional services pursuant to this Agreement are confidential and CONSULTANT agrees that they shall not be made available to any individual or organization without the prior consent of CITY, *unless required by law*. All findings, reports, information and exhibits shall become the property of CITY *once payment is received by CONSULTANT. If CITY desires to reuse any documents or other deliverables, including electronic media, pertaining to the project prepared by Consultant, CITY may do so, but if such documents or other deliverables are reused by CITY for any purpose other than that for which such documents or deliverables were originally prepared, or if CITY causes such documents or deliverables to be altered without Consultant's written consent, such reuse shall be at CITY's risk.*



## **Acknowledgements**

PlaceWorks acknowledges receipt of Addendum No. 1, issued on March 30, 2023.

This proposal shall remain valid for 180 days from the date of submittal. As a Principal, I am authorized to bind the team to the contents of this submittal and to negotiate contracts on behalf of PlaceWorks. Please contact me with any questions.

We look forward to your response.

Respectfully submitted,

**PLACEWORKS**

A handwritten signature in blue ink that reads "Karen Gulley". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Karen Gulley  
Managing Principal, Design  
3 MacArthur Place, Suite 1100  
Santa Ana, CA 92707  
714.966.9220 ext. 2347  
[kgulley@placeworks.com](mailto:kgulley@placeworks.com)

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**APPENDIX A: PROJECT CUTSHEETS**

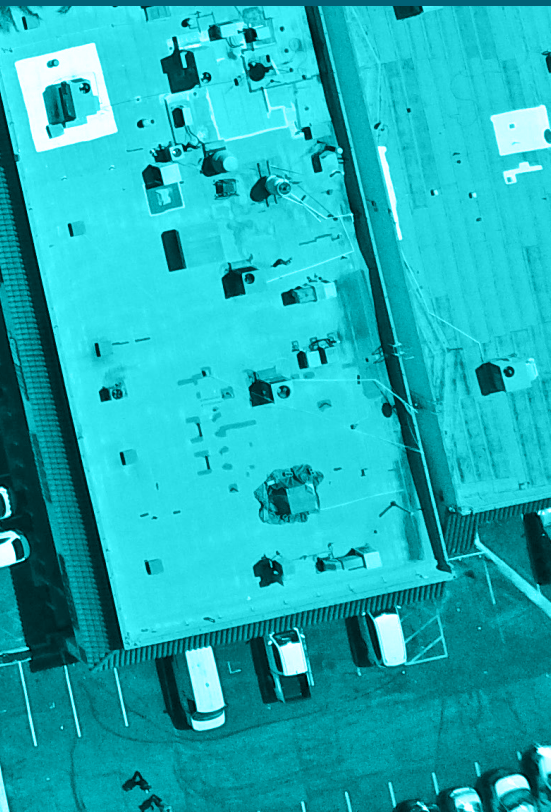
**APPENDIX B: RESUMES**

**APPENDIX C: INSURANCE CERTIFICATE**





# 1. Qualifications, Relevant Experience, and References







# 1. QUALIFICATIONS, RELEVANT EXPERIENCE, AND REFERENCES

PlaceWorks has assembled a highly qualified team to complete the La Habra Boulevard Specific Plan Update. This chapter describes the qualifications and experience of the firms on the PlaceWorks team.

## PlaceWorks

PlaceWorks is one of the West’s preeminent planning and design firms, with approximately 130 employees in six offices.

For 45 years, PlaceWorks has served both public- and private-sector clients throughout the state in the fields of comprehensive planning, environmental review, urban design, landscape architecture, community outreach, and Geographic Information Systems (GIS). Our talented, multidisciplinary team thrives on working with communities to tackle complex problems and develop workable solutions.

For the La Habra Boulevard Specific Plan Update, PlaceWorks will serve as the prime consultant and oversee all aspects of the project and ensure its successful and timely completion.

## Our Qualifications

**Specific Plans.** PlaceWorks is at the forefront of the specific planning practice and has completed more than 300 specific plans for small, medium, and large cities throughout California, including plans tailored around existing and future station areas, downtowns, and along transit corridors. We focus on laying the groundwork for slow, steady change in the urban fabric and on integrating public realm improvements that foster quality places and encourage alternative travel modes.

## Transit-Oriented Design & Planning and Connectivity Plans.

PlaceWorks has conducted numerous corridor plans for municipalities throughout California. Karen Gulley, PlaceWorks’ Principal-in-Charge, is a key voice in discussing planning for transit corridors and presenting to regional agencies, local governments, and others. Highlights of PlaceWorks’ work on transit corridors in Southern California include the West Carson TOD Specific Plan and EIR, the Bellflower TOD Specific Plan and EIR, the Tustin Legacy TOD Specific Plan and EIR, the SCAG Compass Blueprint Harbor Mixed-Use Transit Corridor Plan in Santa Ana, the SCAG Compass Blueprint Los Alamitos Commercial Corridors in Los Alamitos, and the SCAG Compass Blueprint Arrow Highway Corridor (for eight linear miles in the San Gabriel Valley through the cities of Azusa, Baldwin Park, Covina, Glendora, and Irwindale and the County of Los Angeles).

### Company Ownership

Company Type: California S-Corporation (Founded – 1975)

### Office Locations

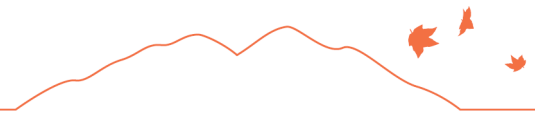
Los Angeles  
Santa Ana (headquarters)  
Ontario  
San Luis Obispo  
Berkeley  
Sacramento

### Primary Contact

Karen Gulley  
Managing Principal, Design  
3 MacArthur Place, Suite 1100  
Santa Ana, CA 92707  
714.966.9220  
kgulley@placeworks.com

### Website

placeworks.com



PlaceWorks’ station area and corridor plans, as well as our general and specific plans, all strive to incorporate multimodal planning through complete street design. We prioritize planning for people by addressing access, circulation, and amenities for pedestrians, bicycles, and transit users. The Fairmont Avenue Streetscape Master Plan established a conceptual framework for improvements in the public realm that will facilitate a more active, safe, and accessible street life along the length of Fairmont Avenue, integrating pedestrian, bicycle, and automobile improvements; street lighting plans; street tree plans; and street furniture programs—all reflecting the unique characters of primarily commercial and primarily residential segments.

**Economic, Market, and Fiscal Analysis.** PlaceWorks grounds its economic development work in a thorough analysis and understanding of the economic and market forces underlying each project that we undertake. Too often in California, the term “economic development” is used to refer to real estate development. Our practice targets economic and employment growth that drive the demand for all types of real estate development. Without growth in jobs and income, there is little need for real estate development. Led by PlaceWorks’ Chief Economist, Steve Gunnells, we prepared the Development Impact Fee Study for Long Beach’s Midtown Specific Plan and the Dana Point Market & Fiscal Analysis (in progress).

**Award-Winning Public Engagement.** The PlaceWorks team is invested not only in producing plans that are adoptable and implementable, but in developing an open, engaging, and interactive process that truly incorporates feedback from the public. PlaceWorks’ work is founded on the principle that the success of a project lies with the ownership and involvement of community members. We integrate technical expertise with a community-based approach, developing a thorough understanding of the issues and challenges that are relevant to each community.

**Geographic Information Systems.** GIS mapping and analyses are an integral part of all our services areas. With our skills in spatial data processing and visualization, we can deliver databases, models, web-based applications, and presentation-quality maps that harness the power of GIS. We possess a comprehensive knowledge of municipal GIS and data management practices and over 25 years of technical experience in GIS development, support, and analysis for a wide range of municipal clients.

## Financial Condition

PlaceWorks is financially stable and has sufficient capacity, staff, and resources to successfully complete the project on-time and on-budget. PlaceWorks has never filed bankruptcy and is in good financial standing.

## Our Team

Firm Name Role on Project	Company Address	Contact Person
<b>FUSCOE ENGINEERING</b> <i>Infrastructure Analysis</i>	16795 Von Karman Avenue Suite 100 Irvine, CA 92606	Ian Adam, VP Specialty Services 949.474.1960 iadam@fuscoe.com

Firm Name Role on Project	Company Address	Contact Person
<b>LINSCOTT, LAW &amp; GREENSPAN, ENGINEERS</b> <i>Transportation Planning and Traffic Engineering</i>	2 Executive Circle Suite 250 Irvine, CA 92614	Richard E. Barretto, Principal 949.825.6175 barretto@llgengineers.com
<b>COGSTONE RESOURCE MANAGEMENT</b> <i>Cultural and Paleontological Resources Assessment</i>	1518 W. Taft Ave. Orange, CA 92865	Molly Valasik, CEO/CFO/Principal Archaeologist 419.344.3622 mvalasik@cogstone.com
<b>GANDDINI GROUP</b> <i>Noise Impact Analysis</i>	555 Parkcenter Drive Suite 225 Santa Ana, CA 92705	Giancarlo Ganddini, Principal 714.795.3100 x101 giancarlo@ganddini.com

## References and Related Experience

The following table highlights the relevant experience of PlaceWorks and our team members. Project cutsheets are included in **Appendix A**.

Project	Client Contact	Description
<b>PlaceWorks</b>		
<b>BEACH BOULEVARD CORRIDOR SPECIFIC PLAN AND EIR</b> <i>City of Anaheim</i>	Sergio M. Ramirez, Director of Economic Development, City of Anaheim   714.765.4627   <a href="mailto:SRamirez@anaheim.net">SRamirez@anaheim.net</a>  200 S. Anaheim Blvd. Anaheim, CA 92805	PlaceWorks led a focused, comprehensive effort to guide future development along a 1.5-mile stretch of Beach Boulevard between the cities of Buena Park and Stanton. The Beach Boulevard Specific Plan’s modern development standards, economic and sustainable community development incentives, and capital improvements holistically address the future of Beach Boulevard and the heart of West Anaheim.
<b>HARBOR MIXED-USE TRANSIT CORRIDOR</b> <i>City of Santa Ana</i>	Melanie McCann, former Principal Planner, City of Santa Ana   714. 586.6557   <a href="mailto:melaniegmccann22@gmail.com">melaniegmccann22@gmail.com</a>  20 Civic Center Plaza Santa Ana, CA 92702	PlaceWorks helped the City evaluate zoning designations along transit corridors throughout Santa Ana to expand land use options and establish an urban fabric that takes advantage of transportation improvements. PlaceWorks subsequently developed the Harbor Corridor Plan and laid the foundation for a more livable corridor.



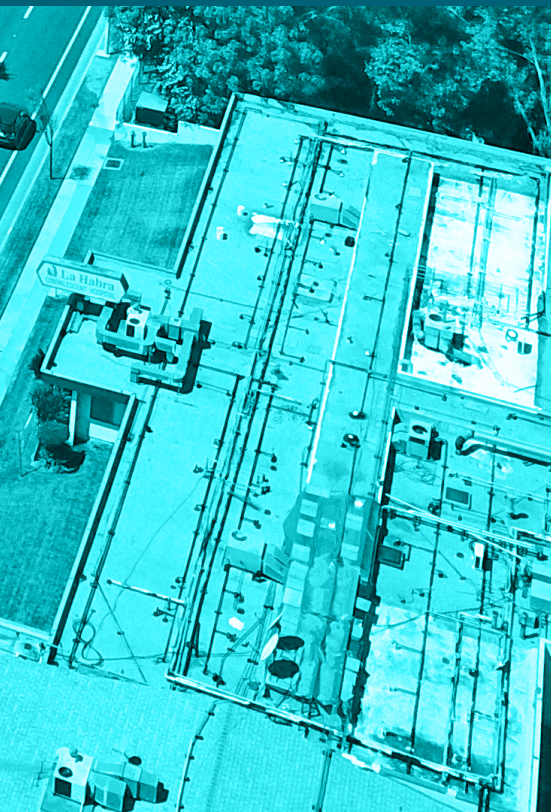
Project	Client Contact	Description
<p><b>CHAPMAN CORRIDOR REVITALIZATION PLAN</b> <i>City of Placentia</i></p> <p>(IN PROGRESS)</p>	<p>Joseph Lambert, Director of Development Services, City of Placentia   714.993.8234   <a href="mailto:jlambert@placentia.org">jlambert@placentia.org</a></p> <p>401 E Chapman Avenue Placentia, CA 92870</p>	<p>PlaceWorks will tailor development standards and design guidelines for Chapman Avenue and the immediate neighborhood. By implementing new mixed-use General Plan land use designations, the corridor will allow for an integrated land use pattern that encourages multimodal travel, walkability, mixed-use development, mid-density residential, public/private open space opportunities, and high-quality urban design that incentivizes redevelopment.</p>
<p><b>LOS ALAMITOS TOWN CENTER STRATEGIC PLAN</b> <i>City of Los Alamitos</i></p>	<p>Tom Oliver, Associate Planner, City of Los Alamitos   562.431.3538   <a href="mailto:Toliver@cityoflosalamitos.org">Toliver@cityoflosalamitos.org</a></p> <p>3191 Katella Avenue Los Alamitos CA 90720</p>	<p>PlaceWorks developed a series of placemaking urban design strategies to illuminate a clear pathway to entitlements that are attractive to developers and help achieve city priorities. The Plan’s dynamic, scenario-based approach articulates a flexible development strategy that can adapt to market disruptions and defines implementation strategies with incentives for private-sector developers or public-private partnerships.</p>
<p><b>SAN BERNARDINO DOWNTOWN SPECIFIC PLAN</b> <i>City of San Bernardino</i></p>	<p>David Murray, Deputy Director/City Planner, City of San Bernardino } 909.384.7272 x3330   <a href="mailto:Murray_Da@sbcity.org">Murray_Da@sbcity.org</a></p> <p>201B North E Street San Bernardino, CA 92401</p>	<p>The Downtown Specific Plan aims to revitalize one of Southern California’s larger downtowns. The plan will promote high-quality jobs, arts and culture venues, unique shops and businesses, pedestrian friendly streets and paseos, historic preservation, and a range of housing opportunities.</p>
<p><b>MIDTOWN SPECIFIC PLAN AND EIR</b> <i>City of Long Beach</i></p>	<p>Christopher Koontz, Director of Development Services, City of Long Beach   562.570.5972   <a href="mailto:Christopher.Koontz@longbeach.gov">Christopher.Koontz@longbeach.gov</a></p> <p>333 W. Ocean Blvd Long Beach, CA 90802</p>	<p>PlaceWorks helped created the Midtown Specific Plan to stimulate private and public improvements and development in an area along Long Beach Boulevard without the benefit of redevelopment powers. PlaceWorks additionally prepared a program-level environmental impact report (EIR).</p>
<b>Fusco Engineering</b>		
<p><b>SANTA ANA GENERAL PLAN UPDATE</b> <i>City of Santa Ana</i></p>	<p>Melanie McCann, former Principal Planner, City of Santa Ana   714. 586.6557   <a href="mailto:melaniegmccann22@gmail.com">melaniegmccann22@gmail.com</a></p> <p>20 Civic Center Plaza Santa Ana, CA 92702</p>	<p>Fusco’s stormwater management team provided the following services: hydrology, water quality &amp; infrastructure assessment; potable water &amp; sanitary sewer infrastructure assessment; and General Plan Update technical report FA revisions.</p>

Project	Client Contact	Description
<b>LOS ALAMITOS GENERAL PLAN UPDATE</b> <i>City of Los Alamitos</i>	Steven Mendoza, Executive Director, City of Santa Ana   714.647.5360   <a href="mailto:smendoza@santa-ana.org">smendoza@santa-ana.org</a> 20 Civic Center Plaza Santa Ana, CA 92701	Fuscoe worked with PlaceWorks on the Los Alamitos City-wide General Plan Update, which covered infrastructure support, including storm drain, sewer and water, to determine potential infrastructure improvements and land uses for the 1,400-acre former air base.
<b>LLG</b>		
<b>FULLERTON DOWNTOWN CORE &amp; CORRIDORS SPECIFIC PLAN</b> <i>City of Fullerton</i>	Heather Allen, Principal Planner, City of Anaheim (formerly with the City of Fullerton)   714.765.4958   <a href="mailto:HAllen@anaheim.net">HAllen@anaheim.net</a> 200 S. Anaheim Blvd. Anaheim, CA 92805	This planning effort focuses on developing a community-based, coordinated, and strategic vision and framework for Downtown Fullerton and its major entry corridors.
<b>ESCONDIDO'S COMPLETE STREETS</b> <i>City of Escondido</i>	Jay Petrek, City of Escondido   760.839.4556   <a href="mailto:jpetrek@ci.escondido.ca.us">jpetrek@ci.escondido.ca.us</a> 201 North Broadway Escondido, CA 92025	LLG prepared a Complete Streets Assessment Report for the City's General Plan Update, which involved setting a strategic vision for the City and identifying innovative & highly effective recommendations to promote active transportation in the City.
<b>Cogstone Resource Management</b>		
<b>LAKE FOREST GENERAL PLAN UPDATE</b> <i>City of Lake Forest</i>	Gayle Ackerman, Director of Community Development, City of Lake Forest   949.461.3460   <a href="mailto:GAckerman@lakeforestca.gov">GAckerman@lakeforestca.gov</a> 25550 Commercentre Drive Lake Forest, CA 92630	Cogstone conducted a study to review and summarize available information regarding known paleontological, archaeological, and historical resources within the boundaries of the City to support an update that intended to provide guidance for long-term growth.
<b>SAN JUAN CAPISTRANO DOWNTOWN SPECIFIC PLAN</b> <i>City of San Juan Capistrano</i>	Nicole Morse, Senior Associate, T&B Planning   714.505.6360 x105   <a href="mailto:NMorse@tbplanning.com">NMorse@tbplanning.com</a> 17452 East 17 <sup>th</sup> Street, Suite 100 Tustin, CA 92780	Cogstone conducted cultural and paleontological assessments to determine the potential impacts to cultural and paleontological resources during the proposed project in the San Juan Capistrano Town Center.
<b>Ganddini Group, Inc.</b>		
<b>SHASTA LAKE GENERAL PLAN UPDATE</b> <i>City of Shasta Lake</i>	Ethan Mobley, President, Dynamic Planning   977.323.4331   <a href="mailto:ethan@dynamicplanning.co">ethan@dynamicplanning.co</a>	Ganddini Group was sub-contracted to prepare noise analysis of existing and future year mobile and stationary noise sources.

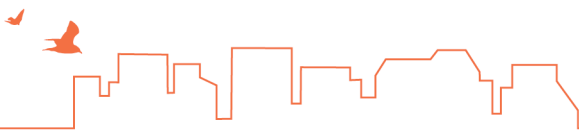




## 2. Proposed Project Team







## 2. PROPOSED PROJECT TEAM

This chapter describes the qualifications of the key personnel that will be assigned to the project. Resumes for the key staff identified below are included in **Appendix B**. Additional materials are available upon request. The organization of the team is shown graphically in Figure 1.

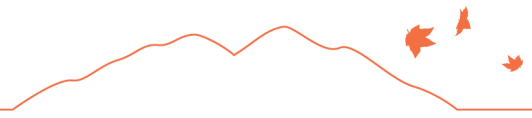
PlaceWorks acknowledges that key personnel shall be available to the extent proposed for the duration of the project and that no person designated as “key” to the project shall be removed or replaced without the prior written concurrence of the City of La Habra.

### Key Staff

Name   Title Potential Role on Projects	Education Licenses/Certifications	Experience
<b>PlaceWorks</b>		
<b>KAREN GULLEY</b> <b>Managing Principal, Design</b> <i>Principal in Charge</i>	<ul style="list-style-type: none"> <li>▪ BA, Economics, UC Santa Cruz</li> <li>▪ Masters Program, Urban &amp; Regional Planning, Cal Poly Pomona</li> <li>▪ IAP2 Training</li> </ul>	With over 25 years of experience with all facets of community planning and design for private- and public-sector clients, Karen Gulley is expert in project management, intergovernmental coordination, and in developing tailored solutions to multifaceted challenges. Karen’s recent work includes the Beach Boulevard Corridor Specific Plan in Anaheim and the El Camino Plan for the El Camino Real Corridor in the City of Atascadero.
<b>SUZANNE SCHWAB, AICP</b> <b>Associate Principal</b> <i>Project Manager, Public Outreach Coordinator</i>	<ul style="list-style-type: none"> <li>▪ Master of Urban and Regional Planning, University of California, Irvine</li> <li>▪ BS, Marketing and International Studies, Indiana University, Bloomington</li> </ul>	Suzanne has a diverse planning background— from conceptual planning to development standards and design guidelines incorporated in specific plans, general plans, comprehensive plans, and campus master plans. These projects cover a variety of planning efforts, including health districts, master planned communities, vibrant corridors, and military base reuse. Suzanne’s corridor work includes the Chapman Corridor Revitalization Plan, Beach Boulevard Specific Plan, and Long Beach Boulevard (Midtown) Specific Plan.
<b>WOODIE TESCHER</b> <b>Principal, Planning and Urban Design</b> <i>Advisor</i>	<ul style="list-style-type: none"> <li>▪ MArch, Urban Design, University of California, Los Angeles</li> <li>▪ BS, Architecture, University of Southern California</li> </ul>	Woodie has more than 40 years of award-winning urban design, planning, and public facilitation experience. Woodie is recognized for advancing the state of the art in the development and application of planning and design approaches that achieve community visions and enhance environmental sustainability, the livability of neighborhoods, and vitality of commercial and community centers.



Name   Title Potential Role on Projects	Education Licenses/Certifications	Experience
<b>ADDIE FARRELL</b> <b>Principal</b> <i>CEQA Principal-in-Charge</i>	<ul style="list-style-type: none"> <li>▪ BA, Natural Resources and Environmental Geography, San Diego State University</li> </ul>	<p>Addie leads PlaceWorks’ CEQA/NEPA practice for the Los Angeles region and oversees environmental staff from the Los Angeles office. Addie is a seasoned project director who navigates the CEQA and NEPA processes for a wide range of project types, from remediation to recreation to infrastructure to health care and beyond. She oversees on-call contracts with various jurisdictions throughout Los Angeles overseeing CEQA services delivery as well as focused technical tasks.</p>
<b>JENNIFER KELLEY</b> <b>Senior Associate</b> <i>CEQA Project Manager</i>	<ul style="list-style-type: none"> <li>▪ Master of City Planning, Boston University</li> <li>▪ Bachelor of Landscape Architecture, California Polytechnic State University, San Luis Obispo</li> </ul>	<p>Jennifer has nine years of experience leading CEQA and NEPA analyses for development and infrastructure projects and has managed CEs, MNDs, and EAs for mixed-use, infill development projects from the proposal stage through entitlement. Jennifer’s management expertise includes senior-level review of documents; coordination with clients, subconsultants, and public agencies; keeping project schedules and budgets on track; and supervising analyses prepared by junior staff.</p>
<b>NICOLE VERMILION</b> <b>Principal, Air Quality/Energy/GHG/Noise Services</b> <i>AG/GHG Tech Lead</i>	<ul style="list-style-type: none"> <li>▪ Master of Urban &amp; Regional Planning, University of California, Irvine</li> <li>▪ BS, Ecology &amp; Evolutionary Biology, University of California, Santa Cruz</li> <li>▪ BA, Environmental Studies, University of California, Santa Cruz</li> </ul>	<p>Nicole oversees project staffing and timing for the air quality, greenhouse gas (GHG), and noise technical team’s impact evaluations under CEQA. She is responsible for expanding and fine-tuning the team based on changes in technology, legislation, and client needs and for ensuring that PlaceWorks air quality and GHG studies are defensible and consistent with recent case law. She has performed numerous GHG emissions inventories for individual projects as well as citywide emissions inventories for general plans.</p>
<b>STEVE GUNNELS</b> <b>Chief Economist</b> <i>Chief Economist</i>	<ul style="list-style-type: none"> <li>▪ MSc, Development Management, London School of Economics</li> <li>▪ Master of Urban and Environmental Planning, University of Virginia</li> <li>▪ BA, Urban Planning, Virginia Tech</li> </ul>	<p>Steve helps his clients leverage market forces to achieve their goals, and he uses his grasp of economics and real estate markets not only to overcome existing challenges but to help communities create visionary plans that capitalize on the possibilities. Steve works with communities to bridge the gap between long-range planning policies and economic development—with community organizations and special districts to fund and implement priority projects—and with developers to guide project decision-making and approvals.</p>



Fusco Engineering		
<p><b>IAN ADAM, MESM, CPSWQ, QSD/P</b>  <b>Vice President, Specialty Practices</b>  <i>PIC, Stormwater Management</i></p>	<ul style="list-style-type: none"> <li>▪ Master of Environmental Science &amp; Management, UC Santa Barbara</li> <li>▪ BS, Science – Ecology &amp; Systematic Biology, Cal Poly San Luis Obispo</li> </ul>	<p>Ian’s specialty is water resources, with an emphasis in water quality regulations, sea-level rise policy, Clean Water Act Citizen Suits and resource agency negotiation. He has worked on over 60 General Plan Updates and Specific Plans throughout California to assist municipalities and developers with infrastructure assessments, zoning approvals, EIR technical support and long-term capital improvement planning.</p>
Linscott, Law & Greenspan, Engineers (LLG)		
<p><b>RICHARD BARRETTO, PE</b>  <b>Principal</b>  <i>Principal-in-Charge</i></p>	<ul style="list-style-type: none"> <li>▪ BS, Civil Engineering, UC Irvine</li> </ul>	<p>Richard has over 33 years of experience in the preparation of transportation planning analysis, traffic impact studies, and parking studies. He is a licensed Traffic Engineer in the state of California, and is the principal-in-charge for providing on-call traffic and transportation engineering consultation services in response to requests/requirements of the City of Dana Point, City of Chino Hills and City of Long Beach.</p>
<p><b>TRISSA ALLEN, PE, RSP</b>  <b>Senior Transportation Engineer</b>  <i>Project Manager</i></p>	<ul style="list-style-type: none"> <li>▪ BS, Civil Engineering, UC Irvine</li> </ul>	<p>Trissa has over 30 years of experience in the preparation of traffic and parking studies for a variety of land uses, Specific Plans, EIR traffic studies, multimodal plans, circulation elements, site access, Traffic and Parking Management and Implementation Plans, and Active Transportation Plans. She is a licensed Traffic Engineer in the State of California and a certified Road Safety Professional.</p>
Cogstone Resource Management		
<p><b>MOLLY VALASIK</b>  <b>CEO/CFO</b>  <i>Program Manager</i></p>	<ul style="list-style-type: none"> <li>▪ M.A., Anthropology, Kent State University, Ohio</li> <li>▪ B.A., Anthropology, Ohio State University</li> </ul>	<p>Molly is a Registered Professional Archaeologist (RPA) with more than 14 years of experience. She is a skilled professional who is well-versed in the compliance procedures of CEQA, NEPA, and Sections 106 and 110 of the National Historic Preservation Act (NHPA) and regularly prepares cultural resources assessment reports for a variety of federal, state, and local agencies throughout California.</p>
<p><b>JOHN GUST</b>  <b>Vice President, Learning and Development</b>  <i>Principal Investigator for Archaeology</i></p>	<ul style="list-style-type: none"> <li>▪ Ph.D., Anthropology, University of California (UC), Riverside</li> <li>▪ M.A., Anthropology, UC Riverside</li> <li>▪ M.A., Applied Geography, University of Colorado (UC), Colorado Springs</li> </ul>	<p>Dr. Gust is a Registered Professional Archaeologist (RPA) with over 11 years of experience in field archaeology. He has managed a variety of projects at Cogstone in the water, transportation, energy, development, and federal sectors, as well as cultural resources monitoring projects for both public and private sector clients.</p>

	<ul style="list-style-type: none"> <li>B.A., Anthropology, UC Colorado Springs</li> </ul>	
<p><b>ERIC COX</b>  <b>Vice President, Human Resources</b>  <i>Principal Paleontologist</i></p>	<ul style="list-style-type: none"> <li>M.A., Anthropology, University of California, Los Angeles</li> <li>B.A., Anthropology, California State University, Northridge</li> </ul>	<p>Mr. Scott is a professional vertebrate paleontologist with over 39 years of experience in paleontological mitigation, fieldwork, curation, and research. He is knowledgeable of the compliance requirements of the National Environmental Policy Act (NEPA) and California Environmental Policy Act (CEQA).</p>
<b>Ganddini Group, Inc.</b>		
<p><b>GIANCARLO GANDDINI</b>  <b>Principal</b>  <i>Principal-in-Charge</i></p>	<ul style="list-style-type: none"> <li>Professional Engineer (Traffic), TR 2663, State of California</li> <li>Professional Transportation Planner, No. 597, Transportation Professional Certification Board, Inc.</li> <li>BS, Civil Engineering, UC Irvine</li> </ul>	<p>Giancarlo is the Founding Principal of Ganddini Group who oversees the assignment and timely delivery of all services provided by the firm. Giancarlo has 15 years of professional experience in the development/community planning industry. After refining his technical expertise and project management abilities at notable engineering services firms, Giancarlo built a successful practice offering a range of specialty technical services for both public and private sector clients.</p>
<p><b>ROMA STROMBERG</b>  <b>Senior Environmental Analyst</b>  <i>Noise Analyst</i></p>	<ul style="list-style-type: none"> <li>MS, Environmental Management, West Coast University</li> <li>BA, Geography - Urban Planning &amp; Transportation, CSU San Diego</li> </ul>	<p>Roma Stromberg has been actively involved in the planning, development, and environmental review industry for over 25 years. Her technical expertise is focused on all aspects of noise and vibration analysis, including noise measurements, acoustical modeling, regulatory review and impact assessment, and the development of mitigation measures.</p>





# 3. Detailed Work Plan and Schedule







# 3. DETAILED WORK PLAN AND SCHEDULE

PlaceWorks has been engaged in a multitude of corridor revitalization projects in the state over the last 15 years. We understand the unique challenges of repositioning former strip commercial environments into successful nodes of activity and introducing housing that brings life and dollars to nearby retail and services. Examples of corridor revitalization projects that have led to change in the last 10 years are shown on the following page. When done right, it can unleash the market and combine new forms of retail and housing in a livable environment. Our approach is to listen to the community, understand and share information about potential, and find solutions that can be applied by individual property owners and new developers. PlaceWorks' Approach to Corridor Revitalization

**Orange County** will remain a hot market for all types of development for a long time. **La Habra Boulevard** has a unique role to play in this environment because of its **history**, its **multi-generational residents**, and its **commitment to community life**.

## Make It Work Economically

- Look beyond traditional retail – find niches and experiential activities.
- Collaborate with property/business owners on solutions.
- Early successes need to serve locals.
- E-commerce can be a partner with brick and mortar.
- Never force vertical mixed-use.
- Disadvantaged communities are an integral part of the market base.
- Streamline the permit process and consider additional ways to reduce upfront costs for new businesses.

## Create a Place

- Build on what's authentic and valued.
- Adaptive reuse may be the best way to grow start-up businesses. Include provisions and subsidize if possible.
- Allow modified zoning and design standards for irregular parcels.
- Identify the nodes of economic and social activity that should be bolstered.
- Test development regulations for feasibility on typical parcels and tailor the zoning.
- More parking is not necessarily the answer to revitalization and can hinder new businesses from coming to the corridor. Instead, capitalize on public parking in key locations.

Per the RFP, we have described the approach to each task, noting how these tasks are intended to achieve the City's objectives for the project area. The descriptions of our work are also cognizant of the City's desire to control the budget. We have included some optional tasks to be considered if you want additional outreach or a parking utilization study.

## Work Scope

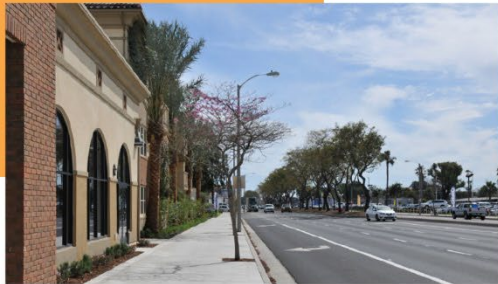
To facilitate your review of this proposal, we have prepared a concise scope that emphasizes key components of our approach to this project. Each of your Project Objectives in the RFP have been addressed in the tasks below. We are flexible regarding the proposed scope and will work with you to prepare a more detailed scope when we enter into a contract. We also recognize that it may be necessary to alter the scope as the project progresses, and are happy to work with you in making those adjustments.



## Corridor Projects that Result in Change

PlaceWorks helps reposition commercial corridors through context-sensitive and community-supported land use and design solutions that are market-driven and economically competitive. Our plans address multimodal access, compatibility with adjacent uses, and community health to successfully revitalize key corridors and reweave them into the neighborhood fabric. Below we have featured three Specific Plan projects where development has occurred following adoption.

**Harbor Boulevard Specific Plan and EIR  
for the City of Santa Ana (Adopted 2014)**



**Long Beach Boulevard (Mid-Town) Specific Plan and EIR  
for the City of Long Beach (Adopted 2016)**



**Beach Boulevard Specific Plan and EIR  
for the City of Anaheim (Adopted 2018)**



## Task 1 Project Kick-off

**Intent:** To engage in a discussion and tour with City staff to: 1) understand the status of properties and infrastructure within the project area; 2) ask questions about the relevant documents; 3) identify issues and constraints; and 4) have a deeper conversation about the potential barriers to change and the City's ideas for revitalization.

**Approach:** Once under contract, PlaceWorks will coordinate the project kick-off meeting with our team and appropriate City staff. Ideally, we'd schedule a series of back-to-back meetings at City Hall to provide adequate time for focused discussions with the relevant departments under Community and Economic Development and Engineering. We will also confirm and refine the scope and schedule. In advance of the meetings, the PlaceWorks team will review available background information and conduct an initial assessment of existing conditions so we are ready to have productive meetings. Following the meetings, we will conduct a tour of the project area with staff.

**Deliverable(s):**

- » Meeting agenda, list of data needs, initial base maps, meeting summary memorandum, any updates to the schedule

## Task 2 Ongoing Meetings with City Staff and Schedule/Budget Tracking

**Intent:** To maintain forward momentum throughout the project, address questions and needs as they arise, and ensure that information and expectations are communicated in a timely manner between the PlaceWorks team and City staff.

**Approach:** We recommend regular, bi-weekly coordination calls with City staff. If a meeting isn't needed, it will be canceled for the week. The topics and agendas will be prepared in advance so that each meeting has the right individuals in attendance. These meetings will typically be virtual, but on occasion will be in person, especially when going through City comments on various deliverables.

This task also includes regular tracking by the Project Manager of the budget and schedule.

**Deliverable(s):**

- » Meeting agendas, meeting summaries, updates to the schedule as needed

## Task 3 Area Profile and Market Demand Analysis

**Intent:** To provide a current and longer-term assessment of both market conditions and existing physical conditions along the Boulevard and whether they can accommodate various housing types and affordability levels, as well as the potential for local- and regional-serving retail, service, and food and beverage uses. The potential for mixed-use and employment uses will also be evaluated as part of an overall effort to foster the reestablishment of downtown as a central business district and social gathering place for La Habra residents and adjacent communities.

**Approach:** We will define a local trade area for the corridor (the area from which convenience goods and services businesses are likely to draw their most frequent customers) and the regional trade area (the larger area, potentially extending into adjacent cities, which would provide additional spending support for corridor businesses). This task will provide a profile of the residents and spending patterns in the two trade areas and estimate current and future market demand for residential and non-residential uses and development in the plan area.

We will look beyond the numbers to assess the corridor's potential role within the community and the building blocks for re-creating authentic places that capture the hearts (and time) of residents and nearby communities. More importantly, we will assess the potential to attract economic and social activity to support the restoration of downtown and identify effective land use and economic development strategies. This task informs a more detailed effort in Task 5, the selection of opportunity areas to be analyzed, land use potential for reuse and new development, placemaking opportunities, and the potential for broader community benefits, especially for nearby disadvantaged neighborhoods. This task also informs the conversations with the public during outreach events and other stakeholders.

Existing conditions maps will document existing land uses, parcel sizes/configurations, multimodal accessibility, parking inventory (public and private) and placement, community assets (cultural, historic, and well-loved people places), building age, built form and orientation, and design aesthetics.

***Deliverable(s):***

- » Market Demand Analysis Report (includes Area Profile), Existing Conditions Map with associated opportunities and constraints

## Task 4 Community Engagement Strategy and Outreach

**Intent:** To conduct an inclusive community engagement process that provides convenient and meaningful ways for the public to provide input at critical stages of the planning process. This means identifying and using well-known, community-based online platforms or organizations to get the word out on workshops, pop-up events, or new content on the project website. It means targeting property owners and businesses in the project area with special opportunities to come together to provide input on the plan. It also means bringing in the perspective of developers familiar with the OC market in housing and retail and other uses. And finally, it should include the youth at La Habra High School to understand what they want to see happen that would entice them to become long-time residents.

**Approach:** PlaceWorks will prepare a Community Engagement Strategy that provides detailed guidance for conducting all aspects of community outreach. The Community Engagement Strategy will include objectives for public involvement; guiding principles to conduct the outreach process; an assessment of potential project issues and stakeholders; messaging (purpose, timing, and approach); the role, charge, and anticipated agenda for workshops; communication techniques and established City protocols for website postings; and email blasts, tweets, etc.

The following methods of engagement will be conducted during the process; however, we remain flexible to making refinements along the way to better respond to the needs of the project.

- **Stakeholder Interviews (8 to 12).** We will coordinate with the city to identify stakeholders to interview following completion of the area profile and market analysis. We recommend interviewing representatives

of relevant neighborhood groups and local organizations, property and business owners in the project area, and others closely tied to the corridor. Note that interviews with developers will be done as part of the Market Analysis (Task 3).

- **Community Workshops (3).** Three community workshops will be conducted at key times during the process. Translation services (written and oral) will be provided in Spanish by Reliable Translations, Inc. or a preferred City vendor.
  - » Workshop #1. This first workshop will be conducted to introduce the project and share findings of the Area Profile/Market Analysis. The objective is to gather input on the community’s vision for the Boulevard, along with issues that need to be addressed. In support of this first workshop, the website will post a survey that will provide an opportunity for those who cannot attend the workshop to provide similar input on land use using visualizations/case studies and other techniques.
  - » Workshop #2. The second workshop will focus on alternative land use/mobility/public realm concepts. The objective is to gather input on the different ideas presented to inform the creation of the preferred plan. The website will also post a survey on the alternatives so that folks who can’t attend in-person can provide meaningful feedback online.
  - » Workshop #3. The final workshop will present the Draft Preferred Plan for land use, circulation, and public realm improvements. The purpose of this workshop is to gather final input before commencing the update to the Specific Plan and CEQA analysis.
- **Project Website.** In coordination with the City, a project website will be created. This website will be the location for announcements, reports created during the process, surveys, outreach summaries, and more. PlaceWorks will prepare the content for review by the City before posting. If the website is part of the City’s website, then the City will be responsible for the postings.
- **Social Media Announcements.** PlaceWorks will prepare announcements of upcoming meetings, surveys, and other available information for posting on the City’s media platforms.
- **Notifications List.** PlaceWorks will compile a list of stakeholder organizations and individuals to be notified during the process. This list will be used for notification purposes throughout the process.
- **Materials for City Staffed Pop-up Events.** As City events occur throughout the duration of the project, PlaceWorks will provide materials for a booth at the events. It is assumed that City staff will run the pop-up events.

Following are additional options that can be considered as the scope and budget are refined:

- Boulevard Advisory Committee (5 to 6 meetings)
- Additional business/property owner meetings
- Pop-up events staffed by consultant team

***Deliverable(s):***

- » Draft and Final Community Engagement Strategy, 3 Community Workshops and outreach summaries, 8 to 12 stakeholder interviews, visualization materials (large boards, surveys, document drawings), Project website and content, social media announcements, notification/ mailing list

## Task 5 Opportunity Site Analysis and Alternative Land Use Analysis

**Intent:** To create two land use/mobility/public realm concepts based on input from the community during the first phase of engagement; the results of the market demand analysis; and the overall physical analysis of uses and properties. Each of the alternatives is intended to demonstrate approaches to addressing the issues and desires raised by the community and help visualize different ways to revitalize the economics of the boulevard and support a downtown environment. This will be the time to bring a variety of ideas to the community and engage in a meaningful dialogue about feasibility, trade-offs, and the role of the boulevard in the city.

### Task 5.1 Opportunity Site Analysis

Our approach will start with preparing an Opportunity Site Analysis diagram(s). Parcel sizes, configurations, ownership, existing uses, vacancies, activity nodes (cultural, retail, civic), recent and planned development, parking, circulation, public realm improvements, and adjacent uses will all be mapped for this task. Each of the current land use designations will be analyzed—particularly the eight mixed-use designations—to understand the original vision and application to existing uses. Alternate housing types, mixed-use development configurations, and commercial infill options will be analyzed to determine what “fits” on individual and consolidated parcels. Any barriers to development in the existing development standards will be documented. Ways to simplify designations, provide flexibility, refine uses, and incentivize development will be considered.

Existing public and private parking will be mapped. For private parking lots, the potential for shared parking arrangements will be identified. Public spaces will be quantified and analyzed for their potential to serve nonresidential uses. This will help to inform the alternatives. A parking utilization study can be conducted as an optional task.

### Task 5.2 Alternatives

The opportunity sites analysis will inform the creation of the alternatives as we apply the recommendations and results of the market demand analysis as well as staff input. For example, which shopping and dining nodes should be strengthened, and what will be the focus of attention from an economic development standpoint? What other segments along the boulevard should be allowed to transition to other uses, and what kind of uses are most feasible? What housing densities are financially feasible to develop, and what is needed from a livability standpoint? What are the best ways to support the key retail/dining areas with public realm improvements? Are there other ways to strengthen the cultural and civic node along the boulevard and ensure they are tied into the park system? What strategies would be effective to increase economic activity, social interaction, and events in the plan area? What are the alternate strategies for parking to support the intensification of uses?

The alternatives will also consider the parcels that are within/adjacent to existing residential neighborhoods. Is the conversion of existing single-family homes in the project area to more intense mixed-use development still appropriate? What are the analogues for this? Are there other considerations, such as displacement and gentrification?



## Task 6 Preferred Land Use Alternative

**Intent:** To consider community and City leader input from Task 5 to develop the preferred land use/mobility/public realm concept. The preferred concept will be shared with the community during Phase 3 of the outreach process for further comment. The input received from all parties will be the basis for the amendment to the La Habra Boulevard Specific Plan.

**Approach:** PlaceWorks will present input and recommendations on the alternatives from the community and City officials to City staff. A half-day working session with City staff may be required to carefully craft a preferred alternative. Recommendations from the PlaceWorks team will be presented. A draft Preferred Land Use Plan will be prepared and shared with the community in the final workshop. Input from the community will be considered in the finalization of the Preferred Plan.

**Deliverable(s):**

- » Draft and Final Preferred Plan, with images/diagrams, land use definitions; development potential to begin environmental process

## Task 7 Infrastructure Development and Service Plan

**Intent:** To evaluate infrastructure systems along La Habra Blvd including wet and dry utilities including storm drain, water, sewer, electrical, gas, cable, telephone service, and internet/fiber. The purpose of the evaluation is to identify necessary improvements associated with the Preferred Land Use Plan and identify any sustainable infrastructure strategies for incorporation into the Specific Plan Update.

**Approach:** In collaboration with Public Works Staff, Fuscoe will prepare an existing conditions memo that summarizes existing services and capacities. Once the Final Preferred Plan is complete, Fuscoe will analyze changes in water and sewer demands using city-approved generation factors and compare against existing conditions and current General Plan buildout. For sewer, the analyses will utilize the modeling results from the 2005 Sewer Master Plan (SMP) and any more current information provided by the City including any improvements identified in the SMP. For water, the analyses will utilize the modeling results from the 2017 Water Master Plan (WMP), any improvements made since the WMP and 2020 Urban Water Management Plan. LID features for water quality compliance, green streets and drainage improvements will also be identified. Once complete, Fuscoe will work with City staff on identification of system improvements, upsizing, phasing and general descriptions for each major utility. The analysis will also include cost estimates using approved local/regional resources and any recent CIP projects with similar components. All results and findings will be compiled into a final technical study for EIR purposes including CEQA threshold evaluations for infrastructure. The proposed fee includes technical coordination and attendance of meetings (assumes

For Dry Utilities, E4 Design will be utilized to assess gas, electricity, phone, cable and internet connectivity. E4 will pull all utility maps and FEI will incorporate into base maps. E4 will conduct pre-development meetings with each utility agency to discuss long range plans, verify assumptions, ability to serve the proposed land uses and identify any concerns or issues. E4 will incorporate their findings into Fuscoe's infrastructure report for both existing and future conditions.

*Note: The analyses and fee budget does not account for hydraulic modeling or updating the City's sewer system model or water system model for the proposed land use changes. Various options can be discussed with Public Works Staff on the best way to analyze future conditions.*

**Deliverable(s):**

- » Existing Conditions Memorandum; Proposed Improvement Plan Exhibit with Phasing; Proposed Infrastructure Memorandum with existing conditions, descriptions of public improvements, pipe sizing for water/wastewater, cost estimates and phasing recommendations. The final memorandum will serve as technical study for the EIR.

## Task 8 La Habra Boulevard Specific Plan Update

**Intent:** To update and create a comprehensive Specific Plan for La Habra Boulevard that is both visionary and realistic in terms of implementation. The Specific Plan is expected to be a stand-alone document, except for the development and design standards, which may be incorporated into the zoning code at the City's direction.

**Approach:** The Specific Plan will document the planning and outreach process and the background analyses as the foundation for the plan components. Images and diagrams will supplement the text and maps to convey the vision, plan objectives, and requirements. PlaceWorks will prepare an outline and document format template for review and approval by City staff.

### Task 8.1 Administrative Draft Specific Plan

We recommended the document follow the organization mapped in this section.

- **Chapter 1. Introduction.** Establishes the purpose and authority of the specific plan, the relationship to other policy and regulatory documents, and the plan's organization. This section also documents the planning process, including the market analysis, alternatives considered, and a summary of the community outreach and key findings.
- **Chapter 2. Vision and Guiding Principles.** Establishes the long-range vision for the specific plan area in terms of physical development, uses and activities, connectivity to neighborhoods and other destinations, preservation/enhancement of cultural destinations, creating a downtown node, and how the boulevard supports the broader community. Guiding principles are the basis for the permitted uses, development standards, design standards, and plans for public realm improvements. Understanding that the specific plan will need to entice investment and redevelopment of existing properties, this chapter will be written to serve as an economic development sales pitch and will include up to three illustrative drawings.
- **Chapter 3. The Plan.** Details the policies and objectives that will reinforce the vision, inform the development standards, and establish project objectives to be evaluated in the CEQA analysis. Describes the land use designations, land use map, and statistical buildout of the plan area. Also includes the plans for mobility, streetscape, water, sewer, storm drainage, and dry utilities. A section on community facilities will describe the existing and proposed public/private plazas, parks, multipurpose areas, and open space in the specific plan area. Any requirements for publicly accessible open space amenities will be included in the development standards (Chapter 4).
- **Chapter 4. Development and Design Standards.** This chapter will update the permitted uses and development standards of the existing LHSP based on the finalized land use designations and buildout potential. The Special Development Standards in the current specific plan will also be updated to align with the uses, building form, and urban design elements that are needed to ensure the creation of a livable boulevard and successful



nodes of activity. Design guidelines will be updated as necessary in the form of objective design standards for residential and nonresidential development. Objective design standards may include site design, landscape design, building articulation/massing, ground-floor treatment, and architectural style.

As part of Task 5, we will have identified the desired changes in terms of land uses, urban form, revitalization, and enhancements in the plan area. These changes will inform the new Development and Design Standards. Our approach is to allow enough flexibility to accommodate a range of potential development proposals while ensuring that the key design elements of both new buildings and renovated existing buildings are addressed.

- **Chapter 5. Administration and Implementation.** Documents how the plan will be administered by City staff and the application process for development or renovations. Opportunities to streamline this process will be explored with staff. The process for interpretations, amendments, or minor modifications will be described. This chapter will also include an implementation section that includes the economic development strategies and infrastructure financing strategies identified in prior tasks.

## Task 8.2 Review Process

A draft specific plan document will be submitted to the City for review. City comments will be consolidated for our team to address. A second round with minor edits will be included if needed. The Public Review Draft La Habra Boulevard Specific Plan will be prepared for hearings and posting on the City’s website. One Planning Commission Meeting and one City Council Meeting are budgeted. PlaceWorks will present the specific plan at the hearings.

***Deliverable(s):***

- » Draft Specific Plan, Revised Draft Specific Plan, Public Review Draft Specific Plan, 2 Public Hearings and Presentations

## Task 9 General Plan and Zoning Amendments

PlaceWorks will identify and provide a listing of the properties that require any General Plan land use amendments because of the new specific plan. In addition, we will include any properties outside but adjacent to the study area that may also need to be changed. Any associated text amendments to the General Plan land use designations will be included.

***Deliverable(s):***

- » Map and Spreadsheet (tied to GIS) of zoning and General Plan amendments, Text amendments to land use designations

## Task 10 Environmental Impact Report

Based on information in the RFP, our familiarity with CEQA review for similar redevelopment/infill specific plans, and the likely increases in density along this corridor, PlaceWorks anticipates that an environmental impact report (EIR) will be the appropriate CEQA document to support the City’s adoption of the La Habra Boulevard Specific Plan and assist the City with streamlining future projects in the La Habra Boulevard Specific Plan. Our approach is to prepare a comprehensive EIR that evaluates the key environmental issues

applicable to the Specific Plan project area and structure potential impacts and mitigation measures to allow for future reliance on the EIR for subsequent project CEQA review.

Our environmental team leading this effort, including our trusted subconsultant team, has significant experience with CEQA reviews for corridor and commercial areas and is familiar with the unique issues that such sites face—potential impacts to historic resources; population growth; traffic and parking; and construction-related impacts to air quality, greenhouse gas emissions, and noise. Careful consideration of the existing municipal/civic uses in the specific plan area is needed to adequately address construction and operational impacts. Another key issue will be the EIR's analysis of the adequate provision of services and utilities, including water supply.

The following scope of work outlines the tasks necessary to undertake the CEQA process from initiation through completion. Though this scope assumes preparation of an EIR consistent with the RFP, it is worth noting that, given PlaceWorks' familiarity with the La Habra General Plan EIR and our holistic approach to considering various options provided by the CEQA Guidelines, a more streamlined or tiered approach may become apparent.

### Task 10.1 CEQA Kick-off and Project Description

A stable and comprehensive project description is critical to the development of a defensible EIR, and, working alongside our planning team, who understands the specific needs of the environmental document, we will prepare a comprehensive project description including objectives, background information, phasing assumptions, and a clear description of the key elements. PlaceWorks will respond to two rounds of comments on the project description.

***Deliverable(s):***

- » Data Needs List, Project Description (administrative and revised draft versions)

### Task 10.2 Notice of Preparation and Scoping

PlaceWorks will prepare an administrative draft Initial Study/Notice of Preparation (IS/NOP) to signal the beginning of the CEQA process. It will include a project description and brief written responses for all environmental topics on the standard CEQA Guidelines Appendix G checklist that became effective January 1, 2019. It is anticipated that the following impacts can be dismissed in the IS and not carried over into the EIR: Agriculture and Forestry Resources, Mineral Resources, and Wildfire. The NOP will clearly identify the time, contact person, and address established for submitting responses as well as scoping meeting information. PlaceWorks will edit the Administrative Draft IS/NOP based on comments provided by the City. Our scope of work is limited to one round of City review comments on the administrative draft IS/NOP (two versions).

PlaceWorks will coordinate with the City to develop a distribution list and will distribute the IS/NOP to the State Clearinghouse (SCH) and applicable state and local agencies for a 30-day public review. Our scope assumes that the City will publish the NOP in a local newspaper, should that be desired. No radius or large-scale mailing is proposed. We will assist the City to organize and conduct one public scoping meeting to present the major features of the La Habra Boulevard Specific Plan and solicit comments about the scope and content of the EIR (assumed to be in person at a City-reserved location).

### ***Deliverable(s):***

- » Administrative Draft IS/NOP (electronic only), Revised and Final IS/NOP (electronic only), Distribution of the IS/NOP via certified mail (up to 30 hard copies), Prepare PowerPoint presentation, Scoping meeting

## **Task 10.3 Technical Studies**

The following technical studies will be prepared by PlaceWorks and our subconsultant team in support of the EIR. They are described in detail below.

### **Task 10.3.1 Air Quality, Greenhouse Gas Emissions, and Energy**

PlaceWorks will prepare an air quality, energy, and greenhouse gas (GHG) emissions technical analysis to evaluate potential criteria air pollutant, toxic air contaminant, energy and GHG emissions impacts associated with the preferred land use concept for the La Habra Boulevard Specific Plan. Impacts will be programmatic, based on the level of detail identified in the Specific Plan and modeled based on the current methodology of the South Coast Air Quality Management District (South Coast AQMD) for projects in the South Coast Air Basin (SoCAB). Modeling of criteria air pollutant and GHG emissions will be conducted using the latest version of the California Emissions Estimator Model (CalEEMod). For the purpose of this scope and cost assessment, PlaceWorks will model up to one near-term construction phase in order to estimate “peak day” construction emissions. Localized air pollution impacts and construction risk will be qualitative because of the programmatic nature of the Specific Plan. For the operational phase, PlaceWorks will provide an estimate of the increase in long-term emissions from operation of the project compared to South Coast AQMD’s significance threshold. The results of the analysis will be summarized in the EIR, and modeling will be included as an appendix. If necessary, mitigation measures will be identified, as needed, to reduce any potentially significant regional and/or localized air quality impacts.

### **Task 10.3.2 Noise**

Ganddini will prepare the noise and vibration technical analyses to support the La Habra Boulevard Specific Plan EIR. The noise analysis will be provided as a separate appendix to the EIR and will establish existing conditions; discuss relevant standards and criteria for noise exposure, including those in the general plan noise element and municipal code; and provide an analysis of the specific plan, defining programmatic mitigation as necessary. The following tasks will be completed:

- Background review and existing conditions documentation, including taking three long-term (24 hours) noise measurements and up to six short-term (15 minutes) noise measurements to document the existing noise environment.
- Demolition and construction vibration estimates and best management practices to avoid inconsistencies with applicable criteria.
- Model and predict vehicle noise associated with existing, existing plus project, and existing plan vs. proposed plan (as traffic data is available), using FHWA modeling procedures. Provide measures to avoid significant impacts.
- Model future traffic noise levels associated with acoustically significant roadways in the specific plan area using FHWA or SoundPLAN noise modeling procedures. Recommend best management practices to avoid inconsistencies with the City’s noise/land use compatibility criteria.

- Discuss known existing operational noise sources and those that may be associated with the proposed specific plan update. Identify any potential issues regarding planned land uses and determine if they are likely to result in inconsistencies with the City’s general plan noise element and noise ordinance criteria.
- Prepare a technical report that incorporates the methodology, findings, and all supporting calculations and assumptions. Review one compiled set of City of La Habra comments and make minor revisions, if necessary.

***Deliverable(s):***

- » The noise and vibration technical report analysis incorporated into the EIR and included as an appendix

### Task 10.3.3 CEQA Transportation Analysis

PlaceWorks has teamed with our trusted team member LLG to conduct the traffic analysis in support of the EIR. Based on the Draft *City of La Habra Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment* (August 2021), the City requires a CEQA Assessment (VMT analysis and multimodal analysis) in accordance with SB 743 for CEQA purposes, in addition to a Non-CEQA Transportation Assessment (LOS analysis, site access and internal circulation analysis) for evaluating traffic operational issues and consistency with General Plan requirements. The following tasks will be completed:

- Coordinate with City staff on the work schedule and assumptions to be utilized in the LOS, VMT, multimodal, and site access/internal circulation analyses.
- Confirm existing conditions with respect to existing site development, access, and areas of congestion in order to verify our overall understanding of traffic conditions in the area.
- Confirm existing roadway striping, traffic control measures, curbside parking restrictions, adjacent intersection configurations, and other pertinent roadway features. Confirm improvement plans.
- On a weekday, conduct AM peak period (7:00 AM to 9:00 AM) and PM peak period (4:00 PM to 6:00 PM) manual turning movement counts at up to 16 local area intersections in the project vicinity, as conservatively presumed in this proposal. The actual number and list of study intersections will be identified in conjunction with City staff based on the City’s approval of the project trip generation, project distribution, assignment of project-generated traffic, and application of the City’s typical “study threshold” of a project-generated increase of 50 peak hour trips at an intersection to identify which locations to include in the detailed LOS evaluation.
- Prepare trip generation forecasts for the proposed project for the following time periods: Typical weekday; AM peak hour; PM peak hour. The trip generation forecasts will be derived from trip rates listed in Trip Generation, 11th Edition, published by the Institute of Transportation Engineers (ITE) in 2021. Appropriate pass-by, internal trip, and transit reductions may be applied.
- Assign the forecasted peak hour trips expected to be generated by the proposed project to the study intersections based on existing and anticipated traffic patterns to and from the project site, and the City’s traffic analysis model/OCTAM.
- Forecast Near-Term Year Base traffic volumes based on the application of an annual growth factor to the existing traffic volumes and adding traffic from cumulative projects in the study area. Forecast Near-Term Year Plus Project traffic volumes by adding project-generated traffic volumes to the Opening Year Base traffic volumes.
- Assess the impact of the project based on the results of the peak hour intersection LOS analysis, and application of significance criteria established for the study. Based on this assessment, determine which



intersections (if any) will require improvements to mitigate potential traffic impacts associated with the proposed development to less than significant levels.

- Based on the application of screening criteria set forth in the City’s VMT Guidelines, determine whether the project meets any of the criteria and screened out from further VMT project-level assessment.
- Provide a qualitative assessment of up to two project alternatives from a VMT impact perspective.

### Task 10.3.4 Cultural Resources

Cogstone will provide support regarding cultural, tribal, and paleontological resources. The following tasks will be completed:

- Conduct record searches with the South Central Coastal Information Center (SCCIC), Sacred Lands File Search with Native American Heritage Commission (NAHC), Natural History Museum of Los Angeles, historical societies, and other available archival records and background information repositories. No site visits or surveys are proposed.
- Prepare a combined Cultural and Paleontological Resources Assessment Report. The report will characterize the results of the records searches, consultation efforts to determine baseline conditions, assess potential impacts to cultural and paleontological resources resulting from the project, and make appropriate recommendations to avoid or minimize any potentially significant impacts. Cogstone will prepare sensitivity maps for cultural and paleontological resources. Broad programmatic mitigation measures will be provided as necessary, in consideration of future projects. Cogstone will respond to two rounds of comments and prepare the final report.
- Support the City with its Assembly Bill 52 and Senate Bill 18 tribal noticing and consultation process. This would begin during the notice of preparation process.
- AB 52 is a government-to-government consultation process. For tribes that respond with a request to consult, the City will coordinate and handle any and all consultation efforts. For scheduling purposes, the AB 52 consultation process must be completed, and the findings and conclusions of the process must be carried through to the Tribal Cultural Resources topical section of the EIR. The public draft EIR cannot be released for public review until the consultation process has been completed.

***Deliverable(s):***

- » Template tribal consultation letters and tribal consultation report

### Task 10.4 Prepare Administrative Draft EIR

PlaceWorks has a dedicated and knowledgeable staff that has experience with preparing EIRs that strike the right balance of information necessary (project and program level), depending on the needs of the project, to ensure a high level of defensibility. The La Habra Boulevard Specific Plan EIR will analyze impacts at full buildout of the Specific Plan area. The EIR will be prepared with the following sections, in accordance with the CEQA Guidelines:

- Executive Summary
- Introduction
- Project Description
- Environmental Setting
- Discussion of Existing Conditions, Environmental Impacts, and Mitigation Measures
- Consideration of Significant Effects
- Project Alternatives

- Organizations and Persons Consulted
- Other CEQA-Mandated Sections

It is anticipated that the EIR will address the following environmental topics in the CEQA Guidelines checklist in Appendix G:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

It is anticipated that the EIR will analyze all environmental topics in comprehensive detail with the exception of Agriculture and Forestry Resources, Mineral Resources, and Wildfire. All technical analysis developed in subtask 9.3 will be integrated into the EIR in its appropriate environmental section in accordance with the CEQA Guidelines. Each topical section of the document will: (a) describe existing environmental conditions and pertinent regulatory policies and programs that apply to this project; (b) define the criteria by which impacts will be determined to be significant; (c) determine the environmental changes that would result from the project; (d) evaluate the significance of those changes with respect to the impact significance criteria (thresholds); (e) define mitigation measures to reduce or avoid all potentially significant adverse impacts; and (f) provide a conclusion as to whether significant impacts would remain even after successful implementation of recommended mitigation measures.

This task assumes one round of review with the City. PlaceWorks will submit the administrative draft to the City, address one round of comments, then submit the revised screencheck draft to the City. Comments are assumed to be relatively light and not result in the need for additional restructuring or detailed analysis. Should additional rounds of review or restructuring of the document or methodology be necessary, additional budget may be requested.

***Deliverable(s):***

- » Administrative Draft EIR (electronic), Screencheck Draft EIR (electronic)

## Task 10.5 Draft EIR for Public Review

PlaceWorks will revise the Screencheck Draft EIR based on City comments and prepare a printcheck EIR for final review and approval. Once determined complete, PlaceWorks will prepare the final Draft EIR for public circulation and initiate the 45-day public comment period.

PlaceWorks will prepare the Notice of Availability (NOA) for City approval and the Notice of Completion (NOC) for City approval and signature. We will transmit the NOC to the SCH on behalf of the City. It is assumed that the City will submit the NOA to the local newspaper, if desired. PlaceWorks will coordinate with the City to develop a distribution list and distribute the Draft EIR/NOC to the SCH, applicable agencies, and interested parties on the list for the 45-day public review period.

***Deliverable(s):***

- » Printcheck Draft EIR (electronic, 1 hard copy), Public Review Draft EIR (5 hard copies), NOA, NOC

## Task 10.6 Response to Comments/Final EIR

Response to comments received on the Draft EIR will be prepared in accordance with CEQA Guidelines Section 15089. Following receipt of all comments on the Draft EIR, written responses will be prepared for each comment. A Response to Comments (RTC) section will be created for the Final EIR and will contain an introduction describing the public review process for the Draft EIR, copies of all comment letters, and written responses to all comments. Responses will focus on comments that address the adequacy of the Draft EIR. Comments that do not address EIR adequacy will be noted as such, and no further response will be provided unless deemed necessary by the City. Responses will be prepared by PlaceWorks with input from our technical specialists, as needed. The Final EIR will also contain revisions to the Draft EIR as necessary to respond to comments and/or correct inaccuracies identified subsequent to release of the EIR as a public draft. In order to provide a conservative estimate, 60 hours of professional staff time have been allocated for preparation of the Final EIR. This includes one round of revisions based on City comments. The Final EIR will be distributed to commenters on the Draft EIR at least 10 days prior to certifying the EIR (CEQA Guidelines Section 15088).

***Deliverable(s):***

- » Administrative Final EIR (electronic), Final EIR (5 hard copies)

## Task 10.7 Certification Documents

**Findings of Fact / Statement of Overriding Considerations.** As described under Section 15163(e) of the CEQA Guidelines, the decision-making body shall consider the La Habra Boulevard Specific Plan EIR when deciding whether to approve the project. Consequently, PlaceWorks will prepare findings and facts in support of findings describing each of the significant impacts identified by the EIR and the determination of whether those impacts would be reduced to below a level of significance by proposed mitigation measures. PlaceWorks will coordinate with the City to draft a Statement of Overriding Considerations (SOC) for any unavoidable significant impacts that may be identified by the Final EIR.

**Mitigation Monitoring and Reporting Program.** PlaceWorks will prepare the Mitigation Monitoring and Reporting Program (MMRP) pursuant to Section 15097 of the CEQA Guidelines. It will be presented in standard City format and will identify the significant impacts that would result from the project, proposed mitigation measures for each impact, the times at which the measures will need to be conducted, the entity responsible for implementing the mitigation measure, and the City department or other agency responsible for monitoring the mitigation effort and ensuring its success.

**Notice of Determination.** If the project is approved by the lead agency, an NOD will be filed within five working days. PlaceWorks will be responsible for filing the NOD with the County Clerk as well as the State Clearinghouse. The California Department of Fish and Wildlife (CDFW) mitigation fee and county filing fees are included in this proposal.

***Deliverable(s):***

- » MMRP (electronic copy), FOF/SOC (electronic copy), NOD Filing (including County Clerk and CDFW filing fees)

## Task 10.8 EIR Project Meetings, Management, and Coordination

Over the course of the project, PlaceWorks staff time will be required to manage the PlaceWorks and subconsultant project team; manage the EIR preparation effort; and maintain constant, close communication with the City. This task is intended to ensure that the project will be completed on time and within budget and that all work products are of the highest quality. Project management responsibilities include task scheduling and assignment; management of resources; monitoring of costs; coordination of subconsultants; contract administration; and accounting; and coordination with local and state entities. This is estimated to be approximately four hours of the project manager's time per month and two hours of the principal-in-charge's time per month.

Over the duration of the active project schedule, PlaceWorks assumes biweekly meetings will occur with the City. Therefore, the budget assumes a total of 24 meetings over the course of the CEQA process. PlaceWorks generally assumes that the time necessary for effective, results-driven meetings includes approximately two staff hours of the principal-in-charge and project manager's time for the preparation/debrief and attendance per meeting. Meetings are assumed to be virtual. PlaceWorks' principal-in-charge and project manager and one PlaceWorks technical lead will attend up to five public or stakeholder meetings or approval hearings as part of the project approval process. Our team will serve as an extension of City staff and will prepare PowerPoint presentations and answer all questions regarding the environmental document and impact analyses, as directed by City staff.

***Deliverable(s):***

- » Meeting materials, Project Management and Coordination, 5 Project Hearings and Community Meetings, PowerPoint and Attendance

## Schedule

PlaceWorks' proposed schedule for completion of the La Habra Boulevard Specific Plan Update is shown in Figure 2. We believe this schedule is in keeping with your needs, but we are happy to revise this schedule if necessary.



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# 4. Fee Proposal







## 4. FEE PROPOSAL

As shown in Table 1, the estimated cost of labor to complete the scope of work described in this proposal is \$732,458.

Reimbursable expenses amount to \$13,879.

As requested, a 10 percent contingency fund has been included. This amounts to \$73,246.

We are flexible regarding project costs and hope that you will not eliminate us from consideration on the basis of cost alone.

The billing rates for each team member are included in Table 1.

### Assumptions

This scope of work and cost estimate assumes that:

- All products will be submitted to the City of La Habra in electronic (PDF) format, except for printed copies that are specifically identified in Chapter 3. and meeting/workshop materials, including agendas, presentation boards, maps, drawings, and supporting materials. Printing costs are an estimate based on typical needs for a project of this scale. If this allowance is exceeded, additional printing costs will be billed at PlaceWorks actual cost.
- City staff will be responsible for meeting and workshop logistics, including schedule coordination, printing notices, mailing costs, room reservations, room set-up and take-down, and refreshments.

Table 1 Cost Estimate

Task	Description	PLACEWORKS																				SUBCONSULTANTS					10% Subconsultant Markup	Subconsultant Total	Total Task Budget				
		Gulley	Teschler	Gunnells	Schwab	Farrell	Kelley	Vermilion	Vang	Nguyen	Garcia	Parks	El Chammas	Lok	Loomis	Shimanuki	Guy	Ceja	GRAPHICS	TECH. EDITOR	WP/ CLERICAL	Fusco	LLG	Ganddini	Cogstone Resource Management								
		PIC \$260	Advisor \$260	Economics & Market Analysis \$245	PM/ Specific Plan Lead \$220	CEQA PIC \$260	CEQA PM \$190	Tech Studies \$250	Senior Associate \$230	Associate \$155	Senior Associate \$195	Associate \$135	Senior Engineer \$205	CEQA Planner \$130	Urban Design \$255	Assistant PM \$140	GIS \$155	Outreach \$140	\$130	\$135	\$135	PlaceWorks Hours	PlaceWorks 2% Office Expenses	PlaceWorks Total	Infrastructure & WSA	Traffic/ Parking				Noise	Cultural Resources		
<b>TASK 1. Project Kick-Off</b>																																	
1.1	Project Kick-off and Tour	8			12											12					32	\$128	\$6,528	0	0	0	0	0	\$0	\$0	\$6,528		
	<b>Task 1. Subtotal</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32</b>	<b>\$128</b>	<b>\$6,528</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,528</b>		
<b>TASK 2. Ongoing Meetings with City Staff and Schedule/Budget Tracking</b>																																	
2.1	Bi-weekly Meeting/Management	40			80																120	\$560	\$28,560	6,510	0	0	0	0	\$651	\$7,161	\$35,721		
	<b>Task 2. Subtotal</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>120</b>	<b>\$560</b>	<b>\$28,560</b>	<b>6,510</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$651</b>	<b>\$7,161</b>	<b>\$35,721</b>		
<b>TASK 3. Area Profile and Market Demand Analysis</b>																																	
3.1	Area Profile and Market Demand Analysis	4		60	32																108	\$491	\$25,051	0	0	0	0	0	\$0	\$0	\$25,051		
	<b>Task 3. Subtotal</b>	<b>4</b>	<b>0</b>	<b>60</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>108</b>	<b>\$491</b>	<b>\$25,051</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,051</b>		
<b>TASK 4. Community Engagement Strategy and Outreach</b>																																	
4.1	Community Engagement Plan/Notification List	2			8										24						34	\$113	\$5,753	0	0	0	0	0	\$0	\$0	\$5,753		
4.2	Stakeholder Interviews (8-12)	12			16										40						36	\$155	\$7,915	0	0	0	0	0	\$0	\$0	\$7,915		
4.3	Community Workshops (3)	20		10	60									60							182	\$675	\$34,405	0	0	0	0	0	\$0	\$0	\$34,405		
4.4	Project Website				24									40							64	\$218	\$11,098	0	0	0	0	0	\$0	\$0	\$11,098		
4.5	Social Media Announcements				16									24							40	\$138	\$7,018	0	0	0	0	0	\$0	\$0	\$7,018		
4.6	Materials for Pop-up Events				10									24							34	\$111	\$5,671	0	0	0	0	0	\$0	\$0	\$5,671		
	<b>Task 4. Subtotal</b>	<b>34</b>	<b>0</b>	<b>10</b>	<b>134</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>172</b>	<b>0</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>390</b>	<b>\$1,410</b>	<b>\$71,860</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$71,860</b>		
<b>TASK 5. Opportunity Site Analysis and Alternative Land Use Analysis</b>																																	
5.1	Opportunity Site Analysis	24	6	8	40									10	60	12					160	\$627	\$31,997	0	0	0	0	0	\$0	\$0	\$31,997		
5.2	Alternative Land Use Analysis	40	6	56	60									24	60	8						254	\$1,093	\$55,733	0	0	0	0	0	\$0	\$0	\$55,733	
	<b>Task 5. Subtotal</b>	<b>64</b>	<b>12</b>	<b>64</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>34</b>	<b>120</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>414</b>	<b>\$1,720</b>	<b>\$87,730</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$87,730</b>		
<b>TASK 6. Preferred Land Use Alternative</b>																																	
6.1	Preferred Plan	12		24										8	40	4						88	\$345	\$17,605	0	0	0	0	0	\$0	\$0	\$17,605	
	<b>Task 6. Subtotal</b>	<b>12</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>40</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>88</b>	<b>\$345</b>	<b>\$17,605</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,605</b>		
<b>TASK 7. Infrastructure Development and Service Plan</b>																																	
7.1	Service Plan - Water, Sewer, Storm Water, Dry Utilities																					0	\$0	\$0	61,352	0	0	0	0	\$6,135	\$67,487	\$67,487	
	<b>Task 7. Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$61,352</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$6,135</b>	<b>\$67,487</b>		
<b>TASK 8. La Habra Boulevard Specific Plan Update</b>																																	
8.1	Introduction	2			40										40							82	\$298	\$15,218	0	0	0	0	0	\$0	\$0	\$15,218	
8.2	Vision and Guiding Principles	4		4	16										16							40	\$156	\$7,936	0	0	0	0	0	\$0	\$0	\$7,936	
8.3	The Plan	40			80										80	8						208	\$809	\$41,249	0	0	0	0	0	\$0	\$0	\$41,249	
8.4	Development and Design Standards	32			32									40	16							120	\$556	\$28,356	0	0	0	0	0	\$0	\$0	\$28,356	
8.5	Administration and Implementation	24		20	24										8							76	\$351	\$17,891	0	0	0	0	0	\$0	\$0	\$17,891	
8.6	Review Process	24			40										32							112	\$434	\$22,114	0	0	0	0	0	\$0	\$0	\$22,114	
	<b>Task 8. Subtotal</b>	<b>126</b>	<b>0</b>	<b>24</b>	<b>232</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>192</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>8</b>	<b>638</b>	<b>\$2,604</b>	<b>\$132,764</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$132,764</b>		
<b>TASK 9. General Plan and Zoning Amendments</b>																																	
9.1	General Plan and Zoning Amendments				12											8						20	\$75	\$3,835	0	0	0	0	0	\$0	\$0	\$3,835	
	<b>Task 9. Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>\$75</b>	<b>\$3,835</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,835</b>		
<b>Task 10. Environmental Impact Report</b>																																	
10.1	Initial Meeting and Project Description				4	10	16															4	4	4	4	4	4	4	4	4	4	4	\$8,711
10.2	Preparation of Initial Study				2	8	24															4	4	4	4	4	4	4	4	4	4	4	\$9,833
10.3	Final NOP/IS and Scoping Meeting				6	12	6															2	2	4	4	4	4	4	4	4	4	4	\$6,538
10.4	Preparation of Technical Studies				8	44	26	33	5	142												6	6	6	6	6	6	6	6	6	6	6	\$1,108
10.5	Prepare Admin EIR				16	42	212									14						8	8	8	8	8	8	8	8	8	8	\$1,424	
10.6	Prepare Draft EIR and Notice of Completion				4	16	32															4	4	4	4	4	4	4	4	4	4	\$263	
10.7	Respond to Comments				6	16	36															6	6	6	6	6	6	6	6	6	6	\$294	
10.8	MMMP Prepared				1	4	8															2	2	2	2	2	2	2	2	2	\$71		
10.9	Preparation of Final EIR				4	8	12															4	4	4	4	4	4	4	4	4	\$133		
10.10	Prepare Findings				1	2	8															2	2	2	2	2	2	2	2	2	\$64		
10.11	Prepare/File NOD				1	2	6															2	2	2	2	2	2	2	2	2	\$43		
10.12	PM for CEQA				14	28																42	40	42	42	42	42	42	42	42	\$179		
	<b>Task 10. Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>67</b>	<b>192</b>	<b>386</b>	<b>33</b>	<b>5</b>	<b>142</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>40</b>	<b>42</b>	<b>945</b>	<b>\$4,071</b>	<b>\$207,586</b>	<b>\$0</b>	<b>\$35,000</b>	<b>\$9,500</b>	<b>\$24,855</b>	<b>\$6,936</b>	<b>\$76,291</b>	<b>\$283,877</b>
<b>Labor Hours Total</b>		<b>288</b>	<b>12</b>	<b>182</b>	<b>602</b>	<b>67</b>	<b>192</b>	<b>386</b>	<b>33</b>	<b>5</b>	<b>142</b>	<b>0</b>	<b>14</b>																				

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# Appendix A: Project Cutsheets







# BEACH BOULEVARD CORRIDOR

A Specific Plan and EIR for The Heart of West Anaheim



The Beach Boulevard Specific Plan is the result of a focused and comprehensive effort involving the City of Anaheim and the West Anaheim Community. This plan guides future development along a 1.5-mile stretch of Beach Boulevard between the cities of Buena Park and Stanton. Supported by modern development standards, economic and sustainable community development incentives, and capital improvements, the plan holistically addresses the future of Beach Boulevard—the heart of West Anaheim.

Though designated a “high quality transit corridor,” Beach Boulevard still functions primarily for motor vehicles, and nonmotorized modes such as walking and biking are not well integrated. The intent of the plan is to create a new regulatory environment, land use plan, development incentives, and streetscape enhancements to improve conditions along the boulevard and attract economic investment to the area.

The plan’s vision and guiding principles were created with the community and reflect the themes that emerged throughout the process. Public involvement included in-person and online components. The project was approved by a unanimous city council vote in November 2018.

## Location

Anaheim, California

## Size

1.5 miles

## Client

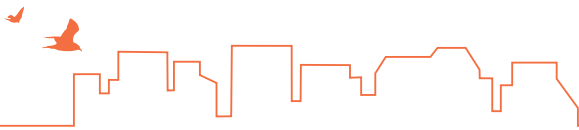
City of Anaheim

## Date Completed

November 2018

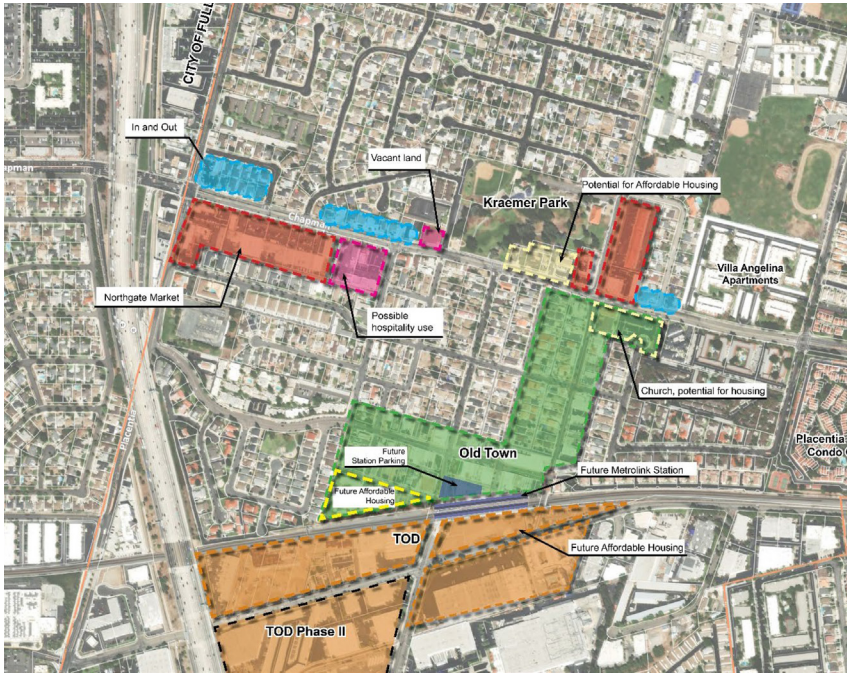
## Services Provided

Specific Plan, Community Outreach, EIR



# CHAPMAN CORRIDOR REVITALIZATION

Cohesive and Integrated Corridor Development



PlaceWorks will tailor development standards and design guidelines for Chapman Avenue and the immediate neighborhood. By implementing new mixed-use General Plan land use designations, the corridor will allow for an integrated land use pattern that encourages multimodal travel, walkability, mixed-use development, mid-density residential, public/private open space opportunities, and high-quality urban design that incentivizes redevelopment.

The goal is to encourage a network of cohesive development that revitalizes the corridor, provides a path to the Old Town and Packing House Districts, and anchors the westerly city boundary with the City's Civic Center. PlaceWorks is leading community outreach and preparation of this plan, which is expected to be completed in July.

## Location

Placentia, California

## Size

1 mile

## Client

City of Placentia

## Date Completed

In progress

## Services Provided

Community Participation, Transit Planning & Design, Corridor Planning, Graphic Design



# HARBOR MIXED-USE TRANSIT CORRIDOR

Creating a Place for People



PlaceWorks helped the City of Santa Ana evaluate zoning designations along transit corridors throughout Santa Ana to expand land use options and establish an urban fabric that takes advantage of transportation improvements. A combination of vacant and underutilized land, bus rapid transit investments, future fixed guideway facilities, and desirable freeway and regional access make Harbor Boulevard an ideal candidate for reinvestment and new development opportunities.

PlaceWorks subsequently developed the Harbor Corridor Plan and laid the foundation for a more livable corridor through form-based zoning that allows new housing and mixed-use development opportunities, the safe integration of cars, buses, bicycles, and pedestrians along a six-lane roadway, and design guidelines that create a stronger identity for the residents and businesses.

PlaceWorks conducted an extensive three-year outreach program consisting of over 20 public meetings, including an idea fair and bus tour, neighborhood meetings, focus groups with property/business owners and developers, a joint workshop with the Circulation Element Update, and three study sessions with the Planning Commission. After adoption, the plan immediately drew interest from multiple developers for new residential and mixed-use projects.

## Location

Santa Ana, California

## Size

2 linear miles

## Client

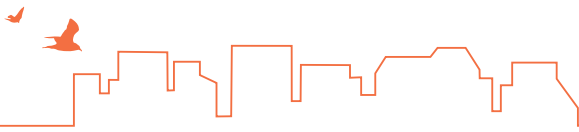
Southern California Association of Governments and the City of Santa Ana

## Date Completed

October 2014

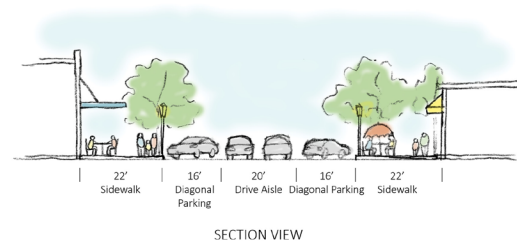
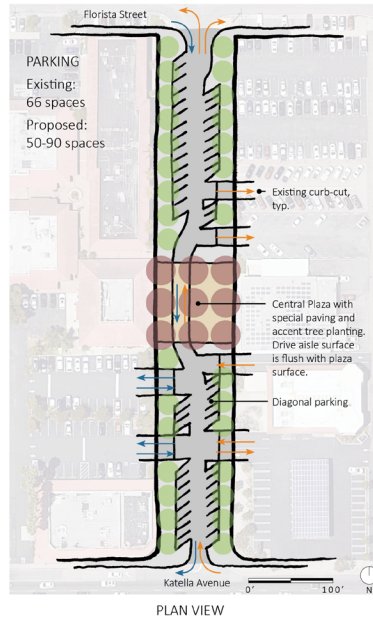
## Services Provided

Land Use/Corridor Planning, BRT/TOD Station Planning, Public Outreach, Form-Based Zoning, Specific Plan Development, Market Analysis, Infrastructure Analysis, Implementation and Financing, EIR



# LOS ALAMITOS TOWN CENTER STRATEGIC PLAN

Opening the Heart of the Los Alamitos Community



PINE STREET - CENTRAL PLAZA WITH DIAGONAL PARKING

For more than a decade, Los Alamitos has encouraged the development of a walkable and vibrant town center. In 2015 it updated the zoning code to allow mixed uses, but no one has built any. The city now faces the enormous challenge of creating a destination at the intersection of two 9-lane arterials. PlaceWorks is building on previous planning efforts and developing a series of placemaking urban design strategies to illuminate a clear pathway to entitlements that are attractive to developers and help achieve city priorities.

The Los Alamitos Town Center Strategic Plan is informed by meaningful engagement with stakeholders, property owners, councilmembers, commissioners, and nonprofit leaders. Its dynamic, scenario-based approach articulates a flexible development strategy that can adapt to market disruptions and defines implementation strategies with incentives for private-sector developers or public-private partnerships.

A central design feature of the plan is the conversion of Pine Street to a “main street” experience that addresses multiple objectives, such as ameliorating parking concerns, creating a pedestrian-scaled environment to support local businesses, and providing a flexible destination that can be repurposed to host large-scale community events.

## Location

Los Alamitos, California

## Size

20 acres

## Client

City of Los Alamitos

## Date Completed

April 2022

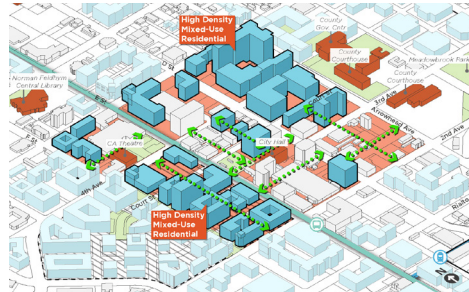
## Services Provided

Urban Design Visioning, Conceptual Streetscape Design, Market Analysis, Build-Out Scenarios



# SAN BERNARDINO DOWNTOWN SPECIFIC PLAN

## Reimagining Around Carousel Mall

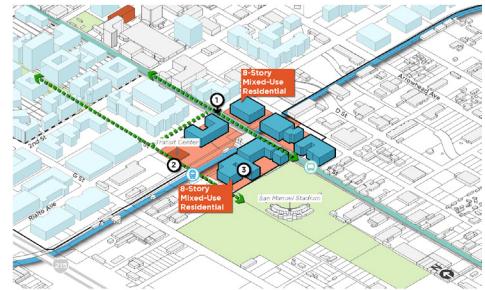


**Lots of potential for historical buildings to be incorporated into a cultural hotspot.**

-Workshop Participant, April 5, 2022

Figure 5-1: Downtown Core

- Potential New Buildings
- Existing Buildings
- Public Open Space
- Pedestrian Paseos
- Carousel Mall Site



**Would be good to have more life around the baseball stadium.**

-Workshop Participant, April 11, 2022

Figure 5-3: Transit Center

- Potential New Buildings
- Existing Buildings
- Public Open Space
- Enhanced Pedestrian Corridor
- Carousel Mall Site



The Downtown Specific Plan imagines and describes the steps to revitalize one of Southern California’s larger downtowns. Covering 600 acres in the heart of San Bernardino, the plan will promote high-quality jobs, arts and culture venues, unique shops and businesses, pedestrian-friendly streets and paseos, historic preservation, and a range of housing opportunities.

The center of the plan is the reconstruction of the dormant and city-owned Carousel Mall site into a vibrant, mixed-use anchor. PlaceWorks collaborates in regular working sessions with the master developer of the mall site to create development standards that will apply equally to the mall and the rest of the downtown. In addition to these meetings, PlaceWorks set up an intensive program of in-person and online workshops, advisory committee meetings, pop-up events, and other forms of public outreach to inform plan creation.

The Downtown Specific Plan will include a new zoning code for the downtown, with streetscape standards, allowable land uses, a form-based code, and a process for expedited project review. Unlike previous vision plans for Downtown San Bernardino, this plan will align vision with development standards, setting the stage for an investment boom.

### Location

San Bernardino, California

### Size

600 acres

### Client

City of San Bernardino

### Date Completed

In Progress

### Services Provided

Visioning, Specific Plan Preparation, Public Outreach, Zoning Code Update





# MIDTOWN CORRIDOR SPECIFIC PLAN & EIR

Improving Life on the Boulevard



Long Beach Boulevard suffered from a lack of development interests and mobility problems along the corridor and in the surrounding community. Despite years of transit investments and the adoption of a planned development district (PD 29) for mixed-use and high-density development, the corridor continued to falter. The city selected a team, including PlaceWorks, to create the Midtown Specific Plan to stimulate private and public improvements and development in an area without the benefit of redevelopment powers.

The specific plan establishes an equitable balance between mobility modes—car, light rail, bus, bike, and pedestrian—and uses a hybrid form-based / zoning approach, incentive programs, park-once-and-walk strategies, and urban/streetscape design to achieve city and community goals for this key corridor.

The specific plan divides the boulevard into four districts: transit nodes, corridors, medical district, and open space. Density and major mobility improvements are planned for the transit node districts surrounding each of the three Metro Blue Line stations in the area. The plan implements many of the goals, policies, and strategies in the city's general plan mobility element. Most notably, the open space district of the specific plan proposes 11 new parklets, which cap side streets to create mini parks and provide much needed active and passive

#### Location

Long Beach, California

#### Size

2.5-mile corridor / 369 acres

#### Client

City of Long Beach

#### Date Completed

Adopted (SP) and Certified (EIR) 2016

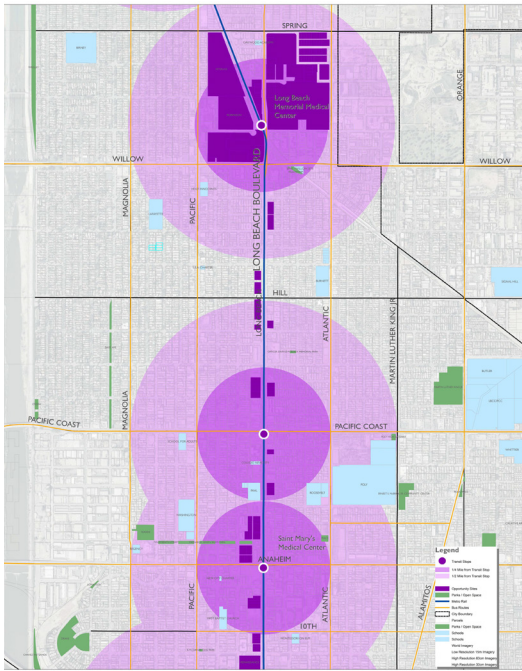
#### Services Provided

Specific Plan, Form-Based Coding, EIR, Outreach, Technical Studies for AQ/ GHG, and Health Risk Assessment

#### Awards

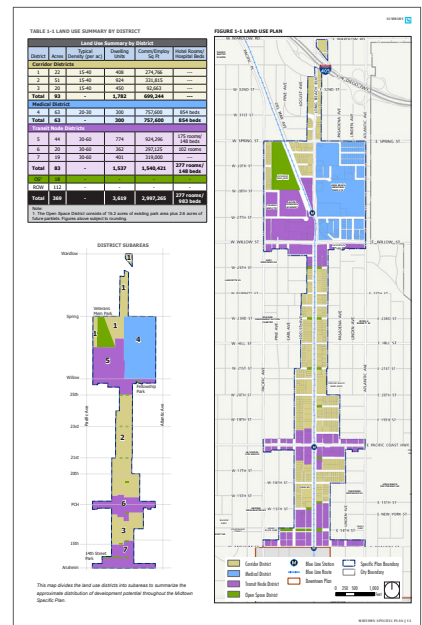
2017 Sustainability Award: Integrated Planning, SCAG

2017 Outstanding Planning Document Award, California AEP



open space in the area. Succinct land use districts, clear development standards and design guidelines, and a practical implementation program make this plan a valuable tool for future revitalization of Midtown.

The program-level environmental impact report (EIR) addressed various environmental and technical issues and challenges. For example, a detailed historic resources technical report analyzed potential impacts of demolishing existing buildings, many of which were more than 50 years old. The EIR also addressed and resolved key issues related to construction impacts on air quality and noise emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, transportation and traffic, and utilities and service systems. The city council unanimously and enthusiastically certified the EIR and adopted the specific plan in May 2016.



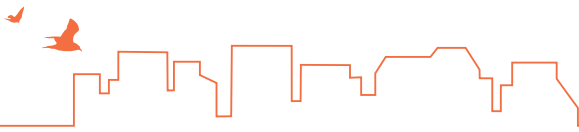




# Appendix B: Resumes







# KAREN GULLEY

## Managing Principal, Design

Karen has a talent for strategy and innovative problem solving that has been honed by 25 years of experience. Her skill with all facets of comprehensive planning and design for private and public sector clients expands the opportunities for creative solutions. She has led six general plans, more than forty specific plans, dozens of long-range conceptual plans for transit-readiness, and vision plans to reposition large areas. Her deep understanding of the real estate and development fields inform all facets of her public-sector projects—master plans, transit plans, conceptual design studies and park plans, coding, design guidelines, and implementation programs.

Karen has extensive experience in developing community participation programs and facilitating public meetings and workshops. She is adept at establishing a rapport with her audience and communicating complex and often controversial issues clearly and accurately. She provides expertise in project visioning and implementation, project processing, negotiating conditions of approval, responding to political considerations, and handling communication between stakeholders.

Karen is responsible for leading a team of people and projects within the Community Planning & Design Team and maintaining quality control. Karen's strengths include handling the day-to-day management of large project teams where information sharing, issue management, problem solving, and policy development require extensive coordination. She is responsive to client needs and desires on a project and is dedicated to ensuring that the project stays on track and within budget.

## HIGHLIGHTS OF EXPERIENCE

### Urban Planning

- Southeast Area Specific Plan | Long Beach CA
- Advanced Technology Education Park (ATEP) Framework Plan | Tustin CA
- Tustin Legacy Specific Plan Update | Tustin CA
- Carson Vision Plan | Carson CA
- Savi Ranch Vision Plan | Yorba Linda CA

### Corridor Planning

- Beach Boulevard Specific Plan | Anaheim, CA
- Harbor Boulevard Specific Plan | Santa Ana CA
- Midtown Corridor Specific Plan | Long Beach CA
- Katella and Los Alamitos Boulevard Corridor Plan | Los Alamitos CA
- Corridor revitalization: planning and implementation projects for the cities of Glendora, Covina, Azusa, San Dimas, Irwindale, and Chino as part of SCAG's Compass Blueprint Demonstration Program

## EDUCATION

- BA, Economics, University of California, Santa Cruz
- Masters Program, Urban & Regional Planning, California State Polytechnic University, Pomona (all but thesis)

## CERTIFICATIONS

- Certificates from the International Association for Public Participation
  - » Planning for Effective Public Participation
  - » Strategies for Dealing with Opposition and Outrage in Public Participation

## AFFILIATIONS

- American Planning Association
- Urban Land Institute
  - » National Urban Revitalization Product Council
  - » Women's Leadership Initiative for District Chapter

Team member since 1991





## KAREN GULLEY

Managing Principal, Design  
kgulley@placeworks.com

### Infill & Redevelopment

- Brea Core Visioning and Specific Plan | Brea CA
- CollegeTown Specific Plan | Fullerton CA
- Crafton Hills College Village Plan | Yucaipa CA
- Mixed Use Overlay Zones | Anaheim CA
- Stanton Plaza Specific Plan | Stanton CA
- Prospect Village, Downtown Tustin Redevelopment | Tustin CA

### Comprehensive Planning

- WRCOG Economic Development and Sustainability Framework Plan | Western Riverside County CA
- Rancho Cucamonga General Plan Update and EIR | Rancho Cucamonga CA
- Economic Development Strategic Plan | San Bernardino County CA
- Fontana General Plan Update & Zoning Code Consistency Program | Fontana CA
- Temecula Inaugural General Plan Update and EIR | Temecula CA

### Large-Scale Land Planning

- MCAS Tustin Reuse Plan/Specific Plan | Tustin CA
- Harmony Specific Plan | Highland CA
- DeAnza Special Study, Mission Bay | San Diego CA
- Kennecott Master Plan | Salt Lake County UT
- Centennial Specific Plan, Tejon Ranch | Los Angeles County CA

### Plan Implementation

- Tustin Legacy Master Developer | Tustin and Irvine CA
- Villages of Columbus Planning & Entitlements, MCAS Tustin | Tustin CA
- Moffett Meadows Design & Processing | Irvine CA

### ARTICLES

- "Repositioning Urban Corridors to Attract New Residential and Commercial Markets," Urban Land, 2010
- "Sowing the Seeds of Regional Planning," Urban Land, 2007
- "Reshaping the American Commercial Strip," Urban Design Group Journal, Winter 2003

### SPEAKING

- "Guiding Infill Development: What Planning Commissioners Need to Know" | OC Association of Planning Officials Forum, 2016
- "Got a College? New Town/Gown/Industry Collaboration" | 2015 APACA State Conference; 2015 WRCOG Visioning Workshop
- "Effective Elements of Corridor Planning" | APA San Diego Chapter, 2013

### AWARDS

- 2015 Transportation Planning Award of Merit, APACA Orange Section | Fullerton College Connector (Streetcar) Study)
- 2013 Best of the Best Award, ULI Orange County/Inland Empire | WRCOG Sustainability Framework
- 2009 Compass Blueprint Achievement Award in Prosperity, SCAG | Coachella's South East SOI Sustainability Project



# SUZANNE SCHWAB AICP

## Associate Principal

Suzanne is an experienced and versatile urban planner who loves creating places for people. She has a diverse planning background—from conceptual planning to development standards and design guidelines incorporated in specific plans, general plans, comprehensive plans, and campus master plans. These projects cover a variety of planning efforts, including health districts, master planned communities, vibrant corridors, and military base reuse.

Suzanne’s plans lay the foundation for future great places. She is passionate about linking health to the built environment and has led planning efforts for impactful campus developments such as the Saint John’s Hospital Phase II Master Plan in Santa Monica. She also successfully entitled the Centennial at Tejon Ranch Specific Plan in Los Angeles County, a 12,300-acre new community projected to have 19,333 homes and 10.1 million square feet of nonresidential development with net zero energy and an unprecedented green building program.

## HIGHLIGHTS OF EXPERIENCE

### Specific Plans

- The Village at South Coast Specific Plan | Santa Ana CA
- Wine Country Specific Plan | Yucaipa CA
- Southeast Area Specific Plan (SEASP) | Long Beach CA
- Aqua Bella Specific Plan | Moreno Valley CA
- Centennial Specific Plan | Los Angeles County CA
- Goodman Commerce Center Eastvale Specific Plan | Eastvale CA
- Mill Creek, Update to The Preserve Specific Plan | Chino CA
- Tustin Legacy Specific Plan Update | Tustin CA

### Corridor Plans

- Chapman Corridor Regulatory Requirements and Design Guidelines | Placentia CA
- Beach Boulevard Corridor Specific Plan | Anaheim CA
- Midtown Specific Plan | Long Beach CA
- Harbor Mixed Use Transit Corridor Specific Plan | Santa Ana CA

### General Plans

- Redondo Beach General Plan Update | Redondo Beach CA
- La Habra General Plan | La Habra CA

### Other

- Beach Cities Healthy Living Campus Entitlement Services | Redondo Beach CA
- Objective Design Standards and Zoning Code Updates | Anaheim CA

## EDUCATION

- Master of Urban and Regional Planning, University of California, Irvine
- BS, Marketing and International Studies, Indiana University, Bloomington
- AA, Interior Design, Fashion Institute of Design and Merchandising, Los Angeles
- Study Abroad Program, International Education for Students, London, England

## CERTIFICATIONS

- American Institute of Certified Planners (AICP)
- NCI Charrette System™, National Charrette Institute

## AFFILIATIONS

- American Planning Association
- Urban Land Institute

## Team member since 2022

(also at PlaceWorks 2012–2018)



## SUZANNE SCHWAB

Associate Principal

sschwab@placeworks.com

- SCAG Metrolink Area Station Analysis | SCAG Region
- Cal State Dominguez Hills Visioning Plan | Dominguez Hills CA
- Harris River Ranch Entitlement Services | Sanger CA
- Riverside Reconnects, Street Car Feasibility Study | Riverside CA
- Site Planning for Tustin Legacy, MCAS Reuse | Tustin CA
- WRCOG Sustainability Framework Plan | Riverside County CA
- SCAG UPLAN Grant Application | Long Beach CA

## PRIOR EXPERIENCE

### Master Plans

- Mt. San Antonio Community College | Walnut CA
- Mission Hospital | Mission Viejo CA
- Mission Hospital | Laguna Beach CA
- Saint John's Phase II Master Plan and Development Agreement | Santa Monica CA
- St. Mary Medical Center Revised Planned Unit Development and Development Agreement | Victorville CA
- Holy Cross | Los Angeles CA
- The Mount | Seattle WA

### Feasibility Studies

- Providence Health System Workforce Housing (including Zoning Code Review, Site Planning Considerations, and Demand Study) for: Apple Valley CA; Gresham, Hillsboro, and Portland OR; and Olympia WA

### Other Entitlement Projects

- St. Joseph Hospital Women's Center Medical Office Building | Orange CA
- Mission Medical Office Building | Rancho Mission Viejo CA
- Happy Valley Site Plan and Existing Conditions Report | Happy Valley OR
- St. Mary Medical Center Reuse Planning | Apple Valley CA

## LEADERSHIP & COMMUNITY

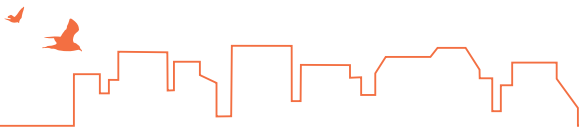
- Mentor, UC Irvine's Urban Planning Program

## ACTIVITIES

- Building Healthy Places Committee, OC/IE Urban Land Institute 2022

## AWARDS

- **Southeast Area Specific Plan, City of Long Beach.** 2022 Efficient & Sustainable Land Use – Honorable Mention, SCAG; 2022 Hard-Won Victory, APA CA; 2021 Outstanding Planning Document, AEP; and 2021 Hard Won-Victory, APA LA
- **Midtown Specific Plan, City of Long Beach.** | 2017 Outstanding Planning Document, AEP; 2017 Sustainability Award for Integrated Planning, SCAG
- **WRCOG Sustainability Framework** | 2013 Best of the Best Award, ULI OC/IE; and 2013 Compass Blueprint, Honorable Mention, SCAG
- **Young Leader of the Year**, Urban Land Institute OC/IE, 2014
- **Outstanding Student Achievement**, UCI Planning, Policy, and Design Program, 2012
- **Fellowship Recipient**, California Planning Foundation, 2012



# WOODIE TESCHER

## Principal, Planning and Urban Design

Woodie Tescher has more than 40 years of award-winning urban design, planning, and public facilitation experience. He has completed projects for a considerable diversity of public- and private-sector clients with equally diverse issues and objectives. Woodie is an experienced and skilled facilitator of public involvement programs that reconcile the objectives of residents, developers, and property owners. He coordinates multidisciplinary teams for complex, challenging planning and design assignments. He is recognized for advancing the state of the art in the development and application of planning and design approaches that achieve community visions and enhance environmental sustainability, the livability of neighborhoods, and vitality of commercial and community centers, including pedestrian-oriented, transit-oriented, mixed-use, live/work, and traditional residential neighborhoods. Woodie possesses a well-grounded understanding of the elements that make communities vital places to live. His grasp of the theory and practice of planning and the integral role of partnerships with public and private clients as well as the community has led to the success of many complicated and controversial projects.

## HIGHLIGHTS OF EXPERIENCE

### General Plans

- San Bernardino General Plan Update and Downtown Specific Plan and EIR | San Bernardino CA
- County of San Diego General Plan Update | San Diego County CA
- La Habra General Plan 2035 | La Habra CA
- Los Angeles General Plan Framework and Community Plan Implementation | Los Angeles CA
- General Plan Updates for the cities of:
  - » Agoura Hills
  - » American Canyon
  - » Beverly Hills
  - » Corona
  - » Escondido
  - » Huntington Beach
  - » Moorpark
  - » Newport Beach
  - » Rancho Palos Verdes
  - » Redondo Beach
  - » Sacramento
  - » Simi Valley
  - » Temple City
  - » West Hollywood
  - » Westlake Village

### Community Plans

- Community Plan | University of California, Merced CA
- New Model Colony Specific Plan | Ontario CA

### Specific Plans and Development Guides

- Third Street Promenade Specific Plan | Santa Monica CA
- Malibu Center Specific Plan | County of Los Angeles CA
- Beverly Hills Gateway, Wilshire-Santa Monica Boulevards Planning and Design Concepts | Beverly Hills CA

## EDUCATION

- March, Urban Design, University of California, Los Angeles
- BS, Architecture, University of Southern California

## AFFILIATIONS

- American Planning Association
- California Planning Roundtable
- Urban Land Institute
- Congress for the New Urbanism
- Society for College and University Planners
- Westside Urban Forum
- Architectural Guild, University of Southern California

Team member since 2011



## WOODIE TESCHER

Principal

wtescher@placeworks.com

- Exposition Light Rail Jefferson-La Cienega Boulevards Transit-Oriented Development Concepts | Los Angeles CA
- Industrial Area Guide for Development | Beverly Hills CA
- Corridor Specific Plan, Los Angeles Coastal Transportation | Los Angeles CA
- Ventura-Cahuenga Boulevards Corridor Specific Plan | Los Angeles CA
- Valley Vision: Valley Boulevard Neighborhoods Specific Plan | San Gabriel CA

### Redevelopment and Revitalization

- Long Beach East Village Arts District Guide for Development | Long Beach CA
- Sunrise MarketPlace Revitalization Visioning Project | Citrus Heights CA
- Central Business District Redevelopment Project | Lancaster CA
- North Long Beach Guide for Development | Long Beach CA
- Central Business District Revitalization Project | San Pedro CA

### Visioning and Strategic Plans

- Agoura Village Vision Plan | Agoura Hills CA
- Vision Plan and Community Indicators | Culver City CA
- Downtown Strategic Action Plan | Manhattan Beach CA
- Redevelopment Project | East Compton CA

### Regional Plans

- Policy Documents for the Los Angeles Subregion for SCAG's Regional Comprehensive Plan | Los Angeles CA
- Comprehensive Plan for North Los Angeles County (Antelope and Santa Clarita Valleys) | Los Angeles County CA

### Development Master Plans

- Master Plan | Baldwin Hills CA
- Development Plan | Playa del Rey Bluffs CA
- Master Plan | Howard Hughes CA
- Master Plan | Hearst Ranch CA
- Campus Community Master Plan | University of California, Fresno CA

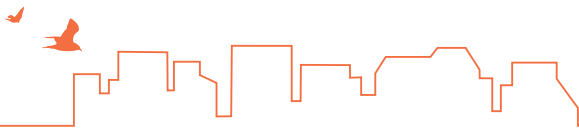
## SPEAKING ENGAGEMENTS

- City of Bell Planning Commissioners Training | November 2016
- "Taking it Upstream: A Sustainability (Un)Conference" | Pepperdine University, September 2009 | Malibu CA
- "Future Build LA" | 2009 ULI Green Conference and Expo | Los Angeles CA
- "Principles of Urban Sustainability" UCLA Hoffman Symposium, May 2009 | Los Angeles CA
- "Implementing California's Climate Change Legislation: the Sacramento 2030 General Plan" | 2010 APA National Conference
- "Modern Planning Principles in Action; Smart Growth, Urban Design, and Transit Oriented Development" | Panel Discussions hosted by Los Angeles Councilmember Jose Huizar

## AWARDS

### Leadership

- 2009 Distinguished Instructor | UCLA Extension
- 2003 Honor for Continuing Contributions to the Profession | Planner Emeritus Network
- 2001 Distinguished Service Award, Planning Organization (California Planning Roundtable) | American Planning Association



# ADDIE FARRELL

## Principal

Addie is a seasoned project director who navigates the CEQA and NEPA processes for a wide range of project types, from remediation to recreation to infrastructure to health care and beyond. She excels at providing her clients with strategic and holistic support, advising on a broad array of technical and strategic issues. She oversees on-call contracts with various jurisdictions throughout Los Angeles overseeing CEQA services delivery as well as focused technical tasks. Her dedication and professional style have brought her a number of complex and high-profile projects that have earned awards from both AEP and APA. She is an active member of AEP, presenting on panels and trainings.

Addie leads PlaceWorks' CEQA/NEPA practice for the Los Angeles region and oversees environmental staff from our Los Angeles office, managing diverse in-house and subconsultant teams. She oversees all aspects of the environmental process and ensures adherence to budget and scope. She also leads public and stakeholder meetings and excels at delivering public and staff presentations, even in high-pressure settings. She pays keen attention to quality and detail and maintains that attention in the most challenging situations.

## HIGHLIGHTS OF EXPERIENCE

- Norwalk Entertainment District-Civic Center Specific Plan EIR | Norwalk CA
- Tapia Ranch Residential EIR | Los Angeles County CA
- The Mercury Mixed-Use Development Project IS/MND | Pico Rivera CA
- Anaheim General Plan Update EIR | Anaheim CA
- Great Park Phase 2 EIR | Irvine CA
- Bullhead Solar EIR | Kern County CA
- Del Amo Circle Residential Apartments Sustainable Communities Environmental Assessment (SCEA) | Torrance CA
- Malibu Middle and High Schools Specific Plan and EIR | Santa Monica-Malibu USD
- McKinley Elementary School EIR for Campus Master Plan Update | Santa Monica-Malibu USD
- Grant Elementary School EIR for Campus Master Plan Update | Santa Monica-Malibu USD
- Crescenta Valley High School Field Improvement Project EIR | Glendale USD
- Bright Star Schools Rise Kohyang Charter High School IS/MND | Los Angeles USD
- Rose Bowl Operating Company Brookside Golf Club Expansion IS/MND | Pasadena CA
- Rose Bowl Operating Company Arroyo Seco Music and Arts Festival EIR Addendum | Pasadena CA
- Prologis Vermont and Redondo EIR | Los Angeles CA
- Peer Review Los Angeles Aerial Rapid Transit EIR for California State Parks | Los Angeles CA

## EDUCATION

- BA, Natural Resource and Environmental Geography, San Diego State University

## AFFILIATIONS

- Association of Environmental Professionals

## PROFESSIONAL ACTIVITIES

- Instructor, 2022 AEP CEQA Essentials Workshop, Los Angeles Chapter
- Panelist, AEP Annual Conference 2021, "Subsequent Environmental Review Amidst a Sea of Evolving CEQA Law and Regulations"
- Instructor, 2017 AEP CEQA Essentials Workshop, Inland Empire Chapter
- Chair, AEP Awards Committee, San Diego Chapter | 2007–2009

## Team member since 2020





## ADDIE FARRELL

Principal

afarrell@placeworks.com

- Various Environmental Peer Reviews for City of Inglewood | Inglewood CA
- Southwest Valley Community Plans EIR | Los Angeles CA
- Multiview Drive Single-Family Residence IS/MND | Los Angeles CA
- Medical Office Building at 508 Las Tunas Drive IS/MND Addendum | Los Angeles CA
- Sepulveda Basin Burrowing Owl Surveys | Los Angeles CA
- EA Form Preparation for 6-Lot Subdivision | Granada Hills CA
- Los Alamitos Town Center GPA Addendum | Los Alamitos CA

## PRIOR EXPERIENCE

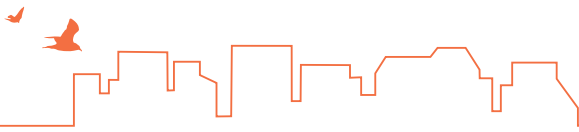
- Rancho Los Amigos EIR | Los Angeles County CA
- Inglewood Basketball and Entertainment Center EIR | Inglewood CA
- Arroyo Seco Music and Arts Festival EIR | Pasadena CA
- Treeland Homes EIR | Los Angeles CA
- Pacific Square San Gabriel Mixed-Use Project EIR | San Gabriel CA
- Topock Compressor Station Environmental Review, Multiple EIRs under DTSC contract | Needles CA
- Santa Susana Field Laboratory Final EIR for DTSC | Ventura County CA
- Shriners Hospital for Children MND | Pasadena CA
- Platinum Residential Project MND | Pasadena CA
- AngelFest Environmental Assessment | Los Angeles CA
- Hollywood Center EIR | Los Angeles CA
- Rose Bowl Lighting Replacement Project | Pasadena CA
- Griffith Park Performing Arts Center MND | Los Angeles CA
- Hansen Dam Skate Park IS/MND and Environmental Assessment | Los Angeles CA
- Sheldon Skate Plaza IS/MND | Los Angeles CA
- Lake Machado Operation and Long-Term Maintenance Plan | Los Angeles CA
- Point Fermin and Battery Osgood Historic Evaluation | Los Angeles CA
- Exposition Park Rose Garden Historic Evaluation | Los Angeles CA
- Kern County Solar Projects, Multiple EIRs | Kern County CA
- Santa Barbara Courthouse | Santa Barbara CA

## SPEAKING ENGAGEMENTS

- Panelist, AEP Annual Conference 2021, “Subsequent Environmental Review Amidst a Sea of Evolving CEQA Law and Regulations”
- Instructor, AEP CEQA Essentials Workshop, Los Angeles Chapter | 2022
- Instructor, AEP CEQA Essentials Workshop, Inland Empire Chapter | 2017

## AWARDS

- 2018 Environmental Planning Award, APA | Arroyo Seco Music and Arts Festival EIR
- 2017 Merit Award, Outstanding Environmental Analysis Document, AEP | Arroyo Seco Music and Arts Festival EIR
- 2016 Merit Award, Outstanding Environmental Analysis Document, AEP | Topock Compressor Station Soil Investigation EIR



# JENNIFER KELLEY

## Senior Associate

Jennifer is a skilled environmental professional with nine years of experience leading CEQA and NEPA analyses for development and infrastructure projects. Jennifer has managed CEs, MNDs, and EAs for mixed-use, infill development projects from the proposal stage through entitlement, and served as a deputy project manager on large-scale EIRs. Jennifer's management expertise includes senior-level review of documents; coordination with clients, subconsultants, and public agencies; keeping project schedules and budgets on track; and supervising analyses prepared by junior staff. Prior to joining PlaceWorks, Jennifer served in environmental planning and management roles where she used her background in urban planning and environmental design to lead numerous comprehensive land use and aesthetics compatibility analyses and produced supporting visual graphics. She is also proficient in producing quantitative studies to measure cumulative impacts on public services and utilities using local, regional, and state-level data.

## HIGHLIGHTS OF EXPERIENCE

- Redondo Beach General Plan Update EIR | Redondo Beach CA
- Great Park Phase 2 EIR | Irvine CA

## PRIOR EXPERIENCE

### Programmatic

- Downtown Community Plan Update/New Zoning Code EIR | Los Angeles CA
- Los Angeles Sports and Entertainment District Specific Plan Addendum | Los Angeles CA
- The Terraces of Walnut Specific Plan EIR | City of Walnut

### Mixed-Use

- 1000 Grand MND | Los Angeles CA
- 11701 Santa Monica Boulevard MND | Los Angeles CA
- 1400 S. Figueroa Street MND | Los Angeles CA
- 777 North Front Street EIR | Burbank CA
- 7985 Santa Monica Boulevard EIR | West Hollywood CA
- City Market of Los Angeles EIR | Los Angeles CA
- Sapphire Project EIR | Los Angeles CA
- Sunset and Gordon EIR | Los Angeles CA
- 801 S. Olive Street MND | Los Angeles CA
- Apex II MND | Los Angeles CA
- G12 MND | Los Angeles CA
- High Line West MND | Los Angeles CA



## EDUCATION

- Master of City Planning, Boston University
- Bachelor of Landscape Architecture, California Polytechnic State University, San Luis Obispo

## AFFILIATIONS

- Association of Environmental Professionals
- American Planning Association

Team member since 2022



## JENNIFER KELLEY

Senior Associate

[jkelly@placeworks.com](mailto:jkelly@placeworks.com)

- Industrial Street Lofts MND | Los Angeles CA
- LA Main MND | Los Angeles CA
- La Tijera/Sepulveda Eastway MND | Los Angeles CA
- Olympic and Olive Mixed-Use Project MND | Los Angeles CA
- Onyx MND | Los Angeles CA
- Panorama City Center EIR | Los Angeles
- The Alexan Addendum | Los Angeles CA
- Valencia Mixed-Use Project MND | Los Angeles CA

### Industrial

- 1601 San Francisco Avenue MND | Long Beach CA
- 300 Studebaker Road Industrial Project MND | Long Beach CA

### Infrastructure

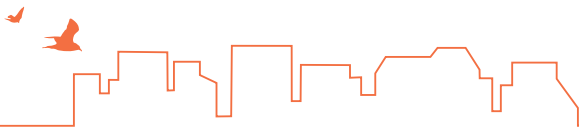
- Lyons Avenue/Dockweiler Drive Extension EIR | Santa Clarita CA
- Pipeline Safety Enhancement Plan Various | Southern California Gas Company

### Residential

- 780-808 Francesca Drive MND | Walnut CA
- Agave at Palm Canyon EA | County of Riverside CA
- Palo Verde MND | El Monte CA
- Rolland Curtis MND | Los Angeles CA
- Winnetka Williams Homes MND | Los Angeles CA
- Willowbrook III MND | County of Los Angeles CA

### Schools & Institutional Campuses

- Kaiser Permanente Baldwin Hills Outpatient Medical Facility MND | Los Angeles CA
- Kaiser Permanente West Los Angeles Medical Center Parking Expansion MND | Los Angeles CA
- Santa Monica Community College Malibu Campus EIR | Malibu CA
- Shalhevet High School and Fairfax Mixed-Use MND | Los Angeles CA



# STEVE GUNNELLS

## Chief Economist

Steve's career spans the spectrum of community planning and economic development. As PlaceWorks' in-house economist, he plays a role in a great many of the firm's active projects. He focuses on crafting plans, policies, and development projects that are grounded in regional and global economic realities. He helps his clients leverage market forces to achieve their goals. And most importantly, he uses his grasp of economics and real estate markets not only to overcome existing challenges but to help communities create visionary plans that capitalize on the possibilities, not just past trends.

Steve works with communities to bridge the gap between long-range planning policies and economic development—with community organizations and special districts to fund and implement priority projects—and with developers to guide project decision-making and obtain entitlements based on sound economic and market analysis. Steve has also served as the field director for a consulting team on a World Bank project in Yemen, an Economic Development Fellow with the International Economic Development Council, a county planning director in Virginia, and a planning and economic consultant in Michigan and Ohio.

## HIGHLIGHTS OF EXPERIENCE

### Economic and Market Analysis

- Logistics Industry Analysis | San Bernardino County CA
- TDR Bank Benefits Analysis | Santa Fe County NM
- Fiscal Impact Analysis, New Jersey Highlands Water Quality Protection and Regional Planning Act | Chester NJ
- Economic Analysis, Collier County Rural Fringe Mixed-Use District TDR Restudy | Naples FL
- Evaluation of Irvine Business Complex TDR Program | Irvine CA
- Market Analysis for the Downtown Redding Specific Plan | Redding CA
- Market Analysis, Southwest Fresno Specific Plan | Fresno CA
- Economic, Market, and Fiscal Analysis | San Clemente CA
- Market Analysis and Mixed-Use Development Feasibility Study | Chino CA
- Downtown Market Assessment and TOD Feasibility Study | Fontana CA
- Washoe County Economic Forecast and Analysis | Washoe County NV
- Fresno Marketplace | Fresno CA
- Dole Foods Atwater Plan and Market Analysis | Atwater CA

### Economic Development Planning

- Economic Development Element and Economic Development Strategic Action Plan | Corcoran CA
- Re-envisioning Chino: Implementing the 2025 General Plan | Chino CA

## EDUCATION

- MSc, Development Management, London School of Economics
- Master of Urban and Environmental Planning, University of Virginia
- BA, Urban Planning, Virginia Tech

## AFFILIATIONS

- American Planning Association
- Urban Land Institute

## AWARDS

- 2013 Best of the Best Award, ULI Orange County/Inland Empire | WRCOG Sustainability Framework
- 2012 SCAG Compass Blueprint Recognition Award, Achievement in Sustainability | Re-envisioning Chino: Implementing the 2025 General Plan
- Michael A. Hoffman Award (co-recipient), Council of Virginia Archaeologists | Acquisition and Preservation of the Morgan Jones Kiln Site, a National Register Site

Team member since 2007



## STEVE GUNNELLS

Chief Economist

sgunnells@placeworks.com

- Economic Development Feasibility Study for the California Community Foundation | El Monte CA
- North Hemet Revitalization Plan | Riverside County CA
- Economic Development Recommendations for the Southeast Industrial Area, SCAG Compass Blueprint Demonstration Project | Fullerton CA
- Coachella Commercial Entertainment District Planning Study | Coachella CA

### Comprehensive Planning

- San Bernardino Countywide Plan | San Bernardino County CA
- Bloomington Community Plan | Bloomington CA
- Westminster General Plan and EIR | Westminster CA
- CollegeTown Specific Plan | Fullerton CA
- Yucca Valley General Plan and EIR | Yucca Valley CA
- San Clemente General Plan and EIR | San Clemente CA
- Menifee General Plan and EIR | Menifee CA
- Industry General Plan Update and EIR | Industry CA
- Clovis General Plan Update and EIR | Clovis CA
- Economic Development Element, El Monte General Plan | El Monte CA
- Economic Development Element, The Ontario Plan | Ontario CA
- Strategic Plan Update: Community Profile and Environmental Scan | Torrance CA

### Urban and Regional Planning

- Sustainability Plan Framework, Western Riverside COG | Riverside County CA
- 2015–2050 Growth Forecast Update | Kern Council of Governments
- San Joaquin Valley Demographic Forecasts 2010 to 2050, Fresno COG | San Joaquin Valley CA
- Life on State Corridor Plan, Wasatch Front Regional Council | Multi-jurisdictional, Salt Lake County UT
- 5600 West BRT Phase I Station Area Plan | Salt Lake County UT
- Development Options around Transit Stations, SCAG Compass Demonstration Project | Azusa CA

### PRIOR EXPERIENCE

- Downtown Development Plan, Buena Vista Charter Township | Saginaw County MI
- Downtown Development Plan and Tax Increment Financing Plan, Lyon Charter Township | Oakland County MI
- Development Plan and Tax Increment Financing Plan, Van Buren Charter Township | Wayne County MI
- Tax-Increment-Financing Plan, Detroit Armory Redevelopment | Oak Park MI
- Economic Development Program | Richmond County VA
- Overall Economic Development Program | Westmoreland County VA
- Urban Development, Management, and Tourism Assessment, World Bank | Republic of Yemen

### SPEAKING ENGAGEMENTS

- “Rail and TOD: Getting on the Right Track” | 2015 ULI OC/IE District Council | Santa Ana CA
- “Economic Development for Planners” | 2011 Southern California Association of Governments’ Toolbox Tuesdays | Los Angeles CA
- “TOD and Downtown Development Opportunities” | 2010 Downtown Fontana Technical Advisory Roundtable | Fontana CA
- “Mixed-Use Development: Myth or Must” (Panelist) | 2009 Developer Conference, Multifamily Executive Conference | Las Vegas NV

## **EDUCATION**

- 2016 Ph.D., Anthropology, University of California, Riverside (UCR)
- 2011 M.A., Anthropology, UCR
- 2007 M.A., Applied Geography, University of Colorado, Colorado Springs (UCCS)
- 2002 B.A., Anthropology, minor in Geography/Environmental Studies, UCCS

## **SUMMARY OF QUALIFICATIONS**

Dr. Gust is a Registered Professional Archaeologist (RPA) with over 11 years of experience in field archaeology. His field expertise includes pedestrian surveys, excavation monitoring, resource recording, and historic artifact analysis. Dr. Gust has extensive experience in California cultural resources, having served as Principal Investigator on projects for the City of San Juan Capistrano, Southern California Edison, Pacific Gas and Electric, the City of San Jose, Los Angeles International Airport, and the City of Morro Bay. He has managed a variety of projects at Cogstone in the water, transportation, energy, development, and federal sectors. He has also managed cultural resources monitoring projects for both public and private sector clients. He meets the qualifications required by the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation*. Dr. Gust is a member of the Society for California Archaeology, Society for American Archaeology, and the American Anthropological Association.

## **SELECTED PROJECTS**

**Camino Capistrano Mixed-Use Project, City of San Juan Capistrano, Orange County, CA.** Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources during the project, which consisted of the retention and rehabilitation of two National Register of Historic Places (NRHP)-listed adobe buildings; reconstruction of a contributing barn that was recently dismantled and stored onsite; removal, offsite relocation, and rehabilitation of a second contributing barn that is extant; and the construction of three new buildings. The project area and vicinity are known to be archaeologically sensitive areas. Cogstone's services included records searches, a Sacred Lands File search from the Native American Heritage Commission (NAHC), a pedestrian survey, and the preparation of a Cultural and Paleontological Resources Assessment Report. Site updates were prepared on California Department of Parks and Recreation (DPR 523) forms for the two previously recorded adobe buildings. The City of San Juan Capistrano was the lead agency under the California Environmental Quality Act (CEQA). Sub to 31871 Camino Capistrano LLC. 2023-ongoing

**University of California Natural Reserve System San Joaquin Marsh Reserve Water Conveyance and Drainage Improvement Project, City of Irvine, Orange County, CA.** Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources for the proposed long-term water management improvements and habitat value of the Marsh Reserve. Services included pedestrian survey, records searches, Sacred Lands File search from the NAHC, background research, subsurface testing, and reporting. Due to the proximity of the project to the San Diego Creek, the project required a Clean Water Act Section 404 permit from the United States Army Corps of Engineers (USACE) and Section 106 National Historic Preservation Act (NHPA) compliance. The University of California acted as the lead CEQA agency and USACE acted as lead agency under the National Environmental Policy Act (NEPA). Sub to Moffat & Nichol. Task Manager and Principal Investigator for Archaeology. 2020-2021

**Well 28 Project, City of Orange, Orange County, CA.** Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources for the proposed construction of a new well and pumping station. Cogstone

conducted records searches, a built environmental survey, background research, and prepared a final report supporting the IS/MND. The study was completed in compliance with CEQA and the Secretary of the Interior's *Standards for Treatment of Historic Properties*. The City of Orange acted as lead agency under CEQA. Sub to EDP Solutions, Inc. Principal Investigator for Archaeology. 2020

**San Juan Hills Green Cathodic Protection Project, City of San Juan Capistrano, Orange County, CA.**

Cogstone conducted cultural and paleontological monitoring and managed Native American monitoring during hydro-vacuuming and bore drilling for installation of cathodes designed to curtail erosion of underground water lines. No cultural or paleontological resources were identified during monitoring. Upon completion of construction, Cogstone prepared a Cultural and Paleontological Resources Monitoring Compliance Report. Prime. Task Manager and Principal Investigator for Archaeology. 2020

**Dominguez Bike Path, City of Carson, Los Angeles County, CA.**

Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources during the proposed construction of a 12-foot wide asphalt bike path located on approximately 1.13 linear miles along the northern embankment of the Macco Channel and along the eastern embankment of the Dominguez Channel within the Los Angeles County Flood Control District right-of-way. Cogstone's services included records searches, a Sacred Lands File search from the NAHC, intensive cultural, paleontological, and built environment surveys, and preparation of a Cultural and Paleontological Resources Assessment Report. One historic built-environment resource, a segment of the Dominguez Channel Levee System, was recorded on DPR 523 forms and evaluated for historic significance. The assessment report complied with the requirements of CEQA with the City of Long Beach acting as the lead agency. Due to the possible impacts on waterways, USACE requires Project proponents to obtain a Clean Water Act (CWA) Section 404 permit. The USACE is the lead agency under the CWA and Section 106 of the NHPA. Sub to Geode Environmental. Task Manager and Principal Investigator for Archaeology. 2022

**Bureau of Land Management (BLM) El Centro Recreation Project, City of Imperial, Imperial County, CA.**

The BLM El Centro Field Office requested Class III Cultural Resources Inventory Surveys and archaeological site assessments to prevent potential adverse effects to cultural resources within BLM-managed lands identified for temporary or permanent disturbance due to implementation of recreation program projects on 47 acres in the Superstition and Plaster City Open Areas. Cogstone completed this work to satisfy BLM's responsibilities for compliance under Section 106 of the NHPA. Cogstone's services included a records search for known cultural resources, an intensive pedestrian survey, and prepared a Cultural Resources Assessment Report. Although the records search did not identify any previously recorded cultural resources in the proposed Area of Potential Effects (APE), 41 previously recorded cultural resources were identified within a one-mile radius, some of which may have subsurface potential. Cultural resources monitoring was recommended due to the sensitivity for buried cultural resources. Prime. 2022-ongoing

**The Groves Senior Affordable Apartments, City of San Juan Capistrano, Orange County, CA.**

Cogstone provided archaeological and paleontological resources monitoring and documentation services for ground-disturbing activities including clearing and grubbing, soil remediation, site excavation and grading, footing excavations, street widening, utility trenching, and any other required tasks. Cogstone also managed Native American monitoring and scheduling. Cogstone provided an archaeologist who was cross-trained in paleontology to provide substantial cost-savings for the developer. A final Cultural and Paleontological Resources Monitoring Compliance Report was prepared at the conclusion of ground-disturbing activities for the Project. Sub to C&C Development. Task Manager and Principal Investigator for Archaeology. 2020-2022

## EDUCATION

- 2022 Certificate in Historic Preservation, The Boston Architectural College, Boston  
2018 M.A., History (with an emphasis in architecture), California State University, Fullerton  
2012 B.A., History, Minor in Asian-Pacific Studies, California State University, Dominguez Hills

## SUMMARY QUALIFICATIONS

Ms. Lopez is a qualified architectural historian with over five years of experience who meets or exceeds the Secretary of the Interior's *Standards and Guidelines for Architectural History*. Her experience includes architectural history research and surveys with photo documentation and recording of built environment resources for local and federal projects. She has extensive knowledge with Native American consultation, consultation with local and state historical societies, and in the analysis of primary and secondary sources. Ms. Lopez is acknowledged as an approved Architectural Historian by Caltrans and is listed as a Principal Investigator on Cogstone's Bureau of Land Management (BLM) Cultural Resources Use Permit. She is accepted as a Principal Investigator for Architectural History and History by the State Historic Preservation Office (SHPO). Additionally, she is an approved Reader at the Huntington Library by the Los Angeles Office of Historic Resources.

## SELECTED EXPERIENCE

**San Gabriel River Commuter Bikeway and Big Dalton Wash Commuter Bikeway, City of Baldwin Park, Los Angeles County, CA.** Cogstone conducted a cultural and historic built environment resources assessment to determine the potential impacts to cultural and historical resources for the proposed construction of approximately five miles of new bikeway/pedestrian pathway. Services included pedestrian surveys, records searches, a Sacred Lands File search from the Native American Heritage Commission (NAHC), preparation of California Department of Parks and Recreation 523 (DPR 523) forms, National Register of Historic Places (NRHP) eligibility assessments, and reporting. The project required a Section 408 permit from the United States Army Corps of Engineers (USACE) due to the proximity of the federally managed San Gabriel River and tributaries. All work was completed in compliance with Section 106 of the National Historic Preservation Act (NHPA). The City of Baldwin Park acted as lead agency under the California Environmental Quality Act (CEQA). Sub to Infrastructure Engineering Corporation. Architectural Historian. 2020-2021

**City of San Juan Capistrano, In-N-Out 31791 Del Obispo Street, San Juan Capistrano, CA.** Cogstone conducted a Historic Resources Project Review to determine potential impacts to historical resources resulting from the proposed construction of a 3,897 square foot In-N-Out Restaurant with a drive-through and related site improvements on two adjoining lots totaling 1.77 acres. Cogstone's services included a cultural resources records search, built environment survey, updates to existing DPR 523 forms, NRHP eligibility assessments, and preparation of a Historic Resource Project Review Report. Cogstone also reviewed design plans of the proposed commercial building for compatibility with the NRHP-listed Blas Aguilar Adobe and attended an in-person public hearing with the public and the San Juan Capistrano Cultural Heritage Commission. The assessment was completed in compliance with the requirements of CEQA with the City of San Juan Capistrano as the lead agency under CEQA. Sub to PlaceWorks. Architectural Historian. 2021

**Irvine General Plan Update, Phase II, City of Irvine, Orange County, CA.** Cogstone conducted a study to review and summarize available information regarding known paleontological, archaeological, and historical resources within the boundaries of the City of Irvine to support the Phase II update of the City's General Plan. A general analysis of impacts of future projects within the City of Irvine that may adversely affect paleontological, archaeological, or historic resources was provided along with mitigation recommendations. Sub to PlaceWorks. Architectural Historian. 2018-2019

**Well 28 Project, City of Orange, Orange County, CA.** Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources for the proposed construction of a new well and pumping station. Cogstone conducted records searches, a built environmental survey, background research, and prepared a final report supporting the IS/MND. The study was completed in compliance with CEQA and the Secretary of the Interior's *Standards for Treatment of Historic Properties*. The City of Orange acted as lead agency under CEQA. Sub to EDP Solutions, Inc. Architectural Historian. 2020

**Bloomington Affordable Housing Project-Phase III, Community of Bloomington, San Bernardino County, CA.** Cogstone conducted an assessment to determine the potential effects to cultural and paleontological resources resulting from construction of the proposed construction an affordable housing apartment complex and community amenities. Two historic homes, built in 1912 and 1947, within the APE were assessed. The project utilized funding through the United States Department of Housing and Urban Development, and thus the cultural resources work required compliance with Section 106 of the NHPA. Sub to Michael Baker International. Architectural Historian. 2018

**Desert Sage Wellness Center, City of Hemet, Riverside County, CA.** Cogstone completed a NRHP eligibility re-evaluation for a proposed historical ranching line camp on behalf of the California Area Office Indian Health Service. This study was performed pursuant to Section 110 of the NHPA. Services included an archaeological and architectural pedestrian survey, cultural records search, DPR 523 form updates, public outreach, additional research, and reported updates to the California SHPO. Architectural Historian. 2018

**Character Defining Features (CDF) Assessment for Contributing Buildings and Structures at Marine Corps Recruit Depot Parris Island, SC.** Cogstone assessed CDFs for contributing resources to the Mainside Historic District and individually eligible historic properties at Marine Corps Recruit Depot Parris Island, South Carolina. The study was conducted to determine which elements of the buildings and structures of the historic district were CDFs for the elements that are eligible for the NRHP. The assessment satisfied Section 110 of the NHPA and will assist the United States Marine Corps with the management of their historic properties. Prime. Architectural Historian. 2017-2020

**Faith Home/Garner Road Connection Project, Caltrans District 10, Stanislaus County, CA.** Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources within or adjacent to the construction of a four-lane one-mile expressway. Services included cultural and paleontological records searches, background research, a Sacred Lands File search from the NAHC, Native American consultation, intensive pedestrian survey, and DPR 523 forms. Cogstone prepared an Archaeological Survey Report (ASR), Historic Property Survey Report (HPSR), Historic Resources Evaluation Report (HRER), and Paleontological Identification Report and Paleontological Evaluation Report (PIR/PER). Sub to Environmental Intelligence. Architectural Historian. 2019

**Rhode Island Historical Resource Archive of Melville Naval Historic District and United States Naval Hospital, Newport Historic District, Naval Station Newport, RI.** Cogstone completed Rhode Island Historical Resources Archive (RIHRA) documentation of the Melville Naval Historic District and the United States Naval Hospital Newport Historic District, at Naval Station (NAVSTA) Newport, Newport, Rhode Island. Prime. Architectural Historian. 2016-2018

## EDUCATION

1990 M.A., Anthropology (Biological), University of California, Los Angeles  
1985 B.A., Anthropology (Physical), California State University, Northridge

## SUMMARY OF QUALIFICATIONS

Mr. Scott is a professional vertebrate paleontologist with over 39 years of experience in paleontological mitigation, fieldwork, curation, and research. He is emeritus paleontology curator at the San Bernardino County Museum, an adjunct instructor at California State University, San Bernardino, and a research associate of the Natural History Museum of Los Angeles County and the La Brea Tar Pits and Museum. Mr. Scott is a 30+ year member of the Society of Vertebrate Paleontology, an international society of professional scientists where he currently serves on the Government Affairs Committee. He also holds membership in the Geological Society of America and other professional societies. He has published over 40 research articles in professional scientific journals.

## SELECTED EXPERIENCE

**Purple Line Extension (Westside Subway) Sections 1 and 2 Construction Management, Los Angeles County Metropolitan Transportation Authority, Los Angeles, Los Angeles County, CA.** The project involves construction of seven stations from the existing Purple Line at Wilshire/Western Avenue along Wilshire Boulevard to the Veterans Administration Hospital in Westwood for 8.6 miles. Cogstone manages all paleontological services for Sections 1 and 2 of the subway project including budgets, Workers Environmental Awareness Program (WEAP) training, monitoring, fossil recovery, fossil preparation, identification, cataloguing curation with the Natural History Museum of Los Angeles County, and reporting. Sub to JV West (Stantec/Jacobs JV; Section 1), AECOM (Section 2). Principal Paleontologist. 2017-*ongoing*

**Irvine General Plan Update - Phase II, City of Irvine, Orange County, CA.** Cogstone conducted a study to review and summarize available information regarding known paleontological, archaeological, and historical resources within the boundaries of the City of Irvine to support the Phase II update of the City's General Plan. A general analysis of impacts of future projects within the City of Irvine that may adversely affect paleontological, archaeological, or historic resources was provided along with mitigation recommendations. Sub to PlaceWorks. Paleontology QA/QC. 2018-2019

**Environmental and Biological Support Services for Transportation Improvement, Caltrans District 1, Lake, Mendocino, Humboldt, and Del Norte Counties, CA.** Cogstone was the paleontological consultant for improvement projects in rural areas of Northern California. Proposed improvements have included bridge rehabilitations and the lane widening of unsafe roads. Cogstone has completed and submitted combined Paleontological Identification Reports (PIR) and Paleontological Evaluation Reports (PER) for the following projects: Elk Creek Bridge on State Route 1 Improvement, Three Bridges on State Route 36, South Eel River Bridge on State Route 162, Carlotta Curve on State Route 36, Gualala Shoulders and Rumble Strips on State Route 1, Albion Bridge Replacement/Rehabilitation on State Route 1, and Salmon Creek Bridge Replacement. All projects were completed in compliance with state and federal environmental requirements because of the use of state funds. Caltrans was the lead agency for this project under the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). Sub to ICF. Task Manager. 2019-*ongoing*

**Deep Soil Mixing Pilot Project, Community of Pacific Palisades, Los Angeles County, CA.** As part of an on-call contract with the Los Angeles Bureau of Engineering (LABOE), Cogstone provided cultural and paleontological resources monitoring as well as managed Native American monitoring during ground-disturbing activities. The City of Los Angeles was the lead agency under CEQA. Monitoring for

the Project was conducted in compliance with the Contingency Plan conditions for the Coastal Development Permit (CDP) from the California Coastal Commission (CCC). No cultural or paleontological resources were identified. No further work was necessary. Sub to ICF. Principal Investigator for Paleontology. 2020

**Hilltop and Euclid Mixed-Use Project, City of San Diego, San Diego County, CA.** Cogstone conducted paleontological resources monitoring during excavations for the proposed construction of 20 single-family residences, 27 two-story townhome residences, 113 affordable apartment units, a parking garage, and approximately 8,300 square feet of commercial space. No paleontological resources were identified during excavation and Cogstone prepared a Paleontological Resources Monitoring Compliance Report at the completion of ground disturbance for the project. Sub to Birdseye Planning Group, LLC. Task Manager. 2020-2022

**I-5 HOV Lane Expansion Project, SR-73 to Oso Pkwy, Caltrans District 12, Orange County, CA.** Cogstone produced a Paleontological Mitigation Plan (PMP) to identify and evaluate any resources that may be affected by the widening of the I-5 between SR-73 and Oso Parkway, to assess any potential impacts to significant resources, and to recommend mitigation measures. The PMP identified paleontologically sensitive areas within the project area, the organization and responsibilities of the paleontological team, the responsibilities of other parties and the treatment and communications procedures to be implemented if paleontological resources are encountered during the project. Sub to ECORP Consulting. Task Manager. 2017

**I-10/Grove Avenue Corridor Project, Caltrans District 8, City of Ontario, San Bernardino County, CA.** Cogstone produced a combined PIR/PER and PMP to assess and plan for the potential for impacting fossil resources during proposed improvements to Grove Avenue south of Interstate 10. The proposed improvements included the widening of Grove Avenue from a four-lane roadway to a six-lane roadway from 4th Street to State Street/Airport Drive. The City of Ontario acted as the lead agency under CEQA and NEPA. Sub to Parsons. Paleontology QA/QC. 2017

**State Route 60 Truck Lanes Project, Caltrans District 8, City of Banning, Riverside County, CA.** The Riverside County Transportation Commission (RCTC), in cooperation with Caltrans, proposed to construct an eastbound truck-climbing lane and westbound truck-descending lane – along with inside and outside standard shoulders in both directions. The total length of the project is 4.51 miles. A combined PIR/PER found a high likelihood for this project to impact paleontological resources. Mitigation measures included a PMP which included requiring a paleontological WEAP training, signed repository agreement with the San Bernardino County Museum to establish a curation process, monitoring by a principal paleontologist, and defined standard field and laboratory methods. Cogstone provided paleontological resources monitoring during ground disturbing construction activities. Cogstone also conducted fossil salvage, identification, and stabilization. At the end of construction, Cogstone prepared a Paleontological Resources Monitoring Report. Caltrans was the lead agency under NEPA and CEQA. Sub to ECORP. Task Manager. 2019-2023

**Gates Canyon Stormwater Capture Project, Unincorporated area of Calabasas, Los Angeles County, CA.** Cogstone conducted cultural and paleontological resources monitoring for 31 days during proposed improvements to Gates Canyon Park that will allow the capture and storage of stormwater runoff from an adjacent 105-acre residential area. Monitoring complied with program mitigation measures and as defined by the County of Los Angeles, Department of Public Works (LACDPW), Project Management Division II. LACDPW was the project proponent and acted as the lead agency under CEQA. Sub to Aspen Environmental. Task Manager. 2019

## EDUCATION

- 2009 M.A., Anthropology, Kent State University, Kent, Ohio  
2006 B.A., Anthropology, Ohio State University, Columbus, Ohio

## SUMMARY QUALIFICATIONS

Ms. Valasik serves as Cogstone's CEO and CFO and helps guide the vision and direction of Cogstone. She has been with the company since 2009 and has helped transition Cogstone from sole ownership to multiple owners with an active board of directors. Ms. Valasik is a Registered Professional Archaeologist (RPA) with more than 14 years of experience. She is a skilled professional who is well-versed in the compliance procedures of the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA) and regularly prepares cultural resources assessment reports for a variety of federal, state, and local agencies throughout California. Ms. Valasik has managed a variety of projects at Cogstone in the water, transportation, energy, development, and federal sectors. She meets the qualifications required by the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation*. She is accepted as a Principal Investigator for prehistoric archaeology by the State Historic Preservation Office (SHPO) and is listed as a Principal Investigator on Cogstone's Bureau of Land Management (BLM) Cultural Resource Use Permit.

## SELECTED PROJECTS

**Camino Capistrano Mixed-Use Project, City of San Juan Capistrano, Orange County, CA.** Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources during the project, which consisted of the retention and rehabilitation of two National Register of Historic Places (NRHP)-listed adobe buildings; reconstruction of a contributing barn that was recently dismantled and stored onsite; removal, offsite relocation, and rehabilitation of a second contributing barn that is extant; and the construction of three new buildings. The project area and vicinity are known to be archaeologically sensitive areas. Cogstone's services included records searches, a Sacred Lands File search from the Native American Heritage Commission (NAHC), a pedestrian survey, and the preparation of a Cultural and Paleontological Resources Assessment Report. Site updates were prepared on California Department of Parks and Recreation (DPR 523) forms for the two previously recorded adobe buildings. The City of San Juan Capistrano was the lead agency under CEQA. Sub to 31871 Camino Capistrano LLC. Principal Archaeologist. 2023-ongoing

**City of San Juan Capistrano, In-N-Out 31791 Del Obispo Street, San Juan Capistrano, CA.** Cogstone conducted a Historic Resources Project Review to determine potential impacts to historical resources resulting from the proposed construction of a 3,897 square foot In-N-Out Restaurant with a drive-through and related site improvements on two adjoining lots totaling 1.77 acres. Cogstone's services included a cultural resources records search, built environment survey, updates to existing DPR 523 forms, NRHP eligibility assessments, and preparation of a Historic Resource Project Review Report. Cogstone also reviewed design plans of the proposed commercial building for compatibility with the NRHP-listed Blas Aguilar Adobe and attended an in-person public hearing with the public and the San Juan Capistrano Cultural Heritage Commission. The assessment was completed in compliance with the requirements of CEQA with the City of San Juan Capistrano as the lead agency under CEQA. Project Manager. 2021

**San Gabriel River Commuter Bikeway and Big Dalton Wash Commuter Bikeway, City of Baldwin Park, Los Angeles County, CA.** Cogstone conducted a cultural and historic built environment resources assessment to determine the potential impacts to cultural and historical resources for the proposed construction of approximately five miles of new bikeway/pedestrian pathway. Services included pedestrian surveys, records searches, a Sacred Lands File search from the NAHC, preparation of DPR 523 forms, NRHP eligibility assessments, and reporting. The project required a

Section 408 permit from the United States Army Corps of Engineers (USACE) due to the proximity of the federally managed San Gabriel River and tributaries. All work was completed in compliance with Section 106 of the NHPA. The City of Baldwin Park acted as lead agency under CEQA. Sub to Infrastructure Engineering Corporation. Project Manager. 2020-2021

**San Juan Hills Green Cathodic Protection Project, City of San Juan Capistrano, Orange County, CA.**

Cogstone conducted cultural and paleontological monitoring and managed Native American monitoring during hydro-vacuuming and bore drilling for installation of cathodes designed to curtail erosion of underground water lines. No cultural or paleontological resources were identified during monitoring. Upon completion of construction, Cogstone prepared a Cultural and Paleontological Resources Monitoring Compliance Report. Prime. Project Manager. 2020

**1874 Alisos Avenue Project, City of Laguna Beach, Orange County, CA.**

The purpose of this study was to determine whether the construction of a building site for a single-family residence had the potential to impact cultural or paleontological resources. Cogstone conducted record searches, a Sacred Lands File search from the NAHC, background research, a pedestrian survey, and produced an assessment. Project Manager. 2019

**Lake Forest General Plan Update, City of Lake Forest, Orange County, CA.**

Cogstone conducted a study to review and summarize available information regarding known paleontological, archaeological, and historical resources to guide long-term growth, maintenance, preservation, and decision-making in the city over the next 20-plus years. Services included record searches, background research, and an SLF search from the NAHC. A general analysis of impacts of future projects within the City of Lake Forest that may adversely affect paleontological, archaeological, or historic resources was provided along with mitigation recommendations. Sub to De Novo Planning Group. Principal Investigator for Archaeology. 2018-2019

**Irvine General Plan Update, Phase II, City of Irvine, Orange County, CA.**

Cogstone conducted a study to review and summarize available information regarding known paleontological, archaeological, and historical resources within the boundaries of the City of Irvine to support the Phase II update of the City's General Plan. A general analysis of impacts of future projects within the City that may adversely affect paleontological, archaeological, or historic resources was provided along with mitigation recommendations. Sub to PlaceWorks. Principal Archaeologist. 2018-2019

**Venta Spur Trail Bicycle and Pedestrian Bridge over SR-133 Project, Caltrans D12, City of Irvine, Orange County, CA.**

The City of Irvine, in cooperation with Caltrans, proposed to construct a separated Class I bicycle and pedestrian overcrossing connecting the trail across SR-133 and Marshburn Channel. Cogstone conducted extensive review of existing literature and historical maps, review of a record search conducted at the SCCIC, Native American consultations, an intensive pedestrian survey, and a geoarchaeological analysis to identify and evaluate archaeological, paleontological, and historical resources that may be affected by the project. Technical reports included an Archaeological Survey Report (ASR), a Historical Resources Compliance Report (HRCR), and a combined Paleontological Identification and Evaluation Report. Sub to Michael Baker International. Task Manager and Principal Investigator for Archaeology. 2018-2019

**River Street Marketplace, City of San Juan Capistrano, Orange County, CA.**

Cogstone conducted a cultural and paleontological resources assessment to determine the potential effects to cultural and paleontological resources resulting from the construction of 64,900 square feet of proposed commercial and office space, along with associated improvements. The project area consisted of five buildings and was located on a 5.6-acre property occupied by the Ito Nursery which has been in operation since 1970. Cogstone's services included cultural and paleontological records searches, an SLF search from the NAHC, intensive pedestrian survey, and the preparation of a combined Cultural and Paleontological Resources Assessment Report. Sub to PlaceWorks. Principal Investigator for Archaeology. 2018

## EDUCATION

2014 M.S., Geology, California State University (CSU), Fullerton

2010 B.S., Geology, CSU Fullerton

## SUMMARY OF QUALIFICATIONS

Ms. Vreeland is a skilled paleontologist with over 11 years of experience in field paleontology. Her field and laboratory experience includes fieldwork and research projects throughout California and Nevada, as well as conducting fieldwork and surficial geologic mapping in Montana. She has expertise in invertebrate paleontology and paleoecology. Ms. Vreeland was a Paleontology Supervisor at Cogstone from 2020 to 2022 and has supervised projects throughout California, including several Caltrans projects, residential development projects, and industrial development projects. She has authored and co-authored numerous paleontological assessments, mitigation plans, and monitoring compliance reports. Ms. Vreeland is a member of the Society of Vertebrate Paleontology, the Geological Society of America, and the Paleontological Society.

## SELECTED EXPERIENCE

**Camino Capistrano Mixed-Use Project, City of San Juan Capistrano, Orange County, CA.** Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources during the project, which consisted of the retention and rehabilitation of two National Register of Historic Places (NRHP)-listed adobe buildings; reconstruction of a contributing barn that was recently dismantled and stored onsite; removal, offsite relocation, and rehabilitation of a second contributing barn that is extant; and the construction of three new buildings. The project area and vicinity are known to be archaeologically sensitive areas. Cogstone's services included records searches, a Sacred Lands File search from the Native American Heritage Commission (NAHC), a pedestrian survey, and the preparation of a Cultural and Paleontological Resources Assessment Report. Site updates were prepared on California Department of Parks and Recreation (DPR 523) forms for the two previously recorded adobe buildings. The City of San Juan Capistrano was the lead agency under the California Environmental Quality Act (CEQA). Sub to 31871 Camino Capistrano LLC. Principal Investigator for Paleontology. 2023-*ongoing*

**L'Aventure Winery Cave Expansion Project, San Luis Obispo County, CA.** Cogstone conducted a paleontological resources assessment to determine the potential impacts to paleontological resources from the proposed construction of a new underground wine cave tunnel connection and portal from the existing wine cave on site. The proposed cave depth will be approximately 48.62 feet and the existing cave floor at the new proposed connection will be 1,087.78 feet. Excavation for the project will be completed by drilling below the surface. Cogstone's services included a paleontological records search and a Paleontological Resources Assessment Letter Report. A paleontological resources Workers Environmental Awareness Program (WEAP) training will be provided to all construction personnel prior to excavation for the project. Since most of the ground disturbance will be below the surface using drilling, a pedestrian survey was not warranted for this assessment. San Luis Obispo County was the lead agency under CEQA. Prime. Task Manager and Principal Investigator for Paleontology. 2023-*ongoing*

**William Mason Regional Park Improvements Project, City of Irvine, Orange County, CA.** Cogstone provided cultural and paleontological resources services during improvements to the park entry driveway and roadways. Cogstone's services included record searches for cultural and paleontological resources, a WEAP training, a reconnaissance level survey of the project area, and paleontological and cultural resources monitoring during ground disturbing activities.



## EDUCATION

- ▶ MESM, Master of Environmental Science and Management  
Donald Bren School of Environmental Science and Management  
University of California, Santa Barbara
- ▶ BS, Science - Ecology and Systematic Biology  
California Polytechnic State University, San Luis Obispo

## REGISTRATIONS/CERTIFICATIONS

- ▶ Certified Professional in Stormwater Quality (CPSWQ)
- ▶ QSD / QSP Certified

## AFFILIATIONS

- ▶ BIA/Orange County
- ▶ National Association of Environmental Professionals
- ▶ Urban Land Institute
- ▶ U.S. Green Building Council

**FEI TEAM MEMBER SINCE 2001**

**FEI PRINCIPAL SINCE 2011**

## IAN ADAM, MESM, CPSWQ, QSD

TITLE Vice President, Specialty Practices/Stormwater Manager | OFFICE Irvine, CA

Ian is Vice President, Specialty Practices and Fuscoe's Stormwater Management team leader. His specialty is water resources, with an emphasis in water quality regulations, sea-level rise policy, Clean Water Act Citizen Suits and resource agency negotiation. Since joining Fuscoe in 2001, Ian has served as an effective leader and technical resource for numerous projects and clients. Ian has worked on over 60 General Plan Updates and Specific Plans throughout California to assist municipalities and developers with infrastructure assessments, zoning approvals, EIR technical support and long term capital improvement planning.

For the past decade, Ian's experience with local and regional professional thoroughbred stabling operations has led to him to become an expert on CAFO NPDES permitting, including the negotiation of unique individual permits with the top management levels of all three Southern California Regional Water Quality Control Boards (San Diego, Santa Ana and Los Angeles). This expertise also includes providing assistance with the resolution of multiple third party lawsuits against commercial stabling operators.

Ian has also worked extensively in the California Coastal Zone, processing Coastal Development Permits, addressing Sea-Level Rise technically and politically, and working in partnership with Coastal Staff on individual projects, Specific Plans and Local Coastal Programs. Through this experience, Ian is uniquely trained to address complex drainage and water quality projects for both public and private clients, especially those needing site-specific solutions, multi-phased schedules and high-level regional board involvement. For the past two years, Ian has been assisting local municipalities and counties on regional stormwater improvement projects, including both feasibility and final design.

Ian enjoys the continuing pursuit of leadership development and is highly motivated by observing team members evolve into independent thinkers and leaders themselves. Ian's notable long-term clients include: City of Anaheim, Del Mar Fairgrounds, Orange County Fairgrounds, Los Angeles Turf Club and Del Mar Thoroughbred Club.

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## GIANCARLO GANDDINI, PE, PTP

*Principal*

Giancarlo Ganddini is the Principal-in-Charge who directs, reviews, and oversees the assignment and timely delivery of all services provided by the firm. Giancarlo is a Registered Professional Engineer (Traffic) in the State of California and a nationally certified Professional Transportation Planner (PTP). He is a Past President of the Institute of Transportation Engineers for both the Western District and Southern California Section.

Prior to founding Ganddini Group, Giancarlo developed his technical expertise and project management abilities at notable local and international engineering services firms where he performed and directed work on numerous projects involving transportation analysis for both public and private sector developments throughout California, including traffic impact studies, peer reviews, specific/general plan circulation updates, complete streets plans, and parking studies. He obtained a Bachelor of Science degree in civil engineering, with specialization in transportation systems engineering, from the University of California Irvine.

### LICENSES/CERTIFICATIONS

Professional Engineer (Traffic), TR 2663,  
State of California

Professional Transportation Planner,  
No. 597, Transportation Professional  
Certification Board, Inc.

### EDUCATION

B.S. Civil Engineering,  
University of California, Irvine

### PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers  
Past President, Western District  
Past President, SoCal Section

Orange County Traffic Engineering  
Council

### HONORS & AWARDS

Young Transportation Engineer of the  
Year (2011),  
ITE Southern California Section

### PROJECT EXPERIENCE

- Westgate Specific Plan, City of Fontana
- The Terraces at Walnut Specific Plan, City of Walnut
- West Valley Specific Plan, City of Walnut
- General Plan Update, City of Walnut
- South Garfield Transit Village Specific Plan, City of Monterey Park
- Duarte Station TOD Specific Plan, City of Duarte
- Lincoln Specific Plan, City of Whittier
- Specific Plan Amendment Area 5, City of Placentia
- Shasta Lake General Plan Update, City of Shasta Lake
- General Plan Update, City of Desert Hot Springs
- Garvey Avenue Specific Plan Amendment 21-01, City of Rosemead
- Rancho Vista Specific Plan Amendment, City of Palmdale
- McFarland General Plan Update, City of McFarland



## ROMA STROMBERG, MS

*Senior Associate/Environmental Analyst*

Roma Stromberg has been actively involved in the planning, development, and environmental review industry for over 25 years. Her technical expertise is focused on all aspects of noise and vibration analysis, including noise measurements, acoustical modeling, regulatory review and impact assessment, and the development of mitigation measures. She is highly proficient in various noise modeling software programs, including Sound32, TNM, SoundPLAN, and RCNM. Roma also has experience preparing initial studies and environmental impact reports, which complements her approach to noise studies that can be readily incorporated into environmental documents.

Roma maintains technical competency as an active member of multiple industry groups, including the Institute of Noise Control Engineers. Prior to joining Ganddini Group, she developed her technical expertise at notable environmental services firms as well as her own consulting business. Roma obtained a Master of Science degree in environmental management from West Coast University Los Angeles/San Diego and a Bachelor of Science degree in Geography, with specialization in urban planning and transportation, from California State University San Diego.

### AREAS OF EXPERTISE

Noise/Acoustics  
Groundborne Vibration

### EDUCATION

M.S. Environmental Management, West Coast University

B.A. Geography - Urban Planning & Transportation, California State University, San Diego

### PROFESSIONAL AFFILIATIONS

Institute of Noise Control Engineers (INCE)

American Planning Association (APA)

Association of Environmental Professionals (AEP)

### PROJECT EXPERIENCE

- McDonald's (801 East Whittier Boulevard), City of La Habra
- Garvey Avenue Corridor Specific Plan, City of Rosemead
- Downtown Hawthorne Specific Plan, City of Hawthorne
- General Plan Update, City of Shasta Lake
- South Highland Townhomes, City of Fullerton
- 481 South Harbor Boulevard Residential Project, City of Brea
- Lincoln Colony Apartments, City of Anaheim
- Orange Palmyra Cemetery, City of Orange
- Cabrillo at First Mixed-Use Residential, City of Santa Ana
- Living Stream Ministry, City of Anaheim
- KB Home Lincoln & Sunkist, City of Anaheim
- Buena Park Downtown Peer Review, City of Buena Park
- Rancho Ridge Infill Project, City of Orange

# Richard E. Barretto, P.E.



## Principal

**Years of Experience:**  
33 years

**Years with LLG Engineers:**  
33 years

**Education:**  
B.S. Civil Engineering  
University of California, Irvine

**Registration:**  
Professional Engineer  
CA Registration TR 2006

**Professional Memberships:**  
Institute of Transportation Engineers (ITE)  
American Society of Civil Engineers (ASCE)  
Orange County Traffic Engineers Council (OCTEC)

LINSCOTT  
LAW &  
GREENSPAN  
→  
*engineers*

### Linscott, Law & Greenspan, Engineers

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Pasadena  
Irvine  
San Diego  
Woodland Hills

## Biography

Mr. Richard E. Barretto has over 33 years of experience in the preparation of transportation planning analysis, traffic impact studies, and parking studies. He is a licensed Traffic Engineer in the state of California. Mr. Barretto holds a Bachelor of Science in Civil Engineering from the University of California, Irvine. He has extensive experience in the preparation of traffic impact studies for a variety of land uses, site access and operational plans, simulation studies, parking studies and traffic and parking management plans, as well as experience in preparation of signing and striping plans, traffic signal plans, and traffic control plans. Mr. Barretto supports the preparation and QC of LLG's technical studies to ensure the studies are prepared according to the local agency's requirements/ guidelines and/or standard traffic engineering and transportation planning practices. In addition, Mr. Barretto is the principal-in-charge for providing on-call traffic and transportation engineering consultation services in response to requests/requirements of the City of Dana Point, City of Chino Hills and City of Long Beach. Among other professional societies, he is a member of the Institute of Transportation Engineers (ITE). His expertise in traffic engineering and transportation planning helps LLG continue its tradition of excellence in the region.

## Areas of Expertise

- Traffic Forecasting and Impact Analysis Reports
- Transportation Planning and Site Design Consultation
- Mixed-Use Parking Demand Studies
- Conceptual Improvement Plan Preparation
- Traffic and Parking Field Studies
- Traffic Signal Design
- Traffic Control Plans
- Signing and Striping Plans
- Parking, Access and Internal Circulation Design Consultation

## Project Experience

**La Habra Westridge Plaza** - Principal Engineer for the preparation of Traffic Impact Analysis Report for the Westridge Plaza Retail Center. The existing shopping center is located south of Imperial Highway and east of Beach Boulevard in the City of Brea, California. The traffic study evaluated the Project's potential near-term and long-term buildout traffic impacts at local and regional intersections located throughout the City of La Habra and adjacent jurisdictions.

**Kaiser Permanente Medical Office Building, La Habra** - Principal Engineer for the preparation of Traffic Impact Analysis Report for the Kaiser Permanente La Habra Medical Office Building (MOB) Project. The medical office building is located east of Leslie Street and north of Imperial Highway in the City of La Habra, California. The traffic study evaluated the Project's potential near-term and long-term buildout traffic impacts at ten (10) local and regional intersections located throughout the City of La Habra and adjacent jurisdictions.

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Greenspan, Engineers

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Pasadena

Irvine

San Diego

Woodland Hills

**Beckman Business Center, Fullerton** – Principal Engineer for the preparation of Traffic Impact Analysis Report for the Beckman Business Center, a multi-building business/industrial park with a total of eight (8) warehouse/ manufacturing/ industrial buildings with a total floor area of 978,665 SF, inclusive of 20,000 SF of mezzanine floor area. The traffic study evaluated the proposed Project’s potential near-term and long-term buildout traffic impacts at twenty-six (26) key study intersections located throughout the City of La Fullerton, La Habra and other adjacent jurisdictions.

**Brea Mall Mixed-Use, Brea** – Principal Engineer for the preparation of the Traffic Impact Analysis Report for the Brea Mall Mixed-Use Project. The proposed Project is located in the City of Brea, California, and includes the redevelopment of 17.5-acres in the southwest portion of the Brea Mall property, which consists of the demolition of the 161,990 SF Sears department store and associated auto center and surface parking in order to develop 183,615 SF of new retail space, a 128,000 SF health club, and a seven-story 312-unit apartment building. The traffic study evaluated the proposed Project’s potential near-term and long-term buildout traffic impacts at twenty-nine (29) key study intersections located throughout the City of Brea. This traffic report also included a freeway mainline analysis and addressed concerns from the City of Brea and Caltrans regarding safety improvements along Imperial Highway. LLG worked closely with City staff during the preparation of the Traffic Impact Analysis Report.

**Brea 265 Specific Plan, Brea** – Principal Engineer for the preparation of the Traffic Impact Analysis Report for the Brea 265 Specific Plan. The proposed Project is located in the City of Brea, California, and is a master planned residential community consisting of 1,100 residential dwelling units, up to 18.1 acres of parks/recreation uses, and 55.7 acres of open space. The traffic study evaluated the proposed Project’s potential near-term and long-term buildout traffic impacts at thirty-three (33) key study intersections located throughout the City of Brea and provided recommendations to improve site access and internal circulation. This traffic report also included freeway mainline and merge/diverge analyses. LLG worked closely with City staff during the preparation of the Traffic Impact Analysis Report.

# Trissa Allen, PE, RSP



## Senior Transportation Engineer

**Years of Experience:**  
32 years

**Years with LLG Engineers:**  
25 years

**Education:**  
B.S. Civil Engineering  
University of California, Irvine

**Registration:**  
Professional Engineer  
CA Registration TR 2231  
Road Safety Professional (RSP) 981

**Professional Memberships:**  
ITE  
ASCE

LINSCOTT  
LAW &  
GREENSPAN



*engineers*

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Pasadena  
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San Diego  
Woodland Hills

## Biography

Ms. Trissa Allen has over 30 years of experience in the preparation of traffic and parking studies for a variety of land uses, Specific Plans, EIR traffic studies, multimodal plans, circulation elements, site access, Traffic and Parking Management and Implementation Plans, and Active Transportation Plans. She is a licensed Traffic Engineer in the State of California and a certified Road Safety Professional.

In addition to having detailed knowledge of widely accepted methodologies and techniques, Trissa has extensive experience in operational planning, diagnostics, creative and context-sensitive applications, and, if necessary, fine tuning and expansion of established procedures. These tasks include evaluation requiring extensive public review, intricate access and circulation networks, expansive study areas with multi-jurisdictional requirements, a wide array of land use types and mixed-use development programs with unique tripmaking and parking characteristics, multi-phased projects, mitigation, and improvements, and preparation of SB 743 guidelines and VMT analysis and TDM mitigation. She is very experienced in Shared Parking solutions that truly work. She is well practiced in the public arena, engaging stakeholders, building consensus, answering tough questions, providing solutions that withstand extreme scrutiny, and very experienced on projects that evolve and require adjustment/update over time based on market changes, project update, and/or redirection.

## Project Experience

She worked with the City of Fullerton on the Downtown Core and Corridors Specific Plan and EIR, with the City of Brea on updating City Code parking standards for SB2/LEAP, with the City of Laguna Niguel on the City's Residential Permit Parking Program and the Laguna Niguel City Center project, and with the City of Long Beach on the Globemaster Corridor Specific Plan (i.e., the C-17/Boeing site), New Long Beach Civic Center, One World Trade Center, and Bike Gap projects for the City of Long Beach and the Port of Long Beach. She is currently preparing the City of Fullerton LRSP, and traffic and parking studies for the Village at Buena Park project in Buena Park Downtown, Westminster Mall Specific Plan, and Christ Cathedral in the City of Garden Grove.

She prepared traffic impact and parking studies for the La Floresta, Birch Hills Golf Course, and senior living projects in the City of Brea, Butterfly Pavilion in the City of Buena Park, NFL Stadium/Industry Business Center and General Plan Update study efforts for the City of Industry, South Coast Plaza Town Center and Arts District in the City of Costa Mesa, Chapman University and the adjoining Old Town Orange, redevelopment of Laguna Hills Mall within the City's Urban Village area, the City of Grand Terrace Active Transportation Plan, Parking Management Plans for Claremont Colleges in the City of Claremont, The Pike in the City of Long Beach, and Valencia Town Center in the City of Santa Clarita.





# Appendix C: Insurance Certificate







# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
06/30/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> Marsh Risk & Insurance Services 17901 Von Karman Avenue, Suite 1100 (949) 399-5800; License #0437153 Irvine, CA 92614 Attn: NewportBeach.CertRequest@marsh.com/F: 212-948-4323 CN115158923--01-22-23	<b>CONTACT NAME:</b> <b>PHONE (A/C, No. Ext):</b>		<b>FAX (A/C, No):</b>
	<b>E-MAIL ADDRESS:</b>		
<b>INSURED</b> PlaceWorks, Inc 3 MacArthur Place, Suite 1100 Santa Ana, CA 92707	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
	<b>INSURER A :</b> Crum & Forster Specialty Insurance Co		44520
	<b>INSURER B :</b> Travelers Property Casualty Co. of America		25674
	<b>INSURER C :</b> N/A		N/A
	<b>INSURER D :</b>		
	<b>INSURER E :</b>		
<b>INSURER F :</b>			

**COVERAGES**                      **CERTIFICATE NUMBER:** LOS-002463801-15                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> BI & PD Ded. \$5,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	X	EPK140207	07/01/2022	07/01/2023	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000 Contractors Pollution \$ 5,000,000
B	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	BA1N96406A2243G	07/01/2022	07/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Comp/Coll Deductibles \$ 1,000
	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	<input checked="" type="checkbox"/> <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		X	UB7K7286762243G	07/01/2022	07/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Errors & Omissions-Claims Made Retro Dates: See 2nd Page			EPK140207	07/01/2022	07/01/2023	Each Claim/Aggregate \$ 5,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
The City, its elected officials, officers, employees, volunteers, boards, agents and representatives are included as additional insured where required by written contract with respect to General and Auto Liability. This insurance is primary and non-contributory over any existing insurance and limited to liability arising out of the operations of the named insured and where required by written contract with respect to General Liability. Waiver of subrogation is applicable where required by written contract with respect to General Liability, Auto Liability, and Workers' Compensation.

## CERTIFICATE HOLDER

## CANCELLATION

City of La Habra PO Box 337 La Habra, CA 90633	<b>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</b>
	<b>AUTHORIZED REPRESENTATIVE</b>  <i>Marsh Risk &amp; Insurance Services</i>

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