

CONTRACT

This Contract entered into this 6th day of June by and between the County of Ventura, hereinafter called "County," and CAJA Environmental Services, LLC, hereinafter called "Contractor."

WITNESSETH

WHEREAS, pursuant to Section 3 item f of the County Ordinance #4084, the Purchasing Agent of the County has the authority to engage independent contractors to perform services for the County, with or without the furnishing of material; and

WHEREAS, it is necessary and desirable that Contractor be engaged by County for the purpose of performing services relating to the preparation of an Environmental Impact Report (EIR) for the American Jewish University – Camp Alonim Project (hereinafter "the EIR") as stated in the "Proposal to Prepare an Environmental Impact Report – American Jewish University Camp Alonim," dated February 1, 2023, from CAJA Environmental Services, LLC to Ventura County Resource Management Agency Planning Division (Exhibit B to the Contract, and incorporated herein by this reference);

NOW, THEREFORE, IT IS HEREBY AGREED by the parties as follows:

1. SERVICES TO BE PERFORMED BY CONTRACTOR

In consideration of the payments hereinafter set forth, Contractor will perform services for County in accordance with the terms, conditions, and specifications set forth herein Exhibit A – Scope of Work and Exhibit B – Proposal, attached hereto and by reference are made a part hereof.

2. PAYMENTS

The County shall make payments to the Contractor in accordance with all terms, conditions, and specifications set forth in the Contract and in the manner specified in Exhibit A – Scope of Work. Payments under this Contract shall not exceed a total of \$240,056.79 unless this Contract is amended pursuant to Section 14 below.

3. INDEPENDENT CONTRACTOR

No relationship of employer and employee is created by this Contract, it being understood that Contractor is an independent contractor, and neither Contractor nor any of the persons performing services for Contractor pursuant to this contract, whether said person be member, partner, employee, subcontractor, or otherwise, will have any claim under this contract or otherwise against County for sick leave, vacation pay, retirement benefits, social security, workers' compensation, disability, unemployment insurance benefits, or employee benefits of any kind.

It is further understood and agreed by the parties hereto that, except as provided in this Contract, Contractor in the performance of its obligation hereunder is subject to the control or direction of County merely as to the result to be accomplished by the services hereunder agreed to be rendered and performed and not as to the means and methods for accomplishing the results. County shall not own, and shall have no right to obtain or possess, Contractor's internal communications regarding the subject matter of this Contract.

If, in the performance of this Contract, any third persons are employed by Contractor, such persons will be entirely and exclusively under direction, supervision and control of Contractor. All terms of employment, including hours, wages, working conditions, discipline, hiring and discharging or any other terms of employment or requirements of law, will be determined by Contractor, and County will have no right or authority over such persons or the terms of such employment, except as provided in this Contract.

The Contractor shall comply with all of the provisions of the Worker's Compensation Insurance and Safety Acts of the State of California, the applicable provisions of Division 4 and 5 of the California Labor Code and all amendments, thereto; and all similar State and Federal acts or laws applicable; and will indemnify and hold harmless the County of Ventura from and against all claims, demands, payments, suits, actions, proceedings and judgments of every nature and description, including attorney's fees and costs, presented, brought or recovered against the County, for or on account of any liability under any of said Acts which may be incurred by reasons of any work to be performed under this Contract.

4. NON-ASSIGNABILITY

Contractor shall not assign this Contract or any portion thereof, to a third party without the prior written consent of County, and any attempted assignment without such prior written consent will be null and void and will be cause, at County's sole and absolute discretion, for immediate termination of this Contract.

5. TIME SCHEDULE

Time is of the essence in the performance of this Contract. The Contractor shall complete all obligations, services and specifications set forth in Exhibit A – Scope of Work and Exhibit B – Proposal within the Project Timeline included therein. All services and deliverables shall be provided within the timeframes specified in Exhibit B – Proposal, unless unforeseen circumstances dictate that additional time is required in order to complete the services to be performed.

Any extension of the effective period of this contract must be mutually agreed upon by and between the County and the Contractor, and shall be effective only when incorporated in written amendments to this Contract in accordance with Section 14 below.

6. TERMINATION

The County may terminate this Contract at any time for any reason by providing 10 days written notice to Contractor. In the event of termination under this section, Contractor shall be paid for all work provided to the date of termination, as long as such work meets the terms and conditions of this Contract. Contractor hereby expressly waives any and all claims for damages or compensation arising under this Contract except as set forth in this section in the event of such termination.

This right of termination belonging to the County may be exercised without prejudice to any other remedy which it may be entitled at law or under this Contract.

7. DEFAULT

If Contractor defaults in the performance of any term or condition of this Contract, Contractor must cure that default by a satisfactory performance within 10 days after service upon Contractor of written notice of the default. If Contractor fails to cure the default within that time, then County may terminate this Contract without further notice.

The foregoing requirement for written notice and opportunity to cure does not apply with respect to County's right to terminate this Contract without cause pursuant to section 4 above.

8. INDEMNIFICATION AND HOLD HARMLESS

Contractor agrees to defend, through attorneys approved by County, indemnify and hold harmless County and its boards, agencies, departments, officers, employees, agents and volunteers (collectively, "Indemnatee") from and against any and all third party claims, lawsuits, judgments, debts, demands and liability (including attorney fees and costs) (collectively, "Third Party Claims"), including, without limitation, those arising from injuries or death of persons and/or damage to property, that arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of Contractor or its principals, officers, employees, agents or subcontractors in the performance of this Contract. This indemnity provision does not apply to Third Party Claims arising from the sole negligence or willful misconduct of Indemnatee or to the extent caused by the active negligence of Indemnatee. Contractor shall not settle or otherwise compromise a Third Party Claim covered by this section without County's advance written approval.

9. INSURANCE PROVISIONS

A) Contractor, at its sole cost and expense, shall obtain and maintain in full force during the term of this Contract the following types of insurance:

- 1) General Liability "occurrence" coverage in the minimum amount of \$1,000,000 combined single limit (CSL) bodily injury & property damage each occurrence and \$2,000,000 aggregate, including personal injury,

broad form property damage, products/completed operations, broad form blanket contractual and \$50,000 fire legal liability.

- 2) Workers' Compensation coverage, in full compliance with California statutory requirements, for all employees of Contractor and Employer's Liability in the minimum amount of \$1,000,000.
 - 3) Professional Liability coverage in the minimum amount of \$1,000,000 each occurrence and \$2,000,000 aggregate.
- B) All insurance required shall be primary coverage as respects County and any insurance or self-insurance maintained by County will be excess of Contractor's insurance coverage and will not contribute to it.
 - C) County is to be notified immediately if any aggregate insurance limit is exceeded. Additional coverage must be purchased to meet requirements.
 - D) The County of Ventura, and any related entities as identified by County, including all of their respective boards, agencies, departments, officers, employees, agents and volunteers, are to be named as Additional Insured as respects to work done by Contractor under the terms of this Contract for General Liability Insurance.
 - E) Contractor agrees to waive all rights of subrogation against the County of Ventura, all related entities as identified by County, and all of their respective boards, agencies, departments, officers, employees, agents and volunteers, for losses arising from work performed by Contractor under the terms of this Contract.
 - F) Policies shall not be canceled, non-renewed or reduced in scope of coverage until after sixty (60) days written notice has been given to the County.
 - G) Contractor agrees to provide County with the following insurance documents on or before the effective date of this Contract:
 1. Certificates of Insurance for all required coverage.
 2. Additional Insured endorsement for General Liability Insurance.
 3. Waiver of Subrogation endorsement (a.k.a.: Waiver of Transfer Rights of Recovery Against Others, Waiver of Our Right to Recover from Others) for Workers' Compensation.

Failure to provide these documents shall be grounds for immediate termination or suspension of this Contract.

10. NON-DISCRIMINATION

A) General.

No person shall on the grounds of race, color, national origin, religious affiliation or non-affiliation, sex, age, handicap, disability, or political affiliation, be excluded from participation in, be denied the benefits, or be subjected to discrimination under this Contract.

B) Employment.

Contractor shall insure equal employment opportunity based on objective standards of recruitment, selection, promotion, classification, compensation, performance evaluations, and management relations, for all employees under this Contract. Contractor's personnel policies shall be made available to County upon request.

11. SUBSTITUTION

If particular people are identified in Attachment 1, if applicable, as working under this Contract, the Contractor will not assign others to work in their place without written permission from the County Resource Management Agency. Any substitution shall be with a person of commensurate experience and knowledge.

12. INVESTIGATION AND RESEARCH

Contractor by investigation and research has acquired reasonable knowledge of all conditions affecting the work to be done and labor and material needed, and the execution of this Contract is to be based upon such investigation and research, and not upon any representation made by the County or any of its officers, agents or employees, except as provided herein.

13. CONTRACT MONITORING

The County shall have the right to review the work being performed by the Contractor under this Contract at any time during Contractor's usual working hours. Review, checking, approval or other action by the County shall not relieve Contractor of Contractor's responsibility for the thoroughness of the services to be provided hereunder. This Contract shall be administered by the County's Planning Director or designee.

14. AMENDMENTS

This Contract may not be altered, amended, extended or modified except by written instrument signed by the duly authorized representative of both parties.

County may from time to time require changes in the scope of the services required hereunder. Such changes, including any increase or decrease in the amount of

Contractor's compensation which are mutually agreed upon by and between County and Contractor shall be effective when incorporated in written amendments to this Contract.

15. CONFLICT OF INTEREST

Contractor covenants that neither Contractor (including its employees and agents) nor any of its subconsultants (including their employees and agents) performing work under this Contract presently has any "financial interest" in the project applicant, American Jewish University. For the term of this Contract, neither Contractor nor any of its personnel performing work under this Contract shall solicit or acquire any such financial interest without the express written consent of County. For purposes of this Section 15, "financial interest" means having any contracts with, or receiving any compensation or gifts from or on behalf of, the project applicant or an agent thereof.

16. CONFIDENTIALITY

Any reports, information, data, statistics, forms, procedures, systems, studies and any other communication or form of knowledge given to or prepared or assembled by Contractor under this Contract which County requests in writing to be kept confidential, shall not be made available to any individual or organization by Contractor without the prior written approval of the County except as authorized by law.

17. NOTICES

All notices required under this Contract will be made in writing and addressed or delivered as follows:

TO COUNTY:

Procurement
COUNTY OF VENTURA
GENERAL SERVICES AGENCY
PROCUREMENT SERVICES
800 SOUTH VICTORIA AVENUE
VENTURA, CALIFORNIA 93009-1080

Project Manager:
COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY
ATTN: MICHAEL CONGER
800 SOUTH VICTORIA AVENUE
VENTURA, CALIFORNIA 93009-1740

TO CONTRACTOR:

CAJA ENVIRONMENTAL SERVICES, LLC
ATTN: CHRIS JOSEPH, PRESIDENT/PRINCIPAL
9410 TOPANGA CANYON BOULEVARD, STE 101
CHATSWORTH, CA 91311
Tel: (310) 469-6700

Either party may, by giving written notice in accordance with this section, change the names or addresses of the persons of departments designated for receipt of future notices. When addressed in accordance with this paragraph and deposited in the United States mail, postage prepaid, notices will be deemed given on the third day following such deposit in the United States mail. In all other instances, notices will be deemed given at the time of actual delivery.

18. WORK PRODUCT

County shall be entitled to immediate possession of, and Contractor shall promptly furnish to County, on request, including upon completion or termination of the Contract for any reason, all original reports, drawings, designs, plans, specifications, data, correspondence (not including Contractor's internal communications), notes, and all other pertinent data and work product prepared or gathered by Contractor in the performance of this Contract (collectively, "Work Product"). Contractor shall not copyright any Work Product. Contractor may retain copies of the Work Product for its files.

19. ENTIRE AGREEMENT

This Contract supersedes all previous agreements, understandings and representations of any nature whatsoever, whether oral or written, and constitutes the entire understanding between the parties hereto regarding the subject matter hereof.

20. GOVERNING LAW

The validity of this Contract and any of its terms or provisions, as well as the rights and duties of the parties under this Contract, shall be construed pursuant to and in accordance with the laws of the State of California.

21. SEVERABILITY OF CONTRACT

If any term of this Contract is held by a court of competent jurisdiction to be void or unenforceable, the remainder of the Contract terms shall remain in full force and effect and shall not be affected.

22. CUMULATIVE REMEDIES

The exercise or failure to exercise of legal rights and remedies by the County in the event of any default or breach hereunder shall not constitute a waiver or forfeiture of any other rights and remedies, and will be without prejudice to the enforcement of any other right or remedy available by law or authorized by this Contract.

23. COMPLIANCE WITH LAWS

Each party to this Contract will comply with all applicable laws.

24. **CONSTRUCTION OF COVENANTS AND CONDITIONS**

Each term and each provision of this Contract shall be construed to be both a covenant and a condition.

IN WITNESS WHEREOF the parties hereto have executed this Contract.

COUNTY OF VENTURA

CONTRACTOR*

Authorized Signature

Authorized Signature

Printed Name

Printed Name

Title

Title

Date

Date

Tax Identification Number

CONTRACTOR*

Authorized Signature

Printed Name

Title

Date

* If a corporation, this Contract must be signed by two specific corporate officers.

The first signature must be either the (1) Chief Executive Officer, (2) Chairman of the Board, (3) President, or any (4) Vice President.

The second signature must be the (a) Secretary, an (b) Assistant Secretary, the (c) Chief Financial Officer, or any (d) Assistant Treasurer.

In the alternative, a single corporate signature is acceptable when accompanied by a corporate resolution demonstrating the legal authority of the signature to bind the company

SCOPE OF WORK

Vendor: CAJA Environmental Services, LLC **Address:** 9410 Topanga Cyn Bl., Ste. 101
Chatsworth, CA 91311

Contact: Chris Joseph **Phone:** 310-469-6700

Tax ID #: 27-3168410 **Project Title:** AJU – Camp Alonim EIR

Cost: Not to exceed \$240,056.79 **Term:** May 15, 2023 through May 15, 2026

Division Contact: Michael Conger **Phone:** 805-654-5038

Description of Services: Preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the American Jewish University – Camp Alonim Project.

Reporting: Reporting will be based on the following schedule of submittals and milestones:

Phase		Timing (from kickoff)	Deliverable
1	Project Management / Information Gathering	4 months	<ul style="list-style-type: none"> Initial site visit. Peer review of applicant-prepared technical reports Completion of new technical reports
2	Initial Study	4 months	<ul style="list-style-type: none"> Project Description Notice of Preparation Scoping meeting comments
3	Draft EIR	9 months	<ul style="list-style-type: none"> Administrative Draft EIR Alternatives analysis Draft EIR
4	Final EIR	11 months	<ul style="list-style-type: none"> Response to comments EIR revisions Mitigation Monitoring and Reporting Program Final EIR CEQA findings Public hearings Notice of Determination

Payment Method: Payment for CAJA labor will be a fixed fee to be paid upon completion of each task. At the Planning Director's discretion, progress payments may be made on tasks requiring more than 30 hours of consultant staff time. Ten percent (10%) of the fixed fee for each task will be held back until completion of the overall phase, at which time the amount withheld will be paid. Payment for reimbursable expenses will be paid monthly, as they are incurred. Payment for subconsultant expenses will be made upon completion of their respective scopes-of-work.

Task		Fixed Fee Cost	Payment	Holdback
1.1	Strategic Assistance, Management, Meetings	\$9,050.00	\$8,145.00	\$905.00
1.2	Data Collection / Review Existing Information	\$1,440.00	\$1,296.00	\$144.00
1.3	Initial Site Visit	\$1,500.00	\$1,350.00	\$150.00
1.4	Technical Reports	\$11,900.00	\$10,710.00	\$1,190.00
<i>Holdback for Completion of Phase 1</i>		--	\$2,389.00	(\$2,389.00)

Task		Fixed Fee Cost	Payment	Holdback
2.1	Prepare NOP	\$2,000.00	\$1,800.00	\$200.00
2.2	Public Scoping Meeting	\$3,575.00	\$3,217.50	\$357.50
<i>Holdback for Completion of Phase 2</i>		--	\$557.50	(\$557.50)
3.1	Prepare Project Description	\$3,920.00	\$3,528.00	\$392.00
3.2	Prepare ADEIR	\$42,620.00	\$38,358.00	\$4,262.00
3.3	Alternatives Analysis	\$10,200.00	\$9,180.00	\$1,020.00
3.4	Revise ADEIR	\$11,600.00	\$10,440.00	\$1,160.00
3.5	Publication and Circulation of DEIR	\$2,925.00	\$2,632.50	\$292.50
<i>Holdback for Completion of Phase 3</i>		--	\$7,126.50	(\$7,126.50)
4.1	Prepare Responses to Comments	\$14,650.00	\$13,185.00	\$1,465.00
4.2	Prepare Additions / Corrections	\$2,840.00	\$2,556.00	\$284.00
4.3	Prepare Mitigation Monitoring and Reporting Program	\$1,400.00	\$1,260.00	\$140.00
4.4	Complete Final EIR	\$7,200.00	\$6,480.00	\$720.00
4.5	Publication and Certification of Final EIR	\$2,350.00	\$2,115.00	\$235.00
4.6	CEQA Findings of Fact and Statement of Overriding Considerations	\$4,500.00	\$4,050.00	\$450.00
4.7	Public Hearings	\$3,000.00	\$2,700.00	\$300.00
4.8	Notice of Determination	\$2,000.00	\$1,800.00	\$200.00
<i>Holdback for Completion of Phase 4</i>		--	\$3,734.00	(\$3,734.00)
Subtotal: CAJA Labor		\$138,070.00	\$138,070.00	\$0.00
Reimbursable Expenses		\$25,000.00	\$25,000.00	--
Subconsultant: SWCA		\$22,336.79	\$22,336.79	--
Subconsultant: Langan		\$7,150.00	\$7,150.00	--
Subconsultant: LLG		\$27,500.00	\$27,500.00	--
Subconsultant: KPFF		\$20,000.00	\$20,000.00	--
Subtotal: Reimbursable Expenses and Subconsultants		\$101,986.79	\$101,986.79	\$0.00
TOTAL		\$240,056.79	\$240,056.79	\$0.00

Vendor will be reimbursed monthly in arrears for services rendered within net 30 days receipt of an accurate and Division-approved invoice. Vendor will submit invoices detailing services rendered to: County of Ventura, Resources Management Agency, 800 Victoria Avenue, Ventura, CA, 93009, L1700-RMA Accounting Department.

Vendor will indicate on the invoice the current contract balance in the following suggested format: Contract Amount: \$240,056.79 Contract Balance: \$xx,xxx

Budget:

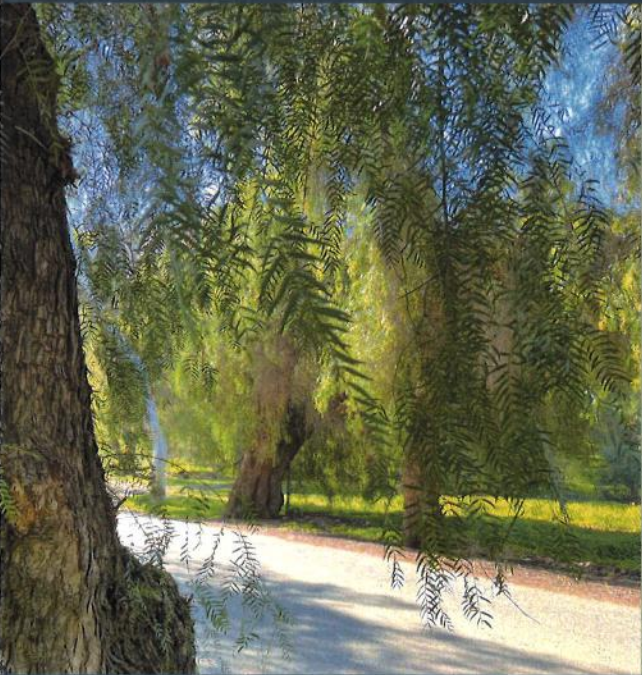
Sample BUDGET	
	Total
Consultant Labor	
Personnel Charges	\$138,070.00
Other Expenses	
Reimbursable Expenses	\$25,000.00
Subconsultants	\$76,986.79
TOTAL CONTRACT	\$240,056.79



PROPOSAL TO PREPARE AN ENVIRONMENTAL IMPACT REPORT



AMERICAN JEWISH UNIVERSITY CAMP ALONIM



Prepared By:

CAJA Environmental Services, LLC
9410 Topanga Canyon Boulevard, Suite 101
Chatsworth, CA 91311

Prepared For:

Michael Conger, Case Planner
Ventura County Planning Division
800 S. Victoria Avenue
Ventura, CA 93009

Table of Contents

	<u>Page</u>
A. Cover Letter	A-1
B. Methodological Approach to Scope of Services	B-1
C. Staff Qualifications	C-1
D. Related Work Experience.....	D-1
E. Timeline	E-1
F. References	F-1
 <u>Under Separate Cover</u>	
Cost Proposal.....	1

Appendices

Appendix A: CAJA Qualifications

Appendix B: SWCA Scope and Qualifications

Appendix C: Langan Scope and Qualifications

Appendix D: LLG Scope and Qualifications

Appendix E: KPFF Scope and Qualifications

Section A

Cover Letter

February 1, 2023

Michael Conger, Case Planner
Ventura County Resource Management Agency, Planning Division
800 S. Victoria Avenue, L#1740
Ventura, CA 93009

Re: Proposal to Prepare an Environmental Impact Report for the American Jewish University – Camp Alonim, Case No. PL22-0032

Mr. Conger,

CAJA Environmental Services, LLC (CAJA) is pleased to present this proposal to prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the American Jewish University – Camp Alonim Project (the Project) in the County of Ventura (County). As we understand it, the County will assume the role of Lead Agency for the purposes of CEQA. Our services would include preparing environmental analysis and documentation pursuant to the State CEQA Guidelines and the County's environmental review procedures.

CAJA, a Limited Liability Company (LLC), is an environmental consulting firm that specializes in environmental planning, research, and documentation for public and private sector clients. For over 35 years, CAJA, and its predecessor company Christopher A. Joseph & Associates, have offered a broad range of environmental consulting services with a particular emphasis on CEQA and NEPA documentation. Having provided consulting services for hundreds of projects, successfully and efficiently guiding them through the environmental clearance process, the company and staff have earned a reputation for thorough and conscientious work. In addition to the high caliber work products that CAJA invariably delivers, the company's status as a well-known and respected leader in the environmental planning field is largely based on the personalized, accessible, and honest service that CAJA guarantees to each and every client.

CAJA's efforts on this Project would be managed by Stacie Henderson, the firm's Vice President. In addition to her technical expertise, Ms. Henderson has an in-depth understanding of the Camp Alonim operations as she attended a similar summer camp (Camp Hess Kramer) also in Ventura County, where Ms. Henderson spent many summers as both a camper and also as a counselor.

In addition, technical specialists and experienced environmental analysts are available to supplement in-house staff when needed. The CAJA team regularly works with subconsultants from other specialties in order to prepare environmental documents, such as EIRs. Our work with these subconsultants includes input/direction about the scope of their analysis, review of their

technical work, and inclusion into our environmental documentation. For this Project, CAJA is teaming up with the following subconsultants:

- SWCA Environmental Consultants – Cultural Resources (Archaeological, Paleontological, and Tribal Cultural Resources)
- Langan Engineering and Environmental Services – Phase I Environmental Site Assessment
- LLG – Transportation
- KPFF Consulting Engineers – Utilities

We have prepared and enclosed the required content, as requested. Mr. Chris Joseph will be responsible for future negotiations, if selected. CAJA also agrees to, and will comply with, all County and other governing bodies' rules and regulations if awarded the contract.

We appreciate the opportunity to submit this proposal and look forward to working with you. If you need any additional information, please don't hesitate to contact me at 310-469-6700 or chris@ceqa-nepa.com. Thank you.

Sincerely,

CAJA Environmental Services, LLC



Chris Joseph
President/Principal

9410 Topanga Canyon Boulevard, Suite 101
Chatsworth, CA 91311
Phone 310-469-6700

Section B

Methodological Approach to Scope of Services

Philosophically, CAJA approaches preparation of each environmental document with an emphasis on quality and thoroughness of analysis. Because it is expected that environmental review documents will be scrutinized by affected parties and adjacent communities, it is important that the potential environmental effects of a project be fully analyzed. Although any environmental document can be challenged, a comprehensive approach using appropriately conservative assumptions is more likely to withstand legal challenges that might be raised. The environmental documents must also respond directly to issues raised by responsible agencies, interest groups, and community organizations. An environmental document that provides thoughtful and well-documented responses to issues raised during the environmental review process is the best means of allowing applicants to proceed with their projects in the most expeditious manner.

CAJA is responsible for the management, supervision, and effective deployment of its own staff, technical subconsultants who prepare specialized technical studies, coordination with the lead agency, and facilitating communication between agencies and all consultants. CAJA is recognized for the effective execution of these responsibilities, which ultimately determines the legal adequacy, schedule, and cost of the environmental review process for any project.

CAJA is responsible for all document preparation tasks, including quality review of all technical analyses, ensuring compliance with style, format, and content requirements of responsible and lead agencies; review of technical methodologies; and development of new methodologies, as appropriate, to meet the specific needs of a particular project. Additionally, since CAJA specializes solely in environmental analysis and documentation, its project management staff can apply all available resources towards regularly upgrading analytical approach and quality standards. As such, the firm has earned a reputation for being conscientious in its approach and responsive to tight schedules and any problems that may emerge.

Finally, prior to being submitted a lead agency for review, CAJA draft documents undergo internal review by a company Principal. Due to the small size of its full-time staff, CAJA is able to devote substantial senior-level staff resources to each project in which it is engaged.

PROJECT UNDERSTANDING

It is CAJA's understanding that American Jewish University (the Project Applicant) requests a Major Modification to Conditional Use Permit No. 1776 for its Camp Alonim facility. The Camp property is comprised of two legal lots (totaling approximately 2,558 acres) [Assessor's Parcel Number(s) 685-0-051-040, -050, -140, -190, and -210], and is addressed as 1101 Peppertree Lane. Camp facilities are located within a 328-acre portion of the Project Site. The Project Site has a General Plan Land Use Designation of Rural and is zoned Rural Agricultural with a 160-acre minimum parcel size (RA-160 ac.). Access is provided from the southern end of Tapo Canyon Road.

The Major Modification to the Conditional Use Permit would authorize development of the following additional facilities at Camp Alonim:

- *Welcome Center*: a 4,460 square foot building consisting of a lobby, staff lounge, offices, and meeting rooms;
- *Camper Cabins*: 13 “duplex-style” camper cabins of 1,930 square feet each;
- *Head Counselor Cabins*: three cabins of 441 square feet each;
- *Arts Pavilion*: a 2,307 square foot open-air shade structure for arts and crafts activities;
- *Parking Lot*: a new 58-space parking lot adjacent to the Welcome Center; and
- *Landscaping*: landscaping improvements around the new structures.

Three housing trailers, two cottages, and a garage would be demolished to accommodate the new development. Additionally, one of the former cabins would be demolished. The Project would also require the removal of 12 protected trees, including eight coast live oaks, one sycamore, two pepper trees, and one gum tree.

The total allowed number of camp attendees would increase from 472 (400 for Camp Alonim, 72 for the Brandeis Collegiate Institute) to 572 (500 for Camp Alonim, 72 for the Brandeis Collegiate Institute). The allowable number of events, which are presently limited to 15 days per year on Saturdays and Sundays with up to 300 attendees, would increase to the following:

- up to 150 annual events with attendance of up to 300 people;
- up to ten annual events with attendance of up to 500 people; and
- up to six annual events with attendance of up to 1,000 people.

EIR SCOPE OF WORK

Our proposed scope of work is organized into the following four phases: 1) Project Management and Information Gathering; 2) Initial Study; 3) Draft EIR; and 4) Final EIR.

PHASE 1: PROJECT MANAGEMENT AND INFORMATION GATHERING

Task 1.1: Strategic Assistance, Project Management, and Meetings

CAJA would provide on-going strategic assistance as part of the kick-off of the environmental review process. This task would include assistance in refining the Project description (if necessary), as well as identifying and examining key environmental and strategic issues. Successful preparation of the EIR will require effective communication between County staff and the Project team (CAJA and technical subconsultants). Our experience in managing other projects has shown that meetings combined with “telecommuting” and status reports provide this type of communication.

Throughout the environmental review process for this Project, the CAJA team will be responsible for ensuring the technical accuracy of subconsultant work products, including their findings, recommendations, and conclusions. The Project team (including subconsultants) will be available for meetings to offer guidance, refine technical analyses, and/or troubleshoot issues in a collaborative setting.

This proposal includes up to 30 hours of team meeting/conference call time, including attendance at a “kick-off” meeting with County Planning staff and the Project Applicant. Participation in additional meetings and conference calls will be billed on a time-and-materials basis in accordance with our hourly rates, which are provided in our separate Cost Proposal.

Task 1.2: Data Collection/Review Existing Information

CAJA will review all existing information and pertinent documentation to identify issues, findings, and problem resolutions that could be relevant to the EIR. The following information (to the extent available) should be provided to clearly define the Project description and conduct the environmental analysis:

- Site and floor plans, building elevations and sections, landscape plans, and lighting plans. *We are in receipt of the plan set dated 7/21/22. Should any plans be updated, we would need to receive the updated plans as well.*
- County Planning application and any associated documents. *We are in receipt of the Section III – Entitlement/Zone Change/Subdivision Application Questionnaire.*
- Construction information (including grading and excavation quantities, equipment list, proposed construction schedule, and proposed haul route).

Task 1.3: Initial Site Visit

To get a sense of the existing conditions of the Project Site, as well as to better understand the scope of the Project, CAJA staff would conduct an initial site visit. As part of this initial site visit, we would also take photographs of the existing conditions, to be included as exhibits in the EIR.

Task 1.4: Technical Reports

It is CAJA’s understanding that a number of technical reports have already been prepared by the Project Applicant, and that some of these technical reports have also been reviewed by the appropriate County staff. However, there are other technical reports that would need to be prepared to thoroughly analyze the environmental impacts of the Project. Table B-1, below, provides a summary of all of the technical reports and notes which technical reports are included as part of our proposed scope of work.

Table B-1
Summary of Technical Reports

REPORT	NOTES
Applicant-Submitted Technical Reports	
1. Initial Study Biological Assessment, prepared by Wildscape Restoration, Inc.	<p>This report has been peer reviewed by County Planning's Contract Biologist, and revisions will be made to account for roadway widening to meet fire safety standards.</p> <p><i>Since this report has already been peer reviewed by County Planning's Contract Biologist, CAJA staff would peer review this report as part of our proposed scope of work.</i></p>
2. Jurisdictional Delineation, prepared by Wildscape Restoration, Inc.	<p>This report has been peer reviewed by County Planning's Contract Biologist, and revisions will be made to account for roadway widening to meet fire safety standards.</p> <p><i>Since this report has already been peer reviewed by County Planning's Contract Biologist, CAJA staff would peer review this report as part of our proposed scope of work.</i></p>
3. Arborist Report, prepared by Stantec Consulting Services, Inc.	<p>This report has been peer reviewed by the Planning Division Arborist, and revisions will be made to account for roadway widening to meet fire safety standards.</p> <p><i>Since this report has already been peer reviewed by the Planning Division Arborist, CAJA staff would peer review this report as part of our proposed scope of work.</i></p>
4. Tree Protection Plan, prepared by Stantec Consulting Services, Inc.	<p>This report has been peer reviewed by the Planning Division Arborist, and revisions will be made to account for roadway widening to meet fire safety standards.</p> <p><i>Since this report has already been peer reviewed by the Planning Division Arborist, CAJA staff would peer review this report as part of our proposed scope of work.</i></p>
5. Historic Resource Report, prepared by San Buenaventura Research Associates.	<p>This report has been peer review by the Cultural Heritage Board.</p> <p><i>Since this report has already been peer reviewed by the Cultural Heritage Board, CAJA staff would peer review this report as part of our proposed scope of work.</i></p>
6. Phase I Archaeological Survey, prepared by W & S Consultants.	<p>It is our understanding that this report has not been peer reviewed.</p> <p><i>Since this report has not yet been peer reviewed, as part of our proposed scope of work, SWCA Environmental Consultants would peer review this report.</i></p>
7. Geotechnical Engineering Investigation, prepared by GeoSoils Consultants, Inc.	<p>This report has been peer reviewed by County Public Works – Land Development Services.</p> <p><i>Since this report has already been peer reviewed by County Public Works, CAJA staff would peer review this report as part of our proposed scope of work.</i></p>
8. Drainage Report, prepared by Stantec Consulting Services, Inc.	<p>This report has been peer reviewed by County Public Works – Land Development Services.</p> <p><i>Since this report has already been peer reviewed by County Public Works, CAJA staff would peer review this report as part of our proposed scope of work.</i></p>

9. Traffic Study, prepared by Stantec Consulting Services, Inc.	<p>It is our understanding that this report is currently in process and has not yet been submitted to the County. In addition, this report will only analyze Level of Service (LOS) impacts. Once submitted to the County, this report will be peer reviewed by County Public Works – Roads and Transportation.</p> <p><i>While this report will be peer reviewed by County Public Works, as part of our proposed scope of work, LLG would be available to also peer review the report to ensure consistency with the VMT analysis they will prepare (report #17, below).</i></p>
10. Water Availability Letter, prepared by Water Resource Engineering Associates.	<p>It is our understanding that this report is currently in process and has not yet been submitted to the County. Once submitted to the County, this report will be peer reviewed by County Public Works – Land Development Services.</p> <p><i>Since this report will be peer reviewed by County Public Works, CAJA staff would peer review this report as part of our proposed scope of work. In addition, this report would be incorporated into the Utility Infrastructure Technical Report (report #18, below).</i></p>
Technical Reports to be Prepared by CAJA Team	
11. Air Quality Technical Report, to be prepared by CAJA staff.	<i>As part of our proposed scope of work, CAJA staff would prepare this technical report.</i>
12. Greenhouse Gas Emissions Technical Report, to be prepared by CAJA staff.	<i>As part of our proposed scope of work, CAJA staff would prepare this technical report.</i>
13. Noise and Vibration Technical Report, to be prepared by CAJA staff.	<i>As part of our proposed scope of work, CAJA staff would prepare this technical report.</i>
14. Paleontological Resources Technical Report, to be prepared by SWCA Environmental Consultants.	<i>As part of our proposed scope of work, SWCA Environmental Consultants would prepare this technical report (see full scope in Appendix B of this proposal).</i>
15. Tribal Cultural Resources Technical Report, to be prepared by SWCA Environmental Consultants.	<i>As part of our proposed scope of work, SWCA Environmental Consultants would prepare this technical report (see full scope in Appendix B of this proposal). As part of this task, SWCA Environmental Consultants would also provide AB 52 compliance support to County Planning staff.</i>
16. Phase I Environmental Site Assessment, to be prepared by Langan Engineering and Environmental Services, Inc.	<i>As part of our proposed scope of work, Langan Engineering and Environmental Services would prepare this technical report (see full scope in Appendix C of this proposal).</i>
17. VMT (Vehicle Miles Traveled) Assessment, to be prepared by Linscott, Law & Greenspan, Engineers.	<i>As part of our proposed scope of work, Linscott, Law & Greenspan would prepare this technical report (see full scope in Appendix D of this proposal).</i>
18. Utility Infrastructure Technical Report, KPFF Consulting Engineers.	<i>As part of our proposed scope of work, KPFF would prepare this technical report (see full scope in Appendix E of this proposal).</i>

PHASE 2: INITIAL STUDY

Task 2.1: Prepare Project Description

Because the Project description is the basis for analyzing the environmental impacts of the Project and identifying appropriate mitigation measures, it is important to prepare the Project Description as early in the CEQA process as possible. CAJA will review all relevant Project description materials, including information gathering during the initial site visit (from Task 1.3) and will

prepare a preliminary version of the Project description that will be used throughout the CEQA process. The preliminary Project description will then be submitted to County Planning staff for their review. Once it is determined that the information in the Project description is accurate and adequate, the Project description will be confirmed as the basis for analyzing the environmental impacts of the Project and identifying appropriate mitigation measures. The Project description will include the following:

1. The existing environmental setting, including the Project Site's regional and local location. Photographic data of the existing conditions of the Project Site will also be included.
2. Project characteristics, including but not limited to, programming and uses, design characteristics, landscaping, access/circulation, infrastructure, grading/excavation, and construction phasing/scheduling.
3. Project objectives and goals.
4. Requested discretionary actions.

Task 2.2: Prepare Initial Study

CAJA will prepare an Initial Study (IS) utilizing the *Ventura County Initial Study Assessment Guidelines* and the *Ventura County Administrative Supplement to the State CEQA Guidelines*. Analyses will be prepared based on Project description materials (including site plans and design information) as well as other technical data. While the IS will identify all environmental issue areas indicated on the Initial Study Checklist, environmental concerns that would need to be addressed and analyzed in greater detail in the EIR will be identified. The IS will later be attached as an appendix to the Draft EIR.

Task 2.3: Revise Initial Study

County Review

CAJA will submit the draft IS to the County for review and comment. CAJA will make changes to the draft of the IS in response to comments provided by County staff. We will submit a revised draft of the IS to the County with changes in redline so the County can clearly see where changes were made. The County will then determine if they have any additional comments on the IS. If so, CAJA will again make changes to the IS in response to any additional comments received, and will again submit a revised draft so that the County can clearly see where changes were made. This process will continue until the County is satisfied that all of their comments have been addressed. This proposal assumes 20 hours spent making revisions to the IS in response to County comments. Any additional time spent responding to County comments will be accommodated on a time-and-materials basis, in accordance with our hourly rates provided in our separate Cost Proposal.

Task 2.4: Prepare Notice of Preparation

CAJA will prepare a Notice of Preparation (NOP) and will circulate the NOP to all interested parties and agencies for a 30-day public review period. If necessary, a final revised scope for the Draft EIR will be defined after receipt of all comments on the NOP. The NOP and all comments received in response to the NOP will be attached as an appendix to the Draft EIR.

This proposal assumes that the County or its preferred noticing/ mailing vendor (not CAJA) will obtain the required mailing labels, including owners/occupants within the required distance radius of the Project Site and will provide such labels to CAJA for the mailing. If CAJA is required to obtain the mailing labels, it will be completed as an additional cost on a time-and-materials basis, in accordance with our hourly rates provided in our separate Cost Proposal.

The number/quantity of the notices needed is hard to predict. This proposal therefore assumes that mailing and production time for the noticing, including preparing the physical mailing documents, printing, stuffing envelopes, postage, preparing certified/return receipt notices, and organizing the affidavit of mailing, will be completed as an additional cost on a time-and-materials basis, in accordance with our hourly rates provided in our separate Cost Proposal. However, as part of our Cost Proposal, we have provided an additional line item as an estimate to cover these reimbursable expenses.

Task 2.5: Public Scoping Meeting

The County may decide to conduct a public "scoping" meeting during the 30-day circulation of the NOP to solicit public input regarding the scope of the EIR. One CAJA staff member, as well as technical subconsultants (as necessary), will attend and participate at one public scoping meeting and will help the County collect all general comments made at the meeting. Written comments provided at the public scoping meeting will be attached as an appendix to the Draft EIR.

PHASE 3: DRAFT EIR

Task 3.1: Prepare Administrative Draft EIR

CAJA will prepare an administrative version of the Draft EIR for the Project using the *State CEQA Guidelines* and the *Ventura County Administrative Supplement to the State CEQA Guidelines*. The sections of the EIR and the environmental issues to be analyzed are described below.

Table of Contents: The Table of Contents will enumerate the sections and subsections of the EIR, the page number on which each of the sections begins, the page number on which each table and figure can be found, and a listing of the contents of the appendices.

Introduction/Executive Summary: The Introduction/Executive Summary section provides an introduction to the Draft EIR, the purpose of the EIR, a brief description of the environmental review process, and a description of the organization of the Draft EIR. This section will also include a brief summary of the Project and alternatives; list the environmental issues to be analyzed in the EIR; list areas of controversy raised during the NOP process; list any outstanding issues to

be resolved; and include a table that summarizes the significant impacts of the Project, required and/or recommended mitigation measures, and level of impact significance after mitigation.

Project Description: The preliminary Project Description (from Task 2.1) will be incorporated in the Administrative Draft EIR. The Project Description will describe the individual components of the Project and will be well defined so that an accurate assessment of impacts can be completed on the individual analytical sections of the EIR. Photographs, site plans, and rendering graphics will be used to develop the text of this section, and will be included as figures in this section, as appropriate, to assist the reader in understanding the Project.

Environmental Setting: The Environmental Setting section will describe the regional and local context of the Project Site, including roadway access, land use designation and zoning, regulatory setting, and the physical characteristics of the Project Site and surrounding area.

Environmental Impact Analysis: The environmental factors that will be addressed in the EIR include the following:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Populations/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance

Upon completion of Phases 1 and 2 of our proposed scope of work (Information Gathering and Initial Study), we would have a better understanding of which topics will be addressed in detail in the Draft EIR and which topics can be fully addressed in the Initial Study and therefore “scoped out” from further study in the Draft EIR. As an introduction to the Environmental Impact Analysis section of the EIR, each environmental impact area determined not to have a potentially significant impact on the environment (and therefore addressed fully in the Initial Study) will be

listed in the Impacts Found to be Less Than Significant section with an accompanying discussion of the reasons for the determination.

Following the introduction to this section, each of the environmental issues for which the Project could result in potentially significant impacts will be analyzed in detail. Each subsection will follow a master format designed to demonstrate CEQA compliance and increase the ability of the public to understand the information in the EIR. This analysis will include a description of the existing conditions, a discussion of the potential environmental impacts associated with the Project, required mitigation measures, cumulative impacts, and the level of impact significance after implementation of mitigation. Where applicable, the analysis and discussion will incorporate information from a technical report and will also include tables, graphics, and photographs, as appropriate, to effectively communicate the analysis to the public. The following descriptions provide further explanation of the five components found within each environmental issue subsection:

- **Existing Conditions.** Analysis of the existing environmental setting is necessary in order to compare those conditions to any changes created and produced by the Project, and to identify any significant environmental impacts of the Project. For purposes of the EIR environmental analysis, the environmental setting is usually defined as the physical conditions in the affected area as they exist at the time the NOP is published (Section 15126.2 of the State *CEQA Guidelines*).
- **Environmental Impacts of the Project.** Each of the environmental subject areas would be evaluated to determine level of impact significance. Under CEQA, a significant impact is defined as a substantial, or potentially substantial, adverse change in the physical environment. The specific criteria or threshold of significance for determining level of significance for a particular subject area will be identified in each issue discussion, and would be consistent with the criteria set forth in the most recently adopted State *CEQA Guidelines*.
- **Mitigation Measures.** Identification of required mitigation measures for each significant impact will be included (and possibly, identification of recommended measures to further reduce less than significant impacts), as well as an indication of the effectiveness of the measures. Where applicable, mitigation measures/recommendations will be incorporated from a technical report.
- **Cumulative Impacts.** The Project's impacts in combination with the potential impacts of the identified related development/cumulative growth in the surrounding area will be discussed. The discussion will note where mitigation is likely to be required of related projects to reduce cumulative impacts.
- **Level of Significance after Mitigation.** A clear, concise statement of the level of significance after the incorporation of mitigation measures will be presented. Net impacts will be defined as either "significant" or "less than significant."

Other CEQA Considerations: The Other CEQA Considerations section of the EIR will summarize the significant unavoidable impacts (if any) that were identified in the Environmental Impact Analysis, the growth-inducing impacts of the Project, and the significant irreversible environmental changes associated with the Project.

Alternatives to the Proposed Project: As discussed further below (under Task 3.2), this section of the EIR will identify and evaluate a reasonable range of alternatives to the Project that are crafted to avoid or significantly lessen the significant environmental impacts of the Project while still meeting most of the Project objectives. A range of reasonable alternatives would be developed through discussions with County staff. This proposal assumes that four (4) alternatives to the Project will be analyzed in the Draft EIR, which includes the No Project Alternative as required by CEQA.

Preparers of the EIR and Persons Consulted: This section will identify the lead agency staff, Project Applicant, EIR consultant and subconsultant staff, and all agency personnel consulted during the preparation of the EIR.

Appendices: This section will include the Initial Study, NOP and comments received during the NOP process, and data utilized during the analysis of environmental impacts in the EIR.

Task 3.2: Alternatives Analysis

This section of the EIR will identify and evaluate a reasonable range of alternatives to the Project that are crafted to avoid or significantly lessen the significant environmental impacts of the Project while still meeting most of the Project objectives. A range of reasonable alternatives would be developed through discussions with County staff.

This proposal assumes that four (4) alternatives to the Project will be analyzed in the Draft EIR, which includes the No Project Alternative as required by CEQA. As is typical, the alternatives will be analyzed at a lesser level of detail than the analyses for the Project.

Task 3.3: Revise Administrative Draft EIR

County Review

CAJA will submit the Administrative Draft EIR to the County for review and comment. CAJA will make changes to the Draft EIR in response to comments provided by the County. We will submit a revised draft to the County with changes in redline so the County can clearly see where changes were made. The County will then determine if they have any additional comments on the Draft EIR. If so, CAJA will again make changes to the Draft EIR in response to any additional comments received, and will again submit a revised draft so the County can clearly see where changes were made. This process will continue until the County is satisfied that all of their comments have been addressed. There is often variation between projects in terms of public agency review. Therefore, we have estimated 40 hours for making revisions in response to comments from the County, and if additional hours are required to respond to these comments, they will be billed on a time-and-materials basis in accordance with our hourly rates provided in our separate Cost Proposal.

Task 3.4: Publication and Circulation of the Draft EIR

Once the County has approved the Draft EIR, CAJA will provide the entire EIR package to the County in electronic PDF format, including all graphics and appendices. Additionally, CAJA will coordinate with the County in providing web-ready documents for publication on the County's website.

CAJA will upload the required noticing documents (including the Notice of Completion) to the State Clearinghouse and will also distribute the Notice of Availability (NOA) to the following entities: contiguous property owners surrounding the Project Site; applicable state, regional, and local agencies; individuals who commented during the NOP process or scoping meeting process and that have requested to be notified throughout the EIR process; and the Ventura County Clerk and Recorder's Office to post during the 45-day review period.

This proposal assumes that the County or its preferred noticing/mailing vendor (not CAJA) will obtain the required mailing labels, including owners/occupants within the required distance radius of the Project Site and will provide such labels to CAJA for the mailing. If CAJA is required to obtain the mailing labels, it will be completed as an additional cost on a time-and-materials basis, in accordance with our hourly rates provided in our separate Cost Proposal.

The number/quantity of the notices needed is hard to predict. This proposal therefore assumes that mailing and production time for the noticing, including preparing the physical mailing documents, printing, stuffing envelopes, postage, preparing certified/return receipt notices, and organizing the affidavit of mailing, will be completed as an additional cost on a time-and-materials basis, in accordance with our hourly rates provided in our separate Cost Proposal. However, as part of our Cost Proposal, we have provided an additional line item as an estimate to cover these reimbursable expenses.

Any requested hard copies of the Draft EIR can be accommodated on a time-and-materials basis in accordance with our hourly rates provided in our separate Cost Proposal.

PHASE 4: FINAL EIR

Task 4.1: Prepare Responses to Comments

After the public review period, CAJA staff will prepare responses to comments received on the Draft EIR. Once all the comments have been reviewed, CAJA will prepare a strategy for responding to different issues. CAJA will respond to comments either individually or grouped by topic, depending on which is more appropriate; track comments for cross-referencing and ensuring that all topics are addressed; and prepare an approach to answer comments on issues that are more philosophical than technical (such as the Project objectives).

The number of comments received at the end of the public review period and the level of effort involved with preparing responses varies widely between projects. Upon receipt of comment letters and following closure of the public comment period, CAJA staff and the subconsultants will prepare responses to all written comments received on the Draft EIR and will make any changes to the Draft EIR resulting from responses to comments.

This proposal includes up to 50 hours of time for responses to comments. If the amount or content of the comments received is beyond that which is contemplated herein, additional time would be billed on a time-and-materials basis in accordance with our hourly rates, which are provided in our separate Cost Proposal.

Task 4.2: Prepare Additions and Corrections

CAJA will prepare the Additions and Corrections section of the Final EIR, which will list any corrections made to the Draft EIR and/or any information that is added to the Draft EIR. This proposal includes up to 10 hours of time for this task. However, if additional time is required to prepare the Additions and Corrections section (such as based on comment letters received in response to the Draft EIR or based on updated regulatory information), the additional time would be billed on a time-and-materials basis in accordance with our hourly rates, which are provided in our separate Cost Proposal.

Task 4.3: Prepare Mitigation Monitoring Program

CAJA will prepare a Mitigation Monitoring Program (MMP), which will list the final mitigation measures, the timeline of implementation (phase), monitoring and enforcement agencies, and the actions indicating compliance.

The responses to comments, additions and corrections, and the MMP would be included as part of the Final EIR.

Task 4.4: Complete Final EIR

The Final EIR will ultimately include the Draft EIR and the following chapters: Introduction, Responses to Comments, Corrections and Additions to the Draft EIR, and MMP. CAJA will prepare the Administrative Final EIR and submit to the County for review.

CAJA will make changes to the Final EIR in response to comments provided by the County. We will submit a revised draft to the County with changes in redline so the County can clearly see where changes were made. The County will then determine if they have any additional comments on the Final EIR. If so, CAJA will again make changes to the Final EIR in response to any additional comments received, and will again submit a revised draft so the County can clearly see where changes were made. This process will continue until the County is satisfied that all of their comments have been addressed. There is often variation between projects in terms of public agency review. Therefore, we have estimated 25 hours for making revisions in response to comments from the County, and if additional hours are required to respond to these comments, they will be billed on a time-and-materials basis in accordance with our hourly rates provided in our separate Cost Proposal.

Task 4.5: Publication and Circulation of the Final EIR

Once the Administrative Final EIR is approved for release as the Final EIR, CAJA will provide the entire Final EIR package to the County in electronic PDF format, including all graphics and appendices. Additionally, CAJA will coordinate with the County in providing web-ready documents

for publication on the County's website. Any requested hard copies of the Final EIR can be accommodated on a time-and-materials basis in accordance with our hourly rates provided in our separate Cost Proposal.

Task 4.6: CEQA Findings of Fact and Statement of Overriding Considerations

Prior to consideration of the Project, CAJA will prepare the CEQA Findings of Fact for any significant environmental effects identified in the EIR. The Findings document will individually identify the significant environmental effects of the Project and provide a reasoned discussion of the appropriate findings. CAJA will also prepare the Statement of Overriding Considerations, which will describe why the benefits of the Project outweigh its significant unavoidable effects, if such effects are identified in the EIR.

Task 4.7: Public Hearings

The proposal includes attendance by two CAJA staff members at one Planning Commission hearing. However, it is understood that additional decision-maker hearings may be required depending on the level of public interest and issues that might arise during the Planning Commission hearing. Therefore, should additional Planning Commission hearing be required, or if a hearing before the Board of Supervisors is required (if the Project is appealed), CAJA would be available to attend these additional hearings. Our time for such hearings would be billed on a time and materials basis in accordance with our hourly rates, which are provided in our separate Cost Proposal.

Task 4.8: Notice of Determination

At the conclusion of approval at the final hearing, CAJA will draft the Notice of Determination, have it signed by County Planning staff, and coordinate filing at the Ventura County Clerk and Recorder's Office.

Section C

Staff Qualifications

Provided below is a summary of the qualifications for key staff members of CAJA Environmental Services, as well as our technical subconsultant firms. An organizational chart is also provided at the end of this section.

CAJA Environmental Services

Provided below is a listing of key staff members of CAJA Environmental Services. A Statement of Qualifications and full resumes are provided in Appendix A of this proposal.

Chris Joseph – Mr. Chris Joseph, founder and owner of CAJA, is responsible for management of the firm and for providing leadership, strategy, and direction in the preparation of environmental impact documents for both private development projects and government programs. Mr. Joseph has built the firm around the concept of providing personalized, senior-level professional services to clients. As such, Mr. Joseph maintains an active role with clients and their projects and assures that he and his senior staff will be accessible and involved in successfully guiding projects through the environmental clearance process. Under his direction, and with a hand-selected team of experienced, highly qualified, and specialized environmental professionals, CAJA has earned a reputation for efficiently providing thorough and conscientious work. Mr. Joseph would provide advice and overall direction to the CAJA Project Manager for the Project. Mr. Joseph received a B.A. in Geography from California State University, Northridge, and an M.A. in Administration in Environmental Management from the University of California, Riverside. In addition, Mr. Joseph is a member of the American Association of Environmental Professionals (AEP), the American Planning Association (APA), and the Urban Land Institute.

Stacie Henderson – Ms. Stacie Henderson is CAJA's Vice President and has over 17 years of professional experience in the field of environmental planning. She is responsible for all aspects of preparation of environmental review documents and has managed a variety of projects including institutional projects, residential and mixed-use developments, commercial developments (including big box retail uses), and industrial projects. Ms. Henderson is proficient in drafting all sections of environmental review documents; incorporating technical reports into documents; and personally, corresponding with public and private sector clients. Ms. Henderson regularly manages the preparation of high-profile and controversial projects from the beginning of the environmental review process through public hearings. Ms. Henderson received a B.A. in Political Science from the University of California, Berkeley; a law degree from Loyola Law School; and is a member of the State Bar of California.

Kerrie Nicholson – Ms. Kerrie Nicholson is a Principal at CAJA with over 24 years of professional experience in environmental writing, planning, and research. She began her career with CAJA as an environmental planner in 1998. She has contributed substantially to the preparation and management of several types of environmental documentation pursuant to CEQA and NEPA. Ms. Nicholson's experience comprises a variety of multi-faceted developments including: single- and multi-family residential, mixed-use, entertainment/retail, institutional, commercial, industrial, and

recreational developments. Ms. Nicholson received a B.A. in Geography from California State University, Northridge, and is also a member of AEP.

Seth Wulkan – Mr. Wulkan began his career with CAJA in 2007 and has 15 years of experience in the preparation of environmental review documents. Mr. Wulkan is proficient in drafting all sections of environmental review documents, incorporating technical reports into documents, and personally corresponding with public and private sector clients. Mr. Wulkan regularly participates in team strategy meetings from the beginning of the environmental review process through the final hearings. Mr. Wulkan received a B.A. in Geography/Environmental Studies and History, with honors, from UCLA and recently completed a Certificate Program in Sustainability at UCLA Extension.

Doug Kim – Mr. Kim is a certified planner with 30 years of experience in air quality and noise analysis, modeling, regulatory rulemaking, and policy planning. He has worked as a senior analyst for two air quality districts, the South Coast Air Quality Management District and Monterey Bay Unified Air Pollution Control District. In this capacity, he led the development of the first CEQA Air Quality Guidelines for both agencies and has authorized federal transportation-air quality conformity guidance rules for both regions of the State. He served on a Statewide air quality panel to improve technical air quality modeling tools used by regulators and analysts throughout California. Mr. Doug Kim also has a Certificate of Continuing Education in SoundPLAN Software and Noise Modeling Training.

Andrea Schultz – Ms. Andrea Schultz is the Director of Operations for CAJA. She assists other CAJA staff members with document formatting and editing as well as other project-related tasks. Ms. Schultz oversees production of all published documents, working with staff and vendors to meet publication deadlines. She would have a hand in all documents prepared for the County. Ms. Schultz received a B.A. from Washington State University.

Sherrie Cruz – Ms. Sherrie Cruz is the Senior Graphics Specialist for CAJA. Ms. Cruz translates technical documents and figures received from the client and other consultants into comprehensive graphics for inclusion in published documents. She would assist with preparation of graphics and figures prepared for the County. Ms. Cruz received a B.A. from the University of Southern California.

SWCA Environmental Consultants

Provided below is a listing of key staff members of SWCA Environmental Consultants. Full resumes are provided in Appendix B of this proposal.

Aaron Elzinga – Mr. Elzinga has acted as both assistant project manager and as the project manager for several southern California development, infrastructure, and multidisciplinary environmental projects in compliance with CEQA, NEPA, NAGPRA, and Sections 106 and 110 of NHPA. He has successfully interacted with Native American tribes in southern California, as well as lead agencies at the local (e.g., City of Los Angeles), County, and federal (USFS, BLM) levels. Mr. Elzinga has authored or co-authored numerous technical reports and cultural resources sections for CEQA and Section 106 compliant projects. Mr. Elzinga meets the Secretary of the Interior's Professional Qualification Standards for Archaeology. Mr. Elzinga

received a B.A., cum laude, in Anthropology from California State University, Northridge, and an M.A., with distinction, in Anthropology and Public Archaeology from California State University, Northridge. In addition, Mr. Elzinga is a Registered Professional Archaeologist (California No. 989467) and is a member of the Society for California Archaeology.

Stephanie Cimino - Ms. Cimino leads a cultural resources team supporting development and infrastructure project compliance with the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), and National Historic Preservation Act (NHPA) across California and the west. Ms. Cimino meets the Secretary of the Interior's Professional Qualifications Standards (Title 36 Code of Federal Regulations Part 61) in both architectural history and archaeology. She has conducted historical research, fieldwork, technical reporting, National Register of Historic Places (NRHP) and California Register of Historical Resources evaluations, NRHP nominations, and tribal and agency consultation for historic and archaeological properties throughout California and neighboring states. Her areas of expertise include historical resource evaluations and historic context statements for utilities and rural properties, as well as implementing mitigation to resolve adverse effects to historic properties. In addition to her technical capabilities, Ms. Cimino has extensive experience managing essential business and project functions, such as preparing and administering contracts, budgets, logistics, and work plans. She also excels at engaging stakeholders and collaborating with business partners, agencies, Native Americans, and interested third parties to identify program priorities, communicate program needs and dependencies, expedite environmental permitting processes, and strategize long- and short-term program goals. Ms. Cimino received a B.A., with honors, in Anthropology from the University of California, Santa Cruz, and an M.A. in Historic Preservation from the University of Oregon.

Mathew Carson – Mr. Carson is a cultural and paleontological resources project manager who maintains a comprehensive understanding of the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA), as well as other regulations pertaining to cultural and paleontological resources. He provides paleontological expertise on projects spanning transportation, energy, mining, public works, transmission lines, education, and development throughout California, as well as in the Great Basin and Rocky Mountain regions. Additionally, Mr. Carson exceeds the qualifications of a Qualified Paleontologist according to the guidelines set forth by the Society of Vertebrate Paleontology. He has authored numerous paleontological assessments as well as sections of CEQA/NEPA environmental documents. He has successfully managed cultural and paleontological projects from their initial planning to their final construction. Mr. Carson received a B.S. in Geology (Paleontology) from Bowling Green State University and an M.S. in Geology from Bowling Green State University. Mr. Carson is also a member of the Paleontological Society and the Society of Vertebrate Paleontology.

Erica Nicolay - Ms. Nicolay has over 5 years of experience in cultural resource management and has experience in every phase of cultural resources field work including monitoring, excavation, laboratory analysis, and curation of cultural artifacts for both prehistoric and historic resources and in rural and urban contexts. Ms. Nicolay also has documented architectural and infrastructure elements in a historical context during cultural resources survey, excavations, and monitoring and has received training in historical architecture reporting and surveying. She has also received thorough training in paleontological identification for monitoring purposes as well as in-field

monitoring and excavation, including jacketing, for marine and terrestrial fossils. Ms. Nicolay also has significant reporting experience, has co-authored numerous cultural resources technical reports, and has contributed to a variety of environmental compliance documents including Initial Studies, Environmental Assessments, Environmental Impact Statements, and Environmental Impact Reports. She also has extensive experience conducting historical and archival research for varied types of reports including cultural resources assessments, tribal cultural resource assessments, and historical resource assessments and has experience analyzing the results of such research for inclusion in assessments. Ms. Nicolay received a B.A. in Anthropology and Italian from UCLA and an M.A. in Public Archaeology from California State University, Northridge.

Langan Engineering and Environmental Services

Provided below is a listing of key staff members of Langan Engineering and Environmental Services. Full resumes are provided in Appendix C of this proposal.

Cory Lavoie – Mr. Lavoie CHMM, PE will act as the main point of contact and Project Manager. Cory has over 15 years of experience providing technical and management expertise for environmental projects in Southern California and nationally. He has extensive experience working closely with clients to provide due diligence, site investigation and remediation services. He has assessed environmental liabilities to support development, divestiture and acquisition of properties. His skilled approach allows for reduced time and cost to completion, while maintaining a high-level of health and safety and technical quality. Mr. Lavoie received a B.S. from Bloomsburg University, an M.S. from Towson University, and a post-baccalaureate certificate in Engineering Management from the University of Maryland. In addition, Mr. Lavoie is a Certified Hazardous Materials Manager (No. 26456), a Project Management Professional (No. 2780958), and is a member of the Western States Petroleum Association and AEP.

Rory Johnston – Mr. Johnston, PE, GE, BCEE will act as the Principal in Charge and quality control and assurance reviewer to oversee our environmental services from start to finish. Rory has 31 years of environmental engineering experience in Southern California and internationally. He has managed numerous real estate development, major oil and gas, chemical, mining, aviation, and pharmaceutical projects. His expertise ranges from portfolio due diligence, environmental investigation remediation, geotechnical investigations/construction, HSSE compliance/management and management consulting. Mr. Johnston received a B.A. in English from Rutgers University, a B.S. in Civil Engineering from Rutgers University, and an M.S. in Civil Engineering from the University of California. In addition, Mr. Johnston is a Professional Engineer (PE) in the State of California and also a Registered Geotechnical Engineer in California.

Linscott, Law & Greenspan, Engineers

Provided below is a listing of key staff members of Linscott, Law & Greenspan. Full resumes are provided in Appendix D of this proposal.

David S. Shender - Mr. Shender has over 38 years of experience within the traffic engineering and transportation planning industry, with particular emphasis in the preparation of master planning site access and circulation studies, parking studies, and CEQA-related environmental documentation for a variety of projects, with particular focus on the formulation of comprehensive

transportation mitigation packages. Mr. Shender has extensive experience in presenting transportation studies to a spectrum of audiences including land-use decision-makers and community groups. Mr. Shender is a Principal of LLG's office in Woodland Hills, California and currently serves as President of LG2WB Engineers, Inc., dba Linscott, Law & Greenspan, Engineers. Mr. Shender holds both a B.S. and M.S. in Civil Engineering from Drexel University, and is a Professional Engineer in the State of California (C 45324).

Alfred C. Ying - Mr. Ying holds over 31 years of traffic engineering and transportation planning experience, with particular emphasis on the preparation of traffic impact studies and parking studies for various development projects pursuant to the requirements of CEQA. He is a graduate of the University of California, Los Angeles in 1992. Mr. Ying has a background in complex operational analyses for intersections and roadway corridors and specializes in simulation of traffic flows. He has prepared Caltrans Permit Engineering Evaluation Reports (PEER) for the processing of highway improvements and has performed numerous traffic signal timing, signal progression, and signal warrant analyses. Mr. Ying is a licensed Traffic Engineer in the State of California (TR 1944), a certified Professional Transportation Planner with the Transportation Professional Certification Board, Inc. (Certificate No. 154), and a certified Employee Transportation Coordinator with the South Coast Air Quality Management District. Finally, Mr. Ying holds a B.S. in Mechanical Engineering from UCLA.

Francesca S. Bravo – Ms. Francesca Bravo has 23 years of traffic engineering and transportation planning experience, with particular emphasis on the preparation of traffic impact studies and parking studies for both public agencies and the private sector for a variety of project developments in the greater Los Angeles region and areas of Ventura County. Ms. Bravo has also worked on projects located in the County of San Bernardino, California, County of Oahu, Hawaii and the County of Maui, Hawaii. Ms. Bravo holds a B.S. degree in Civil and Environmental Engineering from the University of California, Los Angeles.

KPFF Consulting Engineers

Provided below is a listing of key staff for KPFF Consulting Engineers. A full resume is provided in Appendix E of this proposal.

Sharad Ganju – With a background in the land development industry that includes more than 17 years of experience in the design, development, and management of projects including providing support for environmental impact reports for institutional, government, commercial and healthcare clients, Sharad Ganju is responsible for new project development in greater Los Angeles, client relationships, business development, and providing unparalleled client service. He is experienced in managing multiple sub-consultants on large projects, delivering on schedule while meeting clients' expectations. Mr. Ganju holds a B.E. in Civil Engineering from the Center for Environmental Planning & Technology (India), an M.S. in Civil Engineering from Rutgers University, and is a Professional Engineer in the State of California (C 85128).

CAJA Environmental Services

Chris Joseph
Owner/President

Stacie Henderson
Vice President

Key CEQA Staff

Kerrie Nicholson
Principal

Seth Wulkan
Project Manager

Doug Kim
Air Quality/Noise Specialist

Andrea Schultz
Director of Operations

Sherrie Cruz
Senior Graphics Specialist

Subconsultants

SWCA
Cultural Resources

Langan
Hazards

LLG
Transportation

KPFF
Utilities

Section D

Related Work Experience

CAJA's CEQA experience brings an in-depth and unique understanding of the environmental issues and constraints associated with many types of projects. Provided below is a representative listing of CAJA's related work experience, including projects with similar environmental issues to the proposed Camp Alonim project and other large-scale institutional projects.

Projects with Similar Environmental Issues:

Flintridge Sacred Heart Academy EIR. CAJA prepared an EIR for the City of La Cañada Flintridge for the Flintridge Sacred Heart Academy (FSHA). Existing development at the FSHA Campus comprises nine functional buildings on 18 acres of the 42-acre campus, totaling 217,351 square feet of gross building area. The current enrollment capacity of the school is 425 students, including a combination of boarding and commuting students. The intent of the Project is to allow for improvements and modernization of the FSHA Campus as a whole. As part of the Project, the total building square footage of the campus would increase from the existing 217,351 square feet to a maximum of approximately 333,502 square feet, including the following:

- An expansion of the Arts Center/Auditorium by approximately 8,649 square feet;
- An expansion and renovation of the existing High School Building, increasing in area from the existing 19,200 square feet to approximately 32,700 square feet, to include a new information center and library, college counseling facilities, and administrative offices;
- Development of a campus plaza and enhanced internal open space areas through the Dominican Garden and other landscaping improvements;
- New outdoor athletic area providing tennis courts, athletic fields, or similar sport-related active uses; and
- A new partially subterranean, multi-level parking facility, up to 99,000 square feet, providing up to 239 parking spaces.

Approximately 27.2 acres (approximately 65 percent) of the campus would remain undeveloped and in a natural condition. Additionally, the Project would necessitate improvements to both the existing water delivery system to improve fire flow to accommodate current fire code and safety requirements and upgrading the existing electrical service system to accommodate the larger electrical load for the Project.

Canyon Hills EIR. CAJA prepared an EIR for the City of Los Angeles for the Canyon Hills Project. The Project includes the development of 280 single-family homes, a three-acre equestrian park, and the preservation of approximately 693 acres of open space. The proposed single-family homes would be clustered on approximately 194 acres of the 887-acre Project Site. Approximately 211 homes would be constructed on approximately 142 acres of land on the portion of the Project Site located north of Interstate 210 and approximately 69 homes would be constructed on approximately 52 acres of land on the portion of the Project Site located south of

Interstate 210. Approximately 693 acres (78 percent) of the Project Site, including a large swath of land west of the proposed homes, would be preserved as open space. The Project would also include an equestrian park on approximately three acres of land adjacent to La Tuna Canyon Road in the southwestern portion of the Project Site, which would be available for public use. Additional open space and recreational facilities would be provided throughout the Project Site.

Camp Bloomfield EIR. CAJA worked on an EIR for the County of Los Angeles for the Camp Bloomfield Renovation Project for the Junior Blind of America. The approximately 40-acre Project Site is located in the Santa Monica Mountains, near the westernmost boundary of the County of Los Angeles with Ventura County and immediately north of the City of Malibu. The Project included continued operations of the camp that had been in continuous service since the 1950s. When the camp is not used by the Junior Blind, other non-profit organizations serving children may be selected to use the camp for educational and/or recreational purposes. The maximum attendance levels of the camp would not increase from the existing capacity of 250 beds. The Project would renovate or replace the existing camp/youth facilities (located on approximately eight acres of the 40-acre site), which would result in an increase in the square footage of some of the existing structures and the construction of three new buildings. Renovations and/or replacement would enhance the following existing facilities: dining hall, girls' cabins, boys' cabins, camp manager's residence, swimming pool, pond, recreational facilities, horse shelter/corral, water tanks and wells, storm drain and septic systems, internal camp roads, landscaping, and a bridge across the Arroyo Sequit. New structures would provide a children's meeting center, an outdoor education center, an arts and crafts facility, and a new bridge.

Verdugo Hills Golf Course Residential Project EIR. CAJA prepared an EIR for the City of Los Angeles for the proposed Verdugo Hills Golf Course project, located in the Sunland Tujunga community of the City of Los Angeles. The approximately 58-acre Project Site is an irregularly shaped property that is roughly bounded by Tujunga Canyon Boulevard to the east and La Tuna Canyon Road to the south. Approximately 25 acres of the Project Site are currently occupied by the Verdugo Hills Golf Course, a driving range, a surface parking lot, and other supporting uses. Single-family homes are to the north, and undeveloped land is to the west. The Foothill Freeway (Interstate 210) is located to the south of the Project Site, just beyond La Tuna Canyon Road. The Project proposes to demolish the existing golf course and supporting uses, subdivide the property and subsequently develop 229 four- and five-bedroom, two-story homes, with a density of approximately 3.93 units per acre. The residential units are to be located principally on the former site of the golf course and driving range, along with a currently undeveloped strip of land along Tujunga Canyon Boulevard. The development would be a private community with gated access and private roads. Grading would be restricted to slopes of 15 percent or less; therefore, approximately 32 acres of hillside slopes with gradients steeper than 15 percent are proposed to be retained as open space.

Other Institutional Projects:

SoFi Football Stadium EIR. CAJA prepared an EIR and EIR Addendum for the City of Inglewood for the redevelopment of Hollywood Park. Subsequent to the preparation of the EIR and Addendum, CAJA prepared an Elections Code Section 9212 Report for the City of Inglewood for The City of Champions Revitalization Initiative (Initiative), which would authorize the owners of

the property at the former Hollywood Park Race Track to develop either the currently approved Hollywood Park Specific Plan project (Existing Project) or a new alternative project (Stadium Alternative). The Stadium Alternative would incorporate a multi-purpose stadium with fixed seating capacity of up to 80,000 for professional sports, including football and soccer, as well as concerts, and other entertainment uses into the previously approved Hollywood Park Project. While the stadium could be utilized for a variety of events with varying levels of attendance, for the purposes of the City's analysis, a venue designed for professional football with 75,000 patrons was assumed based on expected actual attendance, which would be less than full capacity for the majority of events due to unused tickets. The Stadium Alternative would be located on approximately 298 acres that encompass the site of the former Hollywood Park Race Track (the same site analyzed in the 2009 EIR and 2014 EIR Addendum) and 60 additional acres of existing surface parking north of the former track. The Initiative would also authorize the construction of an approximately 6,000-seat entertainment venue, and additional retail, office, and business uses. The Stadium Alternative project ultimately permitted the construction of a state-of-the-art, energy-efficient stadium and an entertainment district, allowing the City to attract a National Football League (NFL) franchise to Southern California, as well as other regional, national, and international sporting events.

Los Angeles Coliseum EIR. CAJA prepared an EIR for the City of Los Angeles for the renovation of the Los Angeles Memorial Coliseum to conform with the generally accepted standards of design for NFL stadiums, under the objective of enabling the Coliseum Commission to acquire and maintain an NFL franchise in the City of Los Angeles. Proposed renovations to the Coliseum included reducing the seating capacity for professional and college football games, from the existing level of 92,500 to approximately 68,000 for NFL games and approximately 78,000 for collegiate football games. The Project also included the addition of 175 luxury suites and a club level of 15,000 premier seats, along with renovations to portions of the 27.4-acre Project Site surrounding the Coliseum structure itself. The Coliseum is a prominent landmark in the history of the City of Los Angeles. Therefore, one of the primary goals of the Project was to renovate the Coliseum while simultaneously retaining and restoring as much of the existing Coliseum façade, bowl geometry, and seating areas as physically and practically possible, within the constraints of operational, programmatic, and historic restoration guidelines.

Los Angeles Sports Arena EIR. CAJA worked on an EIR for the Los Angeles Memorial Coliseum Commission for the redevelopment of the Exposition Park Master Plan Area. The Project consisted of the demolition and removal of the existing Sports Arena and the redevelopment of the Project Site with a new use that would reactivate the underutilized Project Site. In an effort to be responsive to changing community needs and market conditions throughout the Project scoping and approval process, the Los Angeles Memorial Coliseum Commission (LAMCC) considered two different and mutually exclusive future uses for the Project Site: a civic space called "Celebration Park," or a new professional 22,000 seat outdoor soccer stadium.

Section E

Timeline

CAJA's estimated timeline for preparation of the EIR, including the projected number of hours required as CAJA labor to complete each task, is provided in Table E-1. The timeline shown in Table E-1 provides a realistic schedule of approximately 12 months for completion of the Final EIR, and an additional three months for public hearings and filing the Notice of Determination.

Table E-1
EIR Estimated Timeline

Task/Assumptions	Schedule
PHASE 1: Project Management and Information Gathering	
Task 1.1: Strategic Assistance, Management, Meetings - Assumes 30 hours of CAJA time	Ongoing
Task 1.2: Data Collection/Review Existing Information - Assumes 5 hours of CAJA time	Month 1
Task 1.3: Initial Site Visit - Assumes 6 hours of CAJA time	Month 2
Task 1.4: Technical Reports - Assumes 40 hours of CAJA time - Assumes subconsultant preparation of technical reports	Months 2-4
PHASE 2: Initial Study	
Task 2.1: Prepare Project Description - Assumes 18 hours of CAJA time	Month 2
Task 2.2: Prepare Initial Study - Assumes 35 hours of CAJA time	Months 2-3
Task 2.3: Revise Initial Study - County review period - Assumes 20 hours of CAJA time	Month 3
Task 2.4: Prepare NOP - Assumes 7 hours of CAJA time	Month 3
Task 2.5: Public Scoping Meeting - Assumes 15 hours of CAJA time	Month 4
PHASE 3: Draft EIR	
Task 3.1: Prepare Administrative Draft EIR - Assumes 148 hours of CAJA time	Months 3-5
Task 3.2: Alternatives Analysis - Assumes 35 hours of CAJA time	Month 5
Task 3.3: Revise Administrative Draft EIR - County review period - Assumes 40 hours of CAJA time	Months 6-7
Task 4.4: Publication and Circulation of Draft EIR - 19 hours of CAJA time - Public review period (45 days)	Months 8-9
PHASE 4: Final EIR	
Task 4.1: Prepare Responses to Comments - Assumes 50 hours of CAJA time	Months 9-10
Task 4.2: Prepare Additions and Corrections - Assumes 10 hours of CAJA time	Month 10
Task 4.3: Prepare Mitigation Monitoring Program - Assumes 5 hours of CAJA time	Month 10
Task 4.4: Complete Final EIR - County review period - Assumes 25 hours of CAJA time	Months 10-11

Task 4.5: Publication and Certification of Final EIR - Assumes 14 hours of CAJA time	Month 12
Task 4.6: CEQA Findings of Fact and Statement of Overriding Considerations - Assumes 15 hours of CAJA time	Month 12
Task 4.7: Public Hearings - Assumes 10 hours of CAJA time	Months 13-14
Task 4.8: Notice of Determination - Assumes 6 hours of CAJA time	Month 15
Note: This schedule makes assumptions about timing for County review periods. If County staff takes longer to review than contemplated in this table, the schedule could change.	

Section F

References

Provided below is a list of references for CAJA Environmental Services.

Agencies

City of Los Angeles
Sergio Ibarra
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
213-473-9985
Sergio.Ibarra@lacity.org

City of Los Angeles
Diana Kitching
200 N. Spring Street, Suite 750
Los Angeles, CA 90012
213-978-1308
diana.kitching@lacity.org

City of Cerritos
Robert A. Lopez
Director of Public Works (formerly the Current Planning Manager)
18125 Bloomfield Avenue
Cerritos, CA 90703
562-916-1201
ralopez@cerritos.us

City of Orange
Anna Pehoushek, AICP
Assistant Community Development Director
300 E. Chapman Avenue
Orange, CA 92866
714-744-7228
apehoushek@cityoforange.org

City of La Cañada Flintridge
Susan Koleda, AICP
Deputy Director of Community Development
1327 Foothill Blvd.
La Cañada Flintridge, CA 91011
818-790-8881
skoleda@lcf.ca.gov

Clients

Ben Rosen, Director of Real Estate Development
Weingart
566 S. San Pedro St.
Los Angeles, CA 90013
213-689-2183
benr@weingart.org

Greg Nakahira, Managing Director
The Picerne Group
5000 Birch Street #600
Newport Beach, CA 92660
949-487-6262
greg@picernegroup.com

Garrett Lee, President
Jamison Properties
3470 Wilshire Blvd., Suite 700
Los Angeles, CA 90010
213-365-5000
garrettlee@jamisonservices.com

Appendix A:
CAJA Qualifications

CAJA Environmental Services, LLC



COMPANY OVERVIEW

The CAJA team has provided environmental planning services to the public and private sectors for over 35 years. Throughout those years, the company and staff have earned a reputation for consistent and conscientious performance in guiding projects through the environmental clearance process. The company's status as a well-known and respected leader in the environmental planning field is largely based on the personalized, accessible, and honest service that CAJA guarantees to each and every client.

CAJA staff members are fully prepared to identify and address a wide array of environmental issues. CAJA's project experience includes environmental clearance documentation and third-party review for all types of projects and programs, including:

- Urban Infill
- Commercial
- Institutional
- Residential
- Mixed-Use
- Entertainment/Events
- Public Sector
- Subdivisions
- Coastal Development
- Industrial

Led by its reputable project management staff, CAJA's commitment to high quality, efficient, and individualized service is carried through to every project.

MAIN OFFICE

Address: 9410 Topanga Canyon Boulevard, Suite 101, Chatsworth, CA 91311

Phone: 310.469.6700

Website: www.ceqa-nepa.com



COMPANY SERVICES

Chris Joseph

President/Principal

chris@ceqa-nepa.com

Phone: 310.469.6700

CAJA's environmental analyses and services include:

Environmental Impact Report (EIR)

Environmental Impact Statement (EIS)

Initial Study (IS)

Mitigated Negative Declaration (MND)

Environmental Assessment (EA)

Categorical Exemption (CE)

Sustainable Communities Environmental Assessment (SCEA)

Sustainable Communities Project Exemption (SCPE)

Finding of No Significant Impact (FONSI) pursuant to NEPA

CAJA offers a broad range of environmental consulting services with a particular emphasis on California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documentation. In addition to CEQA and NEPA related analysis and documentation (described in detail below), CAJA provides specialized environmental analyses and services to meet each client's individual needs. CAJA's diverse assortment of services includes:

- CEQA/NEPA Documentation
- Aesthetics/View Studies and Simulations
- Air Quality Studies
- Greenhouse Gas Emissions Studies
- Noise Studies
- Land Use/Zoning Analysis
- Environmental Review Management
- Mitigation Monitoring Programs
- Peer Review Services
- Expert Witness Testimony
- Environmental Constraints Analysis
- Strategic Assistance
- Project Benefit Analyses
- Preparation of Community Impact Reports
- Health Risk Assessments



ENVIRONMENTAL IMPACT REPORT/ STATEMENT PREPARATION AND TECHNICAL ANALYSIS

CAJA is responsible for all document preparation tasks, including:

Reviewing quality and content of all technical analyses.

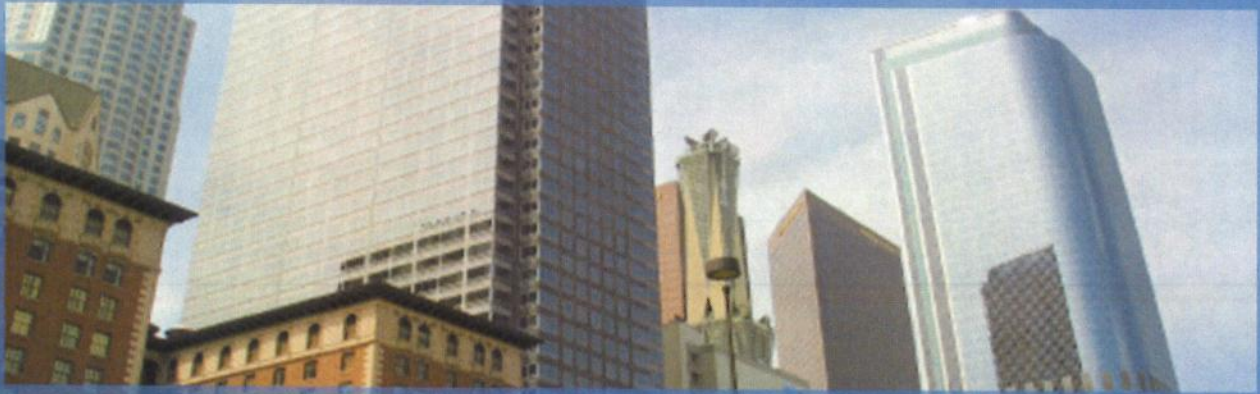
Ensuring compliance with style, format, and content requirements of responsible and lead agencies.

Reviewing technical methodologies.

Developing new methodologies as appropriate to meet the specific needs of a particular project.

CAJA approaches the preparation of each environmental document with an emphasis on quality and thoroughness of analysis. Because a project's environmental document is sometimes scrutinized by interested parties, the potential environmental effects of the project must be fully analyzed and disclosed. Although any environmental document can be challenged, a document that is prepared using a comprehensive approach with appropriately conservative assumptions is more likely to withstand any legal challenges that might be raised. In addition, an Environmental Impact Report/Statement (EIR/EIS) must respond directly to issues introduced by responsible agencies, interest groups, and community organizations. A document that provides thoughtful and well written responses to issues raised during the environmental review process is the best means of allowing applicants to proceed with their projects in the most expeditious manner.

Additionally, since CAJA specializes in environmental analysis and documentation, the project management staff can apply all available resources towards regularly upgrading our analytical approach and quality standards. With regard to this, the firm has earned a reputation for being conscientious in its approach and responsive to tight schedules and emergent problems. CAJA's EIRs are prepared to the standards and requirements of CEQA, the State CEQA Guidelines, the Office of Planning and Research guidelines, State planning and zoning laws, and applicable lead agency regulations. Environmental documents are always prepared in a manner that meets CAJA's exacting standards of quality, with specific emphasis placed on a clear and substantive writing style.



INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION & ENVIRONMENTAL ASSESSMENT/FINDING OF NO SIGNIFICANT IMPACT PREPARATION

The most important consultant function in the environmental review process is effective project management:

CAJA's project management approach is based on our understanding that each project presents a unique set of challenges.

CAJA's management approach allows regular interaction between the project team, lead agency staff, and other consultants.

CAJA reviews all project communications and technical reports in a timely fashion to ensure that issues are recognized early in the process.

In addition to more extensive environmental documentation, CAJA prepares Initial Studies (ISs) and Environmental Assessments (EAs) that investigate the scope of potential impacts resulting from a project and ultimately determine whether or not an EIR under CEQA or EIS under NEPA is required. If the results of the analysis indicate that an EIR or EIS is not required, CAJA will prepare a Negative Declaration (ND) or Mitigated Negative Declaration (MND) pursuant to CEQA, or a Finding of No Significant Impact (FONSI) pursuant to NEPA. Overall, this process generally includes:

- Preparing Environmental Information forms and a detailed IS or EA;
- Identifying viable mitigation measures and project conditions that would reduce impacts to a less-than-significant level; and
- Preparing, noticing, and distributing the IS/MND or EA/FONSI.

The comprehensive approach CAJA brings to these tasks provides extensive evaluation of a project while eliminating costly and unnecessary environmental analysis.



MITIGATION MONITORING PROGRAMS

CAJA offers expert assistance and technical understanding through environmental analysis.

CAJA prepares “stand-alone” Mitigation Monitoring Programs that may be submitted concurrently with the primary environmental document or subsequent to environmental review. A subsequent program may be needed to reflect mitigation modification or design changes that could affect mitigation measures described in the primary environmental document.

Programs are developed to meet the specific needs of different agencies, documenting all stages of mitigation implementation, enforcement mechanisms, and criteria to be used to determine compliance with mitigation conditions.

MARTIN EXPO TOWN CENTER EIR – CAJA

City of Los Angeles/Philena Properties, L.P.

CAJA prepared the EIR for the Martin Expo Town Center Project. The Project proposes the removal of all existing structures and the construction of approximately 807,200 square feet of new development (approximately 707,801 net new square feet) with an FAR of 3.91:1. The Project proposes the development of 516 residential units (508,200 gross square feet), 99,000 square feet of retail floor area (consisting of a 50,000-square-foot grocery store, 40,000 square feet of general retail use, and 9,000 square feet of restaurant uses), 200,000 square feet of creative office floor area, and enclosed subterranean parking.



JEFFERSON AND LA CIENEGA EIR – CAJA

City of Los Angeles/CPV Cumulus, LLC

CAJA prepared an EIR for the Jefferson and La Cienega Project. The Project consists of the demolition of an existing office building, accessory structures, and four light industrial structures (approximately 63,313 square feet), two existing radio tower structures, and the development of an approximately 1,900-000-square-foot transit-oriented, mixed-use development. The Project includes approximately 1,218 multi-family residential units (1,600,000 square feet of residential floor area) and 300,000 square feet of commercial floor area on the lower ground floors, and a total FAR of 3.9:1. The commercial space would include 200,000 square feet of office space, 50,000 square feet of grocery store, 20,000 square feet of restaurant space, and 30,000 square feet of general retail. The height would be 320 feet for the tower portion of the Project (480,000 square feet), and 110 feet for the podium buildings. Parking would be provided within a combination of above ground and subterranean levels and would comply with LAMC requirements.



BRADLEY LANDFILL AND RECYCLING CENTER MASTER PLAN EIR– CAJA*Waste Management, Inc./City of Los Angeles*

CAJA prepared an EIR for the Bradley Landfill II Transition Master Plan, which consists of two phases: (1) a proposed increase in the presently permitted height of the landfill II to continue operations at the levels allowed under current permits; and (2) implementation of a transfer station operation within the current landfill



II site. The purpose of the Bradley Landfill II Transition Master Plan is to provide for an orderly transition of the existing landfill II site from an active landfill II to a transfer station operation that will receive solid waste for disposal at other landfills. Under Phase I of the Bradley Landfill II Transition Master Plan, the applicant requests to increase the maximum height of the landfill II by 43 feet to a maximum height of 1,053 feet above mean sea level (msl). This increase in height would allow the landfill II to continue operating at its current level of activity until its established closure date. On or before the established closure date, the applicant proposes to convert the existing landfill II operation into a transfer station where solid waste loads are received, consolidated, and transported to other local or regional landfill II facilities.

SANTA MONICA COLLEGE MADISON THEATER EIR – CAJA*City of Santa Monica/Santa Monica College*

CAJA prepared an EIR for the Santa Monica College Madison Theater Project, which involves the construction and operation of a state-of-the-art, 500-seat theater facility for instruction and performances. The addition of the theater would be the catalyst in transforming the Madison Campus into the Madison Performing Arts



Center. The design is intended to create a recognizable identity for the Madison Performing Arts Center, and to create a prized cultural venue for Santa Monica College students as well as members of the surrounding community. The project primarily consists of constructing the new performance theater, converting the existing unused school auditorium into a classroom rehearsal hall, and resurfacing and redesigning the surface parking lot.

LINEA at SEPULVEDA EIR – CAJA

City of Los Angeles/Casden west L.A. LLC

CAJA prepared the EIR for the Linea at Sepulveda Project. The Project includes a mixed-use commercial and residential development, with commercial access along Pico and Sepulveda Boulevards and residential access along Sepulveda and Exposition Boulevards. The Project would include retail commercial floor area and 538 residential units (of which 59 would be senior-affordable units). Part of the Metro railroad easement at the southern portion of the site along Exposition Boulevard between Sepulveda Boulevard and Sawtelle Boulevard is planned for use as rail-line-related infrastructure associated with Phase II of the Metro's Exposition Light Rail Transit Line (the "Expo Line"). The Project would provide Expo Line passengers with pedestrian access to both existing and planned bus stops on both Pico and Sepulveda Boulevards.



Canyon Hills EIR – CAJA

City of Los Angeles/ Whitebird, Inc.

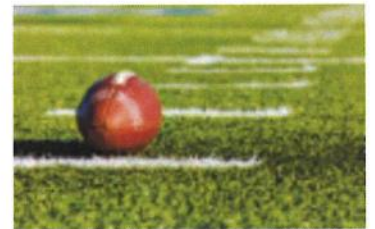
CAJA prepared an EIR for the City of Los Angeles for the Canyon Hills Project. The Project includes the development of 280 single-family homes, a three-acre equestrian park, and the preservation of approximately 693 acres of open space. The proposed single-family homes would be clustered on approximately 194 acres of the 887-acre Project Site. Approximately 211 homes would be constructed on approximately 142 acres of land on the portion of the Project Site located north of Interstate 210 and approximately 69 homes would be constructed on approximately 52 acres of land on the portion of the Project Site located south of Interstate 210. Approximately 693 acres (78 percent) of the Project Site, including a large swath of land west of the proposed homes, would be preserved as open space. The Project would also include an equestrian park on approximately three acres of land adjacent to La Tuna Canyon Road in the southwestern portion of the Project Site, which would be available for public use. Additional open space and recreational facilities would be provided throughout the Project Site.



SOFI FOOTBALL STADIUM EIR – CAJA

City of Los Angeles/Hollywood Park, Incorporated

CAJA prepared an EIR and EIR Addendum for the City of Inglewood for the redevelopment of Hollywood Park. Subsequent to the preparation of the EIR and Addendum, CAJA prepared an Elections Code Section 9212 Report for the City of Inglewood for The City of Champions Revitalization Initiative (Initiative), which would authorize the owners of the property at the former Hollywood Park Race Track to develop either the currently approved Hollywood Park Specific Plan project (Existing Project) or a new alternative project (Stadium Alternative). The Stadium Alternative would incorporate a multi-purpose stadium with fixed seating capacity of up to 80,000 for professional sports, including football and soccer, as well as concerts, and other entertainment uses into the previously approved Hollywood Park Project. While the stadium could be utilized for a variety of events with varying levels of attendance, for the purposes of the City's analysis, a venue designed for professional football with 75,000 patrons was assumed based on expected actual attendance, which would be less than full capacity for the majority of events due to unused tickets. The Stadium Alternative would be located on approximately 298 acres that encompass the site of the former Hollywood Park Race Track (the same site analyzed in the 2009 EIR and 2014 EIR Addendum) and 60 additional acres of existing surface parking north of the former track. The Initiative would also authorize the construction of an approximately 6,000-seat entertainment venue, and additional retail, office, and business uses. The Stadium Alternative project ultimately permitted the construction of a state-of-the-art, energy-efficient stadium and an entertainment district, allowing the City to attract a National Football League (NFL) franchise to Southern California, as well as other regional, national, and international sporting events.



POINTE VISTA EIR – CAJA

City of Los Angeles/BDC Point Vista Partners, LLC

CAJA prepared an EIR for the Ponte Vista Mixed Use Project in the San Pedro area of the City of Los Angeles. The project site is located at the former U.S. Navy San Pedro Housing complex, a 61.5-acre property on Western Avenue south of Palos Verdes Drive North. Adjacent land uses include the U.S. Navy's Defense Fuel Support Point (DFSP) to the north, Mary Star of the Sea High School to the east, multi-family residences to the south, and single-family residences in the City of Rancho Palos Verdes to the west (across Western Avenue). The project site is currently improved with 245 residential units, a community center, and a retail convenience facility that were constructed in 1962 by the U.S. Navy for the purpose of housing personnel stationed at the Long Beach Naval Shipyard.



Subsequent to the circulation of the Draft EIR, the project applicant proposed reductions to the original project. The revised project reduced the total number of units proposed from 2,300 to 1,950 (reducing the overall density to 32 units per acre). The revised project included 1,000 stacked townhomes and condominiums in 3-4 story buildings. Approximately 850 units would be restricted as senior housing. The remaining 100 units would be 3-story attached townhome units with private garages. The revised project set aside 370 units for sale to workforce households. The revised project continued to include a maximum of 10,000 square feet of retail uses, as well as the public park and private recreational amenities proposed by the original project (consisting of approximately 40 percent landscaped common areas). Like the original project, the revised project would redevelop 100 percent of the project site.

At the time the EIR was published, the Ponte Vista Project was the second largest housing project proposed in the City of Los Angeles (with the Playa Vista project being the largest). The Ponte Vista Project sparked highly publicized debate within the San Pedro community and the adjacent City of Rancho Palos Verdes, with the primary points of contention being traffic impacts on Western Avenue and land use consistency (the project site is zoned R1 and the Project's proposed density is R3).

LOS ANGELES COLISEUM EIR – CAJA

City of Los Angeles/Los Angeles Memorial Coliseum Commission

CAJA prepared an EIR for the City of Los Angeles for the renovation of the Los Angeles Memorial Coliseum to conform with the generally accepted standards of design for NFL stadiums, under the objective of enabling the Coliseum Commission to acquire and maintain an NFL franchise in the City of



Los Angeles. Proposed renovations to the Coliseum included reducing the seating capacity for professional and college football games, from the existing level of 92,500 to approximately 68,000 for NFL games and approximately 78,000 for collegiate football games. The Project also included the addition of 175 luxury suites and a club level of 15,000 premier seats, along with renovations to portions of the 27.4-acre Project Site surrounding the Coliseum structure itself. The Coliseum is a prominent landmark in the history of the City of Los Angeles. Therefore, one of the primary goals of the Project was to renovate the Coliseum while simultaneously retaining and restoring as much of the existing Coliseum façade, bowl geometry, and seating areas as physically and practically possible, within the constraints of operational, programmatic, and historic restoration guidelines.

Los Angeles Sports Arena EIR – CAJA

City of Los Angeles/Los Angeles Memorial Coliseum Commission

CAJA worked on an EIR for the Los Angeles Memorial Coliseum Commission for the redevelopment of the Exposition Park Master Plan Area. The Project consisted of the demolition and removal of the existing Sports Arena and the redevelopment of the Project Site with a new use that would reactivate the



underutilized Project Site. In an effort to be responsive to changing community needs and market conditions throughout the Project scoping and approval process, the Los Angeles Memorial Coliseum Commission (LAMCC) considered two different and mutually exclusive future uses for the Project Site: a civic space called “Celebration Park,” or a new professional 22,000 seat outdoor soccer stadium.

FLINTRIDGE SACRED HEART ACADEMY EIR – CAJA*City of La Cañada Flintridge/Flintridge Sacred Heart Academy*

CAJA prepared an EIR for the City of La Cañada Flintridge for the Flintridge Sacred Heart Academy (FSHA). Existing development at the FSHA Campus comprises nine functional buildings on 18 acres of the 42-acre campus, totaling 217,351 square feet of gross building area. The current enrollment capacity of the



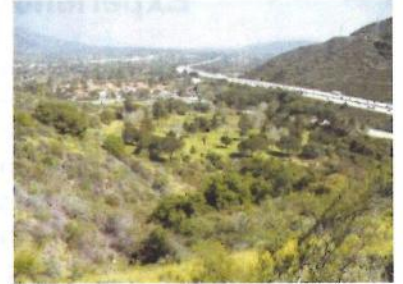
school is 425 students, including a combination of boarding and commuting students. The intent of the Project is to allow for improvements and modernization of the FSHA Campus as a whole. As part of the Project, the total building square footage of the campus would increase from the existing 217,351 square feet to a maximum of approximately 333,502 square feet, including the following:

- An expansion of the Arts Center/Auditorium by approximately 8,649 square feet;
- An expansion and renovation of the existing High School Building, increasing in area from the existing 19,200 square feet to approximately 32,700 square feet, to include a new information center and library, college counseling facilities, and administrative offices;
- Development of a campus plaza and enhanced internal open space areas through the Dominican Garden and other landscaping improvements;
- New outdoor athletic area providing tennis courts, athletic fields, or similar sport-related active uses; and
- A new partially subterranean, multi-level parking facility, up to 99,000 square feet, providing up to 239 parking spaces.

Approximately 27.2 acres (approximately 65 percent) of the campus would remain undeveloped and in a natural condition. Additionally, the Project would necessitate improvements to both the existing water delivery system to improve fire flow to accommodate current fire code and safety requirements and upgrading the existing electrical service system to accommodate the larger electrical load for the Project.

VERDUGO HILLS GOLF COURSE RESIDENTIAL PROJECT EIR – CAJA*City of Los Angeles/ Snowball West Investments, L.P. / MWH Development*

CAJA prepared an EIR for the City of Los Angeles for the proposed Verdugo Hills Golf Course project, located in the Sunland Tujunga community of the City of Los Angeles. The approximately 58-acre Project Site is an irregularly shaped property that is roughly bounded by Tujunga Canyon Boulevard to the east and La Tuna Canyon Road to the south. Approximately 25 acres of the Project Site are currently occupied by the Verdugo Hills Golf Course, a driving range, a surface parking lot, and other supporting uses. Single-family homes are to the north, and undeveloped land is to the west. The Foothill Freeway (Interstate 210) is located to the south of the Project Site, just beyond La Tuna Canyon Road. The Project proposes to demolish the existing golf course and supporting uses, subdivide the property and subsequently develop 229 four- and five-bedroom, two-story homes, with a density of approximately 3.93 units per acre. The residential units are to be located principally on the former site of the golf course and driving range, along with a currently undeveloped strip of land along Tujunga Canyon Boulevard. The development would be a private community with gated access and private roads. Grading would be restricted to slopes of 15 percent or less; therefore, approximately 32 acres of hillside slopes with gradients steeper than 15 percent are proposed to be retained as open space.



CHRIS JOSEPH

President/Principal

Experience Summary

Mr. Chris Joseph, founder and owner of CAJA, is responsible for management of the firm and for providing leadership, strategy, and direction in the preparation of environmental impact documents for both private development projects and government programs. Mr. Joseph has built the firm around the concept of providing personalized, senior-level professional services to clients. As such, Mr. Joseph maintains an active role with clients and their projects, and assures that he and his senior staff will be accessible and involved in successfully guiding projects through the environmental clearance process. Under his direction, and with a hand-selected team of experienced, highly qualified, and specialized environmental professionals, CAJA has earned a reputation for efficiently providing thorough and conscientious work.

Project Experience

- Martin Expo Town Center
- Jefferson and La Cienega EIR
- Noho West EIR
- Los Angeles Coliseum EIR
- Millennium Hollywood EIR
- Casden Sepulveda EIR
- Inglewood Football Stadium EIR
- Los Angeles Memorial Coliseum Project EIR
- Flintridge Sacred Heart Academy Specific Plan EIR
- Sunset and Everett Mixed-Use EIR
- Verdugo Hills Golf Course Project EIR
- Malibu Racquet Club Expansion MND
- Metro Universal Project EIR
- Santa Susana Estates EIR
- Weingart 6th and San Pedro SCEA
- Stark Menifee Initial Study
- Ventura Parking Structure MND
- Hollywood Forever Cemetery CE
- Valley Charter School CE
- Park Pointe Encino MND

Educational Background and Professional Affiliations

- M.A. in Administration in Environmental Management-University of California, Riverside
- B.A. in Geography-California State University, Northridge
- Association of Environmental Professionals (AEP)
- American Planning Association (APA)
- Urban Land Institute (ULI)

STACIE HENDERSON

Vice President

Experience Summary

Ms. Stacie Henderson is the firm's Vice President with over 17 years of experience. Ms. Henderson is responsible for all aspects of preparation of environmental review documents and is proficient in drafting all sections of environmental review documents; incorporating technical reports into documents; and personally corresponding with public and private sector clients. Ms. Henderson regularly manages the preparation of high-profile environmental documents pursuant to CEQA and NEPA from the beginning of the process through the public hearings. Ms. Henderson received a B.A. in Political Science from the University of California, Berkeley, a law degree from Loyola Law School, and is a member of the State Bar of California.

Project Experience

- 843 Fairfax SCEA
- 999 Town & Country Orange IS/MND
- 1001 Olympic (Olympia) EIR
- 1022 La Cienega SCEA
- 1099 Grand CE
- 1201 Grand EIR
- 1212 Flower IS/MND
- 1457 Main EIR Addendum
- 3000 Crenshaw Specific Plan Exemption
- 3003 Runyon Canyon EIR
- 5411 Wilshire EIR
- 5850 Jefferson EIR Addendum
- 5870 Jefferson EIR Addendum
- 8787 Venice SCPE
- 9201 Winnetka MND
- Abode at Glassell Park EIR
- Branch West Orange IS/MND
- Calabasas Village EIR Addendum
- Campbell Hall IS/MND
- Cerritos Artesia Apartments IS/MND
- Cerritos Walmart EIR
- Colburn School CE
- Community Recycling and Resource Recovery EIR
- Gals School CE
- Green Hollow Square EIR
- Hollywood Park EIR and Addendum
- Inglewood Football Stadium Report to Council
- Jefferson and La Cienega EIR
- Lancaster Reuse Project CE
- Lane Ranch Town Center EIR
- Martin Expo Town Center EIR
- Maubert Project SCPE
- Noho West EIR
- Otis College IS/MND
- Paseo Plaza Hollywood EIR and Addendum
- Picerne Lomita Apartments EIR
- Public Storage Santa Fe Springs CE
- Santa Fe Springs CE
- Southern California Flower Market EIR
- Sunset Silver Lake EIR
- Tehachapi Walmart EIR
- The Forum CE
- Tierra Luna Marketplace EIR
- Valley Charter School CE
- Venice and Fairfax IS/MND
- Waste Resources IS
- Wilshire/Crescent Heights EIR
- Yucca St Condos EIR

Educational Background and Professional Affiliations

- J.D. – Loyola Law School
- B.A. in Political Science – University of California, Berkeley

KERRIE NICHOLSON

Principal

Experience Summary

Ms. Kerrie Nicholson is a Principal at CAJA with over 24 years of professional experience in environmental writing, planning, and research. She began her career with CAJA as an environmental planner in 1998. She has contributed substantially to the preparation and management of several types of environmental documentation pursuant to CEQA and NEPA, including EIRs, EISs, MNDs, CEs, SCPEs, and SCEAs. Ms. Nicholson's experience comprises a variety of multi-faceted developments including: specific plans, single- and multi-family residential, mixed-use, entertainment/retail, institutional, commercial, industrial, and recreational developments.

Project Experience

- 6399 Wilshire Blvd Project CE
- Belle Terre Specific Plan EIR
- Beverly and Fairfax Mixed-Use Project EIR
- Brentwood Town Green EIR
- Casden Sepulveda Project EIR
- Casden Sepulveda EIR
- Commerce Point EIR
- Deer Creek Plaza EIR
- Equity Residential Mixed-Use Project SCEA
- Flintridge Sacred Heart Academy Specific Plan EIR
- Golden Valley Parkway Precise Plan Alignment MND
- Hillcrest Christian School & Church Expansion EIR
- Junction at Menifee Valley FEIR
- Kisco Park Plaza memory Care Facility MND
- Los Angeles Country Club MND
- Luxe @ Colfax Project EIR
- Mammoth View Hotel MND
- Menifee Town Center Specific Plan EIR
- Monterey Park Crossing Project EIR/EIS
- Moorpark Street Residential MND
- Mt. Washington Residential Project MND
- Museum of Tolerance FEIR
- Napa Valley College Master Plan EIR
- Olympic Tower EIR
- Ponte Vista EIR
- Ramona Creek Specific Plan EIR
- Santa Fe Springs Townlots Housing EIR
- Santa Monica Open Space Element EIR
- Self-Realization Fellowship Church EIR
- SunWest Project EIR
- Taylor Yard Transit Village MND
- Town Center Specific Plan EIR
- Universal City Vision Plan EIR
- USC McHenry Library Expansion EIR
- Villages at Heritage Springs Addendum
- Weingart 6th and San Pedro SCEA
- West Hollywood Gateway EIR
- Willows Community School Plan MND

Educational Background and Professional Affiliations

- B.A. in Geography-California State University, Northridge
- Association of Environmental Professionals (AEP)

SETH WULKAN

Project Manager

Experience Summary

Mr. Seth Wulkan has 15 years of experience and is responsible for all aspects of preparation of environmental review documents. He began his career with CAJA in 2007. Mr. Wulkan is proficient in drafting all sections of environmental review documents; incorporating technical reports into documents; and personally corresponding with public and private sector clients. Mr. Wulkan regularly participates in team strategy meetings from the beginning of the environmental review process through the final project hearings. Mr. Wulkan graduated with college honors from UCLA and completed a Certificate Program in Sustainability at UCLA Extension.

Project Experience

- 1013 Everett Silverlake MND
- 11600 Santa Monica CE
- 1855 Westwood MND
- 2929 Leeward Shade Shadow
- 2972 Santa Monica CE
- 200 Vermont CE
- 4090 Del Rey MND
- 5th and Hill Downtown LA EIR
- 755 Sand Point Shade Shadow
- 800 Western Koreatown MND
- 904 La Brea Hollywood MND
- 925 La Brea Hollywood MND
- Abbott Kinney Venice MND and EIR
- Bay Street Arts District EIR
- Bel Air Presbyterian Church Preschool EIR
- Belwood Lofts EIR
- Garland and 8th MND
- Green Hollow Square EIR
- Highland Selma Hollywood MND
- Hollywood Center Studios MND
- Hollywood and Cherokee MND
- Hollywood Gower EIR
- La Tijera Westchester MND
- Los Angeles New Community Plans EIR
- Millennium Hollywood EIR
- Ocean Front Walk Venice Air Quality
- Panorama Mall MND
- SeaBreeze Apartments Southbay EIR
- Sears Boyle Heights MND
- Sunset and Everett Silverlake MND
- Verdugo Hills Golf Course EIR
- Western and 24th CE
- Wilshire and Westlake MND
- Wilshire Crescent Heights EIR

Educational Background and Professional Affiliations

- B.A. in Geography/Environmental Studies and History – University of California, Los Angeles
- Certificate in Global Sustainability (Environmental Law and Policy) – UCLA Extension

Appendix B:

SWCA Scope and Qualifications



ENVIRONMENTAL CONSULTANTS

Sound Science. Creative Solutions.®

320 North Halstead Street, Suite 120
Pasadena, California 91107
Tel 626.240.0587 Fax 626.568.2958
www.swca.com

January 26, 2023

Stacie Henderson
CAJA Environmental Services, LLC
9410 Topanga Canyon Boulevard, Suite 101
Chatsworth, California 91311

Submitted via email: stacie@ceqa-nepa.com

Re: Proposal for Peer Review of Cultural Resources Phase I Study, Preparation of Tribal and Paleontological Resource Technical Studies, and Support for Tribal Consultation for the American Jewish University – Camp Alonim Expansion Project

Dear Stacie:

SWCA Environmental Consultants (SWCA) is pleased to submit this proposal to provide document peer review for cultural resources, as well as provide tribal and paleontological technical assessments and tribal consultation support for the American Jewish University – Camp Alonim Expansion Project (project). We will perform peer review of an existing Phase I archaeological survey and prepare separate stand-alone technical reports for Paleontological and Tribal Cultural resources in accordance with the State California Environmental Quality Act (CEQA) Guidelines in support of CAJA Environmental Services', LLC (CAJA) preparation of the Environmental Impact Report (EIR).

The project team will be managed by SWCA Cultural Resources Team Lead Aaron Elzinga, M.A., Registered Professional Archaeologist (RPA). Mr. Elzinga will lead the document peer review effort, as well as the tribal outreach in compliance with Assembly Bill (AB) 52; assistance with tribal outreach will be provided by Stephanie Cimino, M.S. (Cultural Resources Director and Archaeologist). Ms. Cimino meets the Secretary of the Interior's Professional Qualifications Standards (PQS) for architectural history and archaeology (as defined in 48 Code of Federal Regulations 44716), and Mr. Elzinga meets the PQS for archaeology. SWCA archaeologist, Erica Nicolay, M.A. will support preparation of the tribal cultural resources technical study. Technical expertise will also be provided by Mathew Carson, M.S. (Lead Paleontologist). Mr. Carson meets the qualification standards set forth by the Society of Vertebrate Paleontology for a Qualified Professional Paleontologist. Ms. Cimino will provide strategic oversight and input throughout the process.

Thank you for providing us with the opportunity to work with you. Please contact me directly at (661) 341-0001 or via email at aelzinga@swca.com with any questions or comments on this submittal. We look forward to working with you.

Sincerely,

Aaron Elzinga, Project Manager
Cultural Resources Team Lead

Stephanie Cimino, M.S.
Cultural Resources Director

PROJECT UNDERSTANDING

The proposed Camp Alonim Expansion project entails development of additional camp facilities at Camp Alonim, located within the Brandeis-Bardin Campus at the American Jewish University, at 1101 Peppertree Lane in unincorporated Ventura County. The project is located within a 328-acre portion of the larger 2,558 acre Brandeis-Bardin campus and is made up of Assessor Parcel Numbers 685-0-051-040, -050, -140, -190, and -210. The campus is located in the foothills of the Santa Susana Mountains along Meier Canyon Creek, immediately south of the boundaries of the City of Simi Valley. The project is subject to compliance with CEQA, and we understand that an EIR will be prepared by C CAJA Environmental Services, LLC (CAJA) on behalf of American Jewish University (applicant) and submitted to the County of Ventura Resource Management Agency Planning Division (Planning Division), the lead CEQA agency.

The proposed project would include the addition of the following elements:

1. 6,385 sq. ft. Welcome Center (4,460 sq ft building plus a 1,925 sq ft deck)
2. Thirteen, 2,252 sq. ft. "duplex-style" camper cabins (1,930 sq ft building plus 332 sq ft deck)
3. Three (3) 576 sq. ft. camper cabins (441 sq ft building plus a 135 sq ft deck)
4. A 2,308 sq. ft. shade structure to function as an Arts Pavilion
5. A 58-space parking lot (approximately 29,000 square feet)
6. Various landscape improvements and new trails connecting the proposed cabins and other camp facilities.

The proposed Camp expansion would also involve the demolition of approximately 7,194 square feet of existing uses including three trailers used for staff housing (Building Nos. 55 through 57), two cottages used for staff housing (Building Nos. 9 and 10), a detached garage (Building No. 11), and one cabin structure (Building No. 116). The proposed development would also include removing a total of 67 trees within the project site. Grading will also take place to create level building areas for the proposed developments. According to Preliminary Grading Plans prepared by Stantec in July 2022 the project would involve excavations up to 5 feet in depth and the removal of approximately 10,858 cubic yards of soil. The total area of construction is assumed to be approximately 7 acres.

THE PROPOSED SCOPE OF WORK

This project requires an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA), to be prepared by CAJA.

SWCA will peer review the cultural resources technical study prepared by the applicant's consultant. This scope excludes revisions to the report and/or field work necessitated as the result of our peer review. SWCA will also prepare separate, stand-alone technical studies for tribal and paleontological resources to support CAJA's EIR. Each report will contain CEQA-level discussions of thresholds of significance, regulatory summary, analysis of potential impacts and recommended mitigation measures for completion of the proposed Project. Tribal outreach support in compliance with Assembly Bill (AB) 52 is also offered.

TASK 1: CULTURAL RESOURCES PEER REVIEW

SWCA will provide a technical review of the Phase I Archaeological Survey prepared by the applicant's consultant and will determine whether the assessment meets the requirements for CEQA documentation (Simon 2022). Minimally, the Phase I assessment should include a search of the California Historical Resources Information System at the South Central Coastal Information Center (SCCIC) to identify previously recorded resources and review previous cultural resources investigations within the project site and vicinity, a search of the Sacred Lands File (SLF) of the Native American Heritage Commission (NAHC), and a pedestrian survey to identify any archaeological resources present within the project site. The assessment should identify and evaluate the significance of any archaeological or historical resources falling within the project area and area of potential impacts and should determine if implementation of the proposed project would have an adverse impact on those resources. The assessment should also propose feasible mitigation measures for any significant adverse impacts. SWCA will summarize our findings regarding any discrepancies or technical needs in a memorandum. This review will be conducted by archaeologists who meet the Secretary of the Interior's Professional Qualification Standards for archaeology.

TASK 2: TRIBAL CULTURAL RESOURCES TECHNICAL REPORT

Under Task 2, SWCA will review existing documentation for the project and conduct additional background research to identify any tribal cultural resources known to exist within or adjacent to the project site. SWCA will review the results of the CHRIS and SLF records searches based on the applicant's consultant Phase I Archaeological Study (Simon 2022). SWCA assumes that the previously prepared Phase I Study contains the necessary CHRIS records search results and the appropriate NAHC search results, including a list of AB 52 specific Native American contacts. Therefore, SWCA assumes there is no need to request supplementary CHRIS and NAHC searches, and this proposed scope and cost does not include these services. Should the CHRIS and NAHC search results from the Phase I Study be determined to be insufficient or incomplete, SWCA would request additional funding for a supplemental records search under a separate scope and cost.

In addition to reviewing existing documentation, SWCA will conduct further background research, including but not limited to a review ethnohistoric literature and maps describing known village locations in the vicinity of the project site, as well as topography, the project's geotechnical study, and soils data to define any existing subsurface disturbances to the site and whether the physical setting is conducive to the preservation of buried tribal cultural resources. This information will be used to assess the suitability of the area for the presence of a tribal cultural resource based on the natural landscape and topographic setting. SWCA will also consider disturbances to the physical setting of the project site that could influence the likelihood of resource preservation and the presence of a tribal cultural resource. The purpose of the background research is to identify and characterize any tribal cultural resources known to exist within or near the project site, which includes tribal cultural resources that are archaeological in nature (i.e., prehistoric and historic-period Native American archaeological resources), and to assess the likelihood of encountering undocumented tribal cultural resources below the surface.

Upon completion of the above task, SWCA will prepare a technical memorandum that will summarize the results of the previously conducted records searches and SWCA's background research effort. The report will describe the proposed project, regulatory framework, research methodology, setting, and findings of fact as it concerns the archaeological and scientific basis for identifying whether tribal cultural resources are present or likely to exist below the surface within the project site. SWCA will prepare one (1) administrative draft of the report for review by the Project team and one (1) final version. No more than one round of comments will be addressed during the preparation of the Tribal Cultural Resources Technical Report.

SWCA assumes that the technical memorandum will acknowledge any lack of response to requests for tribal consultation as an analysis constraint. The conclusions in the report will be based exclusively on substantial evidence currently available and only intends to represent an archaeological and scientific assessment, which cannot substitute for tribal values and knowledge. Should the review, analysis, and summary of tribal consultation be required to be integrated into the Tribal Cultural Resources Technical Report, SWCA can provide this under a separate scope and cost.

TASK 3: NATIVE AMERICAN OUTREACH / AB 52 COMPLIANCE SUPPORT

Pursuant to Assembly Bill No. 52 (AB 52), the proposed project will require formal government-to-government consultation between the lead agency and California Native American Heritage Commission (NAHC)-listed Native American tribes or interested parties. SWCA understands that the Ventura County Planning Division is the lead agency and will initiate consultation by drafting the preliminary government-to-government communications. Under Task 3 SWCA will provide AB 52 consultation support related to addressing the potential for impacts to tribal cultural resources. The support may include any of the following: contacting the NAHC for a list of AB 52 specific Native American contacts; providing the lead agency letter templates, checklists, and detailed instructions to complete consultation effectively; drafting letters to the tribes on behalf of the agency; advising on best practices as it relates to the identification, management, or treatment of archaeological and tribal cultural resources; providing comments on measures or evidence submitted by tribal parties during consultation under PRC 21082.3(c); participating in telephone or video conference calls and written correspondence; and addressing other concerns raised during the tribal consultation. PRC 21082.3(c) requires any information submitted by a California Native American tribe during consultation to be excluded from environmental documents or other forms of disclosure to the public but can be shared with the project applicant's agent. Therefore, SWCA can also assist the County Planning Division in preserving correspondence (letters and email) and creating records of verbal conversations.

All communication with Native American tribes made by SWCA will be on behalf of the lead agency and SWCA will not provide opinions or recommendations to the tribes regarding the project nor will SWCA lead any discussions between the lead agency and any Native American tribes. SWCA's role will solely be as a support to facilitate consultation. This support would be provided by the project Cultural Resources Team Lead and Director. SWCA assumes no in-person meetings will be required. Should more extensive consultation assistance be necessary, additional hours would be presented as a change order. For the purposes of this scope and cost estimate, SWCA assumes that the tribal consultation support will not exceed 16 hours.

TASK 4. PALEONTOLOGICAL RESOURCES

4.1 DESKTOP REVIEW AND MUSEUM RECORDS SEARCH

Based on a cursory review of published geologic mapping for the region, the surficial sediments or bedrock within the project site consist of geologic units known to yield fossils. Therefore, a paleontological resource study is warranted to further assess the potential for subsurface geologic units to be encountered during excavation during construction for the proposed project. The desktop portion of this assessment will consist of a review of the project's geotechnical report, published geologic maps and scientific literature, as well as the results of a museum records search. A records search will be obtained from the Natural History Museum of Los Angeles County (NHMLA) in Los Angeles, California, for previously reported fossil localities in or around the project area **at a direct cost of \$580**, assuming

standard (i.e., not expedited) rates, plus a 15% mark-up. The results of this assessment will be used to develop mitigation and monitoring recommendations for the project to comply with CEQA and conform to published best practices. Areas of potential paleontological sensitivity will be identified, using the standards of the Society of Vertebrate Paleontology (SVP).

4.2 PALEONTOLOGICAL FIELD SURVEY

Although portions of the project site are previously disturbed by existing buildings, exposures of the “native” sedimentary deposits or bedrock that may be present within the project site could yield previously unknown fossilized material from natural erosion processes. Therefore, SWCA recommends a paleontological resources field survey to supplement the paleontological resources assessment to 1) confirm the geologic mapping of the site; 2) determine the status of paleontological resources noted during the museum records searches (if any); 3) identify new paleontological resources that may have become exposed but have not been recorded; and 4) assess and/or reassess the paleontological sensitivity of the geologic units within the project site.

SWCA will conduct a pedestrian paleontological field survey of the project site with focus given to 1) areas where geologic outcrops are exposed, and/or where washes or channels dissect surface deposits, revealing the underlying bedrock; 2) locations where known paleontological resources have been recorded (if any); and 3) areas in which fossiliferous rock or potentially fossiliferous surficial deposits could be exposed or otherwise impacted during construction-related ground disturbance. For the purposes of this proposal and cost estimate, SWCA assumes that the results of the paleontological resources survey will be negative (i.e., no new fossil localities will be discovered, and any previously recorded fossil localities will yield no new significant fossils). The survey will be completed by one (1) staff paleontologist in one (1) 8-hour day (that includes travel time) plus expenses.

4.3 PALEONTOLOGICAL RESOURCES TECHNICAL REPORT

SWCA will prepare a technical report summarizing the results of the paleontological resources technical study, including the results of the desktop review and field survey. The paleontological resources technical report may be included as an appendix to the CEQA document, cited as a reference, or otherwise used to prepare the paleontological resources impact analysis. The report will comply with industry standards as described by the SVP, include an evaluation of the project area, and assess potential impacts to paleontological resources, in compliance with CEQA and all applicable local regulations. The report will discuss the regulatory framework, research methodology, geologic settings, findings, and references cited. In addition, the report will discuss the proposed Project’s potential to adversely impact paleontological resources in accordance with CEQA Appendix G Guidelines and will provide mitigation recommendations as appropriate.

SCHEDULE

SWCA is prepared to begin work immediately upon notice to proceed. The table below offers an overview of the anticipated schedule for completion of Tasks 1, 2, and 4 under this scope of work. Task 3 will be conducted based on the lead agency’s schedule, and SWCA will support as needed. To meet this schedule, we assume the County Planning Division and CAJA will provide the completed Phase I archaeological study in its entirety (including the CHRIS and SLF search results), as well as the project’s completed Geotechnical Investigation Report, at project initiation (notice to proceed). Delay in receipt of this information could result in a corresponding delay of SWCA’s schedule.

Table 1. Deliverables and Estimated Schedule

TASK	ESTIMATED SCHEDULE
Draft Cultural Resources Peer Review Memorandum	3 weeks
Draft Tribal Cultural Resources Technical Report	6 weeks
Draft Paleontological Resources Technical Report	10 weeks

COST

Based on thoughtful consideration of the project requirements and a thorough estimate of the attendant labor and direct costs, SWCA's estimate for completion of the scope of work described above is the not-to-exceed cost of **\$22,336.79**.

Table 2. Cost Estimates for Baseline Tasks

TASK	COST
Task 1. Cultural Resources (Phase I) Peer Review	\$3,659.00
Task 2. Tribal Cultural Resources Technical Report	\$6,837.00
Task 3. AB 52 Tribal Outreach/Support	\$3,036.00
Task 4. Paleontological Resources Technical Report	\$8,804.79
TOTAL	\$22,336.79

ASSUMPTIONS

For budgeting purposes, we have made the following assumptions because some of these items are beyond SWCA's control and because these factors could significantly affect project schedule and cost:

- This scope and price quote are valid for 90 days from the date of this proposal.
- SWCA staff working on the project will be billed based on their current standard title and default rate at the time the work is completed. Overtime rates for nonexempt employees may apply, per California law.
- SWCA assumes that any revisions to the project description at the time of the Notice to Proceed (NTP) will be minor and that the updated project will not substantially change the project footprint or the evaluation of potential impacts to cultural, tribal, or paleontological resources.
- SWCA personnel will have free access to the project site for any field surveys and no special training will be required.
- The paleontological field survey can be completed in one (1) 8-hour day (including travel time), plus expenses. The results of the paleontological survey will be negative (i.e., no new fossil discoveries).

- CAJA will provide relevant site information and data files to SWCA in the form of GIS CAD (dwg) or shapefiles upon award.
- This scope of work does not include in-person meetings with the client, regulatory agencies or other interested parties, or attendance at public hearings. SWCA understands that the lead agency will initiate consultation by drafting the preliminary government-to-government communications. SWCA will provide up to 16 hours of support for this effort. Task 3 will be conducted based on the lead agency's schedule, and SWCA will support as needed.
- It is assumed that SWCA will rely on the previously completed records search by the applicant's consultant (Simon 2022), and no supplemental search from the CHRIS or NAHC is required at this time. Should a supplemental CHRIS or NAHC search be needed, SWCA would request additional funding to complete the records search under a separate scope and cost. SWCA will notify the client should this present unanticipated delays that may affect the project schedule.
- The direct expenses associated with the NHMLA museum records research will not exceed \$580 for a standard (i.e., non-expedited), plus 15% mark-up. The results of the museum records search will also be negative.
- SWCA assumes that no federal regulations will apply to this project, such as compliance with Section 106 of the National Historic Preservation Act apply. As such, no support for coordination with federal agencies or the California State Historic Preservation Office (SHPO) is included.
- SWCA assumes that CAJA will use the technical studies to draft the relevant sections of the CEQA environmental document(s). No time for drafting or reviewing the environmental sections is included in this scope.
- SWCA assumes that CAJA will prepare the Mitigation Monitoring and Reporting Plan (MMRP).
- Reports will be transmitted electronically; no hard copies will be provided.

AARON ELZINGA, M.A., RPA, CULTURAL RESOURCES TEAM LEAD

Mr. Elzinga has acted as both assistant project manager and as the project manager for several southern California development, infrastructure, and multidisciplinary environmental projects in compliance with CEQA, NEPA, NAGPRA, and Sections 106 and 110 of NHPA. He has successfully interacted with Native American tribes in southern California, as well as lead agencies at the local (e.g., City of Los Angeles), County, and federal (USFS, BLM) levels. Mr. Elzinga has authored or co-authored numerous technical reports and cultural resources sections for CEQA and Section 106 compliant projects. Mr. Elzinga meets the Secretary of the Interior's Professional Qualification Standards for Archaeology.

YEARS OF EXPERIENCE

16

EXPERTISE

Cultural resources management; analysis and report preparation CEQA compliance

Cultural resources management; analysis and report preparation for NHPA Section 106 compliance

Archaeological mitigation; surveys; prehistoric California archaeology

Cultural resources management: Phase I, XPI, II, III

Native American coordination

Specialized lithic analysis

EDUCATION

M.A. with distinction, Anthropology e: Public Archaeology; California State University, Northridge (CSUN); 2011

B.A. cum laude, Anthropology; California State University, Northridge (CSUN); 2007

SELECTED PROJECT EXPERIENCE (* denotes project experience prior to SWCA)

CR Services for the Los Angeles River and Arroyo Seco Low Flow Diversion Project; Clarke Contracting Corporation; Los Angeles County, California. In response to the Project Environmental Requirements identified in the project specifications, and in compliance with the California Environmental Quality Act (CEQA), SWCA is providing cultural and paleontological resources compliance services in support of the Arroyo Seco Low Flow Diversion and the Los Angeles River Low Flow Diversion Projects in the City of Los Angeles, Los Angeles County, California. The City of Los Angeles (City) Department of Public Works Bureau of Engineering (LADPW BOE) is constructing several low-flow diversion (LFD) systems along the Los Angeles River and Arroyo Seco that will capture and divert dry weather flows from storm drains and divert them to sanitary sewers for treatment. In support of the projects SWCA conducted a desktop study and background research for cultural and paleontological resources in the project areas, developed and delivered construction worker training programs, developed cultural and paleontological resources management plans (CPRMPs), performed archaeological and paleontological monitoring consistent with the requirements of CEQA. SWCA also provided resource evaluation, treatment, and results documentation support for unanticipated discovery of resources. *Role: Project Manager.*

11973 San Vicente Boulevard Barry Building Demolition Project; Alston & Bird; City of Los Angeles, California. SWCA provided cultural resources services in support of a project to demolish an existing 14,000-square foot two story commercial building (the "Barry Building") in the City of Los Angeles. Services included conducting background research and preparation of a tribal cultural resources technical study to support the impact assessment for tribal cultural resources in compliance with CEQA Guidelines. The tribal cultural resources study included recommended measures or best practices to avoid potentially significant impacts to tribal cultural resources. *Role: Project Manager.*

Westlake MacArthur Park Station Project; Walter J Company; City of Los Angeles, California. SWCA provided cultural and paleontological resources compliance services in support of a transit-oriented mixed-use development project in the Westlake neighborhood of Los Angeles. Services included conducting background research and preparation of archaeological, paleontological, and tribal technical studies in support of the project EIR consistent with the requirements of CEQA. Technical studies included recommended measures or best practices to avoid potentially significant impacts to archaeological, paleontological, and tribal resources. *Role: Project Manager.*

REGISTRATIONS / CERTIFICATIONS

Registered Professional Archaeologist,
California No. 989467; Register of
Professional Archaeologists; 2011

PERMITS

USDA, U.S. Forest Service Region 5,
Archaeological Investigations Permits
(NF's- Angeles, Cleveland, Inyo, Los
Padres, San Bernardino, Sequoia, &
Sierra)

U.S. Bureau of Land Management,
Cultural Resource Use Permit (CA-20-
28): CA; *Field Director*

MEMBERSHIPS

Member, Society for California
Archaeology

Mission San Gabriel Fire Recovery; San Gabriel Mission Church; City of San Gabriel, Los Angeles County, California. SWCA provided archeological consulting services in support of the San Gabriel Mission Church Chapel Restoration project located in San Gabriel, California. Services included developing an archaeological work plan, performed presence/absence testing, data recovery and resource evaluation, archaeological monitoring, and document preparation in compliance with the California Environmental Quality Act (CEQA) and the San Gabriel Municipal Code. *Role: Proposal Manager and Project Manager.*

City of San Gabriel Street Improvements Archaeological and Native American Monitoring, and Additional Cultural Resources Support; City of San Gabriel; San Gabriel, Los Angeles County, California. SWCA provided assessment of an inadvertent discovery, data recovery and resource evaluation, documentation prepared in compliance with Section 106 of the NHPA and City of San Gabriel regulatory standards and performed related archaeological and Native American monitoring for a street resurfacing project. *Role: Proposal Manager and Project Manager.*

Cultural Resources Services for Phase 2 of the Daggett Solar Power Facility Project; Clearway Energy; San Bernardino County, California. SWCA provided archaeological consulting services in support of the project. Services included

archaeological monitoring, contributions to project-specific cultural response plan, development of a testing and resource evaluation plan, performance of presence/absence testing, and document preparation in compliance with the California Environmental Quality Act (CEQA), the San Bernardino County General Plan Conservation Element, and the Project EIR. *Role: Proposal Manager and Project Manager.*

LA Plaza Cultura Village Archaeology; La Plaza Village, LLC; Los Angeles County, California. SWCA provided cultural resources services in support of the LA Plaza Cultura Village mixed-use development project in downtown Los Angeles. Services included pre-construction mechanical trenching to identify and document archaeological features, which resulted in the recordation of 35 features including the structural remains of at least four buildings, several drainage features, a leach pit, a privy, a root cellar, and 10 other refuse deposits. These features, dating from the 1880s to the 1930s, were collectively designated the Buena Vista Street site, which was found eligible for the California Register of Historical Resources. SWCA implemented a data recovery plan to mitigate project impacts to the resource without delaying construction. *Role: Archaeologist. Coordinated with Client, construction and field crew; produced results report.*

ACE San Gabriel Trench Cultural Resources Management Services; The San Gabriel Valley Council of Governments (SGVCOG); San Gabriel, Alhambra, Rosemead, Los Angeles County, California. SWCA conducted technical studies and prepared Environmental Impact Report (EIR) sections for compliance with state and federal statutes, particularly CEQA and NEPA, for review by Caltrans, the lead agency. Cultural resources work included archaeological and architectural history surveys and evaluation studies, which were prepared in compliance with Section 106 of the NHPA and Caltrans standards. SWCA oversaw mitigation for adverse effects to the National and California Registers listed San Gabriel Mission site. *Role: Cultural Resources Specialist; Field Director.*

Rancho Cienega Sports Complex Cultural and Paleontological Monitoring; Pinner Construction Co., Inc./City of Los Angeles; Los Angeles County, California. SWCA was retained to conduct archaeological monitoring and on-call paleontological resources monitoring for this public works project. The project includes the replacement of several existing structures at the Rancho Cienega Sports Complex. SWCA provided worker training, and archaeological and paleontological monitoring for ground disturbance in sensitive areas. *Role: Project Manager.*

STEPHANIE CIMINO, M.S., CULTURAL RESOURCES DIRECTOR

Ms. Cimino leads a cultural resources team supporting development and infrastructure project compliance with the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), and National Historic Preservation Act (NHPA) across California and the west. Ms. Cimino meets the Secretary of the Interior's Professional Qualifications Standards (Title 36 Code of Federal Regulations Part 61) in both architectural history and archaeology. She has conducted historical research, fieldwork, technical reporting, National Register of Historic Places (NRHP) and California Register of Historical Resources evaluations, NRHP nominations, and tribal and agency consultation for historic and archaeological properties throughout California and neighboring states. Her areas of expertise include historical resource evaluations and historic context statements for utilities and rural properties, as well as implementing mitigation to resolve adverse effects to historic properties. In addition to her technical capabilities, Ms. Cimino has extensive experience managing essential business and project functions, such as preparing and administering contracts, budgets, logistics, and work plans. She also excels at engaging stakeholders and collaborating with business partners, agencies, Native Americans, and interested third parties to identify program priorities, communicate program needs and dependencies, expedite environmental permitting processes, and strategize long- and short-term program goals.

YEARS OF EXPERIENCE

19

EXPERTISE

NEPA, CEQA, NHPA, AB52
Compliance

Preservation guideline compliance

Architectural and archaeological
inventory

Historical resource evaluation

Historic Context Statements

EDUCATION

M.S., Historic Preservation; University of
Oregon; 2009

B.A. with honors, Anthropology;
University of California, Santa Cruz;
2002

Certificate, Archaeology Technology;
Cabrillo College, Aptos, California; 2003

PERMITS

U.S. Bureau of Land Management,
Cultural Resource Use Permit (CA-20-
28); CA; *Principal Investigator,*
Architectural History

TRAINING

Project Management Bootcamp, PSMJ
Resources, Inc.; 2021

SELECTED PROJECT EXPERIENCE (* denotes project experience prior to SWCA)

Travertine Cultural Resources Update; Hofmann Land Development Co.; La Quinta, Riverside County, California. TRG Land, Inc. retained SWCA on behalf of the Hofmann Land Development Company (HLDC; the project proponent) to provide paleontological and cultural resources services. The project involves an amendment to the City of La Quinta's general plan to rezone an 877.5 acre area into a master planned resort community. The project is located on Bureau of Land Management (BLM) and Bureau of Reclamation (BOR) land as well as privately-owned land. SWCA is provided paleontological and cultural resources services to satisfy CEQA and NEPA. *Role: Senior Project Manager. Provided research, analysis, reporting, client and agency coordination, resource management and project management for cultural and paleontological resource studies, including several revisions to the Area of Potential Effect (APE) to successfully avoid significant impacts to cultural resources.*

Federal Emergency Management Agency (FEMA) Hazard Mitigation and Technical Assistance Program (HMTAP); Confidential Client(s); California. Conduct environmental and historic preservation (EHP) review services to comply with the requirements of NEPA, the Endangered Species Act, the National Historic Preservation Act, and other federal laws and Executive Orders for hazard resiliency projects seeking Hazard Mitigation Grant Program funding through the Federal Emergency Management Agency (FEMA) Hazard Mitigation and Technical Assistance Program (HMTAP). Projects include fuel and flood reduction projects, seismic retrofits for structures and waterlines, stormwater infrastructure repair, power line undergrounding, emergency generator installations. SWCA acts as an extension of FEMA staff by conducting environmental and historic preservation review for each of the task orders, including conducting any necessary field work and reporting. *Role: Senior Project Manager, Cultural Resources. Provided research, analysis, reporting, client and agency coordination, resource management, and project management for cultural resource technical studies.*

SCE Large Cap CWA L027 Moorpark-Pardee No. 4; Southern California Edison Company; Ventura County, California. SWCA is providing Southern California Edison (SCE) environmental services for a large capital project located in the City of Santa Clarita, unincorporated Los Angeles and Ventura Counties, and the City of Moorpark. The project involves the installation of a new electrical transmission circuit on

transmission towers along an existing right-of-way, and associated equipment repairs and upgrades. SWCA conducted an initial environmental constraints analysis to inform high-level project planning, including field surveys for natural and cultural resources and reporting to comply with GO131D. *Role: Senior Project Manager. Provided analysis, reporting, coordination and project management for cultural resource study.*

SCE Large Cap CWA L030 Ivanpah-Control 115kV TLRR Cultural Resources Survey; Southern California Edison Company; San Bernardino County, California. SWCA conducted the cultural resources work for this 360-mile-long transmission line project that traverses the Owens Valley and Mojave Desert, through three Counties, four BLM Field Offices, and multiple military installations. SWCA and its subconsultants prepared technical studies in support of the Proponent's Environmental Assessment (PEA), which included the archaeological, historic architectural, and paleontological resources assessment for the project. *Role: Senior Project Manager. Provided analysis, reporting, coordination and project management for cultural resource study for geotechnical boring program.*

Utility O&M Plan Development Support; Confidential Client; Multiple Counties; California. Regional utility hired SWCA to support the development of an Operations and Maintenance (O&M) Plan and prepare supporting heritage resource and wildlife assessment documentation for activities in the Klamath, Six Rivers, Shasta-Trinity and Modoc National Forests in support of its efforts to consolidate several special use permits for utility infrastructure on USFS lands. *Role: Senior Project Manager. Project coordination, stakeholder outreach and coordination, writing O&M Plans, document review, schedule and budget oversight.*

Peer Review of Klamath River Dam Decommissioning Information; Confidential Client; Siskiyou County, Multiple States. SWCA is providing peer review and technical advisory services for a Confidential Client in the preparation and oversight of an EIR/EIS. The controversial project involves the decommissioning of energy infrastructure and includes multiple federal, state, and tribal agency stakeholders. SWCA is supplying the Confidential Client with expertise in technical services such as NEPA/CEQA, cultural resources, natural resources, fisheries, tribal engagement, recreation, socioeconomics, groundwater, and hazards. SWCA has created technical memoranda for various disciplines and prepared comment letters for agency documents. *Role: Subject Matter Expert, Cultural and Tribal Resources.*

Pinnacles NP (Pinn), PMIS #237185 "Complete HSR of Bear Gulch Building Cluster"; FFA Architecture and Interiors, Inc.; San Benito County, California. SWCA assisted FFA Architecture to produce a Historic Structure Report of the cluster of 12 historically significant buildings in the Bear Gulch headquarters and day use area. The project is located on the east side of Pinnacles National Park. *Role: Project Manager/Senior Architectural Historian. Managed project coordination, consultation and document preparation.*

Copper Fire Woodland Restoration Project; TreePeople; Los Angeles County, California. SWCA teamed with the non-profit entity, Tree People, to support the National Fish and Wildlife Foundation (NFWF) and the Angeles National Forest (ANF) with the development of silvicultural prescriptions and habitat restoration in areas that were impacted by the Copper Fire. SWCA surveyed the project area and prepared technical specialist reports for hydrology and soils, rare plants, heritage resources, and a biological assessment/evaluation to accompany the Decision Memo to document that the project would not result in a significant impact and was exempt from NEPA. The project required close coordination with the ANF project team to identify and propose the appropriate restoration project for the area, and also ensure impacts to important resources were avoided. *Role: Senior Project Manager. Provided analysis, reporting, coordination and project management for cultural resource study.*

Former Mojave Gunnery Range "C" MSR-06 CR & NR Services; Bristol Environmental Remediation Services, LLC; Kern County, California. Cultural and natural resources compliance for the removal of unexploded ordinance on Formerly Used Defense Site. *Role: Senior Archaeologist. Provided analysis and reporting for cultural resources inventory for three locations within the former Mojave Gunnery Range.*

***Electric & Gas Reliability and Operations and Maintenance Projects; PG&E; Northern and Central California.** Greenfield and Operations & Maintenance Projects for gas and electric utility facilities. *Role: Senior Project Manager/Senior Cultural Resources Specialist. Managed and prepared environmental and cultural resources studies to satisfy planning and permitting for numerous gas and electric reliability projects throughout PG&E service territory.*

MATHEW CARSON, M.S., LEAD PALEONTOLOGIST

Mr. Carson is a cultural and paleontological resources project manager who maintains a comprehensive understanding of the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA), as well as other regulations pertaining to cultural and paleontological resources. He provides paleontological expertise on projects spanning transportation, energy, mining, public works, transmission lines, education, and development throughout California. Additionally, Mr. Carson exceeds the qualifications of a Qualified Paleontologist according to the guidelines of the Society of Vertebrate Paleontology and is listed as a Principal Investigator on SWCA's Bureau of Land Management California Paleontological Resources Use Permit. He has authored numerous paleontological assessments, as well as sections of NEPA/CEQA environmental documents. He has successfully managed cultural and paleontological projects from their initial planning to their final construction.

YEARS OF EXPERIENCE

8

EXPERTISE

Vertebrate and invertebrate paleontology, micropaleontology, and paleobotany

CEQA/NEPA compliance for cultural and paleontological resources

Paleontological technical studies, mitigation plans, construction monitoring, salvages, final reports

EDUCATION

M.S., Geology; Bowling Green State University, Ohio; 2013

B.S., Geology (Paleobiology); Bowling Green State University, Ohio; 2009

PERMITS

U.S. Bureau of Land Management California Paleontological Resource Use Permit (CA-22-08P), Principal Investigator

MEMBERSHIPS

Member, Paleontological Society

Member, Society of Vertebrate Paleontology

SELECTED PROJECT EXPERIENCE (* denotes project experience prior to SWCA)

Dana Reserve Specific Plan EIR; County of San Luis Obispo; Nipomo, San Luis Obispo County, California. SWCA is preparing an EIR for the specific plan which defines land uses and development standards, circulation, parks and trails, and infrastructure for the future residential, commercial, and open space uses; as well as phasing/implementation plan and public facility financing options to accommodate this future development. *Role: Project Manager / Paleontology.*

Paso Robles Boys School Reuse Plan General Plan Amendment / Development Plan EIR; City of Paso Robles; Paso Robles, San Luis Obispo County, California. SWCA is preparing an EIR for the redevelopment of the Estrella Youth Correctional Facility (Paso Robles Boys School), which includes a General Plan Amendment to allow for a land use designation change and a Zone Change for an approximately 136.3-acre project site. *Role: Project Manager / Paleontology. Authored the paleontological resources assessment report.*

City of Chino Hills Technical Studies and EIR for General Plan Update; EcoTierra Consulting Inc.; San Bernardino County, California. Due to adoption of the 6th Cycle Housing Element, the proposed project consists of a program-level review of the City of Chino Hills, as well as a project-level review of nine specific sites, to update the City of Chino Hills 2015 General Plan. SWCA conducted technical studies and a Supplemental Environmental Impact Report (SEIR). *Role: Senior Paleontologist and Task Lead: Managed the paleontology task oversaw paleontological surveying. Authored the paleontological resources technical report and provided review of the paleontology section of the SEIR.*

Paleontological Resources Monitoring and Mitigation Program for the 3rd and Pacific Mixed-Use Development Project; Holland Partner Group; Long Beach, California. The proposed project is a mixed-use development consisting of residential units and retail commercial space. The development proposes two buildings: a 23-story high-rise building to the south and an 8-story building to the north. Both buildings will include ground-floor retail and public space, two levels of below-ground parking, and

apartments and additional parking in the upper stories. The buildings will be divided by an east-west-running pedestrian paseo to be developed along the alignment of the existing Roble Way. *Role: Senior Paleontologist and Project Manager. Managed the overall project, prepared the paleontological mitigation and monitoring plan, and provided paleontological technical oversight during monitoring.*

***Climate Action Plan Project; Metropolitan Water District of Southern California; Multiple Counties in California.** The project included the preparation of the Program Environmental Impact Report (PEIR) for the Climate Action Plan for Metropolitan Water District of Southern California. *Role: Senior Paleontologist. Mr. Carson prepared a paleontological resources assessment focused on regional paleontological studies, regional and local geologic maps, primary literature, online fossil locality databases, and the regulatory framework surrounding paleontological resources in various government jurisdictions within California.*

***Los Osos Community Plan Project; Community of Los Osos; San Luis Obispo County, California.** The unincorporated Community of Los Osos proposed preparation of the Community Plan for land use and transportation planning in the area. *Role: Paleontologist. Conducted a paleontological resources assessment and impact analysis within the Environmental Impact Report (EIR).*

***High Park/Ponte Vista Residential Development Project; iStar Financial, Inc.; County of Los Angeles, California.** The project, located on State Route 213, between Agajanian Drive and Fitness Drive in the San Pedro Port District, entailed the demolition of former U.S. Navy facilities and redevelopment with approximately 1,135 housing units on a 61.5-acre lot, with significant excavation operations consisting of cut/fill operations, mass grading, and sidewall cuts for retaining wall development. *Role: Paleontologist. Oversaw construction monitoring for paleontological resources.*

Arroyo Seco Low Flow Diversion Project Cultural and Paleontological Support; City of Los Angeles Department of Public Works, Bureau of Engineering (LADPW BOE); Los Angeles County, California. SWCA is providing cultural and paleontological resources compliance services in support of the Arroyo Seco Low Flow Diversion Project in the City of Los Angeles, California. The LADPW BOE is constructing several low-flow diversion (LFD) systems along the Arroyo Seco that will capture and divert dry weather flows from storm drains and divert them to sanitary sewers for treatment. SWCA conducted a desktop study and background research for cultural and paleontological resources in the project areas, developed and delivered construction worker training programs, developed cultural and paleontological resources management plans (CPRMPs), and is performing archaeological and paleontological monitoring consistent with the requirements of CEQA. *Role: Senior Paleontologist. Conducted a programmatic review of the paleontological resource potential, prepared the paleontological mitigation and monitoring plan, and provided paleontological technical oversight during monitoring.*

Los Angeles River Low Flow Diversion Project Cultural and Paleontological Support; LADPW BOE; Los Angeles County, California. SWCA is providing cultural and paleontological resources compliance services in support of the Los Angeles River Low Flow Diversion Project in the City of Los Angeles, California. The LADPW BOE is constructing several LFD systems along the Los Angeles River that will capture and divert dry weather flows from storm drains and divert them to sanitary sewers for treatment. SWCA conducted a desktop study and background research for cultural and paleontological resources in the project areas, developed and delivered construction worker training programs, developed CPRMPs, and is performing archaeological and paleontological monitoring consistent with the requirements of CEQA. *Role: Senior Paleontologist. Conducted a programmatic review of the paleontological resource potential, prepared the paleontological mitigation and monitoring plan, and provided paleontological technical oversight during monitoring.*

West Los Angeles Sewer Maintenance Yard Project; LADPW BOE; Los Angeles County, California. SWCA provided services under an on-call cultural resources contract. Tasks included preparation of a cultural and paleontological resources assessment reports. Work was conducted in compliance with CEQA, NEPA, and Section 106. *Role: Senior Paleontologist. Conducted a project-level review of the paleontological resource potential and prepared the technical report.*

7th Street Body Shop Replacement Project; LADPW BOE; Los Angeles County, California. SWCA provided services under an on-call cultural resources contract. Tasks included preparation of a cultural and paleontological resources assessment report. Work was conducted in compliance with CEQA, NEPA, and Section 106. *Role: Senior Paleontologist. Conducted a project-level review of the paleontological resource potential and prepared the technical report.*

Judson Transmission Pipeline Project; Eastern Municipal Water District (EMWD); City of Moreno Valley; Riverside County, California. SWCA provided biological, cultural, and paleontological support for CEQA compliance on behalf of the EMWD. Tasks included preparation of biological, cultural, and paleontological resources assessment reports. Work was conducted in compliance with CEQA, and other state and local regulations. *Role: Senior Paleontologist. Conducted a project-level review of the paleontological resource potential and prepared the technical report.*

ERICA NICOLAY, M.A., PROJECT MANAGER - ARCHAEOLOGY

Ms. Nicolay has over 5 years' experience in cultural resource management and has experience in every phase of cultural resources field work including monitoring, excavation, laboratory analysis, and curation of cultural artifacts for both prehistoric and historic resources and in rural and urban contexts. Ms. Nicolay also has documented architectural and infrastructure elements in a historical context during cultural resources survey, excavations, and monitoring and has received training in historical architecture reporting and surveying. She has also received thorough training in paleontological identification for monitoring purposes as well as in-field monitoring and excavation, including jacketing, for marine and terrestrial fossils. Ms. Nicolay also has significant reporting experience, has co-authored numerous cultural resources technical reports, and has contributed to a variety of environmental compliance documents including Initial Studies (ISs), Environmental Assessments, Environmental Impact Statements, and Environmental Impact Reports (EIRs). She also has extensive experience conducting historical and archival research for varied types of reports including cultural resources assessments, tribal cultural resource assessments, and historical resource assessments and has experience analyzing the results of such research for inclusion in assessments.

YEARS OF EXPERIENCE

5

EXPERTISE

Archaeological reporting

Analyzing historical artifacts

Archaeological monitoring and identifying archaeological deposits in situ

Archaeological excavation, testing, and data recovery

Working and reporting on historical archaeological sites

Conducting archival history

EDUCATION

B.A., Anthropology m: Italian; University of California, Los Angeles; 2012

M.A., Public Archaeology; California State University Northridge; 2017

SELECTED PROJECT EXPERIENCE

SCE EC 003 Special Use Permit (SUP); Southern California Edison Company; Multiple Counties, California. Under a three-year on-call contract, SWCA is providing environmental compliance and management support for thousands of operations and maintenance projects across SCE's transmission and distribution systems and generation facilities in in Los Angeles, Kern, San Bernardino, Riverside, Ventura, Orange, Mono, Inyo, and Tulare Counties. *Role: Archaeologist.*

ACE CR Monitoring and Management Services for the Trench Package; The San Gabriel Valley Council of Governments (SGVCOG); San Gabriel, Alhambra, Rosemead, Los Angeles County, California. SWCA conducted technical studies and prepared Environmental Impact Report (EIR) sections for compliance with state and federal statutes, particularly CEQA and NEPA, for review by Caltrans, the lead agency. Cultural resources work included archaeological and architectural history surveys and evaluation studies, in compliance with Section 106 of the NHPA and Caltrans standards. SWCA oversaw mitigation for adverse effects to the CRHR/NRHP-listed San Gabriel Mission. *Role: Cultural Resources Specialist.*

Camino Solar Environmental Support; Aurora Solar, LLC; Kern County, California. SWCA was retained to support National Environmental Policy Act (NEPA) and CEQA compliance for a 44-megawatt (MW) solar photovoltaic (PV) project located on a mix of private and U.S. Bureau of Land Management (BLM) lands. SWCA services include planning, comprehensive environmental technical studies, and permitting support. In partnership with selected subconsultants, SWCA's technical studies addressed all CEQA

issue areas requested by Kern County in its role as lead CEQA agency, including Biological Resources, Jurisdictional Aquatic Resources, Cultural Resources, Paleontological Resources, Noise, and Transportation and Traffic. As part of the NEPA process, the project will be permitted through the BLM's Desert Renewable Energy Conservation Plan (DRECP) and is sited in one of the DRECP development focus areas. SWCA prepared a Plan of Development (POD) to support the Right-of-Way (ROW) Grant application on BLM lands, as well as an entitlement package for the Kern County Conditional Use Permit (CUP) application. Early in the project design phase, SWCA performed a preliminary jurisdictional delineation which allowed the project layout to avoid impacting jurisdictional waters and streamline permitting and mitigation requirements. SWCA technical specialists conducted field studies for natural and cultural resources on-site and summarized more than 10 years of studies on parts of the site and surrounding properties by preparing technical studies to support the CEQA/NEPA analysis.

The Environmental Impact Report/Environmental Assessment (EIR/EA) was approved in May 2020, and SWCA is currently completing preconstruction permitting and reporting requirements, including translocation of Joshua trees, development of a project-specific Habitat Restoration and Revegetation Plan, and a Bird and Bat Conservation Strategy. *Role: Archaeologist.*

CSU Dominguez Hill Master Plan; WSP USA INC.; San Bernardino County, California. SWCA conducted technical studies and prepared Environmental Impact Report (EIR) sections for compliance with state and federal statutes, particularly CEQA and NEPA, in support of the 2019 Master Plan. Technical work included a desktop archaeological sensitivity study and a preliminary jurisdictional delineation. *Role: Archaeologist.*

San Clemente HS Campus Improvements Project MMRP; Orange County, California. SWCA was retained to provide cultural and paleontological monitoring in support of the San Clemente High School Campus Improvements Project. As part of this Project SWCA conducted monitoring and prepared a monitoring results report. *Role: Archaeologist.*

CSUSB Cultural, Biological, and Paleo Support for Master Plan; WSP USA INC.; San Bernardino County, California. SWCA conducted technical studies to be used in the preparation of Environmental Impact Report (EIR) sections for compliance with state and federal statutes, particularly CEQA and NEPA, in support of the 2019 Master Plan for the CSUSB Main Campus and Palm Springs Campus. Cultural resources work included archaeological and architectural history surveys and evaluation studies. Biological resources work included desktop reviews and a habitat assessment. A paleontological desktop study was conducted for the Palm Springs Campus to determine sensitivity. *Role: Cultural Resources Specialist.*

Flintridge Sacred Heart Specific Plan Environmental Impact Report; CAJA Environmental Services, Inc.; Los Angeles County, California. SWCA provided cultural, paleontological, and biological resources services in support of the Flintridge Sacred Heart Academy Specific Plan EIR, including peer review of technical reports and records searches. Support included review of existing documentation for completeness, accuracy and adequacy pursuant to CEQA, preparation of peer review memoranda. *Role: Cultural Resources Specialist.*

POLA Berths 226-236 Everport Container Terminal EIR/EIS; CDM Smith, Inc.; Los Angeles, Los Angeles County, California. Under contract to CDM Smith, SWCA conducted a built environment/historic resources survey and evaluation and an archaeological survey, Extended Phase I Investigation, and evaluation project in support of the proposed Everport Container Terminal Development Project located at Berths 226–236 on Terminal Island, Port of Los Angeles, in Los Angeles County, California. The built environment portion of the study included the evaluation for NRHP, CRHR and Los Angeles HCM eligibility for the Canner's Steam Plant, Electrical Distribution Station 121, and four StarKist buildings. The archaeological field work resulted in the identification of the subsurface remains of Terminal Island Japanese Fishing Village which was home to Japanese fishermen and their families from ca. 1900 to 1942. SWCA recommended this historic archaeological site eligible for listing in the CRHR both for its association with events important in history (Criterion 1) and for its information potential (Criterion 4). SWCA's final report summarized the results of the background research, field surveys, and extended Phase I excavation and included eligibility recommendations and a CEQA impact assessment for cultural resources. *Role: Cultural Resources Specialist.*

ICHA Area 11 Archeo/Paleo Monitoring and Burrowing Owl Survey. SWCA was retained to provide archaeological and paleontological monitoring as well as archaeological testing by California Pacific Homes, Inc. in support of the Area 11 Housing Project on the campus of University of Irvine in the City of Irvine, Orange County. *Role: Cultural Resource Specialist*

Appendix C:

Langan Scope and Qualifications

26 January 2023

Ms. Stacie Henderson, Senior Project Manager
CAJA Environmental Services, LLC
9410 Topanga Canyon Blvd., Suite 101
Chatsworth, CA 91311
Sent via email to stacie@ceqa-nepa.com

**Re: Proposal for Environmental Engineering Services
Phase I Environmental Site Assessment
American Jewish University – Camp Alonim
Additional Facilities Footprint
Ventura County, California**

Dear Ms. Henderson:

Langan Engineering and Environmental Services, Inc. (Langan) is pleased to submit this proposal to CAJA Environmental Services, LLC (Client), for the benefit of the Ventura County Resource Management Agency Planning Division, to provide a Phase I Environmental Site Assessment (ESA) for the footprint where additional facilities at Camp Alonim are proposed. The proposed facilities include the following:

- Welcome Center: a 4,460 sq. ft. building consisting of a lobby, staff lounge, offices, and meeting rooms;
- Camper Cabins: 13 “duplex-style” camper cabins of 1,930 sq. ft. each;
- Head Counselor Cabins: three cabins of 441 sq. ft. each;
- Arts Pavilion: a 2,307 sq. ft. open-air shade structure for arts and crafts activities;
- Parking Lot: a new 58-space parking lot adjacent to the Welcome Center; and
- Landscaping: landscaping improvements around the new structures.

These facilities are described in the *Notice for Request for Proposals Regarding Environmental Consultant Services to Prepare and Environmental Impact Report for the American Jewish University – Camp Alonim, Case No. PL22-0032* dated 30 December 2022.

This proposal summarizes our understanding of the project and presents our proposed scope of services and fees.

SCOPE OF SERVICES

It is understood that the Client would like our assistance to perform due diligence services by completing a Phase I Environmental Site Assessment (ESA), which will include the following tasks:

Task 1 – Phase I Environmental Site Assessment

We will complete a Phase I ESA in general compliance with ASTM Standard 1527-13 and the US Environmental Protection Agency All Appropriate Inquiry (AAI) rule. The Phase I ESA will review past and present land use practices, site conditions, and neighboring property land uses to evaluate the potential presence of petroleum hydrocarbons and hazardous substances in the site soil and/or groundwater. We will complete the following:

- Review historical aerial photographs, historical business directories, chain of title report (if provided) and/or United States Geological Survey (USGS) historical topographic maps for the site, as appropriate;
- Perform a reconnaissance survey of the site and interview the current site owner/tenant or representative, and observe the adjacent properties, as accessible, to make visual observations of existing property conditions, activities, types of land use, and businesses within the search area;
- Review relevant documents and maps regarding local geologic and hydrogeologic conditions;
- Review local, state, and federal records provided by a commercial database search firm for government databases pertinent to a Phase I ESA;
- Review information available online, conducting inquiries by telephone, visit, and /or written correspondence to the following regulatory agencies, as necessary, regarding building or environmental permits, environmental violations, incidents and/or status of enforcement actions.
- Conduct interviews of individuals identified by Client as a "person most knowledgeable" regarding the site, as available and appropriate, regarding the presence, storage, and use of hazardous materials on site, both now and in the past. The ASTM Phase I ESA also includes interviews with the prospective purchaser (where applicable) and with prior property owners, operators, and occupants provided they can be identified and contacted and to the degree that the information they are likely to provide is not duplicative. Langan assumes that the property legal descriptions, and names and contact information for prior owners, operators, and occupants can be provided by Client, if needed. Langan assumes that all interviews for the Phase I ESA can be conducted during one site visit or telephone call.

Results of the above scope of services will be presented in a report that includes our opinion regarding the possible presence of petroleum hydrocarbon and/or hazardous materials releases to the Site. Recognized environmental conditions will be summarized and evaluated to determine if the conditions are controlled recognized environmental conditions, or de-minimis conditions, as defined by ASTM E1527-13. We will prepare a draft report for your review and finalize the document based on up to one round of comments. No other tasks will be performed as part of this Phase I ESA, unless authorized by you.

SCHEDULE

We are prepared to implement the scope of services immediately upon written notice to proceed, contingent on obtaining access to the properties. The site reconnaissance will take one day to complete. A draft report will be provided to the Client for review within approximately three weeks of notice to proceed. In the event that government records are not received within this schedule, data gaps will be noted in the report and an addendum will be prepared if review of the records received impacts the conclusions of the report.

FEES

We propose to perform the above scope of services for a lump sum fee of **\$7,150**. The scope of services will be conducted in accordance with our General Terms and Conditions, attached to this proposal.

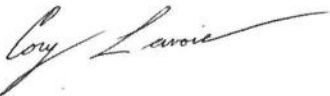
The scope of services does not include any non-ASTM required items such as assessments of asbestos or lead-based paint. The Phase I ESA does not include an intrusive investigation or collection or analysis of any samples.

CLOSURE

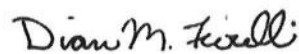
We appreciate the opportunity and look forward to working with you. If this proposal is acceptable to you, please sign and return a copy of the Authorization to Proceed as your authorization to complete the above scope of services. If you have any questions, please contact Cory Lavoie at (805) 957-6011.

Sincerely,

Langan Engineering and Environmental Services, Inc.



Cory Lavoie, CHMM, PMP
Executive Associate



Diane Fiorelli, PE, GE
Principal

Enclosure(s): General Terms and Conditions

AUTHORIZATION

Receipt of this Proposal, including the Terms and Conditions, is hereby acknowledged and all of the terms and conditions contained therein are accepted.

CAJA Environmental Services, LLC
9410 Topanga Canyon Blvd., Suite 101
Chatsworth, CA 91311

**Re: Proposal for Environmental Engineering Services
Phase I Environmental Site Assessment
American Jewish University – Camp Alonim
Additional Facilities Footprint
Ventura County, California**

Company: _____ (“Client”)

By/Title: _____
(Authorized representative)

Signature: _____

Date: _____

GENERAL TERMS AND CONDITIONS

These Terms and Conditions shall apply to services provided by **Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.; or Langan Engineering and Environmental Services, Inc.; or Langan CT, Inc.; or Langan MA, Inc.; or Langan MI, Inc.; or Langan International, LLC;** or such other Langan entity specifically identified in the Proposal (each individually, a "**LANGAN ENTITY**"); and together with the proposal to which these Terms and Conditions are attached (hereinafter, the "**Proposal**"), shall constitute the "**Agreement**." For purposes of this Agreement, the **LANGAN ENTITY** identified in the Proposal shall be referred to as "**LANGAN**" and the entity signing the Proposal shall be referred to as "**CLIENT**."

A. SCOPE OF SERVICES AND ADDITIONAL SERVICES

LANGAN will provide those services specifically identified in the Proposal (hereinafter, the "Services"). All Services, regardless of the commencement date, will be covered by these Terms and Conditions. All services not specifically identified in the Proposal are excluded; provided, however, that if requested by the CLIENT and agreed to by LANGAN in writing, LANGAN will perform such additional services ("Additional Services") subject to these Terms and Conditions. Unless otherwise agreed in writing, the CLIENT shall pay LANGAN for the performance of any Additional Services on a time-and-materials basis based upon LANGAN's then-current hourly rates. For avoidance of doubt, email will constitute written notice.

B. STANDARD OF CARE

LANGAN's services will be performed in accordance with this Agreement and in a manner consistent with the generally accepted standard of care and skill ordinarily exercised by professionals performing similar services under similar circumstances at the place and time the services are being performed (the "Standard of Care"). LANGAN will exercise reasonable professional care in its efforts to comply with codes, regulations, laws, rules, ordinances, and such other requirements in effect as of the date of execution of this Agreement. The CLIENT agrees that no other representation, warranty or guarantee, expressed or implied, is provided by LANGAN or is presumed given by LANGAN under this Agreement or in any report, opinion, or any other document prepared by LANGAN or otherwise.

C. CLIENT RESPONSIBILITIES

In addition to other responsibilities described herein, the CLIENT shall: (i) provide all information and criteria as to the CLIENT's requirements, objectives, and expectations for the project, including all numerical criteria that are to be met and all standards of development, design, or construction and all other information reasonably necessary for completion of the Services, prior to the commencement of the Services; (ii) provide prompt, complete disclosure of known or potential hazardous conditions or health and safety risks; (iii) provide to LANGAN all previous studies, plans, or other documents pertaining to the project and all new data reasonably necessary in LANGAN's opinion for completion of the Services; (iv) review all documents or oral reports presented by LANGAN and render in writing decisions pertaining thereto within a reasonable time so as not to delay the Services; (v) furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary for completion of LANGAN's Services; (vi) give prompt written notice to LANGAN whenever the CLIENT becomes aware of any development that affects the scope and timing of LANGAN's Services or any defect or noncompliance in any aspect of the project; (vii) give immediate written notice to LANGAN whenever CLIENT becomes aware of a cyber-event impacting CLIENT's or LANGAN's data or computer systems, including but not limited to theft, dissemination or use of confidential or personally identifiable information, or breach of network security (including unauthorized access to, use of or tampering with computer systems or data, or introduction of any virus or malware); and (viii) bear all costs incident to the responsibilities of the CLIENT. LANGAN will have the right to reasonable reliance upon the accuracy and completeness of all information furnished by the CLIENT.

CLIENT acknowledges that LANGAN has expended substantial time and expense in recruiting and training its employees and that the loss of such employees would cause significant financial harm to LANGAN. CLIENT therefore agrees that during the term of this Agreement and for one (1) year following completion of the Services, not to, directly or indirectly, attempt to or actually solicit, recruit or hire, any LANGAN employee involved with the Services. In the event this provision is violated, CLIENT will, on demand, pay LANGAN damages in an amount equal to the current yearly salary of the employee. CLIENT agrees that: (i) damages for a violation of this provision are difficult to ascertain; and (ii) the amount set forth herein bears a reasonable relationship to the actual damages LANGAN would incur and does not constitute a penalty. This provision will not apply to offers of employment resulting from general solicitations in the public domain.

D. INVOICING AND SERVICE CHARGES

LANGAN will submit monthly invoices to the CLIENT and a final bill upon completion of Services. The CLIENT shall notify LANGAN within two weeks of receipt of invoice of any dispute with the invoice. The CLIENT and LANGAN will promptly resolve any disputed items. Payment on undisputed invoice amounts is due upon receipt of invoice by the CLIENT and is past-due thirty (30) days from the date of the invoice. Any unpaid balances shall accrue late charges of 1.5% per month, or the highest rate allowed by law, whichever is lower, and the CLIENT agrees to pay all fees and expenses incurred by LANGAN in any collection action.

The CLIENT shall notify LANGAN prior to executing this Agreement if federal, state, or local prevailing wage requirements apply. If prevailing wages apply, and LANGAN was not notified by CLIENT, CLIENT agrees to pay LANGAN the prevailing wage for new invoiced amounts, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. CLIENT also agrees to defend, indemnify, and hold harmless LANGAN from any alleged violations for failing to pay prevailing wages, including the payment of any fines or penalties.

E. RIGHT OF ENTRY

The CLIENT shall provide for safe right of entry in order for LANGAN to perform its Services, including execution of any site access or license agreements required for completion of the Services. LANGAN will not be required to execute any site access or license agreement(s). While LANGAN will take all reasonable precautions to minimize any damage to the property, the CLIENT acknowledges and agrees that in the normal course of work some damage may occur, the correction of which is not part of this Agreement unless specifically provided in the proposal.

F. JOBSITE SAFETY AND CONTROL OF WORK

LANGAN will take reasonable precautions to safeguard its own employees and those for whom LANGAN is legally responsible. Unless expressly agreed to in writing by LANGAN under separate contract, LANGAN will have no responsibility for the safety program at the Project or the safety of any entity or person other than LANGAN and its employees. Neither the professional activities of LANGAN nor the presence of LANGAN's employees and subcontractors at the Project site will be construed to confer upon LANGAN any responsibility for any activities on site performed by personnel other than LANGAN's employees and subcontractors. The CLIENT agrees that LANGAN will have no power, authority, right or obligation to supervise, direct, stop the work of or control the activities of any other contractors or subcontractors or construction manager, their agents, servants or employees.

G. EXISTING CONDITIONS AND SUBSURFACE RISKS

Special risks occur whenever engineering or related disciplines are applied to identify subsurface conditions. Even a comprehensive sampling and testing program implemented in accordance with a professional Standard of Care may fail to detect certain conditions. The environmental, geologic, geotechnical, geochemical, and hydrogeologic conditions that LANGAN interprets to exist between sampling points will differ from those that actually exist. The CLIENT recognizes that actual conditions will vary from those encountered at the locations where borings, sampling, surveys, observations or explorations are made by LANGAN or its subcontractors and that the data, interpretation, and recommendations of LANGAN are based solely on the information available to it. Furthermore, the CLIENT recognizes that passage of time, natural occurrences, and/or direct or indirect human intervention at or near the site may substantially alter discovered conditions. LANGAN shall not be responsible for interpretations by others of the information it develops or provides to the CLIENT.

LANGAN will take reasonable precautions to avoid damage or injury to subterranean structures or utilities in the performance of its services. The CLIENT agrees to defend, indemnify, and hold LANGAN harmless for any damage to subterranean structures or utilities and for any impact this damage may cause where the subterranean structures or utilities are not called to LANGAN's attention or are not correctly shown on the plans furnished by CLIENT or third parties.

H. HAZARDOUS MATERIALS

Unless otherwise expressly agreed to in writing, the parties acknowledge that LANGAN'S scope of services does not include any services related to a hazardous environmental condition (such as asbestos, PCBs, petroleum, mold, waste, radioactive materials or any other hazardous substance). The discovery of any such condition shall be considered a changed condition and LANGAN may suspend its services until the CLIENT has resolved the condition.

I. INDEMNIFICATION

Subject to the provisions of Section J of these General Terms and Conditions, LANGAN agrees to indemnify and hold harmless the CLIENT and CLIENT's parent companies, subsidiaries, affiliates, partners, officers, directors, shareholders, and employees for any and all damage obligations, liabilities, judgments, and losses for personal injury and/or property damage including reasonable attorney's fees and other expenses and disbursements, asserted by any third parties to the extent determined to have been caused by the negligent acts, errors or omissions or willful misconduct of LANGAN in the performance of its services under this Agreement. LANGAN will not be responsible for any loss, damage, or liability arising from any acts by the CLIENT or any of its agents, employees, staff, or other consultants, subconsultants, contractors or subcontractors. In no event shall the indemnification obligation extend beyond the date when the institution of legal or equitable proceedings for professional negligence would be barred by an applicable statute of repose or statute of limitations.

To the fullest extent permitted by law, the CLIENT agrees to indemnify, defend and hold harmless LANGAN and LANGAN's parent companies, subsidiaries, affiliates, partners, officers, directors, shareholders, and employees for any and all, damage obligations, liabilities, judgments and losses, including reasonable attorneys' fees and all other expenses and disbursements, to which LANGAN may be subject, arising from or relating to (i) any unknown site condition or subterranean structures of which LANGAN does not have actual knowledge; (ii) any errors, omissions or inconsistencies in any data documents, records or information provided by the CLIENT on which LANGAN reasonably relied; (iii) any breach of contract, tort, error, omission, wrong, fault, or failure to comply with law by the CLIENT or third party over whom LANGAN has no control; (iv) the transport, treatment, removal or disposal of all Samples; and (v) the CLIENT's unauthorized use or copyright violation of plans, reports, documents and related materials prepared by LANGAN.

In connection with any construction project, CLIENT agrees to insert the following wording into any General Contract, Construction Management Agreement, or foundation contractor's contract: "To the extent permitted by law, and to the extent not proven to be caused in whole or in part by an indemnitee's own negligence, the contractor and its subcontractors of any tier shall indemnify, defend, save and hold harmless the CLIENT and LANGAN from and against all liability, damage, loss, claims, demands and actions of any nature whatsoever (including reasonable attorneys' fees and litigation costs) which arise out of or are connected with or are claimed to arise out of or claimed to be connected with the design (to the extent the design is based on calculations, plans and drawings by contractor or anyone acting by, through or under contractor for which contractor is responsible) and performance of work by the contractor, or any act or omission of the contractor. Without limiting the generality of the foregoing, such defense and indemnity shall include all liability, damages, loss, claims, demands and actions on account of personal injury, death, property damage or any other economic loss to any indemnitee, any of indemnitees' employees, agents, contractors or subcontractors, licensees or invitees, or sustained by any other persons or entities, whether based upon, or claimed to be based upon, statutory (including, without limiting the generality of the foregoing, workers' compensation), contractual, tort or other liability of any indemnitee, contractor, subcontractor or any other persons."

In connection with any damages, loss, suit, claim or proceeding arising from or otherwise related to the execution of excavation, support of excavation, foundations, or underpinning activities, CLIENT agrees to use all reasonable efforts to seek defense and indemnification from the Contractor and Subcontractor responsible for the work, and, to the extent the CLIENT is entitled to be or is otherwise indemnified by contractors/subcontractors, CLIENT shall not seek indemnification from LANGAN.

Payment by CLIENT in accordance with Section D of this Agreement is a condition precedent to LANGAN's indemnification obligations.

In the event any part of this indemnification is determined to be void as a matter of law, then the clause shall automatically be reformed to be consistent with the law and apply the parties' intent to the maximum extent permissible by law.

J. LIMITATION OF LIABILITY

To the fullest extent permitted by law, the total liability, in the aggregate, of LANGAN and its officers, directors, partners, employees, agents, and subconsultants, to CLIENT, and anyone claiming by, through, or under CLIENT, and to any third parties granted reliance by LANGAN per Section O, for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way relating to this Project or Agreement, from any cause or causes, including but not limited to tort (including negligence and professional errors and omissions), strict liability, breach of contract, or breach of warranty, shall not exceed an aggregate amount equal to the total compensation received by LANGAN or \$100,000, whichever is greater. The CLIENT may negotiate a higher limitation of liability for an additional fee, which is necessary to compensate for the greater risk assumed by LANGAN.

To the extent damages are covered by property insurance, LANGAN and the CLIENT waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance. LANGAN and the CLIENT, as appropriate, shall require of the contractors, subcontractors, consultants, subconsultants, agents and employees of any of them similar waivers in favor of the other parties enumerated herein.

K. WAIVER OF CONSEQUENTIAL DAMAGES

LANGAN and the CLIENT waive all consequential or special damages, including, but not limited to, loss of use, profits, revenue, business opportunity, or production, for claims, disputes, or other matters arising out of or relating to the services provided by LANGAN regardless of whether such claim or dispute is based upon breach of contract, willful misconduct or negligent act or omission of either of them or their employees, agents, subconsultants, or other legal theory. This mutual waiver shall survive termination or completion of this Agreement.

L. INSURANCE

LANGAN agrees to maintain workers' compensation insurance as required by law and general liability, automobile and professional liability insurance with limits of \$1,000,000. Certificates of insurance will be issued to the CLIENT upon written request.

The CLIENT agrees that it will require the construction manager, general contractor and, the contractor(s) responsible for performing the work reflected by or relating to LANGAN's services on the Project, to name LANGAN as an additional insured on its Commercial General Liability and Excess/Umbrella insurance policies inclusive of operations, completed operations, and products liability coverage provisions. Such additional insured coverage shall be provided by endorsement CG 20 32 04 13 (for ongoing operations) and endorsement CG 20 37 04 13 (for completed operations).

To the fullest extent permitted by law, CLIENT hereby waives all rights of recovery under subrogation against LANGAN and its consultants.

M. FORCE MAJEURE

LANGAN will not be responsible or liable for any delays in performance, failure of performance or additional costs incurred by CLIENT related to any force majeure event, including but not limited to fire, flood, explosion, the elements, or other catastrophe, unforeseen existing or subsurface conditions, acts of God, war, riot, civil

disturbances, terrorist act, strike, lock-out, refusal of employees to work, labor disputes, inability to obtain materials or services, recognized health threats as determined by the World Health Organization, the Center for Disease Control, or local governments or health agencies (including but not limited to health threats of COVID-19, H1N1, or similar infectious diseases), or delays caused by the CLIENT, its agents, contractors, subcontractors, consultants, subconsultants or employees, or any governmental regulation or agency, or for any other cause beyond the reasonable control of LANGAN.

N. OPINION OF COST

Consistent with the Standard of Care in Section B of these General Terms and Conditions, any opinions rendered by LANGAN as to costs, including, but not limited to, opinions as to the costs of construction, remediation and materials, shall be made on the basis of its experience and shall represent its judgment as an experienced and qualified professional familiar with the industry. LANGAN cannot and does not guarantee that proposals, bids, or actual costs will not vary from its opinions of cost. LANGAN's services required to bring costs within any limitation established by the CLIENT will be paid for as Additional Services.

O. PROJECT DELIVERABLES

All reports, opinions, notes, drawings, specifications, data, calculations, and other documents prepared by LANGAN and all electronic media prepared by LANGAN are considered its project Deliverables to which LANGAN retains all rights. The CLIENT acknowledges that electronic media are susceptible to unauthorized modification, deterioration, and incompatibility; and therefore, the CLIENT cannot rely upon the electronic media version of LANGAN's Deliverables. All Deliverables provided by LANGAN to the CLIENT as part of the Services are provided for the sole and exclusive use of the CLIENT with respect to the Project. Reliance upon or reuse of the Deliverables by third parties without LANGAN's prior written authorization is strictly prohibited; provided, however, that LANGAN, in its sole discretion, may agree to grant reliance to a single relying party subject to (i) the payment by CLIENT of a reliance fee equal to 10 percent (10%) of the amount paid by CLIENT for the Deliverables upon which reliance is to be granted, and (ii) acceptance by the relying party of Langan's standard reliance letter (a copy of which will be provided to CLIENT and relying party upon request).

If the CLIENT distributes, reuses, or modifies LANGAN's Deliverables without the prior written authorization of LANGAN, or uses LANGAN's Deliverables to complete the project without LANGAN'S participation, the CLIENT agrees, to the fullest extent permitted by law, to release LANGAN, its officers, directors, employees and subconsultants from all claims and causes of action arising from such distribution, modification or use, and shall indemnify and hold LANGAN harmless from all costs and expenses, including the cost of defense, related to claims and causes of action arising therefrom or related thereto.

LANGAN will not sign any documents that certify the existence of conditions whose existence LANGAN cannot ascertain, or execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement. In the event LANGAN is required to execute any certifications, it is understood and agreed that: (i) the words "certify" or "certification" shall mean an expression of LANGAN's professional opinion based upon available information and consistent with the Standard of Care; and (ii) such certification does not constitute a warranty or guarantee by LANGAN.

P. CONFLICTS OF INTEREST

LANGAN provides engineering and other services on behalf of many companies and individuals; thus, during the time LANGAN is providing services to CLIENT it may also provide engineering and other services, unrelated to the services LANGAN is providing to CLIENT, to other present or future clients of LANGAN with interests adverse to CLIENT'S interests. CLIENT agrees that LANGAN'S services to CLIENT will not disqualify LANGAN from providing services to other clients in matters that are unrelated to the services LANGAN is providing to CLIENT, and CLIENT hereby waives any conflict of interest with respect to those services. LANGAN agrees not to use or disclose any proprietary or other confidential information of a nonpublic nature concerning CLIENT, which is acquired by LANGAN as a result of its service to CLIENT, in connection with any other matter, unless required to do so by law.

Q. TERMINATION AND SUSPENSION

Except as otherwise provided in this Agreement, this Agreement may be terminated by either party upon not less than seven (7) calendar days' written notice should the other party fail substantially to perform in accordance with the terms and conditions of this Agreement through no fault of the party initiating the termination. If the defaulting party fails to cure its default within the seven (7) calendar day notice period or fails to commence action to cure its default if the cure cannot reasonably be completed within the seven (7) days, the non-defaulting party may terminate the Agreement.

Failure of the CLIENT to make payments to LANGAN in accordance with this Agreement shall be considered substantial non-performance and grounds for termination or suspension of services at LANGAN's option after such seven (7) day notice period or anytime thereafter. In the event of suspension for non-payment, LANGAN shall have the right to: (i) withhold its project Deliverables; and (ii) demand advanced payment for future services. Furthermore, LANGAN will be compensated for all services performed and reimbursable expenses incurred prior to such termination and all termination expenses.

In the event of a suspension of services or termination of the Agreement by LANGAN in accordance with this Section Q, LANGAN will have no liability for any delay or damage of any kind actually or allegedly caused by such suspension of services or termination. CLIENT shall not withhold amounts from LANGAN'S compensation to impose a penalty or damages on LANGAN, or to offset sums requested by or paid to contractors for the cost of changes in their work unless LANGAN agrees or has been found liable for the amounts.

R. DISPOSAL OF SAMPLES

All samples, contaminated or otherwise ("Samples"), collected by LANGAN while performing services under this agreement remain the property and responsibility of the CLIENT. LANGAN may dispose of Samples in its possession after ninety (90) calendar days from the date the samples are taken unless otherwise required by law or other arrangements are mutually agreed to in writing by the parties. At all times, any and all rights, title and responsibility for Samples shall remain with the CLIENT. Under no circumstances shall these rights, title and responsibility be transferred to LANGAN, and nothing contained in this Agreement shall be construed as requiring LANGAN to assume the status of an owner, operator, generator, storer, transporter or person who arranges for disposal, under any federal or state law or regulation. CLIENT shall reimburse LANGAN for the actual cost of disposal plus 15%.

S. RIGHT TO REFERENCE PROJECT

The CLIENT agrees that LANGAN has the authority to use its name as the CLIENT and a general description of the Project as a reference for other prospective clients.

T. SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon the parties hereto and their respective successors and assigns. Neither party may assign or transfer this Agreement without the prior written consent of the other party. The parties agree that this Agreement is not intended to give any benefits, rights, actions or remedies to any person or entity not a party to this Agreement, as a third-party beneficiary or otherwise under any theory of law.

If LANGAN is requested to execute a consent to assignment of this Agreement to a lender or other entity providing financing for the Project, LANGAN, in its sole but reasonable discretion, may agree to execute any such document provided it does not materially alter LANGAN's risk exposure or obligations under this Agreement, and provided the assignee agrees to: (i) pay any amounts due and owing at the time of assignment; (ii) pay any amounts to become due subsequent to such assignment; and (iii) be bound by the terms and conditions of this Agreement.

U. DISPUTE RESOLUTION

LANGAN and the CLIENT agree that any disputes arising under this Agreement and the performance thereof shall be subject to non-binding mediation as a prerequisite to further legal proceedings, which proceeding must be brought in a court of competent jurisdiction in the state in which the office of LANGAN that issued the Proposal is located. LANGAN and CLIENT waive any right to a trial by jury.

All actions by CLIENT against LANGAN, and by LANGAN against CLIENT whether for breach of contract, tort or otherwise, shall be brought within the period specified by applicable law, but in no event more than five (5) years following substantial completion of LANGAN'S services. CLIENT and LANGAN unconditionally and irrevocably waive all claims and causes of action not commenced in accordance with this paragraph.

If the CLIENT asserts a claim against LANGAN relating to allegations of professional negligence in performance of LANGAN'S services under this Agreement, LANGAN will be entitled to reimbursement of any costs incurred by LANGAN in the defense of the professional negligence claim, including any expenses incurred as part of LANGAN'S professional liability insurance deductible, to the extent LANGAN is successful in its negligence defense.

V. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the state in which the office of LANGAN that issued the Proposal is located.

W. ENTIRE AGREEMENT

Unless a separate agreement is executed by the parties, upon receipt of direction to proceed from CLIENT and commencement of the SERVICES by LANGAN, and regardless of whether CLIENT signs the Proposal, these General Terms and Conditions will govern LANGAN's performance of the Services.

This Agreement (consisting of these General Terms and Conditions, the accompanying Proposal and LANGAN's Fee Schedule, if applicable) constitutes the entire agreement between the parties, supersede any and all prior agreements or representations of the parties to this agreement and conflicting terms on documents created by the CLIENT, and may not be modified, amended, or varied except by a document in writing signed by the parties hereto.

Firm Overview

Langan provides an integrated mix of engineering and environmental services (Figure 1) in support of land development projects, corporate real estate portfolios, and EIR analysis. Our clients include municipalities, institutions, developers, property owners, corporations, land-use attorneys, and environmental planning consultants. We have performed and Environmental Permitting Support and professional engineering services on hundreds of new or rehabilitation projects around the country, including parks, museums, adaptive reuse of historic buildings, multi-family residential housing, and airport facilities. Our experience on similar educational institutions brings the knowledge, workflow and technical expertise to successfully ensure the quality of your projects.

Langan Snapshot



Full-service
land development firm



52+
years in business



80
employees
in SoCal offices

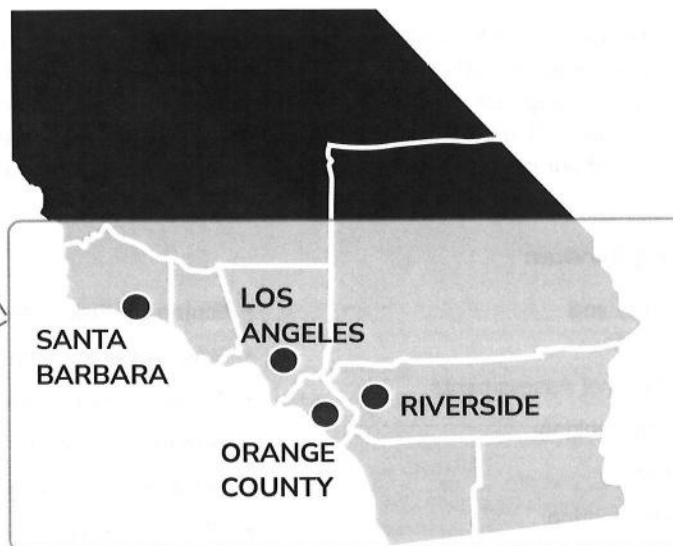


40 offices,
including 4 SoCal offices

FIGURE 1. LANGAN CAPABILITIES

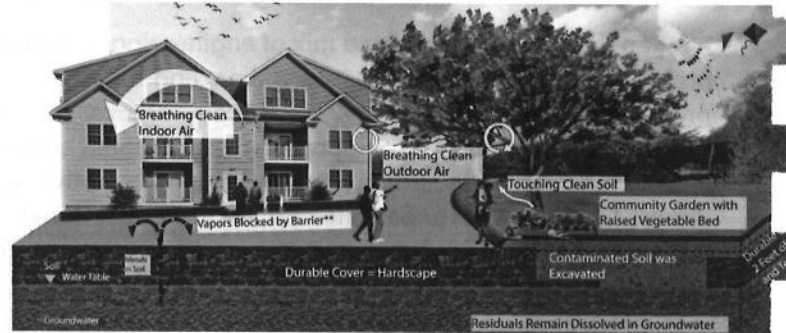
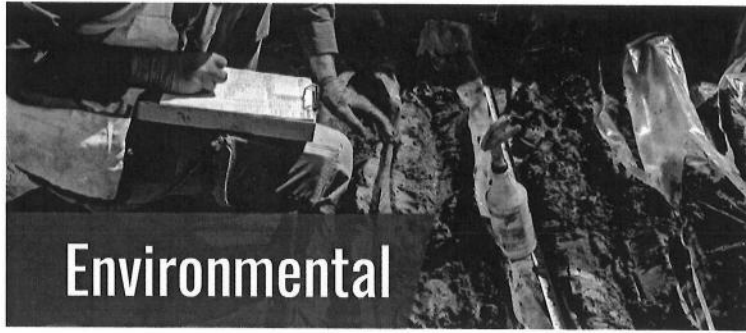


● LANGAN U.S. OFFICE LOCATIONS



The County of Ventura will be supported by Langan's local team in our Santa Barbara office. Our project team is 100% committed to the County for the duration of the American Jewish University – Camp Alonim project.

Select Capabilities



Technical and Regulatory Advocacy

Langan environmental engineers, geologists, and scientists work with project teams every day to investigate and improve property conditions. We obtain cost-effective solutions and strategies that are unique to each region.

Environmental services:

- Environmental Site Assessments
- Site Characterization
- Soil Excavation
- Vapor Intrusion Evaluation and Mitigation
- Brownfields Redevelopment
- Due Diligence Support
- Peer Review
- Permitting/Regulatory Approvals
- Remediation Design/Oversight
- Hazardous and Solid Waste Management
- GIS/Database Management
- Manufactured Gas Plant Remediation Services
- Human Health Risk Assessment
- Site Feasibility Studies
- Remediation by Natural Attenuation
- Expert Witness
- Free Product Volume and Mobility Modeling
- Storage Tank Management
- Remedial Action Planning



Natural Resources & Permitting

Navigating Policy and Nature

Langan possesses strong relationships with federal, state, and local regulators through our experience in more than 1,000 wetland and permitting projects. Our natural resource staff consists of certified professional wetland scientists, ecologists, and wildlife biologists with extensive experience throughout the United States. Our experienced specialists work closely with Langan engineers to design "permissible" projects, while providing the most economic return to our clients. Our ability to identify critical natural resource issues early in the design process and our in-depth knowledge of regulatory programs and policies result in an expedited application and approval process.

Natural Resources & Permitting Services:

- Environmental Site Assessments and Environmental Impact Statements
- Wetland Delineation and Functional Assessments
- Wetland Mitigation Design and Banking
- Land Use Planning and Permitting
- Stream Restoration and Bioengineering
- Ecological Risk Assessment
- Stormwater and Industrial Discharge Permitting
- Archaeological Investigations
- Floodplain Analysis
- Wildlife and Ecological Surveys
- NEPA Compliance



Geotechnical

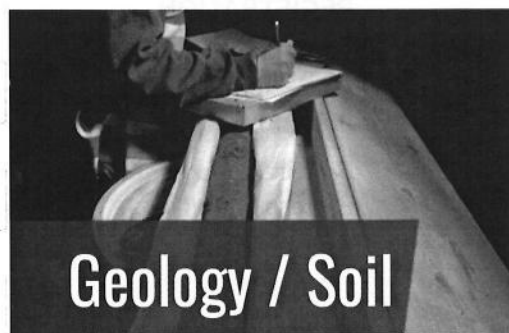


Subsurface Solutions

Langan was founded as a geotechnical consulting company in 1970, and geotechnical engineering remains a core discipline at Langan today. We work closely with our clients and the design and construction team to engineer cost-effective geotechnical solutions appropriate for proposed structures and the governing site conditions.

Geotechnical Services:

- Subsurface Investigations
- Slope Stability Analysis
- Crossing Design Using Trenchless Techniques
- Subsurface Utility Engineering
- Earthquake/Seismic
- Materials Analysis
- Foundation Design
- Retaining Structures
- Soil Improvement/Ground Modification
- Dewatering Design & Permitting
- Excavation Support & Underpinning Design
- Geological Mapping of Rock Slopes
- Mine Investigations
- Earth & Rock Fill Dams
- Tunnels/Microtunneling
- Seawalls, Piers, & Bulkheads
- Pre-Construction Conditions Surveys
- Construction Observation
- Forensic Engineering/Expert Testimony
- Geotechnical Hazard Assessment Tool



Geology / Soil



Hazard Prevention & Protection Measures

Langan's engineering geology group provides geologic hazard evaluations and monitoring as well as develops recommendations for mitigation for new and existing facilities. We have provided services throughout the United States as well as international projects in Latin America, the Pacific Rim, and Europe.

We specialize in site characterization for and evaluation of Quaternary geologic issues such as landslides, active faulting, and liquefaction. Our staff is experienced in field exploration techniques including large diameter borings, field mapping, and trenching for fault identification.

Geology & Geologic Hazards Services:

- Geological Fault Studies & Investigations
- Landslide Investigations
- Mine Hazard Analysis and Stabilization
- Dam and Embankment Slope Stability Assessments
- Landslide, Rockfall, & Slope Stabilization Design
- Forensic Studies and Litigation Support

CORY LAVOIE, CHMM, PMP

ASSOCIATE

ENVIRONMENTAL ENGINEERING



Before (left) and After (right). Restoration at former gas plant site in California



Cory Johnston, CHMM, PE will act as the main point of contact and Project Manager. Cory has over 15 years of experience providing technical and management expertise for environmental projects in Southern California and nationally. He has extensive experience working closely with clients to provide due diligence, site investigation and remediation services. He has assessed environmental liabilities to support development, divestiture and acquisition of properties. His skilled approach allows for reduced time and cost to completion, while maintaining a high-level of health and safety and technical quality.

SELECTED PROJECTS

- Major Petroleum Client, PCB and VOC Remediation and Restoration, Former Natural Gas Plant, Southern CA
- Major Petroleum Client, Product Pipeline Abandonment Assessment, Los Angeles to San Francisco, CA
- Major Petroleum Client, Oil Field Remediation and Restoration Monitoring and Maintenance, Southern CA
- California Oil and Gas Producer, Lease Closure Permitting and Remediation, Southern CA
- Waste Transporter, Truck Roll-over Emergency Response Management and Sampling, Southern CA
- Major Petroleum Client, Industrial Marine Facility Remediation and Demolition, LA
- Confidential Petroleum Client, Project Bonefish, Due Diligence, Oil Refining Company Acquisition, USA
- Confidential Major Oil Corporation, Phase II Assessment, Pennsylvania ACT 2 Cleanup, Orphaned Production Well Plugging, Former Aboveground Storage Tank Farm, Rouseville, PA
- Confidential Major Oil Corporation, Phase II Assessment, Pennsylvania ACT 2 Cleanup, Orphaned Production Well Plugging, Former Aboveground Storage Tank Farm, Oil City, PA
- Confidential Major Oil Corporation, Phase I and II Assessment, Pennsylvania ACT 2 Closure, Former Crude Production Field, Rouseville, PA
- Confidential Major Oil Corporation, Environmental Covenant Execution and Compliance Monitoring, Monitoring Well Abandonment, Former Refinery, Rouseville, PA
- Confidential Major Oil Corporation, Phase I and II Assessment, Former Crude Production Field, Cornplanter Township, PA

EDUCATION

Post-Bacc. Certificate,
Engineering Management
University of Maryland,
Baltimore County

M.Sc., Environmental,
Towson University

B.Sc., Environmental,
Bloomsburg University

PROFESSIONAL REGISTRATION

Certified Hazardous
Materials Manager
(No. 26456)

Project Management
Professional (No.
2780958)

HAZWOPER Worker,
40-hr

HAZWOPER Supervisor,
8-hr

AFFILIATIONS

Western States
Petroleum Association
California Association
for Environmental
Professionals

LANGAN

ROBERT “RORY” JOHNSTON, PE, GE, BCEE

MANAGING PRINCIPAL/EXECUTIVE VICE PRESIDENT

GEOTECHNICAL ENGINEERING



Before (left) and After (right). Restoration at former gas plant site in California



Rory Johnston, PE, GE, BCEE will act as the Principal in Charge and quality control and assurance reviewer to oversee our environmental services from start to finish. Rory has 31 years of environmental engineering experience in Southern California and internationally. He has managed numerous real estate development, major oil and gas, chemical, mining, aviation, and pharmaceutical projects. His expertise ranges from portfolio due diligence, environmental investigation remediation, geotechnical investigations/construction, HSSE compliance/management and management consulting.

SELECTED PROJECTS

- Hercules Santa Barbara Gas Plant, Montecito, CA
- Former Aera Hercules Gas Plant, Goleta, CA
- Former NPR-1 Remediation Project, Taft, CA
- University of California, Irvine environmental compliance, UST investigations, due diligence, and geotechnical services for campus, housing, and infrastructure, Irvine, CA
- California State University San Marcos, environmental compliance, UST investigations, and due diligence for campus, housing, and infrastructure, San Marcos, CA
- University of California – San Diego environmental compliance, UST investigations, and due diligence for campus, housing, and infrastructure, San Diego, CA
- Camp Pendleton Marine Corp Air Station: Site Remedial Investigation/ Remediation, Camp Pendleton, CA
- Cuyamaca West Landfill Stabilization, San Diego, CA
- Elk Hills, Taft, CA
- Murphy Canyon Business Park, San Diego, CA
- San Clemente Naval Air Station: Utility Project, San Clemente Island, CA
- San Ysidro MCA Amphitheater, Otay Mesa, CA
- Scripps Ranch Project, San Diego, CA
- Shell Bakersfield Refinery Peer Review, Bakersfield, CA

EDUCATION

M. S., Civil Engineering
University of California

B.S., Civil Engineering
Rutgers University

B.A., English
Rutgers University

PROFESSIONAL REGISTRATION

Professional Engineer
(PE) in CA, NJ, NY, PA, FL,
LA, KS, CO, TX, AZ, ND,
WV

Registered Geotechnical
Engineer in CA

AFFILIATIONS

American Concrete
Institute

American Society of Civil
Engineers

Association of Firms
Practicing in Geosciences,
Past President

American Academy of
Environmental Engineers

American Water Works
Association

Chi Epsilon

LANGAN

Appendix D:

LLG Scope and Qualifications

January 26, 2023

Ms. Stacie Henderson
CAJA Environmental Services, LLC
9410 Topanga Canyon Blvd., Suite 101
Chatsworth, CA 91311

LLG Reference: P1-23-0015-1

Subject: **Proposal to Provide Transportation Planning Consulting Services
for the American Jewish University – Camp Alonim EIR Project**
County of Ventura, California

Dear Stacie:

Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this proposal to provide transportation planning consulting services associated with the peer review work efforts (i.e., review of the transportation assessment report) for the proposed expanded facilities and operations of the American Jewish University – Camp Alonim EIR project (“proposed project”) located at 1101 Peppertree Lane in the unincorporated area of the County of Ventura, California. We understand that the County has required a vehicle miles traveled (VMT) assessment as the appropriate environmental review documentation in order to address transportation issues and to comply with the requirements of the California Environmental Quality Act (CEQA), which is included herein as Part A scope of work. LLG also understands that our Part B scope of work would consist of a peer review of the transportation assessment report prepared by another consultant. The County of Ventura will be the lead reviewing agency for this project and will oversee the entitlement process.

Based on the project information provided in the Request for Proposals¹ (RFP), we understand that the proposed project consists of the development of additional facilities at two existing summer camps (i.e., Camp Alonim and the Brandeis-Collegiate Institute) to include a 4,460 square-foot welcome center, 13 duplex-style camper cabins, three head counselor cabins, a 2,307 square foot open-air shade structure arts pavilion, a new 58-space surface parking lot, and landscaping improvements. The existing camp operates within a 328-acre portion of the 2,558-acre property. The removal of three housing trailers, two cottages, a garage, and one cabin would be required for the project development. It is anticipated that the number of camp attendees would increase by 100, from 472 attendees to 572 attendees. The frequency of events and attendance figures are also proposed to increase to the following:

¹ Notice for Request for Proposals Regarding Environmental Consultant Services to Prepare an Environmental Impact Report (EIR) for the American Jewish University – Camp Alonim, Case No. PL22-0032, December 30, 2022.

Engineers & Planners
Traffic
Transportation
Parking

Linscott, Law &
Greenspan, Engineers
600 S. Lake Avenue
Suite 500
Pasadena, CA 91106
626.796.2322 T
626.792.0941 F
www.llgengineers.com

Pasadena
Irvine
San Diego

Philip M. Linscott, PE (1924-2000)
William A. Law, PE (1921-2018)
Jack M. Greenspan, PE (Ret.)
Paul W. Wilkinson, PE (Ret.)
John P. Keating, PE (Ret.)
David S. Shender, PE
John A. Boarman, PE
Clare M. Look-Jaeger, PE (Ret.)
Richard E. Barretto, PE
Keil D. Maberry, PE
Kalyan C. Yellapu, PE
Dave Roseman, PE

An LG2WB Company Founded 1966

- Up to 150 annual events with attendance of up to 300 people;
- Up to 10 annual events with attendance of up to 500 people; and
- Up to 6 annual events with attendance of up to 1,000 people.

Pursuant to the current CEQA statutes, the County is required to utilize VMT as the metric for determining transportation impacts. It is assumed that the County of Ventura requires VMT analysis to be prepared using the Ventura County Traffic Model (VCTM), which is managed by the consulting firm Iteris. LLG will confirm the VMT thresholds, screening criteria, and methodologies to be applied to the proposed project with County of Ventura staff.

In addition, Caltrans has also adopted VMT as the metric for evaluating the transportation impacts of local development projects. In the “Transportation Impact Study Guide” (TISG) released in May 2020, Caltrans endorsed the recommendations set forth in the OPR’s Technical Advisory. It is assumed that the VMT analysis prepared for the County of Ventura will also satisfy Caltrans’ VMT analysis requirements. Therefore, for the purpose of this proposal, no separate VMT assessment will be prepared for Caltrans review.

The following Scope of Work is based on the information provided in the RFP and our experience on other similar projects in the region. We are very familiar with the project study area, having performed transportation planning services for the Hacienda Peppertree Residential Care Facility project located at the southwest corner of the Tapo Canyon Road-Peppertree Lane/Guardian Street intersection. Please note that following receipt of an authorization to proceed, we will contact County staff to confirm the proposed Scope of Work. Accordingly, any additional work items not foreseen in the Scope of Work may necessitate a contract amendment.

PART A SCOPE OF WORK: CEQA VMT ASSESSMENT

Task 1: Project Mobilization

- 1.1 Confirm the development description with the project team including the project build-out year, work schedule, and assumptions to be utilized in the VMT assessment. Obtain and analyze the final project site plan that illustrates the access scheme to the project site in digital format.
- 1.2 Contact County staff to discuss the project and analysis criteria, confirm the approach, identify pertinent traffic issues and concerns, and formalize the Scope of Work for the assessment.

Task 2: Vehicle Miles Traveled (VMT) Analysis

- 2.1 Review the proposed project to determine whether any screening thresholds established by OPR in the Technical Advisory are met. Based on this review, determine whether a quantitative VMT analysis is required.
- 2.2 Confirm with County staff the appropriate VMT metrics and thresholds to apply to the proposed project. It is assumed that the project VMT analysis will be developed on a work VMT per employee basis and will be prepared in accordance with the County's direction, and that the project VMT will be compared to thresholds based on the existing regional average (i.e., Ventura County) work VMT per employee.
- 2.3 Based on previous coordination with Iteris, who manages the VCTM, LLG will receive and review the socioeconomic data in both the Base Year (2016) and Future Year (2040) baseline models. LLG will also be provided the model networks in order to conduct a review of the major facilities and roadway connectivity so that Iteris can update/revise the networks, if necessary, prior to running the models for VMT analysis purposes.
- 2.4 Obtain the existing with project work VMT per employee for the transportation analysis zone (TAZ) in which the project is located. Obtain the county-wide average VMT per employee in order to determine baseline conditions. The relevant VMT data will be obtained from Iteris.
- 2.5 Based on this assessment, determine the potential for project-level VMT transportation impacts.
- 2.6 If a significant VMT impact is determined, identify potential transportation demand management (TDM) measures which could reduce the VMT impact to a less than significant level. LLG will review TDM strategies in the California Air Pollution Control Officers Association's (CAPCOA) *Quantifying Greenhouse Gas Mitigation Measures* (2021) document, which provides substantial evidence for calculating the reduction in VMT associated with each measure. The potential TDM measures will be reviewed in terms of applicability to the land use(s) included as part of the proposed project. For the purpose of this proposal, one (1) iteration of mitigation calculations is assumed. Should additional mitigation calculations be required, a contract amendment may be necessary.

Task 3: Preparation of Technical Memorandum

- 3.1 Prepare a draft technical memorandum summarizing the above-mentioned items, including our analysis, findings, and conclusions. The memorandum will be suitably documented with appropriate tabular, graphic, and appendix

materials. The draft memorandum will be submitted for your review and review by appropriate members of the project team.

- 3.2 If necessary, revise the draft memorandum based on project team comments (i.e., one round of revisions assumed). Prepare a final memorandum incorporating project team comments and transmit the final memorandum to the project team for submittal to the County of Ventura. Please note that as the extent of potential comments from the County cannot be determined at this time, revisions or additional analyses which may be requested by the County may be handled through a contract amendment.

Task 4: Meeting Attendance

- 4.1 It is envisioned that the project team coordination for the VMT assessment preparation will be handled via conference calls (i.e., up to two [2] conference calls are assumed) and email correspondences. Therefore, this proposal does not assume preparation for and attendance by LLG at meetings or public hearings with the project team and/or the City. We would be pleased to provide that representation, if requested. An amendment to our contract would be provided for your approval prior to providing any meeting/public hearing support.

PART B SCOPE OF WORK: PEER REVIEW OF TRANSPORTATION ASSESSMENT

Task 5: Project Mobilization

- 5.1 When available, receive and review a copy of the transportation impact assessment/assessments prepared for the proposed project along with all appendix materials, including a copy of the site plan in digital format. Confirm with the project team the transportation assessment assumptions and analysis methodology (e.g., formulation of the study area, analysis conditions, etc.) employed by the transportation consultant.
- 5.2 Visit the project study area to confirm existing conditions with respect to existing site development, site access, parking use, and areas of congestion in order to verify our overall understanding of traffic conditions in the area which might affect this peer review effort. In conjunction with this, confirm the existing roadway striping, traffic control measures, intersection lane configurations and signal phasing, curbside parking restrictions, adjacent intersection configurations, and other pertinent roadway features.

Task 6: Confirmation of Existing Conditions and Project Trip Generation Forecasts

- 6.1 Review the existing conditions assumed as part of the assessment, including existing development, site access, intersection configurations and traffic control measures, traffic count data, and methodology and assumptions for the intersections operational analysis. Provide comments after comparing with LLG's independent review of existing conditions.
- 6.2 LLG will peer review the forecast daily and weekday AM and PM peak hour trip generation forecasts for the proposed project.

Task 7: Peer Review of Operational Analysis

- 7.1 Review the transportation assessment report, and in particular the intersection operational analyses and assumptions to confirm any operational deficiencies reported to be caused by the proposed project. If improvement measures (i.e., transportation demand management [TDM], intersection or signalization improvements, traffic control or limitations at site access points, etc.) are identified for the project, confirm the adequacy of the proposed measures to remedy any local access deficiencies.

Task 8: Preparation of Technical Memorandum

- 8.1 Prepare a draft summary memorandum summarizing the above-mentioned items, including our analysis, findings, and conclusions. The summary memorandum will be suitably documented with appropriate tabular, graphic, and appendix materials. The draft summary memorandum will be submitted for your review and review by appropriate members of the project team.
- 8.2 If necessary, revise the draft summary memorandum based on project team comments (i.e., one round of revisions assumed). Prepare a final memorandum incorporating project team comments and transmit the final memorandum to the project team for consideration.

Task 9: Meeting Attendance

- 9.1 It is envisioned that the project team coordination for the Part B scope of work will be handled via conference calls (i.e., up to two [2] conference calls are assumed) and email correspondences. Therefore, this proposal does not assume preparation for and attendance by LLG at meetings or public hearings with the project team and/or the City. We would be pleased to provide that representation, if requested. An amendment to our contract would be provided for your approval prior to providing any meeting/public hearing support.

SCHEDULING

We estimate that the draft technical memorandum (Part A Scope of Work) will be available for team review within five to six weeks (exclusive of holidays) after receiving written authorization to proceed and receipt of the County's thresholds, modeling requirements, and project trip generation forecasts. We estimate the summary memorandum (Part B Scope of Work) will be available for team review within four to five weeks (exclusive of holidays) after receiving a written authorization to proceed and receipt of the transportation assessment report. We will make every effort to complete our work in coordination with your time frame.

FEE ESTIMATE

We estimate that our fee for the services outlined above in Part A Scope of Work (Tasks 1 through 4) will not exceed \$22,500 and Part B Scope of Work (Tasks 5 through 9) will not exceed \$22,700. Our services will be billed monthly on a time and materials basis according to the attached Fee Schedule.

ADDITIONAL SERVICES

Work items requested outside the Scope of Work outlined in this letter, such as changes to the project description, preparation of preliminary cost estimates of recommended mitigation measures, preparation of conceptual roadway improvement plans, review of neighborhood traffic impacts, additional analyses, attendance at in-person meetings or public hearings may require a contract amendment. No additional work will be performed without prior authorization.

LIABILITY

We carry appropriate liability insurance, both general and professional and worker's compensation insurance. Should this proposal be accepted, the Client (represented by the signature below) agrees to limit Linscott, Law & Greenspan, Engineers' liability to the Client and to all Contractors and Subcontractors on the project due to Linscott, Law & Greenspan, Engineers' negligent acts, errors, or omissions, such that the total aggregate liability of Linscott, Law & Greenspan, Engineers, to all those named shall not exceed \$50,000.00 or Linscott, Law & Greenspan, Engineers' total fee for the services rendered on this project, whichever is greater. Client may negotiate a higher limit for an additional fee.

AUTHORIZATION

If this proposal is acceptable, you may indicate approval by signing in the space provided at the end of this letter and returning the original for our files. Alternatively, you may issue a purchase order or consultant agreement with this proposal attached as an exhibit.

This proposal is valid for 90 days from the date of this letter. Please note that for the purposes of preparing contract paperwork, Linscott, Law & Greenspan, Engineers, is a DBA for LG2WB Engineers, Inc., a California corporation.

TERMINATION

The services covered by this proposal may be terminated by either party at any time by written notice. Upon termination, Linscott, Law & Greenspan, Engineers will stop all activities immediately, notify all subcontractors (if any) to stop work, and prepare an invoice for any services rendered but not already submitted to the client.

We appreciate the opportunity to submit this proposal and look forward to working with you on this project. Please call us at 626.796.2322 if you have any questions or comments regarding this proposal.

Sincerely,
Linscott, Law & Greenspan, Engineers



Alfred C. Ying, P.E., PTP
Senior Transportation Engineer
California Registration TR1944



Francesca S. Bravo
Senior Transportation Engineer

Attachment

c: File

PROPOSAL ACCEPTED FOR PART A SCOPE OF WORK (TASKS 1 THROUGH 4) AS OUTLINED ABOVE FOR A FEE NOT TO EXCEED \$22,500.00 WITHOUT PRIOR AUTHORIZATION.

(Authorized Agent)

(Title)

(Firm)

(Federal I.D. #)

(Address)

(Date)

PROPOSAL ACCEPTED FOR PART B SCOPE OF WORK (TASKS 5 THROUGH 9) AS OUTLINED ABOVE FOR A FEE NOT TO EXCEED \$22,700.00 WITHOUT PRIOR AUTHORIZATION.

(Authorized Agent)

(Title)

(Firm)

(Federal I.D. #)

(Address)

(Date)

FEE SCHEDULE

Effective January 1, 2023

<u>TITLE</u>	<u>PER HOUR</u>
Principals	
Principal Engineer.....	\$ 289.00
Associate Principal Engineer.....	\$ 260.00
Planning/Design Manager.....	\$ 242.00
Transportation Engineers	
Senior Transportation Engineer.....	\$ 219.00
Transportation Engineer III.....	\$ 194.00
Transportation Engineer II.....	\$ 164.00
Transportation Engineer I.....	\$ 141.00
Transportation Planners	
Senior Transportation Planner.....	\$ 194.00
Transportation Planner III.....	\$ 164.00
Transportation Planner II.....	\$ 141.00
Transportation Planner I.....	\$ 125.00
Signal System Specialist	
Senior Signal System Specialist.....	\$ 205.00
Signal System Specialist III.....	\$ 175.00
Signal System Specialist II.....	\$ 149.00
Signal System Specialist I.....	\$ 133.00
Technical Support	
Engineering Associate II.....	\$ 139.00
Engineering Associate I.....	\$ 135.00
Engineering Computer Analyst II.....	\$ 133.00
Engineering Computer Analyst I.....	\$ 105.00
Senior CADD Drafter.....	\$ 135.00
CADD Drafter III.....	\$ 125.00
CADD Drafter II.....	\$ 111.00
CADD Drafter I.....	\$ 95.00
Senior Engineering Technician.....	\$ 135.00
Engineering Technician II.....	\$ 125.00
Engineering Technician I.....	\$ 95.00
Word Processor/Secretary.....	\$ 89.00
Engineering Aide I.....	\$ 68.00

Engineers & Planners
Traffic
Transportation
Parking

Linscott, Law &
Greenspan, Engineers
600 S. Lake Avenue
Suite 500
Pasadena, CA 91106
626.796.2322 T
626.792.0941 F
www.llgengineers.com

Pasadena
Irvine
San Diego

Philip M. Linscott, PE (1924-2000)
William A. Law, PE (1921-2018)
Jack M. Greenspan, PE (Ret.)
Paul W. Wilkinson, PE (Ret.)
John P. Keating, PE (Ret.)
David S. Shender, PE
John A. Boorman, PE
Clare M. Look-Jaeger, PE (Ret.)
Richard E. Barretto, PE
Keil D. Maberry, PE
Kalyan C. Yellapu, PE
Dave Roseman, PE
Shankar Ramakrishnan, PE
An LG2WB Company Founded 1966

Public Hearing and litigation support may be charged at 125% of the base rate. Consultation in connection with litigation and Court appearances will be quoted separately.

Project-related mileage will be billed at the prevailing standard mileage rate as determined by the IRS.
Subcontractors and other project-related expenses will be billed at cost plus 15%.

The above schedule is for straight time. Overtime will be charged at 1.50 times the standard hourly rates.
Interim and/or monthly statements will be presented for completed work. These will be due and payable upon presentation unless prior arrangements are made. A finance charge of 1.5% may be charged each month on the unpaid balance.

FIRM PROFILE

Linscott, Law & Greenspan, Engineers (LLG) provides transportation planning and traffic engineering consultation services in response to this Request for Proposals. LLG is a well-respected firm of medium size (60 total employees), comprised of dedicated professionals who serve our clients on a wide variety of traffic and transportation issues. LLG Principals and Senior Staff are recognized experts in these practice areas and possess professional registration in Traffic Engineering, Civil Engineering, or both. Our diverse experience and expertise enable us to provide services to both public agencies and the private sector. Project organization is structured so that Principals and Senior Staff maintain direct involvement from project initiation to completion. A quality and successful outcome is LLG's primary objective.

LLG is a private firm and is a certified Small Business Enterprise (SBE) with the State of California. Since our founding in 1966, over 15,000 engagements have been completed involving a wide variety of projects throughout the United States, with the core of our practice in Southern California. LLG's specialties include:

- Transportation Impact Studies for Environmental Review/CEQA Compliance Purposes
- Vehicle Miles Traveled (VMT) Assessments
- Peer Reviews of Transportation Technical Studies
- Site Access and Circulation Studies
- Multi-Modal Planning Analyses (Pedestrian, Bicycle, etc.)
- Complete Streets Consultation
- General Plan/Master Plan Studies/Specific Plan Studies
- Transportation Planning and Operations Studies
- Traffic Signal Design & Traffic Signing and Striping Design
- Construction Zone Traffic Control Plans
- Preliminary/Conceptual Engineering
- Shared Parking Demand Forecasting/Parking Design and Planning

LLG maintains three fully staffed offices, with work for this engagement being handled through the Pasadena office which is staffed with 14 professionals:

600 South Lake Avenue, Suite 500, Pasadena, CA 91106
Telephone No. 626.796.2322
www.llgengineers.com

For purposes of preparing contract documents, Linscott, Law & Greenspan, Engineers, is a DBA for LG2WB Engineers, Inc., a California corporation (Federal Identification No.: 33-0069872)

David S. Shender, P.E.

Principal

Years of Experience:
38 years

Years with LLG Engineers:
38 years

Education:

B.S. Civil Engineering
Drexel University, Philadelphia, PA

M.S. Civil Engineering
Drexel University, Philadelphia, PA

Registrations:

Professional Engineer
CA Registration C 45324
NV Registration 10220



**LINSCOTT
LAW &
GREENSPAN**

engineers

Linscott, Law &
Greenspan, Engineers

600 South Lake Avenue
Suite 500
Pasadena, CA 91106
T 626.796-2322

www.llgengineers.com

Pasadena
Irvine
San Diego

Biography

Mr. Shender has over 38 years of experience within the traffic engineering and transportation planning industry, with particular emphasis in the preparation of master planning site access and circulation studies, parking studies, and CEQA-related environmental documentation for a variety of projects, with particular focus on the formulation of comprehensive transportation mitigation packages. Mr. Shender has extensive experience in presenting transportation studies to a spectrum of audiences including land-use decision-makers and community groups. Mr. Shender is a Principal of LLG's office in Woodland Hills, California and currently serves as President of LG2WB Engineers, Inc., dba Linscott, Law & Greenspan, Engineers. Mr. Shender is a licensed Civil Engineer with registration in the States of California and Nevada. Mr. Shender holds both a Bachelor of Science (BS) and Master of Science (MS) in Civil Engineering from Drexel University.

Areas of Expertise

- Traffic Impact Studies/Analyses for Environmental Review
- Transportation Master Planning/Site Feasibility Planning
- Access and Circulation Planning for Various Modes
- Parking Studies/Shared Parking Demand Analyses
- Conceptual Mitigation Planning/Improvement Packages
- Regional Facility Operations and Analysis

Relevant Project Experience

Cedars-Sinai Medical Center, City of Los Angeles

Mr. Shender has provided on-going traffic engineering and parking consulting services to Cedars-Sinai since the 1980s. Mr. Shender provides consultation to the Medical Center related to implementation of the Master Plan, including recommendations with respect to site logistics during construction, locations of employee and patient/visitor parking, emergency vehicle access, pedestrian circulation, transit bus routing, service vehicle access, etc. As needed, Mr. Shender traffic flow and potential safety issues within and adjacent to the campus, and provides thoughtful solutions to address identified concerns. Over the years, Mr. Shender has worked with the Medical Center and its team of design and entitlement consultants in the preparation of updated Master Plans.

Hollywood Park Mixed-Use Redevelopment Project, City of Inglewood, California

Mr. Shender serves as Principal-in-Charge for LLG working within a design team consisting of the owner, architects, land planners, and engineers to plan and implement the approved redevelopment of the 300-acre Hollywood Park site. Components of the redevelopment include a football stadium, retail, restaurants, entertainment, gaming, residential, hotel, recreational and civic uses. Mr. Shender directed the extensive evaluation of existing and future traffic flow adjacent to and in the vicinity of the site. Based on these projections, Mr. Shender provided recommendations with respect to points of vehicular access and the respective traffic lane requirements at these intersections. Mr. Shender also provided guidelines with respect to "sizing" the internal roadway network that provides adequate vehicular circulation flow, yet respects the need to encourage safe and efficient movement by pedestrians and bicyclists. Overall, Mr. Shender provided creative solutions to support the sustainability of the future redevelopment such that the number of off-site vehicular trips can be minimized.

J. Paul Getty Trust (Getty Center and Getty Villa), Cities of Los Angeles/Malibu, California

Mr. Shender serves as the Principal-in-Charge for LLG, providing on-going consultation to the J. Paul Getty Trust on traffic and parking issues for their museum facilities in Malibu (The Getty Villa) and Brentwood (The Getty Center). Mr. Shender represents the Getty Trust on issues related to site access, internal circulation and parking needs. LLG works with local transportation officials to resolve traffic and parking issues related to the adjacent residential neighborhoods.

Alfred C. Ying, P.E., PTP

Senior Transportation Engineer

Years of Experience:
31 years

Years with LLG Engineers:
24 years

Education:
B.S. Mechanical Engineering
University of California, Los Angeles, CA

Registrations:
Professional Engineer
CA Registration TR 1944
Professional Transportation Planner
Certificate No. 154



**LINSCOTT
LAW &
GREENSPAN**

engineers

Linscott, Law &
Greenspan, Engineers
600 South Lake Avenue
Suite 500
Pasadena, CA 91106
T 626.796.2322

www.llgengineers.com

Pasadena
Irvine
San Diego

Biography

Mr. Ying holds over 31 years of traffic engineering and transportation planning experience, with particular emphasis on the preparation of traffic impact studies and parking studies for various development projects pursuant to the requirements of CEQA. He is a graduate of the University of California, Los Angeles in 1992. Mr. Ying has a background in complex operational analyses for intersections and roadway corridors and specializes in simulation of traffic flows. He has prepared Caltrans Permit Engineering Evaluation Reports (PEER) for the processing of highway improvements and has performed numerous traffic signal timing, signal progression, and signal warrant analyses. Mr. Ying is a licensed Traffic Engineer in the State of California, a certified Professional Transportation Planner with the Transportation Professional Certification Board, Inc., and a certified Employee Transportation Coordinator with the South Coast Air Quality Management District.

Areas of Expertise

- Traffic Impact Studies for Environmental Evaluation
- Parking Studies/Shared Parking Analyses
- Operational Analyses for Intersections and Corridors
- Caltrans Permit Engineering Evaluation Report (PEER) Preparation
- Site Access and Internal Circulation Study and Design

Relevant Project Experience

Pacoima Spreading Grounds Improvement Project, County of Los Angeles, California


Mr. Ying served as Project Manager and has worked with the County of Los Angeles (Lead Agency) and the environmental consultant to conduct a technical peer review of the *Traffic Impact Analysis Pacoima Spreading Grounds* (prepared by Hall & Foreman, Inc.). Subsequent to the conduct of the peer review and in order to strengthen the environmental documentation and improve its legal defensibility if challenged, Mr. Ying and the LLG team had recommended and prepared the revised transportation impact study for the proposed project. Mr. Ying coordinated with the team to confirm and evaluate four potential truck haul route alternatives for the sediment removal project. As part of the transportation impact study, appropriate passenger-car-equivalency (PCE) factors were applied to account for the project's heavy vehicle traffic at 24 study intersections, which were fully analyzed utilizing the City of Los Angeles' capacity analysis methodologies and significance thresholds. In addition, three mainline freeway segments as well as four freeway ramp intersections were identified and evaluated pursuant to California Department of Transportation (Caltrans) analysis methodologies. A Congestion Management Program (CMP) traffic impact assessment was also prepared. In order to address input provided by the community during the public review process, Mr. Ying and the LLG team prepared a revised traffic impact study, which included impact analyses at 56 study intersections and evaluation of additional as well as modified haul routes to and from the Pacoima Spreading Grounds site. Mr. Ying and the LLG team provided the as-needed support during the environmental review process.

Aliso Canyon Turbine Replacement Project (CPUC), Counties of Los Angeles and Ventura,

Mr. Ying served as Project Manager for the preparation of additional supplemental transportation analyses in support of the traffic and circulation section of the Draft Environmental Impact Report (EIR) document. Consultation began with detailed peer reviews of the previously prepared traffic impact study and supplemental analyses. Mr. Ying subsequently prepared an evaluation of potential traffic impacts at ten key intersections during project construction. Additionally, Mr. Ying prepared a Congestion Management Program traffic impact assessment, conducted a review of potential impacts along Wiley Canyon Road during construction, as well as prepared an impact

**Alfred C. Ying,
P.E., PTP**

Page 2 of 2

**LINSCOTT
LAW &
GREENSPAN**

engineers

**Linscott, Law &
Greenspan, Engineers**

600 South Lake Avenue
Suite 500
Pasadena, CA 91106
T 626.796.2322

www.ligengineers.com

Pasadena
Irvine
San Diego

assessment associated with a potential temporary freeway closure. The project Final EIR was certified by the California Public Utilities Commission.

LA Fitness Stevenson Ranch, Stevenson Ranch area of Los Angeles County, California

Mr. Ying served as Project Manager for the preparation of the transportation impact study for the proposed LA Fitness health club in the Stevenson Ranch area of Los Angeles County. The project consisted of the retrofitting of an existing building into an approximately 35,000 square-foot LA Fitness. Mr. Ying coordinated with staff from the County of Los Angeles, City of Santa Clarita, and Caltrans to determine the traffic analysis requirements. Consultation included the oversight of existing and future intersection operations at eight local and regional study locations and the preparation of freeway off-ramp queuing analyses. Mr. Ying provided representation at the Los Angeles County Regional Planning Commission public hearing. The project gained successful approval by the Regional Planning Commissioners.

Tentative Tract 46018 Plum Canyon Residential Project, County of Los Angeles, California

Mr. Ying served as Project Manager for the preparation of the transportation impact studies associated with the proposed multi-phase, 2,500 residential dwelling unit project. The firm was integral in the successful project approval and entitlement associated with the first 1,700 residential dwelling units, many of which have been constructed and occupied. Mr. Ying will also oversee the preparation and processing of the traffic impact study associated with the remaining 800 residential dwelling units.

Independent Third Party Technical Peer Reviews, Various Agencies, California

Mr. Ying has provided independent, third party technical peer reviews for various public agencies on traffic and parking analyses prepared by other transportation consultants. Recent peer reviews include: Segundo House Hotel Project (for City of El Segundo), Prologis Development Project (for City of Gardena), Heritage Ridge Residential Project (for City of Goleta), Old Town Village Mixed-Use Project (for City of Goleta), Pacoima Spreading Grounds Improvement Project (for County of Los Angeles), Grimes Rock Inc. Expanded Mining Facility (for City of Moorpark), Citadel Phase IV Expansion Project (for City of Commerce), Aliso Canyon Turbine Replacement Project (for the California Public Utilities Commission), Westar Mixed-Use Village Project (for City of Goleta), Equinox Project (for City of Beverly Hills), Willow Springs II Project (for City of Goleta), among others.

Caltrans Permit Engineering Evaluation Report (PEER) Preparation, Various Agencies, California

Mr. Ying has prepared or assisted in numerous PEER for Caltrans District 7 submittal. Such projects include: I-5 Southbound and Northbound Ramps at Roxford Street in the City of Los Angeles, I-10 Westbound Ramps at Soto Street in the City of Los Angeles, SR-118 Ronald Reagan Freeway Westbound Ramps at SR-27 Topanga Canyon Boulevard in the unincorporated County of Los Angeles, SR-118/SR-23 New Los Angeles Avenue at Miller Parkway in the City of Moorpark, SR-72 Whittier Boulevard at Pacific Place in the City of Whittier, SR-23 Westlake Boulevard at US-101 Ramps in the City of Thousand Oaks, SR-60 Pomona Freeway Westbound Ramps at Crossroads Parkway North in the City of Industry, Harvey Drive and Wilson Avenue in the City of Glendale, I-5 Golden State Freeway Southbound Ramps at Mission Road in the City of Los Angeles, I-5 Golden State Freeway Northbound Off-Ramp at Daly Street in the City of Los Angeles, SR-72 Whittier Boulevard at Michigan Avenue in the City of Whittier, Francisquito Avenue and Garvey Avenue in the City of Baldwin Park, and the SR-134 Freeway Westbound Ramps at Alameda Avenue-Cordova Street in the City of Burbank.

Francesca S. Bravo

Senior Transportation Engineer

Years of Experience:
25 years

Years with LLG Engineers:
20 years

Education:
B.S. Civil and Environmental
Engineering
University of California, Los Angeles



LINSCOTT
LAW &
GREENSPAN
→
engineers

**Linscott, Law &
Greenspan, Engineers**

600 South Lake Avenue
Suite 500
Pasadena, CA 91106
T 626.796.2322

www.llgengineers.com

Pasadena
Irvine
San Diego

Biography

Ms. Francesca Bravo has 25 years of traffic engineering and transportation planning experience, with particular emphasis on the preparation of traffic impact studies and parking studies for both public agencies and the private sector for a variety of project developments in the greater Los Angeles region and areas of Ventura County. Ms. Bravo has also worked on projects located in the County of San Bernardino, California, County of Oahu, Hawaii and the County of Maui, Hawaii. Ms. Bravo holds a Bachelor of Science (BS) degree in Civil and Environmental Engineering from the University of California, Los Angeles.

Areas of Expertise

- Transportation Impact Studies/Analyses for Environmental Review
- Transportation Master Planning/Modeling
- Conceptual Mitigation Planning
- Parking Studies/Shared Parking Analysis
- Site Access and Internal Circulation Review
- Traffic Signal Warrants Analysis

Relevant Project Experience

Hacienda Peppertree Project, City of Simi Valley, California

Ms. Bravo served as Project Manager responsible for the preparation of the transportation impact study for the proposed Hacienda Peppertree Project, which consists of the development of a state licensed Residential Care Facility for the Elderly (RCFE) including 306 senior independent living units, 25 senior assisted living units, and 26 senior memory care units at the southwest corner of the Tapo Canyon Road-Peppertree Lane/Guardian Street intersection. The work tasks included preparation of a traffic impact analysis, review of overall site access and internal circulation, and review of the proposed improvement of the Tapo Canyon Road-Peppertree Lane/Guardian Drive intersection to a four-way stop controlled intersection. Consultation also included the preparation of a site-specific trip generation analysis of existing similar facilities to determine the appropriate trip generation rates applicable to the project. LLG provided representation in meetings with City staff throughout the public review process, as well as provided support at public hearings held for the project.

Descanso Gardens Master Plan, City of La Cañada-Flintridge, California

Ms. Bravo served as Project Manager responsible for transportation planning support for the Descanso Gardens Master Plan project. Descanso Gardens occupies approximately 149 acres, including 138 acres owned by the County of Los Angeles (County) Department of Parks and Recreation (DPR) and three smaller areas totaling approximately 11 acres owned by Southern California Edison (SCE) and University of Southern California (USC). Descanso Gardens is a member-supported garden jointly operated by the County DPR and the nonprofit Descanso Gardens Guild, Inc. (The Guild). The 15-year Master Plan would act as a framework to guide new development and recommend improvements to the existing gardens, including the demolition/removal of approximately 20,716 square feet of existing buildings, renovation of six existing buildings, and construction of 35,563 square feet of new buildings and structures, for an overall increase by 25 percent in building square footage at Descanso Gardens. The work tasks included review of site access and circulation, bus and truck maneuvering analyses, and parking inventory and layout as part of the Master Plan development and preparation of a construction transportation impact assessment evaluating potential transportation impacts at ten (10) key study intersections, which were incorporated into the Draft and Final Mitigated Negative Declaration Reports. A comprehensive access management study was also prepared, including review of existing site access, site driveway

Francesca S. Bravo

Page 2 of 2

LINSCOTT
LAW &
GREENSPAN
→
engineers

Linscott, Law &
Greenspan, Engineers

600 South Lake Avenue
Suite 500
Pasadena, CA 91106
T 626.796.2322

www.llgengineers.com

Pasadena
Irvine
San Diego

traffic counts and radar speed surveys, special event operations, sight distance analyses and access management strategies to manage travel demand, vehicle operations, and parking for Descanso. LLG worked closely with the County DPR and Public Works staff, City of La Cañada Flintridge staff, and Guild representatives during the preparation of the Master Plan, Access Management Study, and the public review process.

North Business Park Specific Plan, City of Westlake Village, California

Ms. Bravo served as Project Manager responsible for the preparation of the traffic impact analysis for inclusion into the environmental impact report (EIR) for the North Business Park Specific Plan (NBSPS). The purpose of the NBSPS is to provide a long-range strategy for revitalizing the business park, to enhance the City's economic base, define new public spaces to serve the business park and the entire community, and provide a wider range of housing options within the City. The North Business Park Specific Plan area is located in the northern portion of the City and is approximately 200 gross acres in size and 183 net acres in size. Consultation included the evaluation of traffic impacts associated with the NBSPS at 19 key intersections. The work tasks also included the preparation of the parking and circulation sections of the draft Specific Plan document in coordination with City staff. LLG participated in community outreach workshops and community advisory committee meetings. LLG supported the environmental document preparation efforts including the preparation of written responses to all transportation-related comments raised during the public review process. LLG provided representation in meetings and public hearings throughout the approval process.

Kaiser Permanente School of Medicine Project, City of Pasadena, California

Ms. Bravo served as Project Manager responsible for the preparation of the Transportation Demand Management Plan for the proposed Kaiser Permanente School of Medicine project, which consists of the construction of a new 192-student, 80,000 square-foot medical school building located at 98 South Los Robles Avenue in the City of Pasadena. The proposed project will be the first medical school established by the Kaiser Foundation Health Plan organization to develop new health care training for future medical providers. Consultation included evaluation of pedestrian and bicycle access, review of overall vehicular access and internal circulation, and review and determination of overall parking, carpool, electric vehicle (EV) and ADA parking requirements and locations for the project. LLG also prepared the traffic engineering design plans (traffic signal modification and street lighting) of off-site traffic improvements for incorporation into the civil engineering construction plan set.

Flair Spectrum Specific Plan Project, City of El Monte, California

Ms. Bravo served as Project Manager responsible for the preparation of the traffic and parking impact study for the Flair Spectrum Specific Plan project located in the Flair Park area of the City of El Monte. The proposed project consists of the development of a 250-room full-service hotel, a 640,000 square-foot outlet mall, 50,000 square feet of restaurant space and a 600-dwelling unit condominium complex. The work tasks included preparation of a traffic impact analysis, site access and circulation review, parking analysis, Caltrans ramp queuing and mainline freeway impact analyses, vehicle maneuvering studies, construction analysis and traffic signal warrants analyses incorporated into the Draft Environmental Impact Report. Consultation also included coordination with representatives from City of El Monte, Caltrans, and various neighboring City agencies. LLG consultation also included preparation of transportation responses to comments in support of the Final EIR and attendance at community meetings and public hearings.

Appendix E:

KPFF Scope and Qualifications

Appendix E

1974-1975 and 1976-1977



January 31, 2023

Ms. Stacie Henderson
Project Manager
CAJA Environmental Services LLC
9410 Topanga Canyon Boulevard, Suite 101
Chatsworth, CA 91311

Re: California Environmental Quality Act (CEQA) Services for American Jewish University
Proposal for Civil Engineering Services
KPFF Job #2300111

Dear Stacie:

We are pleased to submit this proposal for civil engineering services required for the above-referenced project. This proposal is based on the following:

- 1) Telephone conversation and e-mail correspondence with you during January 2023 regarding the proposed Environmental Impact Report (EIR) effort.
- 2) County of Ventura request for proposal (RFP) for the American Jewish University (AJU) - Camp Alonim dated December 30, 2022.

PROJECT DESCRIPTION

We understand the services consist of preparation of a Utility Infrastructure Report in support of the ongoing EIR process for the AJU project at 1101 Peppertree Lane in Simi Valley, California. We understand the AJU project consists of development of additional facilities at various locations within the 328-acre camp facilities portion of the Camp Alonim property, including a 4,460-square-foot welcome center, 16 cabins, a 2,307-square foot arts pavilion, a 58-space parking lot, and landscape improvements around the new structures.

SCOPE OF WORK

We propose to prepare a Utility Infrastructure Report in support of the EIR effort led by CAJA Environmental Services, LLC. The scope of work for the Utility Infrastructure Report includes a discussion of existing infrastructure, identification of applicable regional facilities, plans, and capacities, and a description of existing on-site infrastructure. The report will also include an analysis of the project impact on utility systems as follows:

- 1) Water Supply and Conveyance Facilities.
- 2) Waste-Water Conveyance and Treatment Facility Capacity.

- 3) Electrical Consumption and Demand as well as Infrastructure Capacity*.
- 4) Natural Gas Supply and Conveyance*.
- 5) Energy – Electricity and Natural Gas*.

** Note – KPFF will rely on CAJA Environmental Services LLC and the Project Mechanical, Electrical, and Plumbing (MEP) Engineer for electrical, gas, and energy data and technical expertise.*

In addition, the report will identify any mitigation measures and significance of impacts both before and after mitigations.

The preparation of the Utility Infrastructure Report is limited to submittal of a first draft of the report and addressing internal CAJA Environmental Services LLC team comments only. Responding to subsequent Agency and Public review and comments, and any additional analysis required for such responses, is included as a separate, time and materials task as listed below in the Fee section.

ASSUMPTIONS

We have made the following assumptions in the preparation of this proposal:

- 1) The project site plan and site survey will be provided to KPFF in AutoCAD format by CAJA Environmental Services LLC, the County of Ventura, and/or the AJU project team.
- 2) The location and size of existing on-site utilities will be determined from available record drawings and/or site surveys, which will be provided to KPFF by CAJA, the County of Ventura, and/or the AJU project team.
- 3) Wastewater is handled by the City of Simi Valley, Southern California Edison provides electricity to the camp, and the City of Simi Valley supplies wastewater collection and treatment services. If application fees are required for service requests/will-serve letters, CAJA Environmental Services LLC will provide funds or otherwise secure them from the County of Ventura and/or AJU.
- 4) Existing and proposed program uses and quantities in support of utility capacity requests to utility agencies will be provided to KPFF by CAJA Environmental Services LLC, the County of Ventura, and/or the AJU project team.
- 5) CAJA Environmental Services LLC and/or the AJU project MEP engineer will provide technical assistance to KPFF to establish existing and proposed wastewater and energy (natural gas and electricity) loads and descriptions of existing and proposed service points of connection.
- 6) CAJA Environmental Services LLC will provide energy demand data/outputs from the California Emissions Estimator Model® (CalEEMod) software as needed for these CEQA technical reports.

- 7) Water service on the campus is provided by the Brandeis Mutual Water Company (BMWC). BMWC receives imported water from the Calleguas Municipal Water District. No groundwater is used. AJU is in the process of producing a Water Availability Letter (WAL) for BMWC under the provisions of the Ventura County Waterworks Manual to ensure its facilities are adequate to support the proposed development. This WAL will be provided to KPFF for inclusion in the Utility Infrastructure Report.
- 8) The analysis effort required to produce the above reports will be of a similar scope to the standard reports that KPFF has previously provided to CAJA Environmental Services LLC for recent developer-driven projects. If Agency requirements or project conditions warrant significantly different methodology or software, such work would be considered an additional service beyond the scope of this agreement.
- 9) The scope of this effort does not include design of any proposed utility systems. Any design work required for this project would be considered an additional service beyond the scope of this agreement.
- 10) CAJA Environmental Services LLC will lead any required efforts to address Fish & Wildlife study requirements. Any effort needed from KPFF to assist in such analyses would be considered an additional service beyond the scope of this agreement.

FEE

We propose to accomplish the scope of work noted for the following amounts:

Prepare Utility Infrastructure Report First Draft (lump sum, limited to 120 hours):	\$15,000
Respond to Comments on Utility Technical Report (hourly estimated amount):	\$5,000

The "Prepare Utility Infrastructure Report" scope is limited to 120 hours of services. KPFF will notify CAJA Environmental Services LLC if/when hourly services for this scope reach 80 percent of this 120-hour cap to discuss the anticipated need for additional fee. Additional services required for completion of the report beyond 120 hours of services would be billed at our hourly rates based on actual additional hours worked.

For the "Respond to Comments" scope, the nature of agency and public comments on the subject EIR reports is difficult to estimate. Therefore, this scope will be billed on an hourly basis, and KPFF will notify CAJA Environmental Services LLC when billing for this work reaches 80 percent of the stated hourly estimated amount to discuss the need for additional fee, if necessary.

Please see Attachment A for our current hourly billing rates.

We propose to bill our services to prepare the utility infrastructure report monthly based on a percentage completion basis and to bill our services to respond to comments monthly based on actual hours worked.

REIMBURSABLE EXPENSES, PAYMENTS, TERMS, AND CONDITIONS

Reimbursable expenses for messenger and delivery services, reproduction for other than in-house check prints and plots, and travel expenses (parking, mileage, rideshare and taxi services, airfare, lodging, etc.) made by KPFF in the interest of the project are separate from our fees and will be billed at cost. All other services that are considered as additional services (beyond the scope of work noted herein) will be billed on an hourly basis per our standard hourly rates. Please refer to Attachment A for our current hourly rate schedule.

Please note that we anticipate payment of invoices within 30 days of the invoice date. A monthly service charge of 1.5 percent of the unpaid balance (18 percent true annual rate) will be added to past due accounts. KPFF reserves the right to terminate the performance of the service without waiving any claims or right against the client and without liability whatsoever if payment is past due the 30-day period.

We propose that all other terms and conditions will be as provided in the Terms and Conditions document as shown in Attachment B.

SUMMARY

Thank you for requesting this proposal from us. If this proposal is acceptable to you, please return a signed copy to us prior to the start of work. Please feel free to contact us with any questions or comments.

Sincerely,



Matt Dorn
Project Manager

Attachments

Accepted By:

Name

Title

Date

Attachment A

**KPFF CONSULTING ENGINEERS
LOS ANGELES CIVIL DIVISION
HOURLY RATE SCHEDULE**

2023

PRINCIPAL-IN-CHARGE.....	\$290.00
SENIOR CIVIL ENGINEER.....	\$235.00
PROJECT MANAGER.....	\$215.00
PROJECT ENGINEER/PROJECT SURVEYOR	\$180.00
DESIGN ENGINEER/SURVEY ANALYST	\$165.00
CHIEF CAD OPERATOR	\$190.00
DRAFTER/CAD OPERATOR	\$165.00
ADMINISTRATIVE SUPPORT	\$110.00

FIELD SURVEY

[Prevailing wage rates available upon request]

ONE-PERSON SURVEY CREW	\$195.00
TWO-PERSON SURVEY CREW	\$265.00
THREE-PERSON SURVEY CREW	\$315.00

Note: Hourly rates will be updated on an annual basis throughout the duration of the project, and services will be billed at the hourly rates in place at the time the service is provided.

Attachment B
TERMS AND CONDITIONS

KPFF, Inc. ("KPFF") shall perform the services outlined in this agreement pursuant to the stated fee arrangement.

1. ADDITIONAL SERVICES

Should the Scope of Services change from those set forth in the Agreement for Professional Services, the fee for such additional services will be negotiated between Client and KPFF.

2. LIMITATION OF LIABILITY

To the greatest extent allowed by law, the aggregate liability of KPFF for any and all injuries, claims, demands, losses, expenses or damages, of whatever kind, arising out of or in any way related to this Agreement or the services provided by KPFF on this project, shall be limited to \$50,000 or the total fee received by KPFF pursuant to this Agreement, whichever is greater. Further, no officer, director, shareholder or employee of KPFF shall bear any personal liability to Client for any and all injuries, claims, demands, losses, expenses or damages, of whatever kind or character, arising out of or in any way related to this Agreement or the services provided by KPFF on this project.

3. MEDIATION

All disputes between Client and KPFF arising out of or relating to this Agreement shall be submitted to nonbinding mediation prior to commencement of any other judicial proceeding.

4. DISPUTE HANDLING

KPFF shall make no claim against Client without first providing Client with a written notice of damages and providing Client thirty (30) days to cure before an action is commenced. The Client shall make no claim either directly or in a third-party claim, against KPFF unless the Client has first provided KPFF with a written certification executed by an independent professional currently practicing in the same discipline as KPFF and licensed in the state of the subject project. This certification shall a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a professional performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to KPFF not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any judicial proceeding.

5. SUSPENSION OF SERVICES

If Client fails to make payments to KPFF in accordance with this Agreement, such failure shall provide KPFF the option to suspend performance of services under this Agreement upon seven (7) days' written notice to Client. In the event of a suspension of services, KPFF shall have no liability for any delays or damages caused because of such suspension. Before resuming services, KPFF shall be paid all sums due prior to suspension and any expenses incurred by KPFF in the interruption and resumption of its services. KPFF's fees for the remaining services and time schedules shall be equitably adjusted. If any invoice is in dispute, Client shall pay under written protest to keep the project on schedule and resolve the payment dispute after substantial completion.

6. TERMINATION

This Agreement may be terminated by either party with seven (7) days' written notice to the other in the event of a substantial failure of performance by the other party through no fault of the terminating party. If this Agreement is terminated, KPFF shall be paid for services performed to the termination notice date, including reimbursable expenses due.

7. OWNERSHIP OF DOCUMENTS

The drawings, calculations and specifications are instruments of service and are, and shall remain, the property of KPFF, whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing.

8. CONTRACT ADMINISTRATION

It is understood that KPFF will not provide design and construction review services relating to safety measures of any contractor or subcontractor on the project. Further, it is understood that KPFF will not provide any supervisory services relating to the construction for the project. Any opinions solicited from KPFF relating to any such review or supervisory services shall be considered only as general information and shall not be the basis for any claim against KPFF.

9. NO THIRD-PARTY BENEFICIARY

Nothing in this Agreement shall create a contractual relationship with or a cause of action in favor of any third-party against KPFF or Client.

10. NO ASSIGNMENTS

Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party.

11. PAYMENTS

KPFF will submit monthly invoices. Payment is due on the date of the invoice and becomes delinquent one month thereafter. A late charge will be added to delinquent amounts at the rate of one-and-one-half percent (1.5 percent) for each one month of delinquency [or the maximum allowable by law, whichever is lower].



Sharad Ganju, PE (C85128)

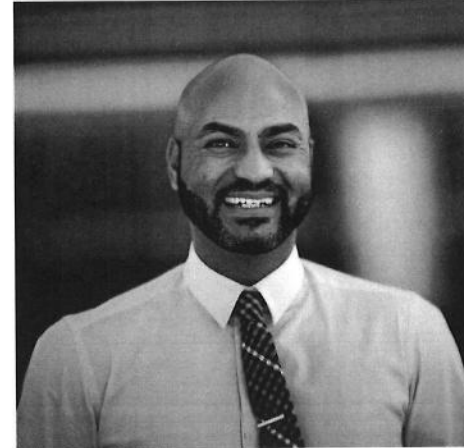
Principal | Project Manager | Civil Engineering

With a background in land development industry that includes more than 17 years of experience in the design, development and management of projects including providing support for environmental impact reports for institutional, government, commercial and healthcare clients, Sharad Ganju is responsible for new project development in greater Los Angeles, client relationships, business development and providing unparalleled client service. He is experienced in managing multiple sub-consultants on large projects, delivering on schedule while meeting clients' expectations.

Sharad specializes in campus master plan designs, utility infrastructure design and has worked on challenging campus setting projects involving existing utility infrastructure. Sharad's personal knowledge and experience working in occupied and operational campus facilities, brings valuable expertise to this project.

Listed below are representative projects for which Sharad has been responsible:

- County of Los Angeles Rancho Los Amigos Infrastructure, Downey, CA**
- County of Los Angeles Rancho Los Amigos South Campus, Downey, CA**
- Bioscience Los Angeles County Collaboration Center, Culver City, CA**
- Los Angeles County DPW On-Call A/E Services, Los Angeles, CA**
- City of Downey Library, Downey, CA**
- City of Santa Monica City Services Building, Santa Monica, CA**
- City of El Segundo On-Call Services, El Segundo, CA**
- City of Santa Ana Zoo Master Plan**
- City of Santa Ana Zoo Otter & Howler Monkey Exhibit**
- Port of Los Angeles AltaSea, Los Angeles, CA**
- Cal State Fullerton Task Order Service Request (TOSA), Fullerton, CA**
- Veteran Affairs Western United States Region IDIQ – CA & NV**
- Veteran Affairs Central United States Region IDIQ – Multiple States**
- Veteran Affairs Central CA VISN 22, CA**
- Compton Community College Utility Infrastructure, Compton, CA**
- Barlow Respiratory Hospital including EIR, Los Angeles, CA**



Education

Rutgers, the State University of New Jersey, New Brunswick, NJ
MS, Civil Engineering (2003)
Center for Environmental Planning & Technology, India
BE, Civil Engineering (2000)

Registration

Professional Engineer: CA (C85128)

Professional Affiliations

American Society of Civil Engineers

ACKNOWLEDGEMENT FORM

TO: Ventura County Resource Management Agency
Planning Division
Attn: Michael Conger
800 South Victoria Avenue, L#1740
Ventura, CA 93009-1740
Michael.Conger@ventura.org

The undersigned declares that he/she has carefully examined and is thoroughly familiar with contents of the "Request for Proposals Regarding Environmental Consultant Services to Prepare an Environmental Impact Report (EIR) for the American Jewish University – Camp Alonim Project (Case No. PL22-0032). Furthermore, the undersigned declares that he/she is authorized to represent the firm submitting the following proposal.

Please provide a complete explanation of any exceptions you wish to make to the project requirements. (Attach additional pages if necessary).

Our insurance carrier does not offer owned auto coverage. The company owns no autos

and as consultants we do no construction on the project site and are very rarely, if

ever on the site itself in a driving capacity. We may visit the project site but we would

do a walking visit, and as such, hope that we could remove the owned auto

coverage requirement.



AUTHORIZED SIGNATURE

Chris Joseph

PRINTED NAME/ TITLE

January 31, 2023

DATE

310-709-7263

PHONE NUMBER

CAJA Environmental Services, LLC

NAME OF FIRM

9410 Topanga Canyon Blvd., Suite 101

STREET ADDRESS

Chatsworth	CA	91311
CITY	STATE	ZIP CODE

chris@ceqa-nepa.com

EMAIL ADDRESS



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/31/2023

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).

PRODUCER Roger Stone Insurance Agency 5015 Birch Street Newport Beach CA 92660		CONTACT NAME: PHONE (A/C, No, Ext): 949-265-4167 FAX (A/C, No): 949-757-0375 E-MAIL ADDRESS: josie@stoneins.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A: Admiral Insurance Co.	24856
		INSURER B: Hartford Casualty	29424
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

INSURED
CAJA Environmental Services LLC
9410 Topanga Canyon Blvd. Suite #101
Chatsworth CA 91311

COVERAGES**CERTIFICATE NUMBER:** 1344127227**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"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	FEIECC1700409	8/23/2022	8/23/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			FEIECC1700409	8/23/2022	8/23/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			FEIEXS1700509	8/23/2022	8/23/2023	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	Y	72WECLY5923	9/8/2022	9/8/2023	<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	PROFESSIONAL LIABILITY			FEIECC1700409	8/23/2022	8/23/2023	OCCURRENCE 1,000,000 AGGREGATE LIMIT 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Environmental consulting - RFP - American Jewish University Camp Alonim EIR

County of Ventura, and any related entities as identified by County, including all of their respective boards, agencies, departments, officers, employees, agents and volunteers are named Additional Insured as respects General Liability. Insurance is primary and non-contributory. Waiver of subrogation applies as respects General Liability and Workers Compensation policy. Blanket endorsement forms ECC-319-0712, CG20370704, ECC-548-0317, ECC-320-0712 and WC990303B attached.

CERTIFICATE HOLDER**CANCELLATION**

County of Ventura
800 S. Victoria Ave.
Ventura CA 93009-1080
USA

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

Automatic Additional Insured – Owners, Lessees or Contractors

This endorsement, effective 08/23/2022 attaches to and forms a part of
Policy Number FEI-ECC-17004-09.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

In consideration of an additional premium of \$Applied, this endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY
CONTRACTORS POLLUTION LIABILITY
PROFESSIONAL LIABILITY**

SCHEDULE

Name of Person or Organization:

Any person(s) or organization(s) whom the *Named Insured* agrees, in a written contract, to name as an additional insured. However, this status exists only for the project specified in that contract.

The person or organization shown in this Schedule is included as an insured, but only with respect to that person's or organization's vicarious liability arising out of your ongoing operations performed for that insured.

Additional Insured – Owners, Lessees or Contractors – Completed Operations

This endorsement, effective 08/23/2022 attaches to and forms a part of
Policy Number FEI-ECC-17004-09.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY

SCHEDULE

Name and Address of Person or Organization:
Any person(s) or organization(s) whom the Named Insured agrees, in a written contract, to name as an additional insured. However, this status exists only for the project specified in that contract.
Location And Description of Completed Operations:
Those project locations where this endorsement is required by contract.
Additional Premium: \$Applied

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

Section II – Who Is An Insured is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" at the location designated and described in the schedule of this endorsement performed for that insured and included in the "products-completed operations hazard".

Automatic Primary and Non-Contributory Insurance Endorsement Designated Work Or Project(s)

This endorsement, effective 08/23/2022 attaches to and forms a part of
Policy Number FEI-ECC-17004-09.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the Coverage Part(s) indicated below:

**COMMERCIAL GENERAL LIABILITY
CONTRACTORS POLLUTION LIABILITY
PROFESSIONAL LIABILITY**

SCHEDULE

Name of Person or Organization:

Any person(s) or organization(s) whom the *Named Insured* agrees, in a written contract, to provide Primary and/or Non-contributory status of this insurance. However, this status exists only for the project specified in that contract.

In consideration of an additional premium of \$Applied, and notwithstanding anything contained in this policy to the contrary, it is hereby agreed that this policy shall be considered primary to any similar insurance held by third parties in respect to work performed by you under any written contractual agreement with such third party. It is further agreed that any other insurance which the person(s) or organization(s) named in the schedule may have is excess and non-contributory to this insurance.

Automatic Waiver of Subrogation Endorsement

This endorsement, effective 08/23/2022 attaches to and forms a part of
Policy Number FEI-ECC-17004-09.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies coverage provided under the following coverage part(s):

**COMMERCIAL GENERAL LIABILITY
CONTRACTORS POLLUTION LIABILITY
PROFESSIONAL LIABILITY**

SCHEDULE

Name of Person or Organization:

Any person(s) or organization(s) to whom the *Named Insured* agrees, in a written contract, to provide a waiver of subrogation. However, this status exists only for the project specified in that contract.

The Company waives any right of recovery it may have against the person or organization shown in the above Schedule because of payments the Company makes for injury or damage arising out of the *insured's* work done under a contract with that person or organization. The waiver applies only to the person or organization in the above Schedule.

Under no circumstances shall this endorsement act to extend the policy period, change the scope of coverage or increase the Aggregate Limits of Insurance shown in the Declarations.



THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WORKERS' COMPENSATION BROAD FORM ENDORSEMENT EXTENDED OPTIONS

Policy Number: 72 WEC LY5923

Endorsement Number:

Effective Date: 09/08/22

Effective hour is the same as stated on the Information Page of the policy.

Named Insured and Address: CAJA ENVIRONMENTAL SERVICES LLC

9410 Topanga Canyon Blvd., Suite #1
Chatsworth CA 91311

Section I of this endorsement expands coverage provided under WC 00 00 00.

Section II of this endorsement provides additional coverage usually only provided by endorsement.

Section III of this endorsement is a Schedule of Covered States.

You may use the index to locate these coverage features quickly:

INDEX

<u>SUBJECT</u>	<u>PAGE</u>	<u>SUBJECT</u>	<u>PAGE</u>
SECTION I	2	B. Part One Does Not Apply	3
PARTS ONE and TWO	2	C. Application of Coverage	3
01 We Will Also Pay	2	D. Additional Exclusions	3
PART - THREE	2	E. West Virginia	3
02 How This Insurance Works	2	EXTENDED OPTIONS	4
PART - SIX	2	01 Employers' Liability Insurance	4
03 Transfer of Your Rights and Duties	2	02 Unintentional Failure to Disclose Hazards	4
04 Liberalization	2	03 Waiver of Our Right to Recover from Others	4
SECTION II	2	04 Foreign Voluntary Compensation	4
VOLUNTARY COMPENSATION INSURANCE	2	A. How This Reimbursement Applies	4
05 Voluntary Compensation Insurance	2	B. We Will Reimburse	4
A. How This Insurance Applies	2	C. Exclusions	4
B. We Will Pay	3	D. Before We Pay	5
C. Exclusions	3	E. Recovery From Others	5
D. Before We Pay	3	F. Reimbursement For Actual Loss Sustained	5
E. Recovery From Others	3	G. Repatriation	5
F. Employers' Liability Insurance	3	H. Endemic Disease	5
EMPLOYERS' LIABILITY STOP GAP ENDORSEMENT	3	05 Longshore and Harbor Workers' Compensation Act Coverage Endorsement	5
06 Employers' Liability Stop Gap Coverage	3	SECTION III	6
A. Stop Gap Coverage Limited to Montana, North Dakota, Ohio, Washington, West Virginia and Wyoming	3	01 Schedule of Covered States	6

SECTION I

PARTS ONE and TWO

1. WE WILL ALSO PAY

D. We Will Also Pay of Part One (WORKERS' COMPENSATION INSURANCE); and

E. We Will Also Pay of Part Two (EMPLOYERS' LIABILITY INSURANCE) is replaced by the following:

We Will Also Pay

We will also pay these costs, in addition to other amounts payable under this insurance, as part of any claim, proceeding, or suit we defend:

1. reasonable expenses incurred at our request, **INCLUDING** loss of earnings;
2. premiums for bonds to release attachments and for appeal bonds in bond amounts up to the limit of our liability under this insurance;
3. litigation costs taxed against you;
4. interest on a judgment as required by law until we offer the amount due under this law; and
5. expenses we incur.

PART THREE

2. How This Insurance Applies

Paragraph 4. of A. **How This Insurance Applies** of Part 3 (Other States Insurance) is replaced by the following:

4. If you have work on the effective date of this policy in any state not listed in Item 3.A. of the Information Page, coverage will not be afforded for that state unless we are notified within **sixty** days.

PART SIX

3. Transfer Of Your Rights and Duties

C. Transfer Of Your Rights and Duties of Part 6 (Conditions) is replaced by the following:

Your rights or duties under this policy may not be transferred without our written consent.

If you die and we receive notice within **sixty** days after your death, we will cover your legal representative as insured.

4. Liberalization

If we adopt a change in this form that would broaden the coverage of this form without extra charge, the broader coverage will apply to this policy. It will apply when the change becomes effective in your state.

SECTION II

VOLUNTARY COMPENSATION AND EMPLOYERS' LIABILITY COVERAGE

5. Voluntary Compensation Insurance

A. How This Insurance Applies

This insurance applies to bodily injury by accident or bodily injury by disease. Bodily injury includes resulting death.

1. The bodily injury must be sustained by any officer or employee not subject to the workers' compensation law of any state shown in Item 3.A. of the Information Page.
2. The bodily injury must arise out of and in the course of employment or incidental to work in a state shown in Item 3.A. of the Information Page.

3. The bodily injury must occur in the United States of America, its territories or possessions, or Canada, and may occur elsewhere if the employee is a United States or Canadian citizen, or otherwise legal resident, and legally employed, in the United States or Canada and temporarily away from those places.

4. Bodily injury by accident must occur during the policy period.
5. Bodily injury by disease must be caused or aggravated by the conditions of the

officer's or employee's employment. The officer's or employee's last day of last exposure to the conditions causing or aggravating such bodily injury by disease must occur during the policy period.

B. We Will Pay

We will pay an amount equal to the benefits that would be required of you as if you and your employees were subject to the workers' compensation law of any state shown in Item 3.A. of the Information Page. We will pay those amounts to the persons who would be entitled to them under the law.

C. Exclusion

This insurance does not cover:

1. any obligation imposed by workers' compensation or occupational disease law or any similar law.
2. bodily injury intentionally caused or aggravated by you.
3. officers or employees who have elected not to be subject to the state workers' compensation law.
4. partners or sole proprietors not covered under the Standard Sole Proprietors, Partners, Officers and Others Coverage Endorsement.

D. Before We Pay

Before we pay benefits to the persons entitled to them, they must:

1. Release you and us, in writing, of all responsibility for the injury or death.
2. Transfer to us their right to recover from others who may be responsible for the injury or death.
3. Cooperate with us and do everything necessary to enable us to enforce the right to recover from others.

If the persons entitled to the benefits of this insurance fail to do those things, our duty to pay ends at once. If they claim damages from you or from us for the injury or death, our duty to pay ends at once.

E. Recovery From Others

If we make a recovery from others, we will keep an amount equal to our expenses of recovery and the benefits we paid. We will pay the balance to the persons entitled to it.

If the persons entitled to the benefits of this insurance make a recovery from others, they must reimburse us for the benefits we paid them.

F. Employers' Liability Insurance

Part Two (Employers' Liability Insurance) applies to bodily injury covered by this endorsement as though the State of Employment was shown in Item 3.A. of the Information Page.

This provision 5. does not apply in New Jersey or Wisconsin.

EMPLOYERS' LIABILITY STOP GAP COVERAGE

6. Employers' Liability Stop Gap Coverage

- A. This coverage only applies in Montana, North Dakota, Ohio, Washington, West Virginia and Wyoming.
- B. Part One (Workers' Compensation Insurance) does not apply to work in states shown in Paragraph A above.
- C. Part Two (Employers' Liability Insurance) applies in the states, shown in Paragraph A., as though they were shown in Item 3.A. of the Information Page.
- D. Part Two, Section C. **Exclusions** is changed by adding these exclusions.

This insurance does not cover;

5. bodily injury intentionally caused or aggravated by you or in Ohio bodily injury resulting from an act which is determined by an Ohio court of law to have been committed by you with the belief that an injury is substantially certain to occur. However, the cost of defending such claims or suits in Ohio is covered.
 13. bodily injury sustained by any member of the flying crew of any aircraft.
 14. any claim for bodily injury with respect to which you are deprived of any defense or defenses or are otherwise subject to penalty because of default in premium under the provisions of the workers' compensation law or laws of a state shown in Paragraph A.
- E. This insurance applies to damages for which you are liable under West Virginia Code Annot. S 23-4-2.

EXTENDED OPTIONS

1. Employers' Liability Insurance

Item 3.B. of the Information Page is replaced by the following:

B. Employers' Liability Insurance:

1. **Part Two** of the policy applies to work in each state listed in Item 3.A.

The Limits of Liability under Part Two are the higher of:

Bodily Injury by Accident	\$500,000 Each Accident
Bodily Injury by Disease	\$500,000 Policy Limit
Bodily Injury by Disease	\$500,000 Each Employee

OR

2. The amount shown in the Information Page.

This provision 1 of **EXTENDED OPTIONS** does not apply in New York because the Limits Of Our Liability are unlimited.

In this provision the limits are changed from **\$500,000** to **\$1,000,000** in California.

2. Unintentional Failure to Disclose Hazards

If you unintentionally should fail to disclose all existing hazards at the inception date of your policy, we shall not deny coverage under this policy because of such failure.

3. Waiver of Our Right To Recover From Others

- A. We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against any person or organization for whom you perform work under a written contract that requires you to obtain this agreement from us.

This agreement shall not operate directly or indirectly to benefit anyone not named in the agreement.

- B. This provision 3. does not apply in the states of Pennsylvania and Utah.

4. Foreign Voluntary Compensation and Employers' Liability Reimbursement

A. How This Reimbursement Applies

This reimbursement provision applies to bodily injury by accident or bodily injury by disease. Bodily injury includes resulting death.

1. The bodily injury must be sustained by an officer or employee.
2. The bodily injury must occur in the course of employment necessary or incidental to work in a country not listed in Exclusion C.1. of this provision.
3. Bodily injury by accident must occur during the policy period.
4. Bodily injury by disease must be caused or aggravated by the conditions of your employment. The officer or employee's last exposure to those conditions of your employment must occur during the policy period.

B. We Will Reimburse

We will reimburse you for all amounts paid by you whether such amounts are:

1. voluntary payments for the benefits that would be required of you if you and your officers or employees were subject to any workers' compensation law of the state of hire of the individual employee.
2. sums to which Part Two (Employers' Liability Insurance) would apply if the Country of Employment were shown in Item 3.A. of the Information Page.

C. Exclusions

This insurance does not cover:

1. any occurrences in the United States, Canada, and any country or jurisdiction which is the subject of trade or economic sanctions imposed by the laws or regulations of the United States of America in effect as of the inception date of this policy.
2. any obligation imposed by a workers' compensation or occupational disease law, or similar law.
3. bodily injury intentionally caused or aggravated by you.

4. liability for any consequence, whether direct or indirect, of war, invasion, act of Foreign enemy, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection or military or usurped power. No endorsement now or subsequently attached to this policy shall be construed as overriding or waiving this limitation unless specific reference is made thereto.

D. Before We Pay

Before we reimburse you for the benefits to the persons entitled to them, you must have them:

1. release you and us, in writing, of all responsibility for the injury or death,
2. transfer to us their right to recover from others who may be responsible for their injury or death,
3. cooperate with us and do everything necessary to enable us to enforce the right to recover from others.

If the persons entitled to the benefits paid fail to do these things, our duty to reimburse ends at once. If they claim damages from us for the injury or death, our duty to reimburse ends at once.

E. Recovery From Others

If we make a recovery from others, we will keep an amount equal to our expenses of recovery and the benefits we reimbursed. We will pay the balance to the persons entitled to it. If persons entitled to the benefits make a recovery from others, they must repay us for the amounts that we have reimbursed you.

F. Reimbursement for Actual Loss Sustained

This endorsement provides only for reimbursement for the loss you actually sustain. In order for you to recover loss or expenses under this reimbursement you must:

1. actually sustain and pay the loss or expense in money after trial, or
2. secure our consent for the payment of the loss or expense.

G. Repatriation

Our reimbursement includes the additional expenses of repatriation to the United States

of America necessarily incurred as a direct result of bodily injury.

Our reimbursement shall be limited as follows:

1. to the amount by which such expenses exceed the normal cost of returning the officer or employee if in good health, or
2. in the event of death, to the amount by which such expenses exceed the normal cost of returning the officer or employee if alive and in good health.

In no event shall our reimbursement exceed the bodily injury by accident limit shown in Item 3.B. of the Information Page as respects any one such officer or employee whether dead or alive.

H. Endemic Disease

The word "disease" includes any endemic diseases.

The coverage applies as if endemic diseases were included in the provisions of the workers' compensation law.

5. Longshore and Harbor Workers' Compensation Act Coverage

General Section C. Workers' Compensation Law is replaced by the following:

C. Workers' Compensation Law

Workers' Compensation Law means the workers or workers' compensation law and occupational disease law of each state or territory named in Item 3.A. of the Information Page and the Longshore and Harbor Workers' Compensation Act (33 USC Sections 901-950). It includes any amendments to those laws that are in effect during the policy period. It does not include any other federal workers or workers' compensation law, other federal occupational disease law or the provisions of any law that provide nonoccupational disability benefits.

Part Two (Employers' Liability Insurance), C. Exclusions, exclusion 8, does not apply to work subject to the Longshore and Harbor Workers' Compensation Act.

This coverage does not apply to work subject to the Defense Base Act, the Outer Continental Shelf Lands Act, or the Nonappropriated Fund Instrumentalities Act.

SECTION III

1. SCHEDULE OF COVERED STATES

A. This endorsement only applies in the states listed in this Schedule of Covered States.

C. Schedule of Covered States:

CA

B. If a state, shown in Item 3.A. of the Information Page, approves this endorsement after the effective date of this policy, this endorsement will apply to this policy. The coverage will apply in the new state on the effective date of the state approval

Cost Proposal

CAJA's EIR cost estimate, including the cost estimates of the technical subconsultants, is provided in the table below.

**Table CP-1
EIR Cost Estimate**

Task/Assumptions	Cost Estimate
PHASE 1: Project Management and Information Gathering	
Task 1.1: Strategic Assistance, Management, Meetings - 5 hours of time at Principal level - 25 hours of time at Project Manager level	\$9,050
Task 1.2: Data Collection/Review Existing Information - 2 hours of time at Project Manager level - 3 hours of time at Environmental Planner level	\$1,440
Task 1.3: Initial Site Visit - 3 hours of time at Project Manager level - 3 hours of time at Research Assistant level	\$1,500
Task 1.4: Technical Reports^a - 5 hours of time at Project Manager level - 30 hours of time at Air Quality and Noise Specialist level - 5 hours of time at Environmental Planner level	\$11,900
PHASE 2: Initial Study	
Task 2.1: Prepare Project Description - 10 hours of time at Project Manager level - 8 hours of time at Graphics level	\$3,920
Task 2.2: Prepare Initial Study - 10 hours of time at Project Manager level - 10 hours of time at Environmental Planner level - 10 hours of time at Assistant Environmental Planner level - 5 hours of time at Graphics level	\$8,975
Task 2.3: Revise Initial Study - 10 hours of time at Project Manager level - 10 hours of time at Environmental Planner level	\$5,800
Task 2.4: Prepare NOP^b - 2 hours of time at Project Manager level - 5 hours of time at Environmental Planner level	\$2,000
Task 2.5: Public Scoping Meeting - 10 hours of time at Project Manager level - 5 hours of time at Graphics level	\$3,575
PHASE 3: Draft EIR	
Task 3.1: Prepare Administrative Draft EIR - 40 hours of time at Project Manager level - 20 hours of time at Senior Environmental Planner level - 40 hours of time at Environmental Planner level - 30 hours of time at Assistant Environmental Planner level - 10 hours of time at Research Assistant level - 8 hours of time at Graphics level	\$39,720
Task 3.2: Alternatives Analysis - 20 hours of time at Project Manager level - 15 hours of time at Environmental Planner level	\$10,200
Task 3.3: Revise Administrative Draft EIR - 20 hours of time at Project Manager level - 20 hours of time at Environmental Planner level	\$11,600
Task 4.4: Publication and Circulation of Draft EIR^b - 4 hours of time at Project Manager level	\$2,925

- 15 hours of time at Word Processing level	
PHASE 4: Final EIR	
Task 4.1: Prepare Responses to Comments - 5 hours of time at Principal level - 25 hours of time at Project Manager level - 20 hours of time at Environmental Planner level	\$14,650
Task 4.2: Prepare Additions and Corrections - 2 hours of time at Project Manager level - 8 hours of time at Environmental Planner level	\$2,840
Table 4.3: Prepare Mitigation Monitoring Program - 5 hours of time at Environmental Planner level	\$1,400
Task 4.4: Complete Final EIR - 10 hours of time at Project Manager level - 15 hours at Environmental Planner level	\$7,200
Task 4.5: Publication and Certification of Final EIR^b - 4 hours of time at Project Manager level - 10 hours of time at Word Processing level	\$2,350
Task 4.6: CEQA Findings of Fact and Statement of Overriding Considerations - 15 hours of time at Project Manager level	\$4,500
Task 4.7: Public Hearings - 5 hours at Project Manager level - 5 hours at Air Quality and Noise Specialist level	\$3,000
Task 4.8: Notice of Determination - 2 hours at Project Manager level - 4 hours at Research Assistant level	\$1,400
Total CAJA Labor	\$149,945
Reimbursable Expenses (Estimate)^b	\$25,000
SUBCONSULTANTS	
SWCA Total Estimate (see Appendix B for SWCA Proposal)	\$22,336.79
Langan Total Estimate (see Appendix C for Langan Proposal)	\$7,150
LLG Total Estimate (see Appendix D for LLG Proposal)	\$45,200
KPFF Total Estimate (see Appendix E for KPFF Proposal)	\$20,000
Notes: ^a The cost estimate for this task assumes CAJA staff peer review of the applicable technical reports as identified in Table B-1 (in Section B, Methodological Approach) as well as CAJA's preparation of the Air Quality, Greenhouse Gas, and Noise Technical Reports. The cost estimates for preparation of the remaining technical reports identified in Table B-1 are provided at the end of this table, under "Subconsultants." ^b As noted in Section B, Methodological Approach, the number/quantity of notices (NOP, NOA, NOC) needed is hard to predict. This proposal assumes that mailing and production time for the noticing, including preparing the physical mailing documents, printing, stuffing envelopes, postage, preparing certified/return receipt notices, organizing the affidavit of mailing, and the printing of any requested hard copies of the EIR will be completed on a time-and-materials basis, in accordance with our hourly rates provided at the end of this section. However, we have provided an additional line item in this table as an estimate of these reimbursable expenses. ^c The budget assumes the specified number of hours for each task. Should additional time for any task be required, such additional time would be billed on a time-and-materials basis in accordance with our hourly rates provided at the end of this section.	

FEE SCHEDULE

(Effective January 1, 2023)

HOURLY RATES

• Principal	\$310.00/hour
• Project Manager	\$300.00/hour
• Air Quality and Noise Specialist	\$300.00/hour
• Senior Environmental Planner	\$290.00/hour
• Environmental Planner	\$280.00/hour
• Associate Environmental Planner	\$270.00/hour
• Assistant Environmental Planner	\$260.00/hour
• Research Assistant	\$200.00/hour
• Internet Research	\$115.00/hour
• Graphics	\$115.00/hour
• Word Processing	\$115.00/hour

CAJA reserves the right to raise our hourly rates every January 1.

DIRECT EXPENSES

Direct expenses, including but not limited to those items presented below, will be billed at 100 percent of actual cost:

- Purchases of project materials.
- Technical subconsultants.
- Reproduction, printing and photographic costs.
- Postage, messenger and overnight mailing.
- Travel, telephone, Internet access and research fees and other miscellaneous costs.