

ENVICOM CORPORATION

Statement of Qualifications



Environmental Review Services

SUBMITTED TO:

City of Calabasas

100 Civic Center Way
Calabasas, CA 91302

Attn: Ms. Mari Hernandez, City Clerk

(818) 224-1600

SUBMITTED BY:

envicom
CORPORATION

4165 E. Thousand Oaks Blvd., Suite 290
Westlake Village, CA 91362

Contact: Mr. Travis Cullen, President

(818) 879-4700

April 29, 2022

ENVICOM CORPORATION
STATEMENT OF QUALIFICATIONS
ENVIRONMENTAL REVIEW SERVICES
CITY OF CALABASAS

Submitted to:

CITY OF CALABASAS
100 Civic Center Way
Calabasas, CA 91302
(818) 224-1600

Attention:

Mari Hernandez, City Clerk

Prepared by:

ENVICOM CORPORATION
4165 East Thousand Oaks Boulevard, Suite 290
Westlake Village, California 91362
(818) 879-4700

Contact:

Travis Cullen, President

April 29, 2022

<u>SECTION</u>	<u>PAGE</u>
I. COVER LETTER	2
II. FIRM'S QUALIFICATIONS	3
III. PROPOSED CONSULTANT TEAM	12
IV. TECHNICAL APPROACH	25
V. FEE SCHEDULE	28
VI. REFERENCES	29
VII. SAMPLES OF WORK (PROVIDED SEPARATELY AS REQUESTED)	30

I. COVER LETTER

City of Calabasas
100 Civic Center Way
Calabasas, CA 91302

Attn: Mari Hernandez, City Clerk

Subj: Statement of Qualifications to Provide Environmental Review Services to the City of Calabasas

Dear Ms. Hernandez:

Envicom Corporation (Envicom) is pleased to present this Statement of Qualifications (SOQ) for our highly qualified team of professionals in response to the City of Calabasas (City) Request for Qualifications (RFQ) to provide environmental review services.

As requested, our proposal below includes:

- I. Cover Letter
- II. Firm's Qualifications
- III. Proposed Consultant Team
- IV. Technical Approach
- V. Fee Schedule
- VI. References
- VII. Samples of Work (provided separately)

Envicom is a California C-Corporation (Tax ID 95-2802086), under the sole ownership of Travis Cullen, President. Our capable team of CEQA practitioners and technical experts has provided high quality services to public and private sector clients for over 49 years. Envicom has worked extensively in the City and surrounding areas, and we welcome the opportunity to use our expertise to provide environmental consulting services to the City. Our environmental consulting projects in the City include several Mitigated Negative Declarations (MNDs), including two Las Virgenes - Triunfo Joint Powers Authority (JPA) solar projects (two separate MNDs a few years apart) on Las Virgenes Road, an MND for the Calabasas Blue Residential Project, and an EIR for the 3121 Old Topanga Road Residential Project. In addition, Envicom provided environmental consulting services and participated in coordination with the development team and City for the West Village Project in Calabasas. Through our experience on these projects, we have gained first hand working knowledge of the key aspects of environmental analyses, policy issues, and community concerns associated with preparation of CEQA documents for projects in the City of Calabasas.

Our portfolio reflects a broad range of experience, including many on-call and qualified consultant lists for nearby public agencies, including: City of Agoura Hills, City of Thousand Oaks, Los Angeles County Regional Planning and SEATAC, City of Santa Clarita (Planning Department and Public Works Department project), City of Simi Valley, County of Ventura, City of Los Angeles (City and Developer projects), Ventura County Watershed Protection District, and Los Angeles Unified School District, to name a few.

We trust that you will find our qualifications presented herein will more than adequately meet your needs.

Sincerely,



Travis Cullen, LEED AP
President
tcullen@envicomcorporation.com



Laura Kaufman, AICP
Vice President, Environmental Services
lkaufman@envicomcorporation.com

II. FIRM'S QUALIFICATIONS

Envicom is an independent consulting firm that has served California with award-winning environmental, biological and land planning consultation since 1972. As experts in the implementation of the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), Federal Clean Water Act, and other National, State, and local environmental laws, Envicom has successfully completed thousands of projects. The professional services provided by Envicom apply to projects in both the natural and urban environments of California's coastal, valley, and hillside areas and include:

- **CEQA/NEPA Environmental Analysis** – All forms of CEQA/NEPA compliance, from initial scoping through CEQA Notices of Determination and NEPA Records of Decision, including CEQA Categorical Exemptions (CatExs), Initial Studies (ISs), Negative Declarations/Mitigated Negative Declarations (NDs/MNDs), Environmental Impact Reports (EIRs), Subsequent and Supplemental EIRs, EIR Addenda, Mitigation Monitoring and Reporting Programs (preparation, monitoring/enforcement), and CEQA Findings/Statements of Overriding Considerations. NEPA documents include Categorical Exclusions, Findings of No Significant Impact, Environmental Assessments (EAs), and Environmental Impact Statements (EISs).
- **Peer Review of CEQA/NEPA Environmental Analysis and Technical Studies** – Review for compliance with CEQA/NEPA statutes and guidelines. Review of component technical reports by Envicom staff or with the aid of our teaming partners, where needed.
- **Public Hearing Support and Outreach** – Noticing compliant with CEQA; public hearing presentations, response to comments, presentation materials, as needed; support at public outreach meetings and workshops.
- **Aesthetics and Visual Impacts** – Policy evaluations, photographic analysis, and shade/shadow analysis. Visual Simulations provided using our teaming partner, Interacta, Inc.
- **Air Quality, Greenhouse Gas (GHG) Emissions and Global Climate Change** – Air Quality evaluations including California Emissions Estimator Model (CalEEMod) emissions estimations and GHG/global climate change evaluations. Additionally, we can provide Air Toxics Health Risk Assessments (HRAs) using a subconsultant.
- **Biological Services** – Full range of wildlife and vegetation investigations, including wildlife and rare plant surveys in coastal, riparian, upland and hillside environments; habitat assessments, restoration plans and constraints analyses; nesting bird surveys; protected tree surveys; open space management plans, and preserve designs and other mitigation program design; mitigation monitoring. Additional special status species tasks can be provided, overseeing subconsultants, to be provided upon request.
- **Cultural Resource and Tribal Cultural Resources (including Archaeology, Historic Architecture, Paleontology, and Native American Consultation)** – Archaeological and Historic Phase I Inventories, Phase II Evaluations, and Phase III Mitigations, including Historic American Buildings Survey (HABS) and Recordation; California Department of Transportation (Caltrans) Assessments; Ethnographic Studies; Indirect Effects Reporting; Paleontological Assessments; and Assembly Bill (AB) 52 compliance assistance to lead agencies.
- **Geology, Hydrogeology, Soils and Seismicity** – Incorporation of technical reports and data provided by a qualified professional into CEQA/NEPA analysis. Additional support will be provided by our teaming partner, Leighton Consulting, Inc. (Leighton), including water sampling.
- **Hazards and Hazardous Materials** – Incorporation of technical reports (provided by a qualified professional) and data into CEQA/NEPA analysis. When contracting with public agencies, we typically rely upon the Applicant-provided Phase I Environmental Site Assessment (ESA), though upon request we can provide additional consultant services from our teaming partners.
- **Hydrology and Water Quality** – Incorporation of technical reports (provided by a qualified professional) and data into CEQA/NEPA analysis. We have teamed with Stantec to provide floodplain delineations; flood control design; drainage infrastructure design; hydrologic and hydraulic analysis; stormwater management studies; water quality Best Management Practices (BMPs) and low impact development

- (LID); drainage master plans; computer modeling; and peer review services for hydrology and water quality.
- **Noise and Vibration Analysis** – Noise evaluations including Federal Highway Administration (FHWA) and Caltrans-supported methodologies. Additional, more complex analysis can be provided with teaming partners, where needed.
 - **Land Use and Planning** – Land use policy analysis, mapping/Geographic Information Systems (GIS) databases and analysis, and environmental constraints/development suitability analysis.
 - **Permitting & Entitlement** – Jurisdictional Delineations and impact analyses; permitting applications; and consultation with Federal and State agencies in processing California Department of Fish and Wildlife (CDFW) Streambed Alteration Agreements, U.S. Army Corps of Engineers (ACOE) Section 404 permits, Regional Water Quality Control Board (RWQCB) Section 401 Water Quality Certifications, Endangered Species Permits, and California Coastal Act/California Coastal Commission (CCC) permitting.
 - **Environmental Mitigation Compliance** – Construction Compliance Monitoring and Reporting, including environmental sensitivity training programs, Nesting Bird Surveys, water quality monitoring, and oak tree impact/mitigation monitoring. Archaeological, paleontological, and Native American monitoring; monitoring plans; and monitoring reports. Water quality/Stormwater Pollution Prevention Plan (SWPPP) monitoring. Other monitoring may be provided as needed. Our services are further supported by our teaming partner, Encompass Consultant Group.
 - **Population, Housing, and Environmental Justice** – Analysis of consistency with housing and population projections; analysis of environmental justice for NEPA documents.
 - **Traffic and Transportation** – Summary of reports and incorporation of technical data into CEQA/NEPA analysis to address level of service (LOS), vehicle miles travelled (VMT), pedestrian safety, and multimodal transportation analysis. Technical reports to be provided by a qualified professional teaming partner. Associated Transportation Engineers is teaming with us on this SOQ.
 - **Utilities and Service Systems** – Research and analysis addressing capacity impacts, summary of reports and incorporation of technical data into CEQA/NEPA documents. Utility location services will be provided by our teaming partner, Spectrum Geophysics.
 - **Wildfire** – Environmental reports supporting responses to CEQA Checklist Wildfire issue addressing emergency response and evacuation, locational factors potentially exacerbating wildfire risk, infrastructure impacts, and exposure of people and structures to risk. Where warranted additional technical services can be provided using a teaming partner.
 - **Geographic Information Systems (GIS) & Graphic Imaging** – GIS and full-service graphic design and presentation capabilities.

Throughout its history, Envicom has consistently shown superior capability in preparing environmental compliance documents consistent with the standards of the most discriminating clients, including major California cities and counties, large landholders, and the top land use law firms in Los Angeles. Summary points of our qualifications are as follows and additional information is provided in Section IV. Technical Approach.

Envicom's environmental consulting projects for the City including the **3121 Old Topanga Road Residential Project focused EIR**, a large single family home project proposed on a City protected ridgeline. Envicom's president and project manager supported the project through multiple public hearings with substantial public opposition. Envicom prepared the **Calabasas Blue Project MND**, a 78-unit multi-family residential project on 5.0 acres of a 21-acre site. Envicom evaluated whether the project's potential visual impacts complied with the City's relevant plans: General Plan, Scenic Corridor Ordinance, and the Las Virgenes Gateway Master Plan. Envicom's other CEQA projects in the City and surrounding area include two **Las Virgenes - Triunfo JPA Solar Project MNDs** for solar arrays on the east side Las Virgenes Road. Envicom worked with the Las Virgenes Municipal Water District (LVMWD) who oversaw our work, to prepare visual simulations and recommend a screening row of trees and shrubs to reduce visual impacts along Las Virgenes to less than significant. Envicom also provided environmental consulting services and participated in coordination with the development and City team for the **West Village Project**, with Envicom participating in meetings and providing peer review of the CEQA analysis and response to public and Resource Agency Comments.

We work extensively in the nearby portions of the City of Los Angeles (e.g., Woodland Hills 19-Lot Subdivision MND, two on-going light industrial warehouse MNDs underway in the San Fernando Valley, and several other MNDs and Cat Ex analysis documents for mixed-use projects in the San Fernando Valley including the Camarillo Street Mixed-Use Project, 18401 N. Nordhoff Mixed Use Project, Oakwood School Middle and High School Master Conditional Use Permit MCUP Project), the City of Agoura Hills (Oakmont Senior Living MND, JPA Purchase ND, Agoura Yard Technical Studies, Agoura Landmark Light Industrial Project MND), City of Thousand Oaks [325 Hampshire Road Technical Studies (ongoing), 1 Baxter Way Wildfire Study (ongoing), Ascension Lutheran Church Expansion CatEx, 88 Long Court CatEx], and Simi Valley [Tapo-Alamo EIR, 1800 Tapo Canyon Road Light Industrial/Warehouse Park ND; North Canyon Ranch and Annexation Properties EIR (ongoing)].

ENVIRONMENTAL SERVICES EXPERTISE

Environmental Analysis - CEQA/NEPA Compliance

Our CEQA/NEPA practice covers the following environmental topics (the CEQA Guidelines Appendix G listed topics are utilized as a representative list): Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Most services are provided by Envicom's well qualified staff of planners, environmental analysts, archaeologists/cultural resource experts, biologists, and arborists. We team with high quality teaming partners, as described further in Section III, Proposed Consultant Team. Our CEQA/NEPA staff is well trained to understand a wide variety of issues and coordinate and schedule project teams to complete high quality deliverables on time and within our appointed budget.

As noted in our Cover Letter, we provide all forms of CEQA compliance documentation, from initial scoping through CEQA Notices of Determination and NEPA Records of Decision. CEQA documents include CatEx justification analysis, IS/NDs, IS/MNDs, EIRs, Subsequent and Supplemental EIRs, and Addenda. Mitigation Monitoring and Reporting Programs (preparation, monitoring/enforcement), and CEQA Findings/Statements of Overriding Considerations. NEPA documents include Categorical Exclusions, Findings of No Significant Impact, Environmental Assessments (EAs), and Environmental Impact Statements (EISs). We provide noticing upon request, peer review and public outreach/public meeting and hearing support.

Relevant Experience

Envicom has extensive experience that is highly relevant for the City of Calabasas. The firm has completed numerous CEQA documents and biological investigations in the local vicinity and assisted in the acquisition of permits from the CDFW, ACOE, and RWQCB. Our extensive local experience includes providing consulting services to the Santa Monica Mountains Conservancy, Resource Conservation District, National Park Service, LVMWD, Pepperdine University, as well as private landowners within the City of Calabasas and unincorporated areas of the Santa Monica Mountains. The local knowledge gained from work in the region for over 49 years has prepared us for the type of work outlined in your request for qualifications. Descriptions of some relevant projects are provided on the following pages, including a variety of project types (residential, mixed-use, industrial, and commercial) and locations, including several in or nearby the City of Calabasas.

3121 Old Topanga Canyon Road

Lead Agency and Client: City of Calabasas



Project Summary and Envicom Role: Envicom prepared a focused EIR for the City on this project. This project entailed construction of a large 7,633 square foot single-family house on a 5-acre vacant but disturbed parcel. The home was designed to straddle a city-designated significant ridgeline, and conform to the hillside terrain, to minimize the ridgeline profile of the house. The design was for a split-level structure with a single-story elevation on the primary ridgeline and a partial second story basement and garage constructed below, on the down slope portion of the site. Development of the project would include a driveway extension with a Fire Department turn-around area, an attached garage and an outdoor swimming pool and spa. The project would retain all on-site protected trees, including oak trees. Substantial opposition to the project was presented by residents of the

Calabasas Highlands and the MRCA. The portion of Old Topanga Canyon Road from which the site is accessed is designated as a Scenic Corridor, as well as a Local Historic Landmark, with associated design guidelines and requirements. Envicom’s EIR analysis evaluated the extent of visibility from Old Topanga Canyon Road, the effect on an “unofficial” trail along the existing driveway, biological resources, and project alternatives presented by the MRCA. Envicom supported the project at the City’s public hearings before the Planning Commission and City Council.

Calabasas Blue Project

Lead Agency and Client: City of Calabasas

Project Summary and Envicom Role:

Envicom prepared the IS/MND for the Calabasas Blue Residential Project for the City. The IS/MND analyzed impacts regarding development of a 78-unit multi-family development on approximately 5.0 acres of a 21-acre site, subject to the requirements of the City’s Scenic Corridor Ordinance and the Las Virgenes Gateway Master Plan visual policies. The project included a redesigned option as a modification to a previously approved, but still controversial, 86-unit condominium development. Environmental issues that were addressed in the MND included project aesthetics (including retaining walls), biological resources (sensitive species and oak trees), noise, traffic (straightening and widening an existing curved roadway), and other key areas. Additionally, a consistency analysis was conducted to determine the compatibility of the project with the City’s Updated General Plan, Scenic Corridor Ordinance, and the Las Virgenes Gateway Master Plan.



JPA Solar Generation Project Phase II

Lead Agency and Client: Las Virgenes - Triunfo Joint Powers Authority

Project Summary and Envicom Role: Envicom prepared the IS/MND that addressed construction and operation of a 4 to 5 megawatt (MW) solar electricity generation facility with ground-mounted photovoltaic solar panels on mechanical sun-tracking rack systems, an interconnection facility, and associated electrical equipment on approximately 20 acres in the northeast portion of the North Canyon portion of the JPA's Rancho Las Virgenes property. The project included an evaluation of the environmental impacts associated with the construction and operation of the proposed solar generation facility to be located immediately south of an existing 1 MW solar facility (for which Envicom prepared an IS/MND prior to 2014), both located within the Las Virgenes Scenic Corridor. Issues of concern evaluated by staff included aesthetics, biological resources, cultural resources, and construction-phase noise. The IS/MND was found to reduce all potentially significant impacts to less than significant and fully satisfy the legal requirements of CEQA.



JPA Land Acquisition 30800 Agoura Road

Lead Agency and Client: Las Virgenes - Triunfo Joint Powers Authority

Project Summary and Envicom Role: Envicom prepared an IS/ND for the JPA's purchase of land at 30800 Agoura Road for their future Pure Water Project. While this property is one of several sites that were under consideration, the selection of this site and the proposed components and potential design of the facilities are not currently known. Therefore, the IS/ND considered only the potential purchase of the property. Under existing conditions, the Fire Department required fuel modification and brush clearance on the project site, and maintenance of this requirement would continue with the JPA purchase of the property. Future development of the site, once determined, would require review to determine the type of CEQA documentation warranted. Given the minimal action proposed.



Agoura Landmark Light Industrial Park Project

Lead Agency and Client: City of Agoura Hills

Project Summary and Envicom Role: The project was proposed on 5.17 acres of vacant land located at 29621 Agoura Road, immediately south of the U.S. 101 (Ventura) Freeway. The proposed project included development of six buildings totaling 69,852 square feet of office and warehouse uses, and approximately 100 surface parking spaces. Development of the project was to require 12,412 cubic yards of cut, 7,214 cubic yards of fill, and 5,198 cubic yards of export. An oak tree permit was required for the removal of ten oak trees and encroachment into the root protection zone of ten additional trees and a jurisdictional delineation was prepared. A sign program was also required. Envicom prepared the IS/MND, including technical studies for biological resources, air quality and



GHG, and noise. Following project approval, we provided construction monitoring for the project. Envicom made recommendations on reducing oak tree impacts, including preservation of heritage oak trees, as desired by the City. On this project we demonstrated our ability to work with the City of Agoura Hills and the applicant to avoid or reduce the project's environmental impacts, and a revised site plan was provided to reduce oak tree impacts.

Oakmont of Agoura Hills

Lead Agency and Client: City of Agoura Hills

Project Summary and Envicom Role: The project would establish a two-story 71,020-square foot assisted living and memory care facility with 75 units and an anticipated resident population of 86 persons, which is to be licensed by the state of California Department of Social Services as a Residential Care Facility for the Elderly, classified as "Assisted Living." Approximately 36% of the units (26 units) will be set aside specifically for residents needing memory care (i.e., residents with Alzheimer's disease and other forms of dementia). Resident amenities would include a beauty salon, library, fitness center, private theater, cooking and dining facilities, activity rooms, and outdoor courtyards.



Envicom prepared an MND for the project and provided several technical studies, including a Phase I and Ia Cultural Resources evaluation and an air quality and GHG emissions analysis. Our efficient scheduling and completion of work on this project included coordinating on previously unanticipated potential historic archeological concerns, that necessitated further study. Envicom staff closely coordinated with the City of Agoura Hills to assure a swift and on time completion of our work scope. Following preparation of the IS/MND, Envicom was hired to conduct mitigation monitoring at the site. Our work on this project demonstrates our ability to coordinate closely with a city of similar size, provide a broad range of services, and addressing issues quickly and efficiently to resolve unexpected issues.

Tapo-Alamo Project

Lead Agency and Client: City of Simi Valley

Project Summary and Envicom Role: The project consisted of the demolition of a "mini" mall (Belwood Center) and associated parking lot, retention of a commercial restaurant building and development of a 4-story affordable residential apartment complex on an approximately 6.9-acre site, located at the northeast corner of Tapo Street and Alamo Street in Simi Valley. The proposed residential structure would provide 278 residential units consisting of 2-, 3-, and 4-bedroom apartments. A total of 83 units would be designated for affordable housing, including 75 units for low-income, and eight units for very low-income eligible residents. The commercial portion of the site would consist of 8,100 square feet of the existing commercial structure to be retained and remodeled to compliment the design of the proposed residential structure.



The proposed new residential building would be a four-story structure of approximately 55 feet in height, with 558,144 square feet of space. Parking would be in an underground parking space, with some surface level parking for the commercial structure and for guests of the residences. An existing wireless cellular communications tower would remain behind the proposed commercial component. Pursuant to state density bonus law, the project requested concessions and waivers, which included an increase in allowable height and number of stories, floor area ratio, parking structure on an arterial, driveway location and several others. Issues of concern to

some of the Planning Commissioners, City Council Members and public during the public hearings were primarily related to the concessions and waivers. Initially the City intended to prepare an MND, but made a later decision to

engage Envicom to prepare an EIR addressing the following issues: Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Public Services, Parks and Recreation, Transportation and Traffic, and Utilities and Service Systems. Envicom supported the City staff at the public hearing, providing information and responses regarding the CEQA process and the EIR.

Mesivta of Greater Los Angeles Campus Completion Project

Lead Agency: County of Los Angeles; **Client:** Project Applicant

Project Summary and Envicom Role: Envicom prepared an EIR for the Campus Completion Project at Mesivta, a



private school, located in an unincorporated area of the County adjacent to the City of Calabasas. The project was approved for a six-year, four-phase construction schedule, which involved the demolition of two existing structures and the construction of 56,389 square feet of new educational facilities.

Key environmental issues evaluated included geotechnical stability, flooding potential, noise and air quality impacts, biological and cultural resources, and aesthetics and visual impacts.

18401 Nordhoff Mixed-Use Project

Lead Agency: City of Los Angeles Department of City Planning; **Client:** Project Applicant

Project Summary and Envicom Role: The 1801 Nordhoff Mixed-Use Project proposed removal of existing structures from the site and construction of a five-story mixed-use building with apartments, ground floor commercial space, and subterranean parking. Envicom prepared the Initial Study and MND for the project, in addition to estimating the project's air pollutant and greenhouse gas emissions using CalEEMod modeling software and providing a Phase I Cultural Resources report. A noise study was also prepared for the project to evaluate construction noise impacts on adjacent residences. Areas of concern for the project included potential impacts on adjacent residential development as well as concerns from California State University Northridge, which owns the easement for the adjacent road. Our work on this project demonstrates our skills at preparing infill mixed-use projects in an urban setting.



Wingate Hotel Project

Lead Agency: City of El Monte; **Client:** Project Applicant

Project Summary and Envicom Role: The proposed project involved infill development of a four-story hotel with 78 guest rooms and basement level parking within the City of El Monte. Existing development on the site included commercial uses, a drive-thru restaurant, and landscaping trees.

Envicom prepared the MND, cultural resources records searches and report, and tree survey and tree report for the



project; estimated air quality emissions; and also prepared the Mitigation Monitoring and Reporting Plan. In addition, staff provided public hearing and AB 52 consultation support. This project involved



redevelopment of a commercial property. Issues of concern that were evaluated by staff included aesthetics consistency with City design standards; air quality emissions due to soil export; protected tree removals; nesting bird protocols; construction vehicle staging; and vehicle access turning restrictions and mitigation to prevent unpermitted turning movements during operations. Our work on this project simultaneously with another hotel in the same City allowed us to assure a consistent approach to issues associated with a similar project and also allowed us to realize some time and cost efficiencies.

Pepperdine University Campus Life Project Development Project

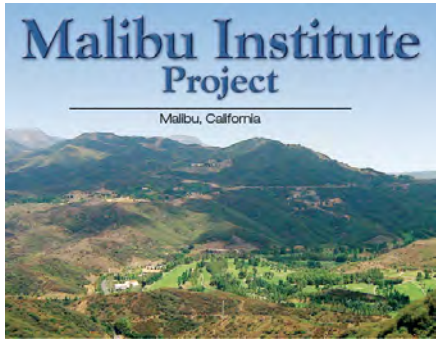
Lead Agency: County of Los Angeles; **Client:** Project Applicant

Project Summary and Envicom Role: Envicom entered into a third-party agreement between the County of Los Angeles Department of Regional Planning and Pepperdine University in preparation of the project EIR. As a result of this agreement, we worked closely with both County and applicant staff. Envicom prepared an Initial Study also provided scoping meeting support to scope the EIR and assure that all relevant environmental issues were evaluated in the EIR. The EIR analysis addressed the construction of new facilities and the renovation of existing structures at the Malibu campus site, to be developed as six distinct project components. The project would provide athletic, recreation, entertainment, parking, and residential facilities to enhance the student experience, support educational activities, and update aging buildings. The proposed project, located within the Coastal Zone between the Santa Monica Mountains and the Pacific Ocean, would require amendments to Pepperdine University’s Long Range Development Plan that entailed a comprehensive approval process with the County of Los Angeles and the CCC. Envicom also provided public hearing and permitting support, including resource agency (RWQCB, ACOE, CCC, and CDFW) coordination/support on behalf of the University and County.

Malibu Institute

Lead Agency: County of Los Angeles; **Client:** Project Applicant

Project Summary and Envicom Role: Envicom prepared the EIR for the Malibu Institute project, a sports-oriented educational retreat, which would include a remodeled 18-hole golf course (previously operating as the Malibu Golf Club), and 224,287 square feet of structures for educational and meeting facilities, visitor-serving overnight accommodations, dining facilities, fitness center/spa, and associated support facilities on a 650-acre project site in the unincorporated Santa Monica Mountains area of Los Angeles County. The project site is primarily within the Coastal Zone, requiring approvals from Los Angeles County and the CCC. Additional approvals required of the project included a CUP, a parking permit, and a fuel modification plan. The project included “green” design features, such as structures that are LEED™ Platinum equivalent, provision of photovoltaic panels, golf course improvements that reduce irrigation demands and fertilizer application, an on-site wastewater treatment/water recycling system to supplement landscape irrigation, and dedication of 450 acres of undisturbed habitat as open



space. The project included design features and mitigation measures to avoid impacts to surrounding NPS-administered public open space. Among the challenging topics addressed in the comprehensive EIR were the biological restoration of Trancas Creek and Local Coastal Program consistency. County staff and the public wished to ensure the site would remain a public facility to encourage public access / visitors to the Coastal Zone and Santa Monica Mountains Recreation Area. To that end, the project was modified to expand the golf course to 18 holes and commit the facility to public access, with accommodations for bicyclists and hikers / walk-ins from the nearby trail system.

III. PROPOSED CONSULTANT TEAM

Type of Organization and Company Structure

Incorporated in California, Envicom is a privately held business founded by Mr. Travis Cullen, President. Senior management includes, Mr. Primo Tapia, Vice President and Laura Kaufman, Vice President.

Envicom maintains staff of professionals in diverse fields such as botany, wildlife ecology, horticulture, geography, infrastructure analysis, visual resources, aesthetics, jurisdictional waters, habitat restoration, shadow analysis, policy planning, geology, endangered species surveys, construction monitoring, and land use analysis/planning. In-house report editing, administrative support, automated production equipment, specialized technical staff and facilities ensure quality control of technical documents.

Key Personnel

For this Statement of Qualifications, we have identified only those key personnel from our in-house staff and sub-consultants that would be instrumental in preparation of an Environmental Impact Report and technical studies for this project. Additional staff will likely be involved; however, their involvement would be limited or in a supporting role.

Envicom

Travis Cullen, LEED® AP, President/Principal. As President of Envicom, Mr. Cullen is responsible for ultimate oversight of company resources, project commitments, and client contracts. He takes an active leadership role, providing personal client interface, effective problem solving, and project guidance where needed. With over two decades of experience in the environmental consulting industry, Mr. Cullen possesses a depth of experience across a wide spectrum of the planning and development cycle. Mr. Cullen provided principal oversight of the Calabasas Blue MND, the 3121 Old Topanga Road Residential Project EIR and the West Village Project EIR peer review. He has worked extensively on the Conrad N. Hilton Foundation Headquarters project, Chadwick Schools, and the Malibu Institute Project. Mr. Cullen is currently providing strategic guidance on entitlement and CEQA needs for urban projects, such as Chadwick School in a Los Angeles County unincorporated area on the Palos Verdes Peninsula, and the Mulholland Senior Living Project in the Woodland Hills community of the City of Los Angeles. He served as overall project manager providing strategic guidance on entitlement and technical analysis for the Paradise Valley Specific Plan EIR, addressing a new town development proposed in the Coachella Valley portion of the County of Riverside. Mr. Cullen contributes his expertise, insight, and strategies to various projects issues as they arise. He has extensive experience supporting projects at meetings and public hearings, successfully responding to often complex questioning by public commenters or boards and commissions.

In addition to his CEQA work, Mr. Cullen has shaped the firm's practice in the areas of biological and permit acquisition, including the processing of Trustee Agency Permits, including CDFW Streambed Alteration Agreements and 2081 Take Permits, ACOE 404 permits, Regional Water Quality Control Board (RWQCB) 401 Water Quality Certifications, and Water Discharge Requirement Permits. His expertise in these areas has facilitated issuance of Section 2081 Take Permits for Lyon's Pentachaeta, and USFWS Section 7 Consultation and Incidental Take Permit for the USEPA at Santa Susana Field Lab. Mr. Cullen also provides expert witness support and testimony on a variety of issues and has advised clients with large-scale complex projects on appropriate strategies for regulatory compliance and agency consultation.

Mr. Cullen holds a BA from the University of California at Santa Barbara (UCSB) and is a Leadership in Energy and Environmental Design Accredited Professional (LEED® AP). He is a member of the Channel Counties Chapter of the California Association of Environmental Professionals (AEP) and has been a guest lecturer at the University of California Santa Barbara (UCSB) Bren School of Environmental Science and Management.

Laura Kaufman, AICP, Vice President/Director Environmental Services, with 30 years of experience in urban planning and environmental analysis, is charged with overseeing the Environmental Services (CEQA/NEPA) practice at Envicom. She serves as project manager on select projects and provides direction and principal-level oversight on others, including experienced regulatory and technical input, quality assurance and strategic guidance. Ms. Kaufman's manages or provides director's review of many of the firm's CEQA projects. She provided direction and review for the 3121 Old Topanga MND and later EIR, Mesivta Project MND (prior to the decision to prepare an EIR), JPA Solar Generation Project MND, Oakmont Senior Living MND, Agoura Landmark Light Industrial Park MND and the JPA Acquisition at 30800 Agoura Road ND, and the Tapo-Alamo Street Draft and Final EIRs. Her project experience spans a variety of development sectors including residential, commercial, mixed-use and institutional projects. She is currently managing the MND for the Saddlerock Recreational Center project in an unincorporated portion of the Santa Monica Mountains, the Castaic Mountainview Apartments EIR in unincorporated Los Angeles County, the EIR for North Canyon Ranch and Annexation Islands Project for the City of Simi Valley, technical studies for the 325 Hampshire Road Mixed-Use Project in Thousand Oaks, and a Wildfire Study for the 1 Baxter Way Project in Thousand Oaks.

Ms. Kaufman was the project manager for the Paradise Valley Specific Plan EIR, addressing all CEQA Checklist issues for a comprehensive CEQA evaluation of the new town development providing for approximately: 8,500 residential units, 1.38 million square feet of non-residential land uses (including commercial, retail, light industrial and public facilities) and a system of 140 acres of recreational trails and parks (all numbers herein are approximate) proposed on approximately 1,850 acres of a 5,000-acre site in the Coachella Valley portion of the County of Riverside. The EIR incorporated a wide range of in-depth technical reports for issues related to air quality, greenhouse gas emissions, and a project Climate Action Plan; biological resources, including Coachella Valley Multi-Species Habitat Conservation Plan consistency; cultural resources; geotechnical reports; hazards (Phase I Environmental Site Assessment); Electrical Magnetic Fields report; hydrology and water quality, including hydrologic and hydraulic reports and a groundwater availability and groundwater quality report; noise; and population and housing assessments, including an employment potential and jobs and housing evaluation. Ms. Kaufman served on boards and committees of AEP from 2005 – 2015, including the CEQA document awards committee (various years), LA County Chapter Director for three years (2012-2024), and session chair at the AEP Institute's The Future of CEQA symposium (2015). She holds a BS from Michigan State University in Urban Planning and has American Institute of Certified Planner (AICP) accreditation (Certificate #010085, American Planning Association, 1993 to present).

Primo Tapia, Vice President, manages complex projects and programs for the firm. He has over 25 years of experience in the analysis of environmental constraints, CEQA compliance, development impact assessment, resource entitlement and permitting, and construction monitoring. Mr. Tapia also serves as a director over our biological resources department, allocating staff resources and managing project scheduling. He recently oversaw multiple biological resource projects under a Master Services Agreement with LAUSD, including bird surveys and tree consultation projects. Mr. Tapia has extensive CEQA/NEPA experience and has successfully managed complex, large-scale CEQA projects requiring the coordination of diverse, multidisciplinary teams of in-house personnel and outside subconsultants. Mr. Tapia has served as Envicom's lead project manager for our over 20-year service to Pepperdine University. He was instrumental in managing and completing the Pepperdine Campus Life Project EIR, Pepperdine University Long Range Development Plan EIR and Malibu Institute EIR, as well as the recent Addendum to the Campus Life Project EIR, addressing the University's Enhanced Parking and Storage Project. Mr. Tapia has diverse CEQA experience, including impact analysis for the Sunset Millennium Project, a large, mid-rise commercial office and hotel complex covering three blocks of the famous Sunset Strip in West Hollywood; the 2000 Avenue of the Stars office project in Century City; a combined project/program EIR for the West Los Angeles College Master Plan; and environmental resource studies for the Hearst Ranch. He provides permit acquisition from resource agencies, land use analysis, constraints analysis, CEQA review, mitigation and CUP compliance, construction document review, and governmental coordination. Mr. Tapia holds a BA in Geography from California State University, Northridge and is a member of AEP.

Wayne Bischoff, Ph.D., Director of Cultural Resources, has over 25 years of experience managing cultural resource projects and ensuring compliance with the California Environmental Quality Act (CEQA), Section 106 of the National Historic Preservation Act (NHPA), CEQA, NEPA, and state, county, city, and local government cultural laws, guidelines, and procedures. Dr. Bischoff has been the principal or project manager for hundreds of cultural projects in California, including literature searches, archaeological and paleontological surveys, historic structure assessments, evaluations, and data recoveries. He has also authored hundreds of cultural resource technical reports, including Phase I Surveys, Phase II Evaluations, Phase III Data Recovery documents, and Monitoring and Management Plans. Dr. Bischoff has also written cultural resource components of CEQA and NEPA documents and worked with teams writing Memorandums of Agreement and Programmatic Agreements. His experience includes extensive work on cultural, paleontological, and built environment projects in the Los Angeles region, including Los Angeles City and County areas, El Monte, West Hollywood, Inglewood, Agoura Hills, and Thousand Oaks. He has consulted on projects including residential, mixed-use, institutional, public works, storm and sewer projects, environmental restoration, commercial development, water resources, energy and transmission line projects, highways and bridges, telecommunication, education, and park and trail projects. He has experience with multiple state and federal agencies, and is a professional expert on Native American AB 52 and Senate Bill (SB) 18 consultation and project coordination. Dr. Bischoff has worked with each Tribal Group in Southern California and has provided Native American consultation for the City of Los Angeles, numerous project clients, and many cities and municipalities throughout Southern California. Dr. Bischoff (and several of our cultural resources staff) have HAZWOPER training, and he holds a Ph.D. in Anthropology from Michigan State University, and an BA in Anthropology from Purdue University.

Carl Lindner, Principal Project Manager, has over 25 years of varied professional experience in the environmental field ranging from Phase I ESAs, critical issues/constraints analyses, and siting and feasibility studies, to comprehensive regulatory permitting documents for large-scale transit and renewable energy projects that are part of the review process under both CEQA and NEPA seeking licenses/approvals from the California Energy Commission (CEC), California Public Utilities Commission, and Bureau of Land Management.

Mr. Lindner has considerable experience managing and supporting licensing/permitting studies for a wide variety of large utility-scale wind, photovoltaic and solar thermal projects across multiple jurisdictions throughout the southwest (Imperial, San Bernardino, Riverside, Kern, and Los Angeles Counties in California and locations in Nevada and Arizona) for various established public utilities and independent private energy developers. He also provided construction compliance monitoring and permitting support for a large transmission line reconstruction effort and the management of associated post construction restoration work. On these projects, Mr. Lindner successfully managed these complex scopes, diverse teams and multi-million-dollar budgets, guiding the project scopes to successful completion. His past work also includes construction compliance monitoring and permitting support for various new Metro transit lines in Los Angeles County. Mr. Lindner also has expertise with CEQA documentation for development projects. He is currently managing an EIR for the West Hills Crest, a residential project in unincorporated Los Angeles County portion of the west San Fernando Valley, and recently served as project manager for the Belvedere School MND for the Los Angeles Unified School District in Los Angeles, and the KIPP LA Ignite MND, a public charter K-8 school project in the Florence-Firestone area of unincorporated Los Angeles County. He additionally provides permitting for various Envicom projects, including a BMX track in Thousand Oaks proposed by the Rancho Simi Recreation and Parks District and the Valencia Travel Village RV Storage facility project near the Six Flags Magic Mountain amusement park and just north of the Santa Clara River in the Santa Clarita Valley. Mr. Lindner holds a BA degree in Environmental Science from the State University of New York, College at Purchase.

Johanna Falzarano, Senior Project Manager 2, has over 15 years of experience in preparing and managing a variety of CEQA and NEPA documents, with a focus on compliance with the requirements of CEQA, including Initial Studies, MNDs, and EIRs. Her experience includes projects for both private and public sector clients. She provides strategic CEQA approach, research and writing, project management, subconsultant and project team coordination, and client liaison services. Ms. Falzarano's projects extend throughout several of California's urban

and rural landscapes, and she has collaborated with a variety of lead, responsible, and trustee resource agencies in the state. Most recently, she has partnered with clients to process projects in the Cities of Los Angeles, Carson, San Diego, and Palmdale, as well as the Counties of Los Angeles, Kern, Fresno, and Imperial, and she has previously worked on projects located in the Counties of Ventura and Santa Barbara.

Ms. Falzarano has overseen preparation of numerous CEQA documents for projects in urban locales, areas, including the MND for the North Hollywood Senior Artists Colony Project, the MND for the Boyle Hotel Transit Oriented Development Project, and the EIR for the Marina del Rey Oceana Retirement Facility and Holiday Harbor Courts Project. She is currently managing preparation of the 4th and Hewitt Project, a mixed-use commercial and office project located in the Arts District of the City of Los Angeles. She has contributed to technical CEQA analysis for the Conrad N. Hilton Foundation Headquarters project, and for Chadwick School. Ms. Falzarano also contributed to preparation of the Block 8/G8Way LT Project Amended EIR (a mixed-use project located in Little Tokyo) and to the EIR for the Pepperdine University Campus Life Project. In addition to such local jurisdictions, and on behalf of clients, she has sought permits and other project approvals from the CEC, California Public Utilities Commission, State Water Resources Control Board and Los Angeles RWQCB, South Coast Air Quality Management District (SCAQMD), Department of Toxic Substances Control, CDFW, and U.S. Fish and Wildlife Service. Ms. Falzarano earned a BS in Wildlife Biology from Colorado State University, followed by a Master of Public Policy degree from Pepperdine University. She is a member of the Los Angeles Chapter of the AEP.

Charles Cohn, Senior Project Manager 1, is an experienced project manager and environmental analyst charged with the preparation of CEQA documentation and technical studies to support planning and development projects. For the City of Calabasas, Mr. Cohn served as the project manager for the 3121 Old Topanga Road EIR and the Calabasas Blue MND. Also in Calabasas, but with the JPA as lead agency, he contributed to the first JPA Solar Project MND for 1 MW of electricity and later served as the project manager for the JPA Solar Project Phase II MND addressing an additional 4-5 MW of electricity in solar arrays on the east side of Las Virgenes Road, south of the Las Virgenes Municipal Water District's headquarters. Mr. Cohn served as project manager for the Tapo-Alamo Street Draft and Final EIRs and supported the projects at the Public Hearings. He was project manager for two hotel MNDs in the City of El Monte for the Wingate Hotel and the Holiday Inn Express Hotel projects. Mr. Cohn recently completed an IS/MND for the for redevelopment of a mobile home park with new multi-family housing in unincorporated Los Angeles County near the City of Arcadia and an MND for an indoor cannabis cultivation and processing facility in the City of Perris. He worked extensively providing CEQA documentation in the City of Los Angeles, including the 11301 & 11321 Camarillo Street Mixed-Use Project ND in the community of North Hollywood and the 18401 Nordhoff Mixed-Use Project MND in the western San Fernando Valley, and the Woodland Hills 19-unit Subdivision Project Subsequent MND. He has managed the preparation of documentation to support findings for several Categorically Exempt projects under CEQA for urban infill residential and mixed-use projects proposed in the cities of Los Angeles and Inglewood and a commercial project CatEx in Thousand Oaks. Mr. Cohn contributed to the Paradise Valley Specific Plan Program EIR, addressing a proposed new town in the County of Riverside, and is currently contributing environmental analyses for the 4th and Hewitt Project in the Arts District in downtown Los Angeles.

Mr. Cohn prepares Air Quality and Greenhouse Gas modeling and technical studies for many of Envicom's projects, using CalEEMod software and adhering to local lead agency and Air Quality Management District methodologies and thresholds. Mr. Cohn also processes permit applications for entitlements from the ACOE, RWQCB, and CDFW for development projects, coordinating with those agencies to determine mitigation requirements and conditions for issuance of permits. Mr. Cohn earned his BS degree in Environmental Science from California State University, Channel Islands, with an emphasis in natural resource management. He is a member of the Los Angeles Chapter of the AEP and periodically attends CEQA and South Coast Air Quality Management District update workshops.

Timothy Rosenstein, Project Manager 2, has nine years in the fields of planning and environmental planning. He has worked in public sector planning for several jurisdictions in the southern California region and was a project manager and restoration supervisor with the Mountains Restoration Trust for four years. Mr. Rosenstein is currently

managing an MND for a residential project in Long Beach, an MND for a mixed-use project in Paramount, and several technical memoranda evaluating eligibility for Class 32 Categorical Exemption projects in Los Angeles. He contributed analysis to two warehouse project MNDs in the San Fernando Valley, environmental analysis for the firm's ongoing work for Pepperdine University's Malibu campus and supporting documentation for a CEQA Exemption for a project under CEQA Section 21159.25, which allows exemptions for a class of residential or mixed-use projects in unincorporated county areas that meet specified conditions. Mr. Rosenstein recently prepared Wildfire Technical Studies for two EIR projects in the City of Thousand Oaks, which are pending publication. As a public sector planner, Mr. Rosenstein has processed nearly every sort of discretionary entitlement typically required by cities; including use permits, design review, planned development permits, parcel maps, tract maps, coastal development permits, zone changes, and general plan amendments. He has secured the necessary entitlements and proper environmental clearances for a wide variety of projects including new residential subdivisions, infill apartment buildings, infill shopping centers, a replacement equipment building for a wastewater processing station, and low-impact boardwalks providing Americans with Disabilities Act (ADA) access to Ventura State beach. He also has extensive experience managing projects involving designated historic resources and is well versed in the Secretary of the Interior's Standards for Treatment of Historic Properties and the various guidelines of the National Register of Historic Places. Mr. Rosenstein holds a Bachelor of Arts degree in Anthropology from the University of Washington and a Master of Urban and Regional Planning degree from California Polytechnic University with an Environmental Planning and Policy concentration.

Daniel Kaufman, Environmental Planner, is an environmental planner with over five years of experience in environmental consulting. He is currently managing the Eternal Valley Expansion Project MND and the Needham Ranch Industrial Park Mitigation Monitoring Compliance documentation, both for the City of Santa Clarita, and prepared documentation for an industrial project Class 32 Categorical Exemption for the City of Thousand Oaks. He is also preparing several EIR sections for the Castaic Mountainview Apartments Project in unincorporated Los Angeles County and North Canyon Ranch Project for the City of Simi Valley. Mr. Kaufman recently managed an array of Envicom technical studies for Ladyface Mountain Vista Project in Agoura Hills and a Categorical Exemption justification document for a retaining wall reconstruction project at the Hill Canyon Wastewater Treatment Plant in Thousand Oaks.

Mr. Kaufman also has specialty training and experience in the areas of noise and air quality, including modeling for noise, air quality, and greenhouse gas emissions. Mr. Kaufman has planned and performed noise monitoring programs, using the resulting baseline readings in modeling and reporting for various projects. His projects include a variety of highway, rail, and development projects, including the Noise Study Report (NSR) for the Westbound State Route 91 (SR-91) Improvement Project as well as the NSR for the SR-47/Vincent Thomas Bridge and Front Street/Harbor Boulevard Interchange Reconfiguration Project. His noise and vibration impact analyses have addressed residential, commercial, industrial, transportation, and mixed-use developments, and his air quality and greenhouse gas analyses for residential, industrial, institutional, recreational, and mixed-use developments. Mr. Kaufman recently provided noise studies for the Ladyface Vista Project (proposed office buildings) in Agoura Hills, the Agoura Yard Project (proposed office and commercial uses) in Agoura Hills, and the 325 Hampshire Road Project in Thousand Oaks. Mr. Kaufman holds a BA degree in Environmental Studies with a minor in Anthropology from the University of California, Santa Barbara.

Jessica Hitchcock, Environmental Analyst, is responsible for preparing research and analysis for CEQA/NEPA compliance documents, such as MNDs, ISS, EIRs, and EAs. Ms. Hitchcock is currently managing an MND for a mobile home project in the Littlerock community of unincorporated Los Angeles County, and recently managed documentation of a Class 32 Categorical Exemption for the 13481 Beach Residential project. She recently prepared analysis for the Draft MND and managed completion of the Final MND for the Central Plaza Commercial Shopping Center Project for the City of Camarillo. Ms. Hitchcock is currently preparing the Public Services and Recreation Sections for North Canyon Ranch EIR for Simi Valley, GHG Emissions Policy Consistency Analysis for a commercial infill project in the City of Los Angeles Arts District, and several EIR sections for the Castaic Mountainview Apartments Project, located in the unincorporated Los Angeles County community of Castaic. She

recently prepared the Hazardous Materials and Public Services sections for the Tapo-Alamo Mixed-Use Project EIR in Simi Valley.

Ms. Hitchcock provided land use policy consistency analysis and assisted with document quality control, production, and response to comments for the Paradise Valley Specific Plan Project EIR for the County of Riverside. She has contributed analysis to two school project MNDs and the West Hills Crest residential project EIR in the western San Fernando Valley within an unincorporated area of the County of Los Angeles. Ms. Hitchcock is also knowledgeable about resource agency permitting. She assisted with the preparation of RWQCB and ACOE permitting applications for the Pepperdine University main campus in Malibu, as well as for several other Envicom projects in a variety of jurisdictions. Additionally, Ms. Hitchcock is trained in CalEEMod modeling for air quality impacts and has prepared air quality analyses for CEQA projects. Ms. Hitchcock earned a BA degree in Environmental Studies and Political Science from the University of California, Santa Barbara. Prior to working for Envicom, she was employed by the University of California, Santa Barbara Department of Environmental Health and Safety, conducting airflow velocity tests to ensure that campus laboratories were in compliance with Occupational Safety and Health Administration (OSHA) standards.

Samantha Renta, Cultural Resource Lab Manager, is an experienced archaeological lab manager, field technician, and lead monitor. Her skills include preparation and conducting the following tasks: California Department of Parks and Recreation (DPR) 523 site reports, field logs, monitoring logs, artifact cataloguing, field surveying and monitoring, and leading multiple field monitors at different project locations. Ms. Whittington has worked on numerous cultural resource projects throughout Central and Southern California, including in Los Angeles County, Kern County, and Ventura County. She assists with record search requests and Phase I Cultural Resource reports. She has served or is now serving as key staff on several currently confidential Envicom cultural resources projects, as well as a Cultural Resources study in the Newhall community of the City of Santa Clarita on the site of a proposed Assisted Living and Memory Care facility. Ms. Whittington served as Envicom's laboratory manager for a large evaluation and data recovery project in a city in Ventura County. The site is a prehistoric Chumash ceremonial center that was used by prehistoric Native Americans from 400 A.D. to the late 1700s. Dozens of test units, numerous shovel test pits, surface collection, and surface feature mapping are planned, and to date more than 100,000 artifacts have been collected. She also provides cultural resource monitoring on construction sites. Ms. Whittington earned her BA degree in Anthropology from California State University, Northridge, attended the Wind Wolves Preserve Archaeological Field School in Kern County, and completed an internship at the Fowler Museum at the University of California, Los Angeles.

James Anderson, Principal Biologist, conducts biological surveys and other biological studies in support of CEQA analysis and the permitting and entitlement review processes. Mr. Anderson recently completed a biological resources inventory report for the North Canyon Ranch residential project in Simi Valley and was the primary author of the biological constraints and impact analysis for the Four Aces Movie Location Project within a Los Angeles County's designated significant ecological area (SEA), Big Rock Wash SEA in the Antelope Valley. He prepared a biological resource impact analysis for the Conrad N. Hilton Foundation Headquarters Project in Agoura Hills and evaluating Environmentally Sensitive Habitat Areas in the coastal area south of Pacific Coast Highway, is preparing biological constraints analysis and a biological assessment in support of the Saddlerock Recreational Center MND in the unincorporated Santa Monica Mountains, and undertook field surveys and aerial photo interpretation to establish vegetative mapping for the over 700-acre Saddlerock Ranch property. He is also preparing biological resources analysis for the North Canyon Ranch and Island Annexations EIR; the EIR is being prepared by Envicom under contract with the City of Simi Valley. Mr. Anderson either prepares or reviews the MND and EIR analysis sections associated with his biological resources reports.

Mr. Anderson has also designed, implemented, and evaluated surveys for monitoring endangered and threatened birds. He has extensive experience with plant surveys and vegetation mapping and experience conducting forest inventory and forest health assessments in ecosystems throughout California. Mr. Anderson earned a BA in Geography with a concentration in GIS from the University of Colorado at Boulder, and a Master of Environmental

Science and Management focusing on ecology and conservation planning from the Bren School at the University of California at Santa Barbara.

Saudamini (Damini) Sindhar, Senior Biologist, has over 18 years of interdisciplinary environmental and natural resource management experience across government, academic, non-profit, and private sectors in California. Ms. Sindhar's recent experience includes preparing biological studies and CEQA impact analyses for the Chesebro Road Residential Project and wetland delineations for several sites within Conejo Recreation and Park District. Ms. Sindhar served as the lead vegetation ecologist and provided botanical and restoration expertise for the Line 63 Santa Clara River Project. She served as the primary author of the Habitat Mitigation and Monitoring Plan to provide riparian habitat impact mitigation within the Santa Clara River floodplain and conducted long term restoration monitoring, reporting, and maintenance for the project. Ms. Sindhar also conducted and provided oversight for permit compliance, special status species surveys and associated technical reports. Special-status species of concern included unarmored threespine stickleback, arroyo chub, two-striped garter snake, southwestern pond turtle, arroyo toad, western spadefoot, and least Bell's vireo. Her recent experience includes conducting aquatic surveys within Carpinteria Creek for California red-legged frog, southwestern pond turtle, tidewater goby, and two-striped garter snake and conducting biological compliance monitoring during HDD within the creek. She served as lead botanist providing technical expertise as part of the project construction management team for the California High Speed Rail Authority for the CP 2-3 (Bakersfield to Fresno) segment in the San Joaquin Valley, providing oversight of the design-builder's environmental program to help ensure compliance with applicable permit conditions and mitigation measures. Ms. Sindhar holds a Master of Environmental Management, Resource Ecology/Conservation from Duke University, Durham, NC.

Erin Roberts, Restoration Ecologist/Arborist, is a biologist, restoration ecologist, and International Society of Arboriculture - certified arborist (WE-10365A) with extensive experience providing protected tree assessments, tree impact analyses, tree protection plans, and construction monitoring services, pursuant to county and city ordinances and reporting guidelines. She provides construction monitoring services, and springtime vegetation and bird surveys prior to initiation of the project development phase. As a restoration ecologist, she plans, designs, and implements vegetation and native tree restoration programs. Ms. Roberts recently consulted on an oak tree concern related to construction at Kennedy Elementary School for LAUSD. She has drafted and overseen the implementation and annual reporting for several Habitat Mitigation and Monitoring Plans, including the Alamos Canyon Creek Habitat Mitigation and Monitoring Plan for the West Los Angeles Avenue Road Widening Project for the City of Simi Valley, the Mitigation Plan for the Arroyo Santa Rosa Channel Stabilization Project for the Ventura County Watershed Protection District, and the Enhanced Recreation Area Biological Resources Mitigation Plan for Pepperdine University. Her projects include the Lyons Canyon Ranch (VTTM 53653) located in the Santa Clarita Valley, the Conrad N. Hilton Foundation Headquarters Project in the City of Agoura Hills, and the Lake Sherwood Development Tracts 4192/4409 in unincorporated Ventura County. Ms. Roberts was previously a Restoration Biologist for the Santa Monica Mountains National Park Service (NPS) focusing on restoration programming, grant procurement for native habitat restoration projects, and overseeing the planning, implementation, monitoring, mapping, and success reporting for projects throughout the Santa Monica Mountains. Ms. Roberts received both a BS and MS degree, with an emphasis in Biology, from California State University, Northridge.

Cameron Cesa, Staff Biologist, is a biologist with a background in plant physiological ecology research and habitat restoration. Mr. Cesa has experience with plant identification, leaf sample collection, and lab and data analysis as part of a research project concerning the potential of maritime influences to drive the ecological distribution of plants in Southern California. The project concerned local vegetation communities from the perspectives of botany, ecology, and physiology. He also has experience with ecological restoration maintenance and monitoring. Mr. Cesa has worked in accordance with the United States Forest Service in alpine and chaparral vegetation communities planting and watering trees and shrubs native to Southern California, as well as identifying and removing invasive species affecting native plant survival. Currently, he is performing construction monitoring and assisting with biological resource field assessment and reports. Mr. Cesa earned his Bachelor of Arts in Environmental Science

from Willamette University in Salem, Oregon, as well as a Master of Science in Environmental Studies from California State University, Fullerton.

Amanda Miner, GIS Manager, has designed and developed geodatabase architecture and schema specific to the firm's product needs, and created automations that make the company's GIS workflow highly efficient. In addition to using GIS for biological, cultural, and geographic analysis and mapping, Ms. Miner uses modeling and programming to develop specialized geospatial solutions, and also resolves computer-aided design (CAD) and GIS interoperability issues. Ms. Miner is currently managing three of Envicom's GIS projects in Sub-Saharan Africa. These involve developing geospatial management applications that help district governments and their non-profit partners improve their water and sanitation program management. Prior to joining Envicom, Ms. Miner worked with the NPS conducting spatial analysis for their fire program, including wildfire and risk modeling, statistical analyses and programming, as well as independent wildfire research studies covering large areas of Los Angeles County. She successfully obtained two federal grants to help fund a geospatial study pertaining to defensible space and ecological issues within the Santa Monica Mountains. Her results were used in NPS Fire Management Planning to minimize fuel modification impacts to native vegetation and were used by the Ventura County Planning Department in their Coastal Land Use Planning process. Ms. Miner has a Master of Science degree in Natural Resources from Virginia Polytechnic Institute and State University, and a Master of Science degree in GIS from Johns Hopkins University.

Christopher Boyte, Graphics Manager/GIS Manager, is the firm's principal graphic designer and also provides GIS mapping services, including urban shading analyses. Mr. Boyte is responsible for the creation of the exhibits, computer graphics and animation, maps, and scale models, as well as multimedia presentations, that accompany our environmental documents and consulting services and increase their usability by visually depicting the contents of planning products. He is also charged with maintaining the firm's website, posting projects being publicly reviewed to this website where applicable, contributing to the development of GIS-based graphics, and maintaining and archiving electronic files for completed projects. Mr. Boyte is currently preparing graphics and an urban shading analysis for the 4th and Hewitt Project EIR in the City of Los Angeles and graphics to support the Castaic Mountainview Apartment Project EIR in Los Angeles County. He prepares graphic products and GIS support for most of the firm's CEQA/NEPA documents, which have included The Parks in L.A., the Wingate Hotel Project and Holiday Inn Express Project in El Monte, 11301 & 11321 Camarillo Street Mixed-Use Project ND in North Hollywood, the 18401 Nordhoff Mixed-Use Project MND, the Woodland Hills 19-unit Subdivision Project Subsequent MND, and the Oakwood Middle and High School MCUP MND in North Hollywood/Valley Village. Mr. Boyte earned a BS degree in Applied Art and Design, with a concentration in graphic design, from California Polytechnic State University, San Luis Obispo, and a GIS certificate from Pierce College.

Bronson Reich, GIS Analyst, provides GIS services for Envicom projects and service areas, including the firm's CEQA projects and humanitarian projects. Mr. Reich's CEQA support includes coordinating mapping files for projects and assuring an accurate basis for our EIR graphics. He has produced data and GIS tools used by biologists, archaeologists, engineers, private real estate developers, urban planners, and legal teams. Mr. Reich produced a master geodatabase from a large cultural resource project and performed large-scale spatial statistics with corresponding visualizations. Some of his regular tasks for Envicom include producing custom datasets, editing data, working with geodatabase schema, and various forms of spatial analysis. Mr. Reich regularly performs CAD/GIS integration tasks (including georeferencing), development impact analysis, viewshed analysis and simulations, vegetation and rare species mapping, and jurisdictional delineation mapping and analysis. His humanitarian project work includes developing and integrating geospatial management systems that enhance the abilities of various governments, non-governmental organizations (NGOs), and private businesses, and largely focuses on the support of drinking water and hygiene programs in developing countries. Mr. Reich has worked on projects that necessitate the integration of accurate offline data collection and map synchronization within apps used in rural areas with limited connectivity. He has experience setting up web GIS systems that optimize logistical tasks such as utility data collection and creating zones for safe water franchises and local governments, managing infrastructure, and for a variety of other geospatial analytics.

Sub-Consultants

Envicom has included the following subconsultants to team with us for the environmental review services contract with the City of Calabasas. These are firms that we are familiar with, have worked on projects with, and have an ease of communication and understanding of the firms' respective capabilities. All are quality firms with experienced staff and proven capabilities to provide reports and peer review associated with their topics of expertise.

Associated Transportation Engineers – Transportation Studies (including traffic engineering, transportation planning, traffic signal design, parking and Caltrans processing)

Associated Transportation Engineers, Incorporated (ATE) is a full-service engineering consulting firm specializing in traffic engineering, transportation planning, traffic signal design, parking and Caltrans processing. Established in 1978, ATE has completed a wide variety of projects for clients located throughout California and the western United States. The firm has worked for both public sector and private sector clients, including city, county, state and federal agencies; and environmental and planning consulting firms, architects, attorneys, engineers, private development interests, and major commercial corporations. The ATE team provides a highly skilled group of transportation planning and traffic engineering staff that have extensive experience in the City of Calabasas and within the Los Angeles County area. ATE staff has completed numerous traffic engineering projects and transportation planning studies. ATE staff are well versed in the City's current policies and standards as they relate to transportation planning, traffic engineering and environmental impact assessment (including VMT). The firm has earned a reputation for creative problem solving through a team-oriented, consensus building approach, and ATE staff have developed solid working relationships with city, county, and agency staff throughout the state, and have worked extensively with personnel in the 12 Caltrans districts statewide. ATE has demonstrated the capability of developing innovative solutions and providing quality services at competitive costs and has established a solid record of completing projects on-time and within budget.

ATE staff have completed traffic studies for a variety of environmental documents that addressed CEQA related traffic impacts. ATE has also completed numerous projects located in the County of Los Angeles and throughout the state of California. A list of the representative projects completed by ATE is provided as follows:

- West Village at Calabasas
- Las Virgenes/Lost Hills Bridge and Thoroughfare District
- Cielo Farms MND
- Saddlerock Recreational Center MND
- Escondido Park Project
- Pepperdine University EIR
- Malibu Country Club Development Plan EIR
- Castaic Residential Development
- Aliso Canyon EIR
- Trancas Canyon Park EIR

Scott Schell, Principal Transportation Planner, will be the Principal Transportation Planner for the project. Mr. Schell is a transportation planning specialist with a broad background in traffic operations, transportation planning theory and environmental regulations (CEQA, NEPA, etc.). Mr. Schell joined ATE as a Transportation Planner in 1983 and became a partner in the firm in 1992. During his tenure with ATE, he has been responsible for and participated in over 1,000 transportation planning studies, traffic impact reports, and parking studies for projects located throughout both northern and southern California. These projects include the Saddlerock Recreational Center, the Goleta Beach Park Master Plan and the San Marcos Preserve Project, all of which are located in the County of Santa Barbara. Mr. Schell has also prepared Circulation Element updates, traffic improvement fee programs, Sphere of Influence Annexation proposals, and EIRs and EISs for large scale residential, commercial, and institutional developments, as well as Redevelopment Agency projects. Mr. Schell serves as a project manager

responsible for the preparation, review, and public presentation of the various traffic impact reports and transportation planning studies. He holds a BA in Environmental Studies and Economics from the University of California, Santa Barbara, and has completed continuing education at the California Institute of Transportation.

Richard Pool, P.E., Principal Engineer, will be the principal transportation engineer for the project. Mr. Pool has over 27 years of engineering experience in the public and private sectors. Since joining the partnership at ATE in 1986, he has participated in over 1,000 traffic engineering and transportation planning projects. Mr. Pool's areas of expertise include the design of street, highway, and intersection improvements; completion of traffic impact analyses; and development of creative problem-solving approaches. Many of the projects involved state highways and freeways. Mr. Pool attended the roundabout design seminar offered by the California Institute of Transportation Safety. Mr. Pool holds a Bachelor of Science in Civil Engineering from California State University at Sacramento.

Darryl Nelson, Senior Transportation Planner, prepares transportation studies for the firm. He joined ATE in 1997 with experience working with many different agencies and jurisdictions within the states of California, Nevada, Virginia, Maryland and the District of Columbia. Prior to his employment with ATE, Mr. Nelson was a transportation planner for the City of Las Vegas. In that position, he was responsible for the development and review of comprehensive plans and special transportation studies. He took part in the development of two Major Investment Studies prepared for the Las Vegas Metropolitan Area, which addressed congestion management and economic development for the region. In addition to his public sector experience, Mr. Nelson has several years in the private sector. In Nevada as a private consultant, he prepared traffic impact and traffic demand management studies for several major resort hotel casinos. He has experience in the preparation and approvals of traffic impact studies for commercial, residential and institutional developments in California, Nevada, Virginia, Maryland and the District of Columbia. Since joining ATE as a transportation planner, he has participated in the preparation, submittals and approvals of transportation planning and parking studies throughout California and Nevada. Mr. Nelson holds a Bachelor of Arts in Urban Planning from the University of Maryland, College Park and has completed continuing education at Northwestern University and at National Highway Institute, Workshops.

Interacta, Inc. – Visual Simulations

Interacta, Inc. (Interacta) is a visualization company providing 3-D Computer Modeling and Photo Simulations, focusing on architectural visual studies and interactive models. Interacta, Inc. integrates aerial photography, survey plots, architectural drawings, and landscape plans to create 3D models for integration with on-site photography to bring a level of detail that cannot be achieved through traditional means. Mr. Ron Stevens, Principal and Founder of Interacta, Inc., has been developing applied animation and computer graphics for more than 18 years. Mr. Stevens has developed custom interactive computer based presentations using project site models to allow developers, planners and government agencies to perform drive-by and fly-through visualizations in real time. His collaborative experience on Envicom projects includes simulations for the Tapo-Alamo Project (Simi Valley), JPA Solar Generation Phase II Project with Las Virgenes Municipal Water District (Calabasas), Paradise Valley Specific Plan EIR (Riverside County), and the Village at Los Carneros, Santa Barbara Ranch Development, and Preserve at San Marcos (Santa Barbara County). For the proposed approximately 2,000-acre new town of Paradise Valley (population projected to be approximately 21,000, similar in size of the City of Agoura Hills; total property area was 5,000 acres), Interacta created block representations of buildings for each land use density type to produce a conceptual, programmatic-level simulation of the new town that can be viewed from multiple vantage points, including the I-10 freeway. The firm also provides fly-by or drive-through videos of modeled projects. Additional information and examples can be readily provided upon request and are also provided on the firm's website: <http://interacta3d.com/>.

Ron Stevens, Principal and Founder of Interacta, Inc. has developed custom interactive computer based presentations using project site models to allow developers, planners and government agencies to perform drive-by and fly-through visualizations in real time. His most recent experience includes the Village at Los Carneros, Santa Barbara Ranch Development, and the Preserve at San Marcos in Santa Barbara County. Mr. Stevens is a Santa Barbara native and has a BS in Mechanical Engineering from Cal Poly, San Luis Obispo. Mr. Stevens has been developing applied animation and computer graphics for more than 18 years. Prior to founding Interacta, Inc., he

managed a training and multimedia group that developed virtual and augmented reality applications for military customers. Mr. Stevens provides visual simulations for many Envicom projects. His collaborative experience on Envicom projects includes simulations for the Tapo-Alamo Project (Simi Valley - the image provided in our project description above is a visual simulation prepared by Interacta), JPA Solar Generation Phase II Project with LVMWD (Calabasas), Paradise Valley Specific Plan EIR (Riverside County), and the Village at Los Carneros, Santa Barbara Ranch Development, Preserve at San Marcos (Santa Barbara County). Additionally, he provided visual simulations of the Las Virgenes Mixed-Use Site, north of the 101 Freeway in Calabasas. Further samples of Interacta's work can be readily provided upon request.

Leighton Consulting, Inc. - Geology

Leighton, a California Corporation, is an award-winning geotechnical and environmental engineering firm with a 60-year legacy of providing turnkey environmental assessment and remediation services throughout southern California. With a strong 60-year legacy, Leighton has nine offices throughout every major region of southern California, including the company headquarters in Irvine. The firm has over 185 professionals comprising California-registered Geotechnical Engineers, Civil Engineers, Certified Engineering Geologists, and Professional Geologists, as well as multi-certified laboratory technicians, field soils and materials technicians, and special inspectors. Leveraging its expertise and passion in the disciplines of earth science and engineering, Leighton provides sound solutions for the planning, design, construction and maintenance of engineered structures and facilities across southern California.

Leighton is experienced in identifying and mitigating geologic and geotechnical hazards and performing responsive and comprehensive testing and inspection programs. The firm has extensive experience providing on-call geotechnical engineering services for local agencies, including the City of Oxnard, County of Ventura, City of Santa Clarita, and the City of Los Angeles. A few projects for which Leighton has provided geotechnical services include:

- Conrad N. Hilton Foundation, Agoura Hills, CA: proposed campus expansion
- Lindero Canyon Middle School, Agoura Hills, CA: geotechnical review services
- Charles E. Meyer Desalination Plant, Santa Barbara, CA: geotechnical design services

Additionally, Leighton has supported projects with master and specific plans that have involved multiple stakeholders, including city- and county-level agencies, and private land developers. Some projects for which Leighton provided geotechnical services in support of planning and design are as follows:

- Arroyo Linda Crossroads Environmental Impact Report and Specific Plan, Arroyo Grande
- Santa Paula West Industrial Park Specific Plan, Santa Paula
- Greater Tehachapi Area Specific Plan, Southeastern Kern County

Gareth Mills, PG, CEG, Senior Principal Geologist, brings over 30 years of technical and management experience concerning the characterization and subsequent mitigation of geologic and seismic risk to a variety of public projects. His experience has been gained on a variety of projects ranging from feasibility/constraints analyses to environmental impact reports, to design-level studies and construction. As such, Mr. Mills has a sound working knowledge of applicable geologically, seismically, and environmentally related local, state, and federal regulations. He has extensive experience in providing soils and geology input for negative declarations, environmental impact reports and specific plans, each of which have to conform to CEQA regulations. Examples of such projects where these documents were provided have included residential housing in Malibu, commercial/retail sites in Ventura, Santa Barbara and San Luis Obispo counties, transportation alignments in Los Angeles and Kern counties, and berth redevelopment at the Port of Los Angeles. Mr. Mills holds a BS in Geology from University of Aston in Birmingham, Great Britain, and an MS in Geology from CSUN. Gareth is a California Certified Engineering Geologist (#2034) and a California Certified Professional Geologist (#6439) and holds OSHA Hazardous Waste Operations and Emergency Response (HAZWOPER) training.

Ron Reed, PE, GE, Associate Engineer, has extensive experience including industrial, commercial, and school sites as well as residential master planned communities, golf courses and ACOE dam facilities. His project improvements have included water tanks, reservoirs, channels and pipelines, residential structures, mid-rise structures, and multi-story concrete parking garages. Mr. Reed has demonstrated experience in evaluating and characterizing potential geologic hazards that include earthquake-induced strong ground shaking, liquefaction and associated settlement, earthquake-induced land sliding, expansive soils, and compressible soils. He also has considerable experience with various field investigative methods and laboratory testing procedures utilized to evaluate the engineering characteristics of varied soil/geologic conditions. Some of the measures Ron has utilized to mitigate the potential effects of identified geo-hazard include remedial grading, slope layback/reorientation/buttressing, performance enhancing geotextiles, multiple types of in-situ ground improvement methods and enhanced foundation design criteria. He holds a BS in Engineering from University of California, Irvine, and an MS in Civil Engineering (Geotechnical Emphasis) from California State University, Long Beach. Ron is a California Certified Engineering Geologist (#2524) and a California Certified Professional Engineer (#53581).

Stantec - Hydrology

Stantec's staff includes designers, engineers, scientists, and project managers, providing a variety of engineering and environmental services to development and capital improvement projects. The company's goal is to design with quality of life and communities in mind. Stantec will join Envicom for hydrology related services.

Stantec's Water Resources services encompass a wide range of expertise and knowledge, including: floodplain delineations, flood control design; drainage infrastructure design, hydrologic and hydraulic analysis, stormwater management studies, water quality BMPs and LID plans, drainage master plans, computer modeling, and associated CEQA analysis. Stantec develops and peer reviews plans that focus on smaller watersheds involving just a few key issues, to large scale plans dealing with complex issues.

Shawn Blanton (PE, QSD), Project Manager, has wide ranging civil engineering design and management experience including numerous multidisciplinary projects throughout southern California. Mr. Blanton's experience includes preparing improvement plans to implementing state, regional, and local stormwater quality regulations, permitting through various agencies from entitlements to occupancy and extensive coordination with clients, consultants, agencies, and contractors. His relevant projects include:

- Grayson Repowering Project, Glendale, CA - Provided preliminary civil engineering documents for the Grayson repowering project. Deliverables were used to inform the project CEQA process and included precise grading plan, storm drain plan, hydrology for pre and post conditions and LID study used to provide definition of storm water quality measures. Shawn also provided narrative descriptions for use in the project EIR and attended public hearings to support the agency's presentation of the project.
- Southern California Edison, (SCE), California - Provided civil engineering design and support for access to SCE transmission structures with an emphasis on grading and drainage requirements, planning level hydrology, and storm water quality analysis to support project licensing with the State CUP. Coordinated with local agencies, Flood Control Districts and ACOE to verify design.

Ms. Lusine Nidelian, Associate, has been involved in a wide variety of real estate development projects. Ms. Nidelian's experience includes project sectors such as corporate/office, primary and secondary education, healthcare, biotech, commercial, industrial, cultural and religious, multi-family housing, and single-family subdivision. She has completed designs for all aspects of land development including site layout, grading and drainage, sewer calculations and layout, water systems, hydrology and hydraulics, and other public works improvements. Her responsibilities include design management, client and public agencies coordination, project specifications preparation and review, and engineering report writing. Her relevant projects include:

- Canyon Hills, Los Angeles, California - Prepared the master storm drain concept, hydrology, storm drain, basin plans, street plans, and sewer plans for this 903-acre site with 221 estate lots.

- Conrad Hilton Foundation Office Building, Agoura Hills, California - Provided civil engineering design services for the preliminary planning and civil design components of a proposed 66-acre office complex with a 92,000-square-foot project built out.

IV. TECHNICAL APPROACH

Involvement of Principal Personnel

The Envicom team of professionals collectively holds a wealth of experience and knowledge in the multidisciplinary field of environmental consulting. We serve public and private clients throughout southern California, and pride ourselves on excellent client relations, diligent attention to detail and adherence to legal requirements. Perhaps our greatest strength is in serving as a liaison between our clients and regulatory agencies, and forging a greater understanding and consensus on how to get projects accomplished, while maintaining legal requirements. Our subconsultants have been chosen for their exemplary experience and by their ability to work effectively and efficiently in their respective areas of expertise. The company has successfully completed thousands of environmental documents, all of which have withstood public and legal scrutiny. Mr. Travis Cullen, President, provides overall oversight of the company's work, staffing, and client relations. He is supported by additional leadership by Mr. Primo Tapia, Vice President and Ms. Laura Kaufman, Vice President and Director of Environmental Services who provide additional project deliverable and staff oversight.

Team Expertise/Project Staffing Approach

The Envicom team is a talented group of professionals with a range of multi-disciplinary and specialist skills. Our staff includes multiple senior level project managers, supported by additional staff, to assure the depth of knowledge and experience to apply to any project. We understand that no two projects are the same. What works on one project may not work on another, but seasoned experience gained on controversial projects is a critical indicator of future success. Our professional staff is selected for their ability to perform well within a specialty area, but to also learn to assist other disciplines in the firm, so that they can grow in their technical expertise, and the company becomes more functional with staff able to provide assistance in more than one area of the company. We emphasize teamwork, peer review discussion, and utilize internal review to endow our projects with the best effort the company has to offer.

Another critical indicator is the experience and stability of a company's staff. Most of our staff has five to ten years or more experience at Envicom. We carefully select our subconsultants/teaming partners for high-quality work and consistently good reputations in their fields of expertise. Under Envicom management and direction, in-house and trusted sub-consultant experts have worked together to prepare technical services and reports on all major environmental topics. Our team members have and maintain appropriate credentials in their fields, and we encourage employee growth through continuing education, seminars, and internal mentoring. Envicom staff maintains pride in our work product and strives for excellence on all projects.

Coordination/Contract Compliance and Execution

Consistent with our company goals, the Envicom team ensures that clients' needs are met in an expedient and efficient fashion, maintaining clear communications with the appropriate client staff throughout the process and that we reach our goals of providing services in a timely and cost-efficient manner. As a hands-on management team, Mr. Travis Cullen, Mr. Primo Tapia, and Ms. Laura Kaufman maintain close contact with the Envicom staff, coordinating with Project Managers on projects to impart oversight and experience, as needed and review work products.

Weekly staff meetings, day-to-day coordination and periodic project-specific management meetings are methods utilized to keep staff usage optimized and assure deadlines are met. Our electronic time and billing management systems allow for accurate and careful assessment of project budget and invoicing status. Successful management of our projects is facilitated by skilled support staff members overseeing contract preparation and conduct accounting functions, coordinating the word processing and production of day-to-day deliverables, and providing on-going marketing, proposal and qualifications support to obtain new work for the company.

Schedule and Budget Responsiveness/Competitive Pricing

Envicom has consistently demonstrated our ability to complete work products in highly constrained time periods. While virtually all our projects have a measure of criticality to the timeline, we have successfully completed and ensured the certification of hundreds of environmental assessments that were subject to critical financial or legal deadlines. Our Fee Schedule, provided in Section V, provides a range of billing rates and experience levels, that are competitive with industry standards and allow us to provide competitive pricing.

Targeted Expertise/Consensus-based Planning

Our professional team includes experienced staff and sub-consultants who are experts in their technical fields. We carefully selected project teams to reflect the anticipated needs of the City and its projects, including the physical characteristics of the site, type of project, and regulatory requirements. Many of our lead staff and consultants have performed past analysis for projects in the City of Calabasas and the surrounding area or similar environments, as we work extensively in the area.

Also of value on our projects, is Envicom's close working relationship with many local city, City, and federal and state agencies, including the ACOE, CDFW, RWQCB, which we have maintained over the years. Our subconsultants similarly are chosen for their positive reputations with agency clients and reviewers.

Our teams are supportive of our clients, providing insight, strategy and alternative approaches to assist in meeting the project goals. Where unexpected issues arise, Envicom acts quickly, providing additional support and solutions, including technical strategies or additional expertise from our broad bench of quality teaming partners.

Public Participation/Outreach

Envicom staff is comfortable and adroit in the public arena working with diverse groups and special interests. As discussed earlier, our public planning and community outreach experience compliment the CEQA process. We work closely with project teams to impart environmental considerations into the planning process. Our assistance at workshops and public hearings is extensive, where we are called upon to receive and moderate public comment forums, respond to decision-makers questions, and summarize complex analyses for better public understanding. Another body of our work can be termed litigation support consultation, in which we work for both opposition and applicant attorneys on controversial projects. This work requires effective communication with attorneys and judges; an ability to quickly research and sort through volumes of material to decipher a meaningful set of facts regarding the project in litigation; and the ability to see patterns, clearly reason and make fair judgments regarding the project. Envicom has worked with many clients who are savvy regarding the CEQA process, and many who are not. The Keck Graduate Institute of Applied Life Sciences EIR that we prepared for the City of Claremont is a prime example of a rather complicated college master plan component that required CEQA analysis separate for the overall master plan. The Claremont Colleges had very little experience in CEQA documentation, and the academic management was apprehensive about the process. Based upon our diverse experience, we were able to provide clear communication to bring both City staff and College management to agreement on a course of action that served both interests.

Peer Review

Our team is experienced with peer review. Envicom staff has provided review comments upon request of our clients, such as under our current work with the cities of Thousand Oaks and Santa Clarita, where we are providing CEQA documentation using Applicant-provided reports, which require our peer review prior to City acceptance and use in the CEQA analysis. Our subconsultants are similarly prepared to review technical reports within their respective areas of expertise.

Record of Success

Clearly reasoned technical environmental analyses meeting all local and applicable state and federal standards are the basis of any defensible public disclosure document, and the key to informed decision-making. Researching, interpreting and synthesizing multiple technical issues into a format that clearly defines a project's constraints or approval hurdles, then provides clear and workable solutions. Since 1972, Envicom has excelled at the production of thoughtfully prepared and structured, thorough, and internally consistent documents, permit applications and mapping assignments that are easily understood by our clients and the general public. Envicom has successfully served thousands of clients and projects. Our documents, permits and graphics have withstood intense client, public and legal scrutiny. Envicom has never had our work overturned in a court of law. In fact, the excellence of Envicom's work products and professional staff has been repeatedly recognized by peers and clients alike, as evidenced by the many APA, AEP, and private industry awards presented to the firm.

V. FEE SCHEDULE



**PROFESSIONAL FEE SCHEDULE
January 1, 2022**

The Envicom Professional Fee Schedule provides the rates for labor, expenses, and reimbursable costs that will be charged for our professional and support services. The following provides a breakdown for our Personnel, Project-Related Expenses, and Equipment Rates

PERSONNEL

Principal	\$225.00
Director	\$140.00-205.00
Senior Project Manager	\$130.00-\$175.00
Principal/Senior Biologist	\$125.00-150.00
Project Manager	\$115.00-\$125.00
Associate Project Manager	\$100.00-\$110.00
Environmental Analyst/Planner	\$85.00-\$110.00
Staff Biologist	\$85.00-\$115.00
Restoration Ecologist/Arborist	\$110.00
GIS/Mapping	\$100.00-\$140.00
Cultural Resource Field Technician/Monitor	\$65.00-\$85.00
Project Assistant/Production Specialist	\$75.00
Intern	\$55.00

Expert Witness testimony: One and one half times above listed rates (including depositions).

PROJECT-RELATED EXPENSES

A **communication fee** of three percent (3%) of total labor billings will be charged for in-house costs for phone, fax, e-mail, postage, personal computer use, interim working copy reproductions and records maintenance/retention. **Travel expenses** (hotels, meals, rental vehicles, etc.) are charged at cost plus ten percent (10%). Per Diem charge for subsistence may be negotiated in lieu of actual direct expenses for hotels/meals. **Printing/Reproduction** rates for black and white copies will be charged at \$0.15 per page and in-house color copies at \$1.00 per 8.5x11 and \$1.50 per 11x17 copy. Oversized copies and plots will be as quoted. **Personal vehicle** use will be at the current IRS rate per mile. **Out of pocket direct expenses** identifiable to an assignment will be charged at cost plus ten percent (10%). **Subcontractors and sub-consultants** services billed at cost plus 10 percent (10%).

EQUIPMENT RATES

Envicom Corporation charges for consumable field materials and specialized equipment.

General Field Consumables (Stakes, Flagging, Plant and Tree Tags)	Cost + 10%
Water Quality Sampling (Temp, pH, DO, Turbidity)	\$60.00/day
Noise Meter	\$100.00/day
GPS	\$100.00/day
4 x 4 Trucks	\$100.00/day



4165 E. Thousand Oaks Blvd., Suite 290, Westlake Village, CA 91362 • (818) 879-4700 • www.envicomcorporation.com

VI. REFERENCES

Envicom has been a firm entrusted to work on complex and often controversial projects, and is sought out for repeat work with many of our clients. Regulatory agencies have recommended us, knowing of our technical capabilities, understanding of the technical issues, and high quality standards for our work. As requested, we provide three (3) references. Additional references can be provided upon request. These references are former and/or current clients who have, within the last five years, reviewed our work for services similar to those described in the RFQ.

REFERENCE #1 – LAS VIRGENES MUNICIPAL WATER DISTRICT / LAS VIRGENES – TRIUNFO JOINT POWERS AUTHORITY

Name, Title:	Mr. John Zhao, P.E., Director of Facilities and Operations
Email Address:	jzhao@lvmwd.com
Telephone Number:	818.251.2230
Brief Description & Date of Work Services Provided:	JPA Solar Generation Project (1 MW) MND; JPA Solar Generation Project Phase II (4 to 5 MW) MND; LVMWD Twin Lakes Water Tank and Pump Station MND

REFERENCE #2 – CITY OF SIMI VALLEY

Name, Title:	Mr. Stratis Perros, Environmental Services Director, Department of Environmental Services
Email Address:	sperros@simivalley.org
Telephone Number:	805.583.6307
Brief Description & Date of Work Services Provided:	Tapo-Alamo Street Project EIR, (12/2017); 1800 Tapo Canyon Road Light Industrial/Warehouse Park ND; North Canyon Ranch and Annexation Properties EIR (ongoing)

REFERENCE #3 – COUNTY OF LOS ANGELES

Name, Title:	Mr. Sam Dea, Supervising Regional Planner, Los Angeles Department of Regional Planning
Email Address:	sdea@planning.lacounty.gov
Telephone Number:	213.974.6411
Brief Description & Date of Work Services Provided:	Pepperdine University Campus Life Project Development EIR, (2011); Oceana Retirement Facility and Holiday Harbor Courts EIR, (2010); Malibu Institute Project EIR (2014); Castaic Mountainview Apartments EIR (ongoing)

VII. SAMPLES OF WORK

Provided with this proposal on a separate electronic drive (Thumb Drive), are the following documents for your consideration as samples of our past work with an IS/ND, IS/MND, Draft EIR, and Final EIR:

- JPA Purchase ND
- Oakmont Senior Living MND
- Tapo-Alamo Draft EIR
- Tapo-Alamo Final EIR