

Attachment 2

Proposal of Services - Wood

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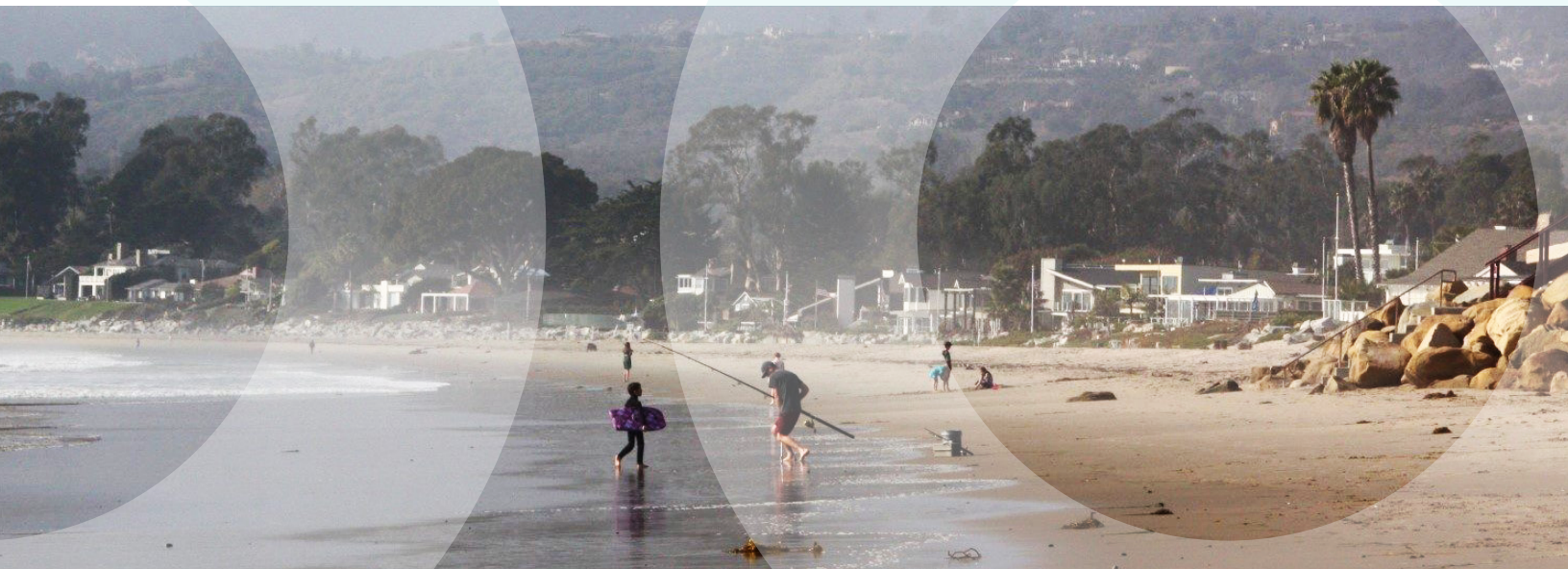


Statement of Qualifications to Provide
**On-Call Professional
Planning Services**

September 6, 2019

Prepared for:
County of Santa Barbara
Planning & Development Department
123 East Anapamu Street
Santa Barbara, CA 93101

Prepared by:
**Wood Environment &
Infrastructure Solutions, Inc.**
104 West Anapamu Street, Suite 204A
Santa Barbara, CA 93105



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September 6, 2019



Ms. Terry Rodriguez
County of Santa Barbara
Planning & Development Department
123 E Anapamu Street
Santa Barbara, CA 93101

Subject: Proposal to Provide On-Call Professional Planning Services

Dear Ms. Rodriguez:

Wood Environment & Infrastructure Solutions, Inc. (Wood) is pleased to provide our proposal to provide on-call planning services in response to the Request for Proposals (RFP) issued by the County of Santa Barbara (County), dated July 26, 2019 and the Response to RFP Questions, emailed by the County on August 23, 2019. Our team is excited about the opportunity to support the County's long range planning, current planning, and environmental review needs to ensure high-quality and responsive project delivery. Wood has diverse experience working collaboratively with multiple public agencies throughout central and southern California, including Santa Barbara County. Our team works as an extension of staff and would provide in-house services to accomplish the scope of work requested by the County, including long range planning, environmental documentation, and discretionary permit processing.

Wood's team includes local planning professionals with extensive experience in planning, permitting, and performing environmental review in Santa Barbara County. Our team is led by experienced planners and project managers with over 70 years of combined experience working in the County on a wide range of projects, including general plan and local coastal plan updates, community plans, land use ordinances, offshore oil and gas projects, renewable energy projects, the full range of discretionary and ministerial permits, and award-winning California Environmental Quality Act (CEQA) environmental documents. We have a proven track record of successfully advancing complex long range plans; local, state, and federal agency permits; and supporting a wide range of CEQA documents. We recently completed the *Final Environmental Impact Report (EIR) for the Cannabis Land Use Ordinance and Licensing Program* for Santa Barbara County and the *Downtown Community Plan Program EIR* for the City of Santa Monica. We provided long range planning services to the City of Goleta with preparation of their *Cannabis Land Use and Business License Ordinance* update. We are currently preparing the *General Plan/Local Coastal Plan (LCP) and Zoning Ordinance Update and Program EIR* for the City of Carpinteria. We provide planning and permitting services for the *Goleta Beach Adaptive Management Plan* and associated coastal, state, and federal agency permits for the County of Santa Barbara, and support the County of Ventura and City of Santa Barbara with permit processing and current planning services. We are also preparing the *Countywide Recreation Master Plan and Program EIR* for Santa Barbara County and are assisting the City of Hermosa Beach with its *Coastal Land Use Plan*, addressing California Coastal Commission comments and concerns to achieve certification.

With this experience, our team offers the following:

- A Program Manager with over 32 years of planning and CEQA experience serving over 30 public agency clients in central and southern California, including preparation of general plans, LCP updates, all types of CEQA documentation, and processing of coastal and resource agency permits. As a former planner and manager for the County of Santa Barbara Planning & Development Department, he managed preparation of all types of long range plans, including 5 community plans;
- A Planning Manager with over 30 years of experience serving clients such as the cities of Carpinteria, San Diego, Sunnyvale, Oxnard, Fountain Valley, and Los Angeles, as well as Santa Barbara County. As a former Deputy Director of current planning for the County of Santa Barbara Planning & Development Department, she oversaw processing of hundreds of discretionary and ministerial permits and preparation of over a dozen LCP update packages certified by the California Coastal Commission (CCC);
- A Principal Planner with over 13 years of experience in local land use planning and CEQA consulting, including the cities of Los Angeles, Santa Monica, Malibu, Hermosa Beach, Ventura, and San Luis Obispo, as well as the counties of Santa Barbara, Los Angeles, Santa Cruz, Yolo, and Ventura. As a former Senior Planner with the County of Santa Barbara Planning & Development Department, she managed the Eastern Goleta Valley Community Plan Update, Inclusionary Housing Ordinance Update, Housing Element Implementation Programs, Old Town Orcutt and Upper State Street Streetscape and Revitalization projects, and transportation capital improvement and public infrastructure financing plans;
- A robust team of experienced local planners, including 6 lead planners/project managers, 8 planners/environmental analysts, and supporting technical specialists for all key issue areas available to support the County;
- A full-service local Santa Barbara office located within two blocks of County offices;
- A team with strong community outreach experience providing presentations at more than 1,000 workshops and hearings; and
- A firm committed to acting as an extension of staff and delivering high-quality, legally sustainable projects within prescribed timelines and budgets.

We greatly appreciate this opportunity to present our professional qualifications and experience to the County. My signature below satisfies the requirements for an authorized representative to bind the assertions of this proposal, for a period of not less than 60 days from the proposal due date. Please feel free to contact Mr. Dan Gira, Program Manager, in Wood's Santa Barbara office at (805) 962-0992 x225 or daniel.gira@woodplc.com with any questions. We look forward to working with you.

Respectfully submitted,



Aaron Goldschmidt, Vice President, Wood Environment & Infrastructure Solutions, Inc.
104 West Anapamu Street, Suite 204A, Santa Barbara, CA 93101



Proposal to Provide

On-Call Professional Planning Services

for the County of Santa Barbara, California

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I. INTRODUCTION

WOOD COMPANY PROFILE

Wood Environment and Infrastructure Solutions, Inc. (Wood) is an international engineering and planning firm with 13 California offices, including our Santa Barbara, Riverside, and San Diego offices that support our Environmental Planning Group. Our Environmental Planning Group, headquartered in Santa Barbara, has substantial experience with land use planning, including general plans and local coastal programs (LCPs); planning policy and implementation documents, and preparation of California Environmental Quality Act- (CEQA-) compliant documents. We maintain in-house expertise in land use planning and permitting, infrastructure planning, air quality modeling, hazardous materials, geology and geotechnical analysis, biological and cultural resource assessments, preparation of site suitability analyses, and client support of state and federal grant pursuit and administration. We also specialize in processing of local, state, and resource agency permits; environmental planning and regulatory compliance; and regulatory program development and implementation.



The Wood team has substantial experience providing land use planning services to local agencies, including coastal land use plan and general plan updates, sea level rise and vulnerability assessments, zoning ordinance text amendments, discretionary permit processing, staff reports, and public outreach programs. We are also highly skilled with preparing CEQA documents for a diverse array of projects including general plans, LCPs, specific plans, and park/open space plans.

We have brought together a team of professionals with direct relevant experience to support the type of services described in the Request for Proposals (RFP) issued by the County of Santa Barbara (County). Our team has outstanding experience preparing long range plans, overseeing and implementing ministerial and discretionary permits, and managing associated environmental review documentation. Our planning management team includes former Santa Barbara County Planning & Development Department staff familiar with the County's Comprehensive Plan, Coastal Land Use Plan, Land Use Development Code (County and Montecito), and other County Code Articles and Regulations. We also provide planning and regulatory compliance services throughout southern California, including permitting and agency coordination with the California Coastal Commission (CCC), U.S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW),



and the Central Coast Regional Water Quality Control Board (RWQCB). Through this experience, our team is very familiar with planning and environmental issues and related citizen concerns that are likely to arise in the County.

The Wood team provides a balanced mix of expertise in local land use planning experience, environmental document preparation and review, and technical expertise to successfully address the specific needs and requirements of the County. Our team has recent experience on diverse projects for a wide range of local agencies ranging from cannabis permitting and environmental review in Yolo County to major urban infill and planning projects in the Los Angeles Basin to the general plan/LCP and zoning ordinance updates for City of Carpinteria. As former planners and managers for the County, our team also has unmatched experience and commitment to high-quality planning services in the County and a working understanding of key community concerns and stakeholders.

Wood's Relevant Expertise

- ▶ A proven record of working closely with local agencies to plan and implement wide range of long range plans and programs, including general plans and LCP updates, ordinance development, and open space management plans.
- ▶ Recent experience in the County with preparing Coastal Development Permits for complex projects, as well as preparation of supporting staff reports and regulatory agency permits.
- ▶ A firm committed to thorough, accessible, and legally sustainable CEQA documents in a timely and efficient manner with excellent client references.

Our management team has significant experience working for the County and other California jurisdictions, including preparation of general plan amendments, coastal land use plan updates, sea level rise and adaptation plans, zoning ordinance/land use development code amendments, streetscape improvement plans, and parks/open space plans. Our Program Manager, Mr. Dan Gira has developed an extensive client base throughout central and southern California providing a wide range of planning and environmental services. He is a former manager of the County's long range division who oversaw preparation of five new community plans, general plan element updates, and multiple other planning studies. Ms. Rita Bright, our Planning Manager has worked with more than a dozen public agencies in central and southern California. As a former County development review division manager, she managed the processing hundreds discretionary and ministerial permits and served as the Secretary to the County and Montecito Planning Commissions. Our team's Principal Planner, Ms. Erika Leachman, provides planning service to communities such as the cities of Los Angeles, Santa Monica, Malibu, and San Luis Obispo. As a former County Senior Planner, she managed the *Eastern Goleta Valley Community Plan* and *Goleta Transportation Improvement Plan Update*, the County's *2013-2018 Housing Element* implementation and *Inclusionary Housing Ordinance*, and the *State Street/Hollister Avenue Multi-Modal Improvement Plan and Mixed Use Zoning Ordinance*. As consultants, our team has also gained experience with long range plans, CEQA documentation, and permit processing efforts in dozens of communities in central and southern California, as reflected in our detailed project experience below.

PROJECT UNDERSTANDING AND APPROACH

Wood's team of planning professionals understands the importance of the County's long range planning, current planning, and associated CEQA compliance responsibilities. We understand that the County is seeking support for long range planning assistance, ministerial and discretionary project permitting support, and associated CEQA compliance. Our team includes in-house staff to support project through the entire planning process, from application or project development through CEQA environmental review to decision-maker hearing support. As former County staff, we understand the need for consultants to function as an extension of planning staff, particularly to supplement local agencies during periods of heavy workloads. Our team also has in-house technical experts to support planning and environmental review, including air quality and noise analyses, assessment of cultural and biological resources, wetland delineation, geotechnical assessment, water quality, climate change, energy, hazardous materials, and other resource disciplines, as needed. We have supplemented our team with VIZfx, an experienced photosimulation firm, to provide project support services. Further, we would utilize subconsultants currently listed on the County's authorized consultants list.

Wood has in-house expertise to support projects through the County's planning process, from inception to approval.

Wood's approach to each project would begin with consultation with the County to develop a thorough understanding of key issues associated with the particular project. We would tailor our proposed project management team, planning staff, and technical specialists to uniquely meet the needs and objectives for each project. For each project, we would assign a Project Manager with the appropriate level of experience and expertise. As noted in Section III, *Staff*, Wood can draw upon three senior planning managers with 13 to 32 years of experience, as well as three additional senior planners with 5-10 years of experience. Each project is then strategically staffed to match the most qualified and experienced team members with key project issues or challenges, including planners, analysts, and any needed technical specialists or subconsultants for peer review services or preparation of technical studies. Wood's Program Manager or a senior Project Manager would provide review of planning analyses, technical studies, and CEQA adequacy and would be responsible for ensuring that the County standards and expectations are met, including independent QA/QC review of all deliverables. The Project Manager would also oversee delivery of services such as noticing, mailing, and reproduction and ensure that appropriate Wood staff is available to attend staff-level meetings, meetings with project applicants or other stakeholders, and/or decision-maker hearings. Our services for long range planning projects, ministerial or discretionary permit support, and CEQA services, including EIRs, are discussed individually below in Section IV, *Approach & Methodology*.

Wood's approach to project staffing provides the County with the highest level of service and flexibility to ensure that assignment of Project Managers, in-house technical and scientific staff, and subconsultants is appropriate for tasks and to provide the County with delivery of cost-effective, high-quality products within prescribed timeframes. Our estimated availability our project management team is excellent, and we are confident that our range of expertise will ensure staffing flexibility for any project within the County.



II. QUALIFICATIONS

Our team is well qualified to assist the County with land use planning and environmental review services. We have a wide range of experience assisting local agencies with land use planning and public outreach programs along with staff members with expertise in complex planning, regulatory, and development issues throughout the County. We have specialized in the preparation of land use planning documents and CEQA documentation for over 20 years in our Santa Barbara-based Environmental Planning Group. Wood is also well-qualified to prepare and manage environmental review documents for the County through our experience preparing award-winning environmental review documents for a wide range of local, state, and federal agencies.

As demonstrated through our most recent years of project performance, Wood is prepared to work with County staff to provide thorough, objective, and legally sustainable plans, studies, reports to decision-makers, and planning analyses that will permit well-informed decision-making. Our team offers the breadth of expertise and technical flexibility to efficiently handle a full range of environmental documentation services. Brief overviews of relevant projects are provided below.

LONG RANGE PLANNING PROJECT EXPERIENCE

GENERAL PLAN/LOCAL COASTAL PROGRAM AND ZONING ORDINANCE UPDATE AND PROGRAM EIR

CITY OF CARPINTERIA, CALIFORNIA

Wood is preparing the City of Carpinteria's combined General Plan/LCP update. Our team is revising all elements of the current General Plan - with the exception of the Housing Element - to align with and implement the City's long-term vision and values through the planning horizon year of 2040. The draft plan is under development and will be submitted by December 2019. We are also developing two brand new elements of the General Plan, the Coastal Resiliency Element, and the Healthy Community Element, a multi-disciplinary element focusing on health. As part of the General Plan/LCP update, we prepared a Sea Level Rise Vulnerability Assessment and Adaptation Plan. The Sea Level Rise Vulnerability Assessment enhanced the understanding of potential coastal hazard impacts to various sectors of the City (e.g., public facilities, parks, residential neighborhoods, transportation networks, environmental justice populations, etc.) and available adaptation strategies. This study will also be the basis of the development of the new Climate Change and Resiliency Element of the General Plan. As part of this effort, Wood has successfully pursued grant opportunities, obtaining approximately \$600,000 in grants funds. Wood will administer the grant studies which include refined sea

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Key Team Members

- Dan Gira, Project Principal
- Rita Bright, Project Manager
- Julia Pujo, Deputy Project Manager
- Erika Leachman, EIR Manager

Performance Period

- 2017 to Present



level rise modeling, adaptation planning, hazard mitigation planning, and conceptual design of a living shoreline project to help mitigate or reduce the impacts of sea level rise. The City also requested that Wood provide a comprehensive zoning ordinance update, which will commence at the beginning of 2020. The update process is highly collaborative, and Wood continues to host a series of public workshops involving City staff, stakeholders, and the community. The Draft Coastal Land Use Plan/General Plan is expected to be released in early 2020 and is schedule for adoption by the City in 2022.

"I would like to take this opportunity to commend Wood Environment & Infrastructure Solutions, Inc. on continued outstanding services in support of the City of Carpinteria General Plan and Local Coastal Plan Update...your team has shown an extremely high level of dedicated service to the City."

Steve Goggia, Community Development Director, City of Carpinteria

PLAN HERMOSA GENERAL PLAN/ COASTAL LAND USE PLAN UPDATE

CITY OF HERMOSA BEACH, CALIFORNIA

Wood is supporting the City with responding to CCC comments and finalizing the combined General Plan/Coastal Land Use Plan update. We are providing detailed responses to CCC staff comments and identify potential policy and implementation measure modification, which address CCC staff concerns while supporting initial City policy direction. Draft responses and suggested policy modifications have been submitted for most sections and we are awaiting CCC staff responses prior to finalizing the Coastal Land Use Plan and presenting to City decision-makers for approval. We are also preparing a Low Cost Visitor Overnight Accommodation Study that addresses preservation and expansion of both low cost and moderate costs visitor serving accommodations in the City, including a review of accommodations in adjacent coastal cities. As part of this effort, we have developed a new in lieu of fee program designed to fully recoup costs of providing offsite accommodations, as well as a recommended suite of incentive-based and regulatory policies and programs designed to foster new or remodeled low- and moderate-cost accommodations. Related to this effort, we have secured \$250,000 in grant funds for the City to plan for sea level rise adaption measures, including drainage and water quality protection projects in low lying areas.

Client Name and Contact

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Key Team Members

- Dan Gira, Project Principal
- Erika Leachman, Project Manager

Performance Period

- 2019 to Present



COUNTYWIDE RECREATION MASTER PLAN AND PROGRAM EIR

COUNTY OF SANTA BARBARA, CALIFORNIA

Wood is preparing a Countywide Recreation Master Plan and Program EIR for the County Community Service Department, Parks Division. The project involves extensive public outreach with close coordination with the County's 8 cities and private nonprofit recreation service providers, and will identify park, recreation, and trail improvement programs in both incorporated cities and unincorporated communities. The Master Plan will integrate recreation and transportation planning to ensure that neighborhoods and communities are served by accessible facilities that can be reached by walking or biking. The Master Plan will closely link planned improvements with known areas disproportionately suffering from health concerns such as diabetes and obesity with a goal of using nature-based and other recreational activities to directly address such health related concerns. The project includes a strong emphasis on improving recreation for disadvantage communities to ensure equitable distribution and provision of recreational improvements. The project will also include a strong emphasis on improving coastal access in the North County through provision of parking, trails, and campgrounds at Rancho Guadalupe County Park, Point Sal, and Jalama Beach County Park. The Program EIR will be used to streamline permitting for high priority recreational improvements and to set the stage for grant applications for state and federal funds such as those from Proposition 68. The Project has an ambitious 18 month timeline and is due to be completed in late 2020 or early 2021.

Client Name and Contact

Jeff Lindgren, Parks Superintendent
Community Services Department
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jlindgren@sbparks.org

Key Team Members

- Dan Gira, Project Principal
- Erika Leachman, Project Manager
- Marie Laule, Deputy Project Manager

Performance Period

- 2019 to 2021

MASTER PLANNING AND CEQA SERVICES FOR PUENTE HILLS REGIONAL PARK MASTER PLAN

COUNTY OF LOS ANGELES, CALIFORNIA

Wood assisted with development of a Master Plan and Project-Program EIR for this planned 1,300-acre regional park located on the former Puente Hills Regional Landfill. We provided planning support addressing demographics and recreational planning and worked with the technical planning advisory committee comprising key stakeholders. We crafted the range of alternatives to be assessed in the Program EIR in order to provide a wide range of options for County decision-makers. We provided expert CEQA oversight of the EIR to address County concerns and prepare a legally defensible EIR. We advised County staff on CEQA adequacy issues and strategies for advancing the project through the process. We developed the project objectives and project

Client Name and Contact

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Key Team Members

- Dan Gira, Project Manager
- Erika Leachman, Deputy Project Manager

Performance Period

- 2016 - 2017



description/alternatives, and addressed key environmental baseline issues, cumulative projects, and provided peer review of all EIR impact analyses. The EIR addresses project-specific impacts over a 20-year period and provides program level analysis of impacts over a 50-year planning. The Project was approved by the Los Angeles County Board of Supervisors in 2017.

SOUTHERN CALIFORNIA GAS COUNTYWIDE ADVANCED METERING ORDINANCE AMENDMENTS

COUNTY OF SANTA BARBARA, CALIFORNIA

Wood is assisting the County with development of a countywide ordinance, and expedited permit process, to govern allowable development of smart meters within a 400,000-acre study area. Southern California Gas Company (SoCal Gas) plans to install up to 105 pole-mounted data collection units (DCUs) in public right of ways throughout inland areas of Santa Barbara County. Our team prepared the amendment package to the Telecommunications Ordinance in coordination with County staff to create a streamlined permitting process for the installation of the DCUs. We facilitated the public outreach process on this Project as it was subject to high levels of public interest due to the appearance of the utility poles and public health concerns associated with telecommunications facilities. The draft ordinance included detailed siting criteria to govern location of the DCU as well as completion of community outreach and coordination. This project is currently underway with the County and expected to be complete in 2020.

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Key Team Members

- Rita Bright, Project Principal
- Matt Buggert, Project Planner
- Erika Leachman, Technical Editor

Performance Period

- 2016 to Present

CANNABIS SOCIAL EQUITY ANALYSIS REPORT AND PROGRAM

CITY OF LOS ANGELES, CALIFORNIA

The City of Los Angeles Cannabis Social Equity Analysis Report was prepared by Wood to provide a consistent and thorough analysis of impacts of cannabis enforcement in the City, barriers to entry into the new cannabis industry by impacted communities, and potential solutions to City decision makers and community members. Our team analyzed disproportionate impacts of cannabis enforcement across the City by income level and race and ethnicity. We identified existing opportunities and barriers to entering the cannabis industry including availability of real estate and capital, technical knowledge, and lasting impacts of previous cannabis convictions on life outcomes. We also organized a successful public

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Key Team Members

- Dan Gira, Project Principal
- Rita Bright, Planning Manager
- Matt Sauter, Senior Planner

Performance Period

- 2017 to Present



workshop with strong community engagement that provided public comments which were incorporated into our analysis, reporting, and recommendations. Based on our statistical and GIS analysis, identified barriers, and public comments, we created several recommendations for the creation of a Cannabis Social Equity Program to address these disparities and inequities. The project generated very high levels of public interest, as well as that of City decision-makers. Phase I of this program was approved by the Los Angeles City Council. Wood is currently preparing follow up studies for the cannabis social equity program.

This is excellent work, and you all got it, every question, and I think the spirit with which you approached this is what comes shining through, all the facts and figures that you received, we see here. We've been all over the city (Los Angeles). We've talked to people from all over the country and it is true, if we get this right and we can enshrine your recommendations into policy, Los Angeles will lead the entire country on this issue. So again, thank you very much."

Marqueece Harris-Dawson, Los Angeles City Council Member, District 8 – Cannabis Social Equity Program

CURRENT PLANNING PROJECT EXPERIENCE

VENTURA COUNTY PLANNING AND PERMIT ASSISTANCE AND RELATED CEQA SERVICES

COUNTY OF VENTURA, CALIFORNIA

Wood has provided on-call, on-site current planning assistance to the Ventura County Planning Division, assessing application completeness, writing staff reports, and drafting appropriate CEQA documentation. Our team has generally served as in-office staff to expedite permit processing of residential and commercial/industrial permits including single-family dwellings, a tree nursery, and a restaurant as well as various discretionary modifications and adjustments to existing permits. Wood's CEQA support services include preparation of Negative Declarations and addenda to previous adopted CEQA documents. As an initial method of analysis, Wood conducted extensive historical CEQA research for projects to fully determine project baselines and inform successful

impact assessment. These services required in depth understanding of County zoning ordinances (Coastal and Non-Coastal), General Plan and Specific Plans, CEQA Guidelines, and a fundamental understanding of the issues specific to unique parts of the County including the Coastal Zone, Ojai Traffic Impact Area, and Hidden Valley/Lake Sherwood. Further, effort has included providing review, direction, and training to junior planners regarding processing of CEQA documentation. The current result of this effort has been to significantly reduce Planning Division case backlog resulting from an influx of permit applications associated with the Thomas Fire incident.

Client Name and Contact
Jennifer Welch, Residential Permits Manager Ventura County Planning Division 800 S. Victoria Ave. Ventura, CA 93009 Office: (805) 654-2465
Key Team Members
➤ Erika Leachman, Project Principal ➤ Matt Sauter, Project Manager
Performance Period
➤ 2017 - 2019



CITY OF VENTURA PLANNING, PERMITTING, AND CEQA SERVICES

CITY OF VENTURA, CALIFORNIA

Wood is assisting the City of Ventura with planning and CEQA support services. Our team acts as support staff for selected projects. Under this program, we provided support services for three recent projects described below:

Kellogg Park IS/MND and NEPA-compliant Environmental Assessment (EA): Addressed construction and operation of a 2.41-acre neighborhood park. The project was approved, and the park has been constructed.

Ventura Triangle Development Project IS/MND: Addressed the impacts of the development of the approximately 11-acre Triangle Site with a new 231-unit multi-family residential development with publicly accessible amenities within Ventura’s Downtown Specific Plan area. The project was approved and is under construction.

Ventura Hilton Hotel IS/MND: Addressed the impacts of development of a 160 room hotel and commercial uses on 2.74 acres of vacant property located at the southeast corner of Figueroa Street and East Harbor Boulevard in the City of Ventura. Wood completed the public draft IS/MND and is awaiting final direction from the City.

Client Name and Contact
Dave Ward, Former Planning Manager Community Development Department City of Ventura 501 Poli Street Ventura, CA 93002 (805) 677-3964
Key Team Members
<ul style="list-style-type: none"> ➤ Dan Gira, Project Principal ➤ Erika Leachman, Project Manager ➤ Rita Bright, Project Manager ➤ Matt Sauter, Deputy Project Manager ➤ Julia Pujo, Deputy Project Manager
Performance Period
➤ 2015 – Present

GOLETA BEACH MANAGED RETREAT PROJECT 2.0 EIR, COASTAL AND AGENCY PERMITTING, AND CONSTRUCTION MANAGEMENT

COUNTY OF SANTA BARBARA, GOLETA, CALIFORNIA

Wood is providing environmental planning, permit assistance, and construction management services to Santa Barbara County from 2012-2018. Our team prepared the award-winning *Goleta Beach Managed Retreat Project* EIR to address the impacts of the removal of 1,200 feet of rock revetment and landward retreat of portions of the Park. Based on the detailed analysis in the EIR, the County approved the No Project Alternative and our team prepared and submitted a Coastal Development Permit (CDP) to the CCC to retain the revetments; the CDP was approved by the CCC. Subsequent to approval of the CDP, we prepared the Goleta Beach Adaptive Management Plan (AMP). To address El Niño and subsequent major storm damage, we obtained emergency CDPs for winter beach berm and revetment construction, and managed

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Key Team Members
<ul style="list-style-type: none"> ➤ Dan Gira, Project Principal ➤ Erika Leachman, Project Manager ➤ Marie Laule, Deputy Project Manager
Performance Period
➤ 2015 to Present



related construction activities. We also assisted obtaining permits from the California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), and U.S. Army Corps of Engineers (USACE). We continue to assist the County with beach monitoring and follow up CDP permitting, including submittal of an updated 2019 CDP and AMP to address coastal access improvements, improved shoreline monitoring, and protection of park facilities. As part of this effort, we have secured \$250,000 in grants to study options for park redesign and potential for relocation over the long term. An additional \$10 million in grant applications to fund managed retreat/utility relocation and beach nourishment are under consideration by grantor agencies.



"The County has recently awarded consulting contracts to [Wood] given the firm's excellent reputation in the environmental and planning fields...[Wood's] performance on these complex and controversial projects has been extremely effective, timely, and efficient...[Wood's] analyses meet the high-quality expectations of the County and involved stakeholders."

Kevin Drude, Former Deputy Director, Santa Barbara County Planning & Development Department

LAS POSITAS MULTIPLE USE TRAIL IS/MND, CATEGORICAL EXCLUSION AND AGENCY PERMITTING

CITY OF SANTA BARBARA, CALIFORNIA

Our team prepared this grant-funded joint CEQA-NEPA IS/MND and Categorical Exclusion and resource agency permits and technical studies (e.g., cultural resources, wetland delineation) for a 2.6 mile-long multiple use trail system for RRM Design Group and the City of Santa Barbara. The project would replace and supplement onroad bike trails and a series of existing informal public access trails with a more developed public trail system. We coordinated closely with City staff on the preparation of required Coastal Development Permit. Our team prepared and submitted Section 1600 permits to the California Department of Fish and Wildlife and Section 401 permits to the Regional Water Quality Control Board to address wetland and riparian habitat impacts and mitigation. Construction of the pathway is expected in 2020.

Client Name and Contact

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Key Team Members

- Dan Gira, Program Principal
- Erika Leachman, Project Manager
- Matt Buggert, Deputy Project Manager

Performance Period

- 2015 - 2020

FRANKLIN TRAIL COASTAL DEVELOPMENT PERMITTING

COUNTY OF SANTA BARBARA AND CITY OF CARPINTERIA, CARPINTERIA, CALIFORNIA

Wood provided Coastal Development Permitting services to the Land Trust for Santa Barbara County and successfully obtained discretionary entitlements from both the County of Santa Barbara and the City of Carpinteria for development and use of an approximately 7-mile long public recreational trail. Wood coordinated expedited planning and building efforts from project conceptual project design stages through final building and grading permit clearances to ensure that project development would occur before key public access easements expired. Our services also included facilitation of multi-agency meetings and lead public hearing presentations for project proponents. Through public outreach efforts, hearings were well supported by the public and potential project appeals were avoided.

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Key Team Members

➤ Rita Bright, Project Manager

Performance Period

➤ 2012-2014

BARON RANCH IS/MND, COASTAL DEVELOPMENT AND RESOURCE AGENCY PERMITTING

COUNTY OF SANTA BARBARA, GAVIOTA, CALIFORNIA

Wood prepared an IS/MND and provided coastal planning and permitting services to Santa Barbara County for construction of a realigned 3.5-mile-long non-motorized trail, public parking area and new free span bridge across Arroyo Quemada Creek. We worked closely with the County Parks and the Santa Barbara County Trails Council on trail design, public outreach and resource protection issues. The IS/MND both addressed impacts to biological and cultural resources, special status species, aesthetics, erosion and water quality and hazards, particular wildfire hazards. Our team facilitated coordination with multiple stakeholders and interest groups including, a private nonprofit land trust, the USFS, County Park Department and field crews designing the preliminary trail alignment. We prepared and submitted Section 1600 permits to the California Department of Fish and Wildlife and Section 401 permits to the Regional Water Quality Control Board to address wetland and riparian habitat impacts and mitigation and performed supporting biological and cultural resource field surveys. The proposed project is under construction and the trail is anticipated to open to the public in winter 2019-2020.

Client Name and Contact

Jill Van Wie
Capital Projects Manager
Community Services Department
County of Santa Barbara
123 E. Anapamu Street
Santa Barbara, CA 93101
(805) 568.2470
jvanwie@co.santa-barbara.ca.us

Key Team Members

➤ Rita Bright, Project Manager
➤ Taylor Lane, Deputy Project Manager

Performance Period

➤ 2016-2018

CEQA PROJECT EXPERIENCE

CUYAMA SOLAR - COMPREHENSIVE PLAN/LAND USE DEVELOPMENT CODE AMENDMENT AND SOLAR FACILITY PROJECT ENVIRONMENTAL IMPACT REPORT AND PLANNING ASSISTANCE

COUNTY OF SANTA BARBARA, CALIFORNIA

Wood provided planning assistance and prepared the EIR for a proposed 40-megawatt (MW) commercial solar photovoltaic (PV) in the Cuyama Valley. We provided planning consultation for countywide legislative amendments for utility-scale solar energy projects in Cuyama Valley agricultural zones, including text amendments to the County's zoning ordinance and General Plan. The EIR analyzed the ordinance amendments as well as specific solar installations. Our services also included preparation of the planning findings for ordinance and Comprehensive Plan consistency as well as the CEQA findings and overriding considerations. We supported County staff with drafting of proposed General Plan and ordinance changes. We also provided support for the County at multiple public hearings. The project is under construction.

Client Name and Contact

Errin Briggs, Energy Specialist
Planning & Development Department
County of Santa Barbara
123 E. Anapamu Street
Santa Barbara, CA 93101
(805) 568-2047
ebriggs@co.santa-barbara.ca.us

Key Team Members

- Rita Bright, Project Manager and Planning Policy Specialist
- Erika Leachman, QA/QC

Performance Period

- 2012-2015

"Ms. Bright's role in providing planning and environmental consultation services...has been very effective and collaborative. Her expertise in CEQA and the fields of renewable energy development and general planning have been instrumental in the County's refinement of our Utility-scale Renewable Energy Project scope and analysis."

Kevin Drude, Deputy Director, Santa Barbara County Planning & Development Department

SANTA BARBARA COUNTY WINERY ORDINANCE AMENDMENT PROGRAM EIR

COUNTY OF SANTA BARBARA, CA

Wood is prepared the Program EIR for the County of Santa Barbara's Winery Ordinance Amendment Program Update. This legislation would apply to all new wineries and new or revised permit applications for existing wineries within agricultural zoned lands (AG-I and AG-II) within the Rural and Inner-Rural lands in the inland portion of unincorporated Santa Barbara County. The analysis is concentrated within the Primary Wine Region, approximately 300,000-acre area of historic and projected vineyard cultivation and winery growth, which includes the Santa Maria Valley AVA, Santa Ynez Valley AVA (including Ballard Canyon AVA and Happy Canyon of Santa Barbara AVA), Santa Rita Hills AVA, and the Los Alamos Valley. The Project proposed new winery regulations, including development criteria within a tiered-level permitting system of winery-related regulations, including permit review requirements based upon proposed winery uses (e.g., tasting rooms, tours, food service and preparation, winemaker meals, winery special events, etc.) and specific development standards for each permitting tier (e.g., acreage, planted vineyard, maximum structural size, visitor hours, etc.). Key issues included agricultural resources, Williamson Act-Uniform Rules consistency, land use compatibility, noise, traffic safety, air quality. Primary stakeholders include the Santa Barbara County Vintners' Association, Agricultural Advisory Committee, Agricultural Preserve Advisory Committee, and numerous community interest groups.

Client Name and Contact

David Lackie
County of Santa Barbara
Planning and Development Department
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2023

Key Team Members

- Rita Bright, Project Manager
- Julia Pujo, Deputy Project Manager

Performance Period

- 2014-2015

PLAN SANTA BARBARA GENERAL PLAN UPDATE PROGRAM EIR

CITY OF SANTA BARBARA, CALIFORNIA

This Program EIR evaluated the impacts of the update of the City of Santa Barbara's General Plan, including the City's Coastal Zone. The EIR addressed key issues of concern regarding the City's now pending LCP update, including sea level rise, amendments to outdated LCP bluff retreat standards, coastal flooding along the City's waterfront, and protection of Environmentally Sensitive Habitat Areas. Our team worked collaboratively with City staff to transform general project goals for sustainable development into a draft General Plan. The EIR was developed concurrently with the General Plan and provided both information and policy language for the draft General Plan. Our team worked cooperatively with the City in drafting mitigation measures that formed the basis for subsequent form-based code development. Our team's analysis of total direct and indirect energy demand associated with potential future development helped guide City sustainable development principals and standards as well as providing a firm basis for launching the award-winning Climate Action Plan, prepared with assistance from Wood.

Client Name and Contact

Barbara Shelton, Project Manager
City of Santa Barbara
Community Development Department
630 Garden Street
Santa Barbara, CA 93101
(805) 564-5470
bshelton@SantaBarbara.ca.gov

Key Team Members

- Dan Gira, Project Manager
- Rita Bright, Deputy Project Manager

Performance Period

- 2008 - 2013



"[Wood's] preparation of a high-quality EIR, which was certified in September 2010, was an important element in the City's successful completion of this complex project."

John Ledbetter, Principal Planner, City of Santa Barbara

CANNABIS LAND USE ORDINANCE AND LICENSING PROGRAM EIR

COUNTY OF SANTA BARBARA, CALIFORNIA

Wood prepared the Program EIR for the County to address the impacts of amending the County Code to establish a new licensing program for cannabis activities, focused on more than 300,000 acres of potentially eligible rural and semi-rural agricultural land countywide. The Program addresses allowable cannabis uses in different community plan areas and the Coastal Zone and includes regulations and prohibitions such as smoking in public spaces and Williamson Act consistency. The Program governs cultivation, processing, manufacturing, testing, distribution, and sale of medical and non-medical cannabis. Our team performed extensive data collection and evaluation of the County's cannabis registration database, including visiting more than a dozen major greenhouse and outdoor grows to corroborate registration information and meeting with concerned neighbors to understand key issues. We collaborated with the County GIS team to map and define existing grows and areas of potential future eligibility. We evaluated eligibility criteria and development standards for consistency with state regulations and analyzed a range of projected cannabis canopies, including up to 1,200 acres countywide. Our team assisted with developing permit requirements for different license types. Key issues addressed in the EIR included land use compatibility, particularly in semi-rural agricultural areas, odors and in-depth research of odor related mitigation (e.g., odor detection and suppression technologies), water demand and supply, consistency with and impacts to existing agriculture (e.g., vineyards), law enforcement and site security, air quality and greenhouse gas generation, impacts to special status species and sensitive habitats. We also reviewed countywide population and housing issues and provided programmatic analysis of transportation impacts. We provided detailed responses to more than 80 comments letters, including those from concerned agencies, homeowners' groups, and the cannabis industry.

Client Name and Contact
Dan Klemann, Deputy Director Planning & Development Department 123 E. Anapamu Street Santa Barbara, CA 93101 dklemann@co.santa-barbara.ca.us (805) 568-2072
Project Team Key Personnel
➤ Dan Gira, Project Principal ➤ Rita Bright, Project Manager ➤ Matthew Buggert, Deputy Manager ➤ Erika Leachman, QAQC Manager
Performance Period
➤ 2017

"The Santa Barbara County Long Range Planning Division would like to acknowledge the outstanding consulting services provided by [Wood], including recent preparation of a high-quality EIR for the Cannabis Land Use Ordinance and Licensing Program and assistance with implementation and permitting approaches for the County."

Dan Klemann, Deputy Director, County of Santa Barbara



SHELL GUADALUPE DUNES GRAVEL REMEDIATION IN-LIEU PROJECT SEIR

COUNTY OF SANTA BARBARA, GUADALUPE, CALIFORNIA

Wood prepared the Supplemental EIR for this project and supported County staff during the public hearings, for the proposed amendments to the approved conditional use permit (82-CP-75[cz]) and coastal development permit (96-CDP-10). The amendments would allow retention of all remnant gravel associated with permitted exploratory drilling activities in the Rancho Guadalupe Dunes County Park at the northwest corner of Santa Barbara County. In exchange for leaving gravel in place, the applicant proposes to provide a monetary contribution (in-lieu fee) to the County of Santa Barbara for the purchase of property for public recreational or open space purposes at a ratio of not less than 3:1. Important environmental considerations include potential impacts to coastal access, coastal dependent and related recreation, aesthetics and visual resources, special status wildlife (e.g., snowy plover and least tern), and land use alternatives. This analysis also informed a detailed assessment of project consistency with adopted plans and policies. The project was approved and the Final Supplemental EIR was certified.

Client Name and Contact

Errin Briggs, Energy Specialist
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123 E. Anapamu Street
Santa Barbara, CA 93101
Email: ebriggs@co.santa-barbara.ca.us
Telephone: (805) 568-2047

Project Team Key Personnel

- Rita Bright, Project Manager
- Nick Meisinger, Deputy Manager

Performance Period

- 2014 - 2015

DOWNTOWN COMMUNITY PLAN PROGRAM EIR

CITY OF SANTA MONICA, CALIFORNIA

Wood prepared the Program EIR for the Downtown Community Plan for the City of Santa Monica to enable approximately three million additional square feet of development in the 240-acre downtown. The Downtown Community Plan provides a proactive strategy for Santa Monica's Downtown to evolve into a more accessible urban district that serves the needs of the community while integrating the Downtown Station of the Expo Light Rail Transit Line. Our Program EIR provided coequal analysis of two major land use and circulation alternatives to maintain decision-maker flexibility along with assessment of additional alternatives with varying degrees of environmental impacts and potential to accomplish project-related development goals. Additionally, the EIR addresses the impacts of construction of two new urban roads and provides detailed assessment of construction related effects over the project's 20-year planning horizon. As with several other of our recently completed City of Santa Monica EIRs, our team addressed construction traffic management issues, neighborhood compatibility, noise and vibration impacts, and air quality to sensitive receptors, and impacts to subsurface water and sewer utilities within a highly urbanized area. The EIR was certified in 2017.

Client Name and Contact

Rachel Kwok, Project Manager
Strategic & Transportation Planning
City of Santa Monica
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Santa Monica, CA 90407
(310) 485-8341
Rachel.Kwok@SMGOV.NET

Key Team Members

- Dan Gira, Project Manager
- Erika Leachman/Nick Meisinger, Deputy Project Manager

Performance Period

- 2013 - 2017

"The high-quality of this EIR and [Wood]'s expertise with preparation of EIRs for long range plans in urban areas and understanding of land use and transportation planning issues was central in the City's decision in 2013 to retain [Wood] to prepare the Program EIR for the Downtown Specific Plan. The Downtown Specific Plan EIR addresses complex transportation, cultural resource, and land use policy issues, and is subject to very high levels of public interest."

Rachel Kwok, Project Manager, City of Santa Monica

Table 1. Additional Wood Project Experience and Qualifications

<p>Santa Monica Post Office Productions IS/ MND - Wood completed this IS/MND to address the impacts associated with rehabilitation and adaptive reuse of this City Landmark/National Register of Historic Resources qualified historic U.S. Post Office building. The IS/MND addresses transportation and traffic, aesthetics, hazards, air quality and GHG impacts, tree removal, visual resources, noise, and consistency of the project with regional plans and policies. Proposals for reuse of conserved materials also require review and analysis and were supported by a detailed Historic Structures Report.</p>	<p>Strand & Pier Hotel EIR and Planning Assistance, City of Hermosa Beach, CA – Wood is assisting the City of Hermosa Beach with planning and permitting services in addition to preparing the EIR for construction of a three-story, mixed-use hotel project in the heart of the City of Hermosa Beach's downtown and waterfront area, including ground floor retail, restaurant, and a variety of public uses. Our planning and permitting work includes staff reports analyzing the requirements for a zoning ordinance amendment, a tentative tract map, demolition permits, and conditional use permits for the diverse, proposed uses to be incorporated into the hotel.</p>
<p>Froom Ranch Specific Plan EIR, City of San Luis Obispo, CA - Wood is preparing a Program EIR that assesses the impacts of development of 578 housing units and 100,000-square feet of commercial retail space on a 111-acre site that currently serves as open space and supports diverse habitats including federal and state wetlands, riparian, and serpentine bunchgrass. The EIR addresses visual and geologic impacts associated with hillside development, including changes to key views within the vicinity, major roadways and wider region. The Project includes a creek realignment component and the EIR assesses associated hydrological and biological impacts</p>	<p>Yolo County Cannabis - Wood is assisting the County with preparation of 3 IS/MNDs for different commercial cannabis projects in rural areas of Yolo County. Key issues include increased traffic on substandard narrow roads, inadequate public infrastructure (e.g., drainage, land use compatibility, odors from cannabis cultivation). Our team is preparing detailed odor analysis to address the local air pollution control districts zero tolerance policy for offsite odor impacts associated with cannabis cultivation.</p>

III. STAFF

Wood's proposed team was assembled based on our experience conducting and managing planning, permitting, and CEQA projects for local municipal and state agencies, as well as commercial and industrial sector clients. This team has a thorough understanding of the requirements of local policies and state and federal regulations, particularly as they apply to infill development and other municipal projects. Wood's Project Managers have managed multiple mixed use and urban infill development projects, community and specific plans, general plan elements (e.g., housing and circulation elements), ordinances, residential subdivisions, industrial parks and regional shopping centers, and public works or park improvement projects. Our staff have a demonstrated capability of working successfully with agency staff, decision-makers and the public, and are prepared to dedicate their efforts to this important contract. This proposal section profiles the unique qualifications of Wood's team to serve the County in the stated capacity. Wood's Project Managers,



key staff members, and subconsultants for as-needed environmental consulting services are identified in the Organizational Chart below. Resumes for all planning staff that would be expected to work on County projects are included in Attachment A; resumes for technical specialists are available upon request.

Wood's team includes the full complement of staff necessary to meet the County's needs for planning, permitting, and environmental review services to address technical issues and deliver a high-quality product in a timely manner. This team includes experienced consulting professionals and technical experts in all anticipated fields and will be fully available to meet the County's needs for the requested services. Our team's environmental document and regulatory permitting experience matches the needs of the County. Our team includes Project Managers who are experienced with processing local, state, and federal agency permits, and preparing plans and environmental documents for rural and urban infill development, public infrastructure projects, general plan elements, specific plans, corridor plans, or rezones needed to implement a general plan.

KEY TEAM MEMBERS

Wood's team for this proposal is organized to provide the County with the highest level of service and flexibility to ensure assignment of Project Managers, in-house planners, technical and scientific staff, and subconsultants is appropriate for tasks, and to provide the County cost-effective, high-quality products within prescribed timeframes. The roles, authority, responsibilities, and key tasks of Wood's contract manager, Project Managers, task leaders, and quality control specialists are presented in Table 2 and briefly summarized below.

Wood's program would be overseen by Mr. Dan Gira, Wood's Land Use and CEQA Program Manager. Mr. Gira would be responsible for management of the program under this contract to ensure preparation of high-quality planning documents, permits, and CEQA related documents. Mr. Gira would work with Project Managers to tailor work orders to meet City needs, ensure appropriately focused documents, and to provide appropriate Project Managers, planners, technical specialists, and subconsultants for peer review services as needed.

Wood has eight senior to mid-level Project Managers who would be able to assist the County with all types of planning projects, including three senior Project Managers, with 13 to 30 years of planning, permitting, and CEQA experience. Our Project Managers would be supported by selected planners and environmental Analysts and technical staff as needed. The following section summarizes the background and experience of Wood's senior to mid-level Project managers.

Dan Gira – Program Manager

Mr. Gira has over 32 years of public agency and consulting experience, including 20 years of public agency environmental, land use planning, and management experience. As a Deputy Director for the Santa Barbara County Planning & Development Department, he managed the long-range planning division with a staff of 26 professionals and an annual budget in excess of \$2 million. Mr. Gira has prepared 5 community plans, multiple long range planning studies, ordinances and over 55 EIRs on a wide variety of

Dan Gira Expertise	
▶	32 years of planning and CEQA experience
▶	Experience with key infill and mixed-use development issues throughout southern California
▶	Expert with preparation of community plans, general plans and LCP updates
▶	Preparation of over 55 EIRs and dozens of MNDs
▶	Expertise in transportation and mobility impact analysis, aesthetic resources, geology, water resources, air quality and noise analysis.

projects, including 6 mixed-use urban infill developments or hotel projects in Hermosa Beach, Santa Monica, Malibu and San Luis Obispo. He was Wood's Project Manager for the *5th and Colorado Hotels Project*, *500 Broadway Mixed Use Development*, and *Downtown Community Plan EIRs* in Santa Monica and the *Chinatown and Garden Street Terraces Mixed-Use / Hotel Development EIRs* in the City of San Luis Obispo's historic downtown. He managed the *Rancho Malibu Hotel Project EIR* in the City of Malibu. He is currently project principal for the *Pier and Strand Hotel Project EIR* in the City of Hermosa Beach, the *Santa Barbara Countywide Recreation Master Plan and Program EIR*, the Los Angeles Zoo Vision Plan EIR, the *City of Hermosa Beach PLAN Hermosa General Plan/ Coastal Land Use Plan* update and the *Ocean Avenue Project EIR* for a 12 story hotel in Santa Monica. Beyond his project management experience, Mr. Gira also has significant transportation impact analysis experience includes work on multiple community and regional traffic and travel demand models, multi-modal transportation capital improvement plans, and substantial experience with SB 743 transportation analysis methodology. He is also expert in agricultural land use and habitat management issues. Further, Mr. Gira is experienced at community outreach and engagement and has managed multiple public outreach efforts, including dozens of community workshops and oversight of multiple citizens' advisory panels. He typically works on projects subject to review by an informed and engaged citizenry and has provided presentations at more than 500 public hearings.

Mr. Gira would provide overall project direction and guidance to the team, ensure adherence to schedule and budget, adequate allocation of company resources to advance the project and provide senior review of and feedback on all technical documents. He would provide oversight of the public outreach and engagement process, coordinating project team efforts and would be available for meetings and hearings. He would ensure that all public and community concerns are addressed as part of the planning process.

"Peery Park was a much longer-term project than originally anticipated.... Rita, Erika & Dan were with us 100% through the whole thing. I found everyone at [Wood] very straightforward and easy to work with and I would use them again anytime..."

Amber Blizinski, AICP, Principal Planner, City of Sunnyvale

Rita Bright - Planning Manager

Ms. Bright has more than 30 years of public agency and consultant CEQA and planning experience, including as a supervising planner in a long-range planning division and as manager of a local agency permitting division with 25 staff. In those capacities, Ms. Bright oversaw preparation of general plan and ordinance updates, over a dozen LCP amendment packages, including submittal to and certification by the CCC. As a former Deputy Director of the South County Development Review Division of the Planning & Development Department public agency planning manager, Ms. Bright managed all development entitlements, related legislative amendments, and environmental review within the coastal and no coastal areas of Santa Barbara County. Ms. Bright is thoroughly conversant with the General Plan and LCP update process. Ms. Bright specializes in design and implementation of general plan, zoning ordinance, and other legislative amendments; technical regional planning oversight; neighborhood compatibility and visual resources. As a Supervising Planner in Santa Barbara County's Long Range Planning Division, she managed the Carpinteria Valley Greenhouse Ordinance and EIR, the countywide Agricultural Commercial Land Use Designation update, and the Uniform Rules Farmland Security Zones program. Ms. Bright has provided presentations at over 500 public hearings and is expert at addressing and responding to public concerns. Her experience provides her with a clear understanding of agency staff and public decision-maker needs, as well as strong public speaking skills in a hearing forum.

RITA BRIGHT SPECIALIZED EXPERTISE	
➤	Over 30 years of experience, including implementation of all aspects of complex planning regulations
➤	Proven experience managing discretionary projects subject to the Permit Streamlining Act
➤	Expertise administering State Subdivision Map Act, Coastal Act, planning, and zoning regulations
➤	Management of program and project specific EIRs
➤	Substantial experience with preparation of specific and general plan amendments and associated codes
➤	Experience speaking at over 500 public hearings

As a planning and environmental consultant for over 11 years, Ms. Bright manages complex planning and environmental studies throughout California. Ms. Bright currently serves as the consulting Planning Manager for the *City of Carpinteria's General Plan/LCP and Zoning Ordinance Update*, which included completion of the City's sea level rise vulnerability assessment and adaptation plan. Ms. Bright also manages Wood's successful pursuit of grant funding to offset the City's revenues related to their General Plan/LCP Update, acquiring over \$600,000 in grants to support this program. She recently served as the Planning Manager for the groundbreaking *Cannabis Social Equity Analysis and Report* for the City of Los Angeles, which was adopted by the City Council and received the California Chapter of the American Planning Association 2018 Award of Excellence for Advancing Diversity and Social Change. Ms. Bright also managed a variety of environmental analyses, including the City of Los Angeles Draft IS/MND for the *Cannabis Regulation Ordinances* and 7 program-level EIRs for specific plans or ordinances. Her consulting services focus on public agency clients, including the cities of Los Angeles, Ventura, Oxnard, Carpinteria, Santa Barbara, Arroyo Grande, Sunnyvale, and Fountain Valley, the Port of Los Angeles, Los Angeles Air Force Base and

As a planning and environmental consultant for over 11 years, Ms. Bright manages complex planning and environmental studies throughout California. Ms. Bright currently serves as the consulting Planning Manager for the *City of Carpinteria's General Plan/LCP and Zoning Ordinance Update*, which included completion of the City's sea level rise vulnerability assessment and adaptation plan. Ms. Bright also manages Wood's successful pursuit of grant funding to offset the City's revenues related to their General Plan/LCP Update, acquiring over \$600,000 in grants to support this program. She recently served as the Planning Manager for the groundbreaking *Cannabis Social Equity Analysis and Report* for the City of Los Angeles, which was adopted by the City Council and received the California Chapter of the American Planning Association 2018 Award of Excellence for Advancing Diversity and Social Change. Ms. Bright also managed a variety of environmental analyses, including the City of Los Angeles Draft IS/MND for the *Cannabis Regulation Ordinances* and 7 program-level EIRs for specific plans or ordinances. Her consulting services focus on public agency clients, including the cities of Los Angeles, Ventura, Oxnard, Carpinteria, Santa Barbara, Arroyo Grande, Sunnyvale, and Fountain Valley, the Port of Los Angeles, Los Angeles Air Force Base and



the counties of Ventura and Santa Barbara. She is noted for her attention to detail and ability to ensure preparation of high-quality documents.

Ms. Bright would provide oversight and coordination with Wood’s planning team. She would provide senior review of all deliverables to ensure continuity and consistency with City goals and policies. Ms. Bright would also facilitate community outreach and coordination.

“Ms. Rita Bright and Ms. Julia Pujo have prepared a robust and inclusive public outreach program that caters to our community’s most vulnerable populations, vested stakeholders, and key coordinating agencies, conducting a series of workshops, surveys, and monthly meetings.”

Steve Goggia, Community Development Director, City of Carpinteria

Erika Leachman - Principal Planner/Senior Project Manager

Ms. Leachman has over 13 years of professional experience as public agency planner, environmental planner, and CEQA Project Manager. Ms. Leachman is skilled with general plan updates, including housing, land use, transportation, and open space elements, specific plans, corridor revitalization plans, multi-modal and complete streets design programs, affordable/inclusionary housing ordinances, public infrastructure financing, development impact fee programs, including highly successful and efficient project schedule and budget management. She is also expert with staff report preparation and community outreach to foster clarity and understanding for complex land use planning processes. Ms. Leachman has been recognized for excellence in her design and facilitation of public workshops, including by the former mayor of the City of Goleta in 2009, as specializes in robust public outreach plans and public presentations.

ERIKA LEACHMAN SPECIALIZED EXPERTISE

- 13 years of professional planning and environmental experience, including 6 years as a senior planner for Santa Barbara County
- Extensive experience with urban land use issues, plans, and development projects
- Expert in timeline and budget management
- Experience designing and presenting at over 50 public meetings and workshops.
- Certified Wood Project Controller and Manager

As a former Santa Barbara County senior planner, Ms. Leachman oversaw preparation of the Goleta Community Plan Update covering a 40,000-acre unincorporated area of Goleta Valley, management of a Housing Element Update and amendments to an Inclusionary Housing Ordinance, streetscape design for major arterials, and a multiple-model transportation capital improvement plan. She also provided general plan consistency review for planning cases, including new case review and application completeness review for housing and hotel projects, and served as LAFCO liaison to provide responses to boundary adjustment cases, including the potential expansion of the City of Santa Barbra. She oversaw development and management of development impact fees programs and implementation of capital improvement projects.

As a consultant with Wood, Ms. Leachman specializes in urban and coastal projects, including specific plans, general plan implementation and programs, as well as CEQA environmental review for complex long range



plans. She has served as the Project Manager for the *Goleta Beach County Park Adaptive Management Plan and Coastal Permitting* project for the County of Santa Barbara and the *Countywide Commercial Cannabis Cultivation and Manufacturing Regulations Program EIR* for Santa Cruz County, where she effectively assisted County staff with exploring the wide range of ordinance development alternatives, notably serving as a point of contact for staff on multiple environmental tasks for this time-sensitive program. She also has substantial experience acting as a Deputy Project Manager on complex Project and Program EIRs, including the *Downtown Community Plan Program EIR* for the City of Santa Monica, and the *Peery Park Specific Plan Master EIR* in Sunnyvale. She has also prepared several IS/MNDs for the cities of Santa Monica and Ventura. She is currently Project Manager for the *Santa Barbara Countywide Recreation Master Plan and Program EIR*, the *Los Angeles Zoo Vision Plan EIR*, the *City of Hermosa Beach PLAN Hermosa General Plan/ Coastal Land Use Plan* certification, and the *Ocean Avenue Project EIR* for a 12-story hotel in Santa Monica.

Ms. Leachman would serve as a key point of contact for the City for long range planning projects to provide oversight and coordination with Wood's planning team. She would prepare key deliverables and design/implement community outreach and coordination with City staff.

Nick Meisinger – Senior Planner/Project Manager

Mr. Meisinger has over 10 years of environmental planning and CEQA consulting serving a diverse range of clients, including local, state and federal government. His work has also included coordination between these diverse entities for the purposes of permitting and regulatory compliance. He has taken a lead role in preparing CEQA-compliant planning documents, including EIRs, as a lead technical analyst as well as a Deputy Project Manager. These projects have been focused on long-range planning, urban infill

NICK MEISINGER SPECIALIZED EXPERTISE

- Over 10 years of professional CEQA consulting experience
- Project Manager and Deputy Project Manager for multiple EIRs and complex IS/MNDs
- Expert in document production and team coordination
- Certified Wood Project controller for project management, timeline, and budget controls

development, and complex developments in the coastal zone. Mr. Meisinger has acted as Deputy Project Manager for recent Program and Project EIRs and MNDs, with high levels of public interest. For example, Mr. Meisinger was the Deputy Project Manager for the *Downtown Community Plan EIR* in the City of Santa Monica and is acting as Project Manager for the *Pier & Strand Mixed Use Hotel EIR* in the City of Hermosa Beach. He works closely with specialist subconsultants to prepare Traffic and Transportation analysis for this document – in addition to many others – implementing SB 743 metrics for transit-oriented projects adjacent to the Downtown Santa Monica Expo Light Rail Transit Downtown Station. Mr. Meisinger also is also managing the *Healthy Living Campus EIR* for the Beach Cities Health District in Redondo Beach and Deputy Project Manager for the *Ocean Avenue Hotel Project EIR* in the City of Santa Monica. Mr. Meisinger is noted for his attention to detail and ability to coordinate project teams.

Mr. Meisinger would be available to serve as a Project Manager for both discretionary permits of for long range planning projects. He would available to oversee preparation of key deliverables and design/implement community outreach and coordination with County staff.

Matt Sauter – Senior Planner/Project Manager

Mr. Sauter has nearly 9 years of professional experience as a CEQA/NEPA environmental and permit planner for public and private entities including 2 years with the Ventura County Planning Division. Mr. Sauter has experience in preparation of CEQA and NEPA technical analyses with particular expertise in natural resource impact assessment and mitigation planning. Beyond his CEQA/NEPA experience, Mr. Sauter is Qualified

MATT SAUTER SPECIALIZED EXPERTISE	
➤	9 years of professional planning and environmental experience, including over 2 years as a Planner for Ventura County
➤	Extensive experience with environmental assessment in the City and County of Ventura
➤	Qualified Paleontologist

Paleontologist and has conducted record searches, field investigations, and impact analyses related to fossil resources throughout the western United States. He also has substantial experience acting as Lead Analyst/Planner on complex Project EIRs, including the ongoing *Phillips 66 Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS)* and *Kinder Morgan Relocation Project EIS* for the Port of Los Angeles. Mr. Sauter is currently serving as Deputy Project Manager for the *Ventura Hilton Hotel Project* for the City of Ventura where he has directed the analysis of potential impacts stemming from development of the proposed coastal hotel. Additionally, he is providing contract planning services to the County of Ventura's Planning Division where he operates as de facto staff in preparing in-house CEQA documents, staff reports, and conditions of approval.

Mr. Sauter would be available to serve as a Project Manager for discretionary permits and associated CEQA review. He would available to oversee preparation of key deliverables and design/implement community outreach and coordination with County staff.

Julia Pujo – Senior Planner/Project Manager

Ms. Pujo has 6 years of professional planning experience, including public agency experience and the preparation of CEQA-compliant documents. Ms. Pujo has substantial experience in the preparation of CEQA documents, assisting in the management of technical staff, and document production, including preparation of CEQA-compliant analysis on urban infill development projects. Ms. Pujo has worked with multiple local, state,

JULIA PUJO SPECIALIZED EXPERTISE	
▶	6 years of professional planning and environmental experience
▶	Extensive experience with county and municipal planning document updates
▶	Expert in timeline and budget management
➤	Certified Wood Project Controller

and federal agencies on complex inter-jurisdictional projects. These include projects that address agricultural and rural land use issues and groundwater issues. She has worked on a wide range of EIRs, including as



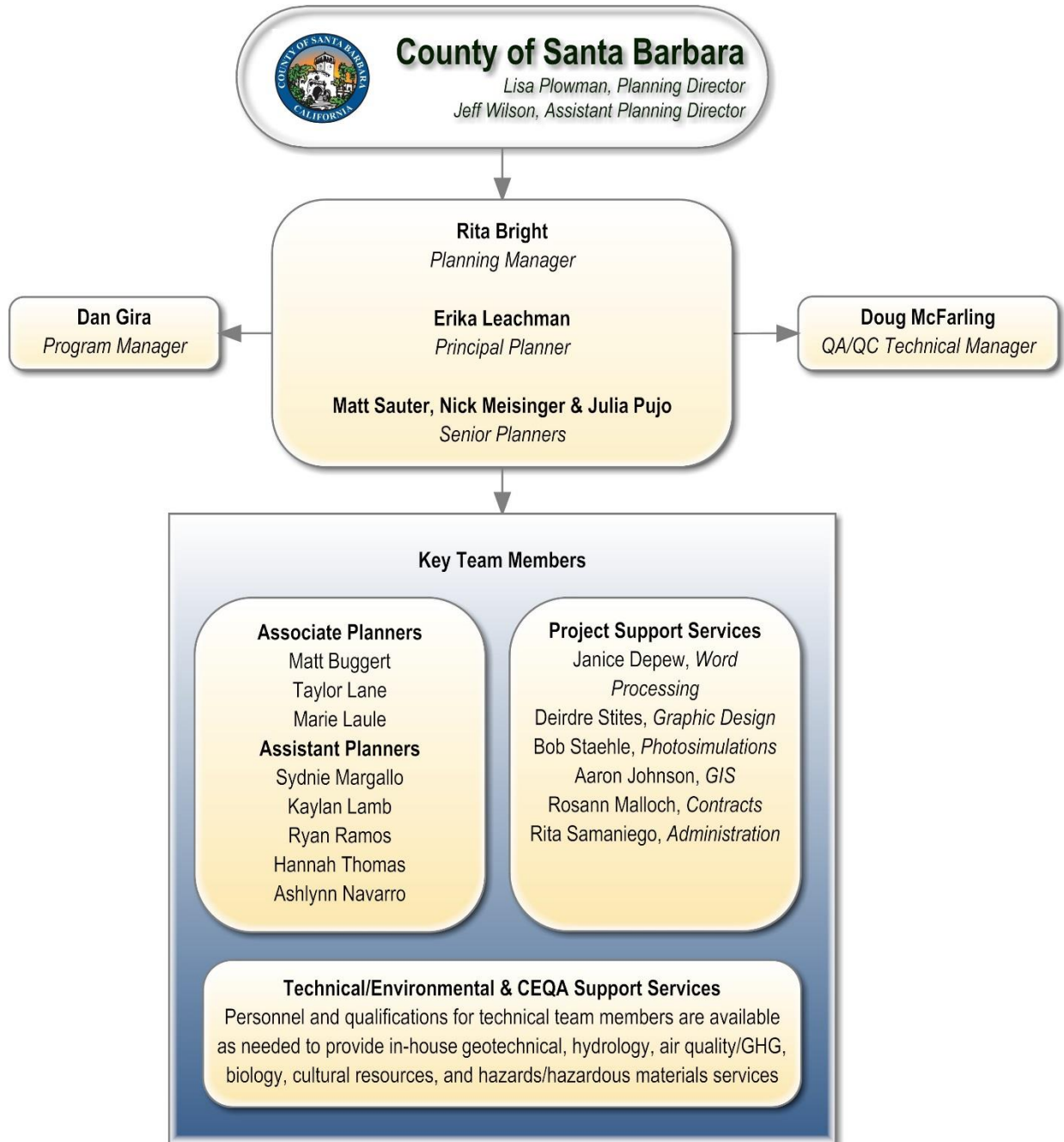
Deputy Project Manager for the *Avila Ranch Development Plan EIR*, a proposed 150-acre residential and mixed-use development project within the City of San Luis Obispo as well as the *East Cherry Avenue Specific Plan EIR* in the City of Arroyo Grande. She is currently the Deputy Project Manager for a range of municipal planning documents including the City of Carpinteria’s *General Plan / Local Coastal Land Use Plan Update and Program EIR*.

Ms. Pujo would be available to serve as a Project Manager for both discretionary permits or for long range planning projects. She would available to oversee preparation of key deliverables and design/implement community outreach and coordination with County staff.

Table 2. Planning Specialist Qualifications

Name and Project Role	Experience & Service Area
Matthew Buggert <i>Associate Planner/Deputy Project Manager</i>	<ul style="list-style-type: none"> ➤ 4 years of professional CEQA and land use consulting experience ➤ Deputy Project Manager for Malibu Jewish Center IS/MND, Southern California Gas Company Advanced Metering Ordinance, Santa Cannabis Land use Ordinance Program EIR ➤ Would be available as a Deputy Project Manager and experienced planner
Taylor Lane <i>Associate Planner/Deputy Project Manager</i>	<ul style="list-style-type: none"> ➤ 4 years of experience ➤ Deputy Project Manager for Mendota Pool Group Water Pumping and Transfer Joint EIS/ EIR, Malibu Coastal Slope Trail IS/MND, Yolo County Cannabis Gardens IS/MND ➤ Experience with CEQA analysis preparation throughout Santa Barbara County ➤ Would provide planning assistance and document preparation as Deputy Project Manager
Marie Laule <i>Associate Planner/Deputy Project Manager</i>	<ul style="list-style-type: none"> ➤ 2 years of experience ➤ Deputy Project Manager Goleta Beach Adaptive Management Plan, Coastal and Resource Agency Permitting, Santa Barbara Countywide Recreation Master Plan and Program EIR ➤ Would provide planning assistance and document preparation as Deputy Project Manager
Sydney Margallo <i>Assistant Planner</i>	<ul style="list-style-type: none"> ➤ 2 years of experience ➤ Prepared resource area sections for multiple complex EIRs ➤ Would provide planning assistance and document preparation
Kaylan Lamb <i>Assistant Planner</i>	<ul style="list-style-type: none"> ➤ 1 year of experience ➤ Experience with IS/MND preparation and with EIR Sections ➤ Assisted in permitting and planning for Santa Barbara County's Goleta Beach County Park ➤ Would provide planning assistance and document preparation
Ashlynn Navarro <i>Assistant Planner</i>	<ul style="list-style-type: none"> ➤ 6 months of experience ➤ Experience with IS/MND preparation and with EIR Sections ➤ Would provide planning assistance and document preparation
Ryan Ramos <i>Assistant Planner</i>	<ul style="list-style-type: none"> ➤ 1 year of experience ➤ Experience with CEQA analysis preparation in Santa Barbara County ➤ Assisted in permitting and planning for Santa Barbara County's Goleta Beach County Park ➤ Would provide planning assistance and document preparation
Hannah Thomas <i>Assistant Planner</i>	<ul style="list-style-type: none"> ➤ 6 months of experience ➤ Experience with IS/MND preparation and with EIR Sections ➤ Would provide planning assistance and document preparation





IV. APPROACH & METHODOLOGY

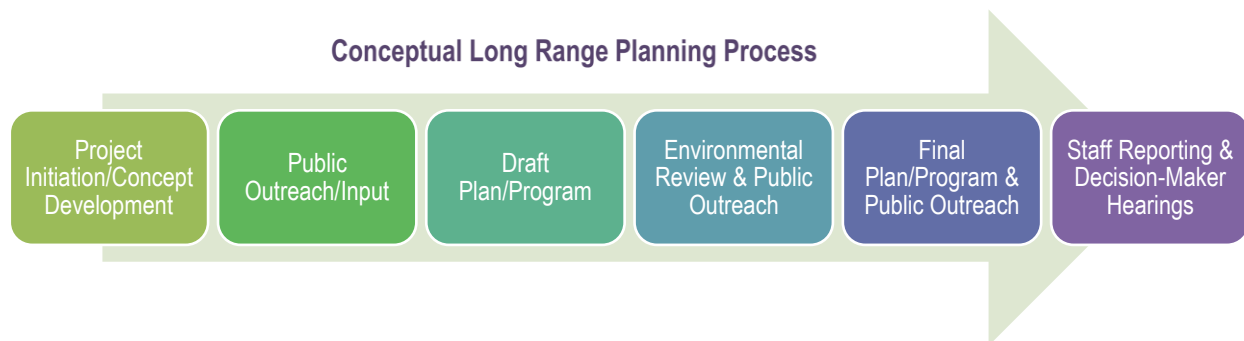
This section describes our team's general approach and methodology for long range planning, current planning, and CEQA documentation projects for the County. Our team offers a wide range of long range planning and consulting services, as described in Tables 3, 4, and 5. Each project would be uniquely scoped to ensure an appropriate approach based on project details, complexity, key issues, and background, but would be addressed with a consistent approach that prioritizes communication and coordination between our team and the County. Our approach to land use planning and environmental documentation involves close coordination with our clients to ensure key project objectives are achieved and relevant permitting and analyses are thoroughly conducted within time and budget constraints. We are prepared to produce thorough, objective, and legally sustainable land use planning and environmental documents that will withstand public and agency scrutiny and permit well informed decision-making. We are also prepared to work with County staff to advance complex programs through initial program formulation and development, public outreach, decision-maker hearings, and CCC review and certification, as further described below.



The Wood team is highly experienced with developing long range plans that balance community development with resource protection and community character. Our team has a clear understanding of differing citizen concerns in various communities and environmental setting that would inform each long range project.

LONG RANGE PLANNING SERVICES

We would be able to assist the County with all phases of the long range planning process from project initiation and public outreach to oral and written presentations and findings at final decision-maker hearings in compliance with the Brown Act (see conceptual process diagram below). We also understand the statutory requirements and need for transparency and legal defensibility of actions undertaken by the County's Planning & Development Department.



We would work closely with County staff to ensure the scope of work for each program is carefully designed with a consistent and reliable approach to ensure high-quality deliverables on an efficient schedule and budget. We would dedicate a Project Manager and as needed, a Deputy Project Manager along with staff planners/analysts to provide prompt service and rapid turn-around times in compliance with County procedures, including docketing timelines and public noticing requirements. We would coordinate closely with staff to ensure that County Planning & Development policies and procedures are fully implemented. Our Project Managers and dedicated planners will ensure that planning services are fully in compliance with State and County laws and zoning regulations.

Table 3. Long Range Planning Services

Project Coordination/Assistance to County Staff. A critical piece of our approach would be to work closely with and assist Planning & Development staff to move all aspects of a planning project forward. Wood is familiar with the needs of County staff in preparing long range plans, such as updates to the Circulation Element, Agricultural Employee Dwelling Ordinance Amendments and Agricultural Tiered Permitting, and Coastal Resiliency Studies and Adaptation Planning. Our team understands the potential for public interest or controversy at any level of planning and would support County staff with anticipating and addressing key community concerns early in the process. We would provide frequent email and informal telephone calls to coordinate on day-to-day issues, as well as in-person meetings as required. Our team is located walking distance to the downtown Santa Barbara County offices and approximately 70 miles from the Santa Maria office, allowing for regular and impromptu meetings as needed. Each project would be supported with the appropriate level and timing of coordination and in-office work to ensure efficient planning support.

Plan/Program Development. Our team's approach to preparation of long range plans or programs begins with establishment of key goals and outcomes based on direction and input from County staff, decision-makers, key stakeholders, and the community at-large. Those goals guide development of an outline for the document, including annotations and key recommendations for review by County staff. The outline will provide the basis for development of the draft document or program documentation, which would be subject to public review and refinement based on County direction. All plans and programs would be subject to rigorous review by our experienced planners to ensure consistency with County standards and regulatory framework. Our team would also facilitate and/or prepare any required special research, studies, or data collection to inform the draft plan or program, as needed. In response to review and input, the draft plan/program would be revised and refined to support environmental review and decision-maker considerations of the project.

Preparation of Staff Reports to County Committees, Commissions, and Board of Supervisors. Our team recognizes the importance of the public hearing documents to inform the public and decision-makers about critical issues and the need for these documents to provide readily accessible information to reviewers. Our planning analyses would culminate in preparation of staff reports; staff presentation materials; and special ordinance amendments, resolutions, and other planning documents (e.g., draft plans, implementation manuals, procedures, etc.) as needed. We will coordinate with County staff to ensure that all public documents are consistent to those prepared in-house. We also understand the need to provide decision-makers with user-friendly project conditions, findings, and recommendations to support their actions and to maintain an accurate administrative record.

Public Outreach Program/Decision-Maker Hearings. Our team is highly experienced with designing and implementing robust and effective public outreach programs to foster high levels of community feedback on draft



Table 3. Long Range Planning Services

plans and programs. Depending on the project, we would strategically facilitate a combination of outreach techniques, such as workshops, surveys, roundtables, comment hearings, and formal decision-maker hearings. We often take a creative and flexible approach to ensure the outreach program is scaled proportional to the project and the levels of community interest. Our outreach services can include preparation of fliers, posters, postcards, official notices, newspaper ads, website updates, social media maintenance, and multi-media presentation. We anticipate assisting County staff and/or presenting at public meetings, where applicable, and at County decision-maker hearings (e.g., Zoning Administrator, Planning Commissions, Board of Supervisors). Our team would coordinate with County staff to ensure consistency of supporting presentation materials and notices with existing County templates as needed.

Post-Approval Assistance. With approval of a program following its legislative or regulatory hearing, our team would work with the County to complete the findings and administrative record and transition the project to its implementation phase. Our team would also be available to assist with implementation of the plan or project, including developing procedure manuals, providing training support, or regulatory amendments (e.g., updates to the County Code). We would also assist the County with regulatory agency coordination and permitting, if needed, including CCC, USACE, CDFW, and RWQCB. This effort would support efficient project implementation and continuity between the agency reviewers.

CURRENT PLANNING SERVICES

To assist with current planning projects, Wood's Project Principal and Planning Manager would review the planning case closely with County staff to determine the permit path and key issues anticipated. Our team would assign a Project Manager and planner team with appropriate experience and expertise for each project. The Project Manager would manage planning analysis, staff report preparation, interagency coordination, and any associated CEQA analysis. The Project Manager would also oversee delivery of services (e.g., noticing, preparing agenda requests, mailing, reproduction) and ensure that appropriate Wood staff attends staff-level, project applicant, stakeholder, and decision-maker meetings or hearings. Wood's current planning approach to permit processing are briefly summarized in Table 4.



Wood Project Managers have substantial experience processing permits for urban infill and transit-oriented development projects, as well as for rural projects such as lot line adjustments for local agencies.

Table 4. Current Planning Services

Application Review. Upon receipt of a County work order, Wood’s project team would review background materials, including the project application, site plans, technical reports, such as traffic, biological and cultural resource reports, and other applicant submitted or available County background materials, including relevant technical reports from other agencies (either in print or electronic versions). Wood would assist County staff with review of application completeness, consistency of the proposed project with required County regulations (e.g., Subdivision Map Act, County Subdivision Regulations, Land Use Development Code standards, Hillside and Ridgeline Guidelines, etc.); identification of gaps, errors, and omissions in technical studies; identification of additional information required to complete the application submittal process, and preparation of a notice of determination of application completeness in compliance with the state Permit Streamlining Act and County permit review deadlines.

Concurrent CEQA Processing. Upon completion of a current planning application, Wood’s team would commence the CEQA process with preparation of an Initial Study and schedule project review by required committees and review boards. Wood understands that effective time management to review development proposals is essential to ensure compliance with state law. The identified scope of CEQA analysis would concurrently occur with planning permit review and would help to inform project conditions and/or potentially redesign a project to attain compliance with state planning and zoning laws. Similarly, the Wood team understands the importance of timely collaboration of stakeholder and agency reviews, which must occur within specified timelines prior to completion of environmental review and preparation of staff reports, related findings, and recommendations. Specific CEQA documentation and Wood’s approach to performing CEQA analysis are further discussed in the following Table 5.

Preparation and Presentation of Project Staff Reports to County Decisionmakers . Wood’s planning team would develop a staff report preparation approach and schedule, which would include a list of required documentation (e.g., findings for approval, ordinances, resolutions, etc.) to permit decision-maker action. Wood’s team of senior managers have extensive experience preparing and editing legislative and regulatory County documents and would coordinate closely with the County POC and Hearing Support staff to ensure that agendas, hearing notices, draft reports and attachments are completed for timely review (e.g., Department Managers, Department Directors, County Counsel) to ensure hearing docketing deadlines are met. As part of staff report preparation, Wood’s team would also prepare public hearing materials (e.g., MS PowerPoint, graphics, exhibits) for the decision-maker hearing. Based on the POC’s direction, Wood’s team would present the staff report and/or provide technical support to Current Planning staff during the public hearing. Post-hearing, Wood’s team would be available to provide additional support for continued items and/or review of meeting minutes and decisionmaker action letters. Wood’s senior managers have provided presentations at over 1,000 public hearings, have served as County committee chairs and/or Secretary to the Planning Commissions and are adept public speakers; they have a keen understanding of effective meeting management and can thoroughly adhere to Brown Act requirements.

Resource Agency Requirements. Wood has substantial experience preparing studies and permits for federal agencies, including the U.S. Army Corps of Engineers and U.S. Fish and Wildlife Service, as well as state agencies, such as California Department of Fish and Wildlife, Regional Water Quality Control Boards, and the CCC. We would be able to support County staff in discussions with these agencies and/ or obtain needed permits where required.

CEQA SERVICES

Wood provides the complete range of CEQA-related services should a project require an environmental document, including an Initial Study, Negative Declaration (ND) or Mitigated Negative Declaration, CEQA Addendum, or Environmental Impact Report (EIR). Wood's approach to CEQA impact analysis involving both Long Range Planning and Current Planning programs/projects progress through a stepped process:

- 1) Describe the existing physical and regulatory settings for the project based on review and application of existing setting information provided by the County supplemented with peer review of project-related technical studies, preparation of any needed new technical studies, published literature or reports, vicinity environmental documents, consultation with the local scientific community, and information provided by local, state, and federal agencies;
- 2) Consistent with requirements of the State CEQA Guidelines and the County Guidelines for the Implementation of CEQA and Environmental Thresholds and Guidelines Manual, identify both short- and long-term impacts and their level of significance, as well as residual and secondary impacts;
- 3) Cumulative Impacts will be assessed in a manner consistent with state CEQA Guidelines §15130 and County Guidelines based on an approved cumulative list or forecast and refined through consultation as necessary; and,
- 4) Mitigation Measures will be developed in coordination with County staff and appropriate agencies for any potentially significant project-specific and cumulative impacts and, if appropriate, for adverse but insignificant project and cumulative impacts; as appropriate, such mitigation measures would tier from policies and standards from the County's Comprehensive Plan, other local plans or regulations, and the County Planner's Guide to Conditions of Approval and Mitigation Measures.

Our approach to CEQA document preparation is briefly summarized in Table 5 below.

Table 5. CEQA Documentation Services

Initial Studies (IS). Wood believes that preparation of a thorough Initial Study is a key component of the CEQA process and is central to project streamlining and development of a defensible environmental document. Wood's project team would draw upon available peer reviewed technical studies, the County's Comprehensive Plan ordinances, regional plans, and databases (e.g., California Natural Diversity Data Base) to support IS preparation. Wood staff would focus on tiering and incorporating information from available environmental documents to support IS preparation and streamline the review. As former agency staff and consultants, our Project Managers have prepared several dozen ISs to address all types of development in a variety of settings, including those for urban infill projects; rural-agricultural proposals; coastal zone development; public works projects; and commercial, industrial, residential, and recreational development.

Mitigated Negative Declarations (MNDs). Wood's project team would work with County staff, and as appropriate, project applicants and responsible agencies to identify and craft feasible mitigation measures to address project impacts identified by the IS to allow the preparation of an MND where projects have the potential



Table 5. CEQA Documentation Services

to create significant but mitigable impacts. Our team would build upon policies and development standards from the County's Comprehensive Plan, local community plans, and the County's Planner's Guide to Conditions of Approval and Mitigation Measures as a basis for such mitigation measures. Wood staff would prepare administrative draft, draft, and final MNDs in coordination with County staff and manage all printing, noticing and distribution as requested and further discussed below. Wood's senior CEQA practitioners have prepared several dozen MNDs and have a thorough understanding of how to craft legally sustainable and enforceable mitigation measures to permit projects to proceed under an MND.

Project and Program EIRs. Wood has extensive experience developing project and programmatic EIRs for a wide range of public and private projects. Wood's project team would work with the County to identify issues early on to carefully focus the scope of the EIR, both to avoid wasteful or duplicative analysis and to avoid unforeseen issues arising late in the process. Our staff would work with County staff to ensure the range of selected project alternatives are consistent with goals and objectives and that comparative impact assessment is clear, concise, and easily tracked. This approach would support thorough and efficient review by agency staff and actions taken by decision-makers.

Notice of Preparation (NOP). Our staff would prepare the NOP to obtain early comments on EIR scope from area residents, community organizations, and public agencies. Early feedback from these and other key stakeholders would minimize the potential for project delays and unforeseen issues arising late in the process. Wood typically includes all NOP comments in an appendix matrix indicating where such comments have been incorporated and responded to in the draft EIR. This will assure reviewers that their comments have a response and to ease their review of the draft EIR.

Prepare Draft EIR Project Description and Concept Alternatives. A complete project description is the foundation of an adequate EIR. The Wood team would use information obtained from available project plans or application, project renderings, staff reports, and technical studies. The project description will be refined in coordination with County staff and the project applicant to ensure accuracy. Wood's team would prepare and submit initial summaries of concept alternatives along with the project description for consideration by the project team.

Prepare Administrative and Draft EIR. Wood's project team would prepare and submit an administrative draft EIR to address direct and indirect project impacts and standard CEQA sections, such as growth inducement, climate change, and consistency with adopted plans and impacts associated with project alternatives. Our team would work with County staff to turn the administrative draft EIR into a public draft, through response to County comments and a final screencheck draft EIR and provide for County review via electronic (MS Word and PDF) and hardcopy versions. Wood's team would submit required CD/DVDs of the draft EIR, along with hardcopies of the Executive Summary, Notice of Availability (NOA), and Notice of Completion (NOC) to the State Clearinghouse. Our team would also prepare an electronic version of the draft EIR suitable for uploading to the County's website, including chapters with file sizes adjusted for easy downloading.

Prepare Final EIR. Wood's project team would work with the County to prepare the final EIR by providing detailed responses to all written and oral comments and by submittal of a strikeout and underlined version of the administrative final and screencheck final EIRs, along with a Mitigation Measures and Reporting Program (MMRP). Our team would provide documents for County review via electronic email (MS Word) and hard copies at county request. We would submit both electronic (MS Word and PDF) and hardcopies of the final EIR.



Table 5. CEQA Documentation Services

<p>Mitigation Monitoring and Reporting Programs (MMRPs). Wood strives to create useable and accessible MMRPs using a table format for easy tracking, along with clearly crafted mitigation measures, identification of the party responsible for implementation, required timing, and needed times or points in process for monitoring. Senior Wood staff was involved in the original studies that helped create mitigation monitoring requirements in the late 1980s and have two decades of experience creating enforceable MMRPs.</p>
<p>CEQA Findings/Statements of Overriding Considerations. Wood recognizes that preparation of detailed CEQA findings and statements of overriding considerations are a critical component of the environmental process. Wood’s clients regularly request that our team either review or prepare these documents.</p>
<p>Environmental Hearings. Wood’s project team would work closely with County staff, including the County Environmental Hearing Officer, on each project to ensure careful meeting preparation and coordination for public meetings required for CEQA compliance. Wood’s senior project managers have served as past County Environmental Hearing Officers and understand the need to conduct and manage effective public comment meetings, which focus on respectful receipt of public comments but not debate. Wood’s designated Project Manager would attend required meetings with County staff and project applicants as well as set up regular conference calls as needed to ensure smooth project processing. Our staff would work closely with County staff to coordinate environmental analysis presentations at any required environmental hearings. Wood anticipates assisting County staff and/ or leading public workshops and environmental hearings and would prepare and distribute supporting presentation materials as needed.</p>
<p>CEQA Support Services. Wood regularly assists public agency clients with noticing and reproduction services and would provide noticing services in coordination with County staff. Wood’s services include management of document reproduction (e.g., hard copies, CD/DVDs, and easily downloadable web versions) along with required document submittals to the State Clearinghouse, relevant agencies, and interested citizens upon County request.</p>

Approach to Key CEQA Resources

Wood understands that often issues of transportation and circulation, hillside development, soil stability related to excavation, site design and architecture, noise, air quality, and visual resources emerge through the planning and environmental review process. Wood’s expertise with these issues and our approach to environmental review including early public outreach and investigation to identify the full range of environmental issues for each unique project will provide the County with the high level of service, response, and on-call expertise required. The following section summarizes our approach to the key issue areas for projects in the County.

Table 6. Selected Key In-House Expertise and Approach

Expertise	Analytical Approach or Methodology
Aesthetics/Visual Resources	<p>Wood provides objective analysis employing standardized methodologies based on set criteria (e.g., project dominance, view impairment, scenic resource delineation, etc).</p> <p>Wood combines objective methodologies with detailed graphics, including maps, cross sections, renderings and photosimulations to accurately portray the project and permit identification of potential impacts and precise mitigation measures, as well as support of</p>



Table 6. Selected Key In-House Expertise and Approach

Expertise	Analytical Approach or Methodology
Agricultural and Rural Resources	<p>any alternative analysis. Our team includes subconsultant, VIZ/fx, a proven visual simulations firm that Wood has collaborated with on numerous projects. VIZ/fx is available to prepare and peer review visual simulations.</p> <p>Wood’s approach to agricultural and rural resources involves analysis of crops, land use compatibility, soils, and rural access. We are deeply familiar with the County’s policy and regulatory setting for agricultural land uses, as well as the County’s cannabis regulations. Our evaluation of projects in agricultural and rural areas would involve detailed assessment of these issues and clear assessment of consistency with County policies and land use regulations for permitted uses, compatibility, vegetation management, grading, and water use.</p>
Air Quality, Greenhouse Gases, and Climate Change	<p>Wood employs air quality specialists with expertise and experience relevant to the Santa Barbara County Air Pollution Control District. Our specialists routinely use CalEEMod to calculate or model project emissions. Wood’s toxicologists can supplement the skills of our air quality specialist where needed (e.g., Human Health Risk Assessments). In addition to modeling direct and indirect greenhouse gas emissions, Wood also addresses the full suite of climate change issues (e.g., changes in flooding, long term water supply and quality).</p>
Cultural and Historic Resources	<p>Wood’s team provides archaeological and historic evaluation services, including Phase I, II, and III cultural resource evaluations. Wood’s Cultural Resource team is expert with incorporating the findings of cultural resource evaluations into CEQA documents for a range of project uses, including urban redevelopment projects for both historic districts and “master list” structures. Our team has extensive experience implementing County historic resource policies and processes as well as the federal Secretary of the Interior Standards and Guidelines. We also address adaptive reuse of structures, retention of character defining features, and issues related to “facadism”. Our experienced local cultural resource team is headed by David Stone, RPA, who has decades of experience assessing and mitigating impacts to cultural resources in the County.</p>
Transportation and Mobility	<p>Wood provides detailed analysis of transportation and mobility issues focusing on all modes of transportation. Our team combines detailed analysis of traffic congestion issues including Level of Service (LOS) and Vehicle Miles Traveled (VMT) with assessment of all aspects of mobility including the linkages between mobility and land use, multi-modal infrastructure and connectivity, and transit facilities and “headways”. Wood’s Project Managers incorporate the findings of complex traffic analyses and models into EIRs with careful attention to the feasibility of various mitigation measures, such as TDM strategies and the potential secondary effects of proposed road and intersection improvements on pedestrian mobility and safety, community aesthetics, and transit operations. Wood has previously supplemented its team with local traffic engineering services including Associated Transportation Engineers and Stantec for site-based analysis, and Fehr & Peers for larger, more complex projects. .</p>



V. FEE SCHEDULE

Wood Environment & Infrastructure Solutions, Inc.		
2019 RATE AND FEE SCHEDULE		
The hourly labor rates set forth below are valid from January 1, 2019 and are subject to annual revision thereafter. Wood would provide the County of Santa Barbara thirty (30) days advance written notice of any such revisions.		
DIRECT LABOR		
Staff	Technical Skill	Rate/Hour
Management Staff Members		
Dan Gira	Program Manager	\$195.00
Rita Bright	Planning Manager	\$170.00
Erika Leachman	Principal Planner	\$155.00
Matt Sauter	Senior Planner	\$120.00
Nick Meisinger	Senior Planner	\$115.00
Julia Pujo	Senior Planner	\$110.00
Doug McFarling	QA/QC Technical Manager	\$180.00
Technical Staff Members		
Matt Buggert	Planner III	\$90.00
Taylor Lane	Planner III	\$90.00
Marie Laule	Planner III	\$90.00
Sydney Margallo	Planner II	\$85.00
Kaylan Lamb	Planner II	\$85.00
Ryan Ramos	Planner I	\$80.00
Hannah Thomas	Planner I	\$80.00
Ashlynn Navarro	Planner I	\$80.00
Administrative Staff		
Janice Depew	Word Processor	\$75.00
Aaron Johnson	GIS Analyst	\$95.00
Rosann Malloch	Project Administrator	\$100.00
Rita Samaniego	Administrative Assistant	\$75.00
OTHER DIRECT EXPENSES		
Travel Expenses:		
Transportation (mileage, car rental, etc.)		Cost plus 10% Mileage charged at \$0.58 per mile Cost plus 10%
Meals and Incidentals		Maximum GSA Daily Per Diem not to exceed \$64
Lodging		Cost plus 10%
Miscellaneous Expenses:		
Office equipment (computers, phones, etc.), space rent, & utilities		2% fee on direct labor charges only
Subcontract Expenses:		
Supplies or services furnished to Wood in support of project activities by any supplier or firm, except temporary agency or consultant staff charged at above hourly rates plus direct costs.		Cost plus 10%

Wood Environment & Infrastructure Solutions, Inc.	
2019 RATE AND FEE SCHEDULE	
Other Direct Costs (ODCs):	
Printing (double-sided)	Cost plus 10%, estimating \$0.40 per color page; \$0.10 per black & white page
Graphic Design – Deirdre Stites	\$76 per hour
Other expenses in support of project activities	Cost plus 10%



IV. REFERENCES

We have developed excellent working relationships with public agencies throughout Southern California that have resulted in several repeat selections as the vendor providing planning and EIR consulting services. We have included reference contact information for four of these agencies and our designated points of contact.

Steve Goggia, Community Development Director

City of Carpinteria, Community Development Department
5775 Carpinteria Ave, Carpinteria, CA 93013
Phone: (805) 755-4414, Email: steveg@ci.carpinteria.ca.us
Project: Carpinteria General/LCP Update and Program EIR

Date of Service: 2017-Present

Rachel Kwok, Environmental Planner

Strategic & Transportation Planning, City of Santa Monica
1685 Main Street, Room 212, Santa Monica, CA 90407
Phone: (310) 485-8341, Email: Rachel.Kwok@smgov.net
Project: Downtown Community Plan Program EIR
500 Broadway Mixed-Use Hotel Development Project EIR
Airport Park Expansion Project EIR

Date of Service: 2016-2017

Date of Service: 2015-2016

Date of Service: 2016-2018

Dan Klemann, Deputy Director

Long Range Planning Division, County of Santa Barbara
123 E. Anapamu Street, Santa Barbara, CA 93101
Phone: (805) 568-3380, Email: dklemann@countyofsb.org
Project: SoCal Gas Advanced Metering Ordinance Amendments
Cannabis Land Use Ordinance and Licensing Program EIR

Date of Service: 2017-Present

Date of Service: 2017-Present

Jill Van Wie, Capital Projects Manager

Community Services Department, County of Santa Barbara
123 E. Anapamu Street, Santa Barbara, CA 93101
Phone: (805) 568.2470, Email: jvanwie@co.santa-barbara.ca.us
Project: Goleta Beach Adaptive Management Plan

Date of Service: 2015 -Present

VI. CONTRACT & INSURANCE

Our team has reviewed the Agreement for Professional Services provided by the County in the RFP. If selected, our firm agrees to enter into such Agreement and maintains a minimum of \$1,000,000 insurance coverage that meets the prerequisite insurance requirements described in the County's Standard Indemnification and Insurance Provisions. A certificate of insurance with a copy of the endorsement will be provided upon selection.

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ATTACHMENT A. RESUMES



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Daniel Gira

Senior Program Manager

Professional Summary

Mr. Gira has more than 32 years of environmental planning experience, including 20 years of public agency experience. Mr. Gira has prepared over 55 EIRs on a wide variety of projects, including more than 20 EIRs on infill or redevelopment projects as well as dozens of Initial Studies/ Mitigated Negative Declarations. He is experienced with preparing environmental documents for large mixed-use urban infill projects, energy development, road and other infrastructure improvements and long-range plans.

Wood Experience

- Project Principal, Los Angeles Zoo Vision Plan EIR, City of Los Angeles, CA, 2018-2020.
- Project Manager, Griffith Observatory Circulation and Parking Enhancement Plan IS/MND, 2015
- Program Manager, Downtown Community Plan EIR, City of Santa Monica, CA, 2014-2017.
- Project Manager, Rancho Malibu Hotel EIR, City of Malibu, CA, 2013
- Project Principal, Pier Strand Hotel Project and EIR, City of Hermosa Beach, CA, 2016-2018
- Project Principal, 500 Broadway Mixed Use Development, City of Santa Monica CA, 2014-2015.
- Project Principal, Cannabis Licensing Environmental Documentation, City of Los Angeles, 2017
- Project Principal, Social Equity Program, City of Los Angeles, 2017
- Project Principal, California State Lands Commission Broad Beach Restoration Plan Environmental Document Malibu, 2016
- Project Principal, Carpinteria General Plan/Local Coastal Plan Update and EIR, City of Carpinteria, CA, 2017-2020.

Years of Experience

36 (13 with Wood)

Office of Employment

West US - Santa Barbara

Languages

- English

Education

- Environmental Studies, University of California at Santa Barbara

Professional Associations

- Member, Association of Environmental Professionals

Areas of Expertise

- Program and Master EIRs
- Environmental Permitting
- Long Range Planning
- Implementation Plans
- Transportation Planning
- Transportation Improvement Plans
- Coastal Processes
- Coastal Policy
- Land Use Policy
- Grant Administration
- Public presentations
- Environmental Justice
- Socio-economics



Rita Bright

Senior Associate Project Manager

Professional Summary

Ms. Bright, a CEQA/NEPA Project Manager, has been extensively involved in land use planning and policy and regulatory permitting with over 30 years of public agency and private consultant experience. As a former public planning agency manager, she managed development review processes for a California county planning agency in the Central Coast region, where Ms. Bright served as a principal negotiator for numerous controversial and/or highly complex projects.

Ms. Bright’s specializations include policy analysis involving planning, subdivision, and zoning laws. Her responsibilities include oversight and direction of substantial public outreach efforts, extensive interface with multiple regulatory agencies, press relations, and public hearings presentations. Ms. Bright recently co-managed a 2018 State AEP award winning project for Santa Cruz County and 2018 State APA award winning project for the City of Los Angeles.

Wood Experience

- Project Manager, Cannabis Licensing Environmental Documentation, City of Los Angeles, 2017
- Project Manager, Social Equity Program, City of Los Angeles, 2017
- Project Manager, Fountain Valley Crossroads Specific Plan EIR, City of Fountain Valley, 2017-2018
- Project Manager, Carpinteria General Plan/Local Coastal Plan Update and EIR, City of Carpinteria, CA, 2017-2021
- Senior Technical Advisory, Los Angeles Zoo Vision Plan EIR, City of Los Angeles, 2018 – 2020
- Planning Manager, Strand & Pier Hotel EIR, City of Hermosa Beach, 2016 – pres.

Years of Experience

33 (10 with Wood)

Office of Employment

West US - Santa Barbara

Languages

- English

Professional Associations

- American Planning Association
- Association of Environmental Professionals

Education

- Bachelor of Arts, Business Economics and Environmental Studies, University of California, Santa Barbara
- Graduate Coursework, Public Administration, San Diego State University

Certificates

- Bureau of Land Management Visual Resource Management Training

Areas of Expertise

- Land Use and Coastal Policy
- Sea-level Rise and Adaptation Planning
- Coastal Commission Coordination
- Grant Administration
- Public Outreach
- Social Equity and Environmental Justice
- Visual Resource Analysis



Erika Leachman

Senior Project Manager | Principal Planner Community Engagement Specialist

Professional Summary

Erika Leachman has 13 years of environmental planning, public outreach, and project management experience, including 6 years as a project manager with Wood and 6 years as a senior planner with a local planning agency in California. Erika specializes in the California Environmental Quality Act (CEQA), land use and resource planning, public policy development and analysis, interagency communication, and public outreach and stakeholder engagement. Erika has prepared nearly 40 Environmental Impact Reports (EIRs) and Initial Studies and Mitigated Negative Declarations (IS/MNDs) for complex urban development, energy, and public facility projects under CEQA, including managing statutory public noticing requirements. This experience has included project management roles for the development of general plan amendments, community plans, and zoning ordinances, parks and open space plans and policies, land use and traffic modeling for impacts analysis and urban design strategies, and facilitation of public outreach processes for both area-focused advisory groups and the public. Erika is expert with environmental communication and community engagement programs for complex projects. She has designed and facilitated outreach programs for community plans, general plan amendments, environmental campaigns, public information/education initiative, hazardous site management programs, stormwater management projects, and community survey projects. Erika has presented complex programs and policies to decision-makers and the public, led team members as project manager, and developed and maintained long-term budgets and work programs. She has also designed and implemented multi-year public outreach strategies for complex regional projects and has facilitated over 100 public workshops, meetings, and hearings.

Experience

Project Manager

Los Angeles Zoo Vision Plan EIR, City of Los Angeles, Los Angeles, CA

Ms. Leachman is managing preparation of the Program-Project EIR for the Los Angeles Zoo Vision Plan for the City of Los Angeles, Bureau of Engineering. The Vision Plan would guide Zoo development and operations over the next 20 years, including comprehensive redesign and redevelopment of the Zoo's existing 133-

Title

Principal Planner

Education

- Bachelor of Arts, Environmental Studies, University of California, Santa Barbara
- Graduate Studies, Environmental Planning and Landscape Architecture (MLA/MCP), University of California, Berkeley

Professional Associations

- President, Association of Environmental Professionals, Channel Counties Chapter

Areas of Expertise

- Urban/Regional Planning
- Environmental Planning
- CEQA/NEPA
- Community Engagement/Public Outreach
- Environmental Communication
- Technical Writing
- Coastal Policy and Permitting
- Public Infrastructure Financing and Improvements
- Parks, Recreation, and Trails
- Agency Permitting
- Adaptive Management Plans



Erika Leachman

Principal Planner | Community Engagement Specialist

acre site. Erika is responsible for leading a team of technical specialists and analysts to evaluate environmental factors that would be potentially affected by the proposed project, including stormwater management and quality in the Los Angeles River watershed. Stormwater would be stored, treated, and recycled onsite through underground cisterns and treatment facilities prior to discharge to the Los Angeles River. The EIR will provide detailed analysis of traffic congestion, air quality and greenhouse gas (GHG) emissions, storm water runoff, increased demand for infrastructure and public services, sustainable development, and water quality. Erika is also facilitating a robust public outreach and engagement program, including several public workshops, surveys, collateral materials, stakeholder interviews, social media outreach, and environmental communication.

Project Manager

Santa Barbara Countywide Recreation Master Plan, County of Santa Barbara, CA

Erika is the Project Manager for the preparation of Recreation Master Plan for all areas of Santa Barbara County. The project involves an extensive public outreach and engagement program, anchored by a steering committee of parks and recreation leaders. The project is driven by public input and information to develop a comprehensive inventory of recreational facilities and evaluate unmet recreational needs countywide. Erika is overseeing a skilled team of resource specialists, recreation planners, visual artists, and GIS technicians to develop a map-based, publicly-accessible application for regional recreation planning. The project aims to identify near-term and long-term recreation improvements to meet unmet needs and develop effective implementation and funding mechanisms.

Deputy Project Manager

Downtown Community Plan EIR, City of Santa Monica, Santa Monica, CA

Erika managed the preparation of the Program EIR for the Downtown Community Plan for the City of Santa Monica. This project would enable development of approximately 4 million additional square feet of mixed-use transit-oriented development in the 240-acre downtown, consisting largely of 6 to 8-story structures up 84 feet in height. Key planning issues include provision of new perimeter parking garages, coordination of development with the Exposition Light Rail extension to the new Downtown Santa Monica Station, improved wayfinding and connectivity between downtown and surrounding districts and public realm/ pedestrian streetscape improvements, as well as comprehensive assessment of stormwater quality and infrastructure. Public outreach involved tracking and response to hundreds of public comments on the scope of the EIR and impact assessment. The Final EIR was certified in 2017.

Former Senior Planner

County of Santa Barbara, CA

In her former role as a senior planner for the County of Santa Barbara, Ms. Leachman managed the preparation of Eastern Goleta Valley Community Plan for the County of Santa Barbara. Erika managed the project from the design stages of the planning and public outreach process through the development of general plan policies and land use plans to the selection of the project description for environmental review. The plan addresses general plan issues and programs for a 40,000-acre unincorporated area in southern Santa Barbara County, including coastal land uses, watershed-based planning, agricultural use policies, affordable housing development, ecological resource management, and public facilities and infrastructure planning. Erika orchestrated a robust outreach process, including over 50 meetings and a General Plan Advisory Committee (GPAC). Ms. Leachman also assisted in targeted community planning issues addressing streetscape planning, public infrastructure financing, and land use buildout modeling in the Santa Ynez Valley, Orcutt, and Summerland communities within Santa Barbara County, as well as a multi-media public outreach program for the 2010 U.S. Census.



Matt Sauter

Category 2: Cultural Resources

Professional Summary

Mr. Sauter has ten years of environmental analysis and mitigation planning experience, land use planning and permitting, paleontological resource management, environmental impact reports and assessments under CEQA and NEPA, and interagency communication. This professional experience has included earth resource (soils, geology, mineral, and paleontological resources) impact assessment and mitigation planning for multi-state electrical transmission project Environmental Impact Statements (EISs) and Environmental Assessments (EAs), pre-construction field surveys for paleontological resources, and soil profiling in support of archaeological resource testing and protection. Mr. Sauter has also served as a public agency permit planner with experience in developing unique conditions of approval to create net-zero water usage for new development, managing CEQA analyses across differing County agencies, contact with the public and media, and presentations before decision-makers including municipal advisory councils, planning commissions, and boards of supervisors. As a permit planner, Mr. Sauter’s responsibility for CEQA analyses included agricultural and soil resources, cultural and paleontological resources, aesthetic and visual resources, noise, public utilities and services. His work with Wood has included a diverse array of projects from assessing impacts on paleontological resources, developing impact mitigation plans for paleontological resources, conducting record searches, assessing the potential environmental impacts of commercial cannabis and social equity associated with this newly legal industry in the City of Los Angeles, and assessing impacts associated with demolishing and replacing a marine oil terminal facility in the Port of Los Angeles.

Wood Experience

Qualified Paleontologist, WellQuest, LLC Senior Living Project – City of Menifee, CA

Qualified Paleontologist, Pilot / Flying J Construction Project – City of Jurupa Valley, CA

Lead Environmental Analyst, Berths 150-151 Marine Oil Terminal Replacement Project, Port of Los Angeles, CA

Environmental Analyst/ Paleontologist, Mendota Pool Group 20 Year Exchange Joint EIR/EIS, Bureau of Reclamation

Title

Senior Environmental Planner

Education

- M.Sci., Paleontology, South Dakota School of Mines and Technology, Rapid City, SD, 2009
- BS, Geology, University of Minnesota, Minneapolis-Saint Paul, MN, 2005

Professional Associations

- Member, Society of Vertebrate Paleontology
- Member, Association of Environmental Professionals
- Qualified Paleontologist, County of Riverside



Nick Meisinger

Project Manager

Professional Summary

Mr. Meisinger is an environmental science professional with over 10 years of environmental planning experience serving a diverse range of clients, including Federal, state, and local governments. Mr. Meisinger has managed or contributed to the preparation over 30 CEQA-compliant documents including Categorical and Statutory Exemption Notices, complex Initial Studies and Mitigated Negative Declarations (IS/MNDs), Project-level Environmental Impact Reports (EIRs), and Programmatic EIRs with high levels of public interest (e.g., City of Santa Monica Downtown Community Plan, etc.).

Mr. Meisinger has extensive experience with traffic and transportation analyses using Senate Bill (SB) 743 metrics for both project-level and programmatic long-range plans. He is also familiar with a variety of noise modeling software and accepted metrics for analyzing noise from construction and traffic.

Wood Experience

- Deputy Project Manager, Strand & Pier Hotel EIR, City of Hermosa Beach, 2016 – pres.
- Deputy Project Manager, Santa Monica Downtown Community Plan Program EIR, City of Santa Monica, 2015-2017
- Project Manager, Port of Los Angeles Berth 46 Special Events MND, City of Los Angeles, 2018
- Project Manager, Port of Los Angeles Berth 31 UST Compliance MND, City of Los Angeles, 2018
- Project Manager, UC San Diego, Scripps Institution of Oceanography Marine Conservation Facility MND, La Jolla (San Diego), 2017-2018
- Project Manager, UC San Diego Fire Station MND, La Jolla (San Diego), 2017
- Project Manager, Port of Long Beach, Outer Harbor Sediment Placement and Ecosystem Restoration MND, 2017
- Transportation Planner, Griffith Observatory Circulation and Parking Enhancement Plan MND, 2016-2017

Years with Wood: 7

Years Experience: 10

Education

- B.S., Environmental Science, University of California, Santa Barbara
- Minor, Spatial Science University of California, Santa Barbara

Memberships/affiliations

- Member, Association of Environmental Professionals
- Member, International Association for Impact Assessment

Areas of Expertise

- CEQA/NEPA
- Land Use Planning
- Environmental Science
- Transportation
- Biological Resources
- Regulatory Permitting Oversight



Julia Pujo

Deputy Project Manager

Professional Summary

Ms. Julia Pujo is an Environmental Planner and California Environmental Quality Act (CEQA) specialist with over 5 years managing the preparation of CEQA documents. She has served a diverse range of public and private sector clients, working on large and complex projects of a controversial or litigious nature. Ms. Pujo specializes in land use planning, infill, mixed use, transit-oriented development, specific plans, and general plans throughout the South and Central. Ms. Pujo is adept at efficiently coordinating and collaborating with clients, project teams, and public agencies throughout the environmental review process. Ms. Pujo's work has been recognized with awards from the Association of Environmental Professionals (AEP), has presented at AEP workshops, and is a guest lecturer for Environmental Studies at University of California, Santa Barbara.

Wood Experience

- Deputy Project Manager, Los Angeles Zoo Vision Plan EIR, City of Los Angeles, CA, 2018-2020.
- Deputy Project Manager, Carpinteria General Plan/Local Coastal Plan Update and EIR, City of Carpinteria, CA, 2017-2020.
- Deputy Project Manager, Froom Ranch Specific Plan EIR, City of San Luis Obispo, CA, 2017-2018.
- QAQC Technical Manager, Fountain Valley Crossroads Specific Plan EIR, City of Fountain Valley, CA. 2017-2018.
- Downtown Specific Plan EIR, City of Santa Monica, CA, 2014-2017.
- Permitting, Pier Strand Hotel Project and EIR, City of Hermosa Beach, CA, 2016.
- Project Manager, Avila Ranch EIR, City of San Luis Obispo CA, 2015-2016.
- Deputy Project Manager, Winery Ordinance Update EIR, Santa Barbara County Planning & Development, Santa Barbara, CA, 2015-2016
- Deputy Project Manager, East Cherry Avenue Specific Plan EIR, City of Arroyo Grande CA, 2015-2016.
- Environmental Analyst, 500 Broadway Mixed Use Development, City of Santa Monica CA, 2014-2015.

Years of Experience

6 (5 with Wood)

Office of Employment

West US - Santa Barbara

Professional Associations

- American Planning Association
- Association of Environmental Professionals

Qualifications

- M.Sc. Urban Planning, Bartlett School of Planning, UCL, London, UK
- BA, Urban Studies, Vassar College, Poughkeepsie, NY

Areas of Expertise

- CEQA/NEPA
- Land Use Planning
- Environmental Science



Matthew Buggert

Environmental Planner/Analyst

Professional Summary

Matthew Buggert is an Environmental Planner and Analyst with a Bachelor's degree in Environmental Studies (of a double major) from the University of California, Santa Barbara. With Wood, Mr. Buggert researches regulations affecting both planning-level and impact assessment stages of project development, including field visitation. Further, he supports preparation of affected environmental descriptions and environmental consequences evaluations including federal storm water sampling compliance efforts.

Prior experience to working with Wood has consisted of researching well stimulation practices from offshore oil platforms, limited GIS ArcMap manipulation, public education addressing threatened and endangered species reserves – including aspects such as the biology, ecology, and threatened status.

Wood Experience

- Project Manager, Planning Services for the Southern California Gas Company Pipeline Safety Enhancement Plan, Advanced Meter, and Safety Device Installation Program, Santa Barbara County, CA (2019 – 2019)
- Deputy Project Manager, Santa Barbara County Cannabis Land Use Ordinance and Licensing Program EIR, Santa Barbara County, CA (2017 – 2018)
- Deputy Project Manager, Griffith Park Circulation Enhancement Plan, Mitigated Negative Declaration, City of Los Angeles, CA (2015 – 2017)
- Lead Environmental Analyst, General Conservation Plan for Oil and Gas Activities, Environmental Assessment, County of Santa Barbara, CA (2018 – 2019)
- Lead Environmental Analyst, Kellogg Park Development Project, Environmental Assessment & Mitigated Negative Declaration, City of Ventura, CA (2016 – 2017)
- Environmental Planner, Carpinteria General Plan Update & Sea Level Rise Assessment EIR, Santa Barbara County, CA (2017 – 2019)
- Monitoring Team Technician, Storm Water Compliance, Naval Base Ventura County, CA (2015 – 2019)
- Additional participation in the preparation of 7 NEPA-related projects and over 30 CEQA-compliant environmental documents

Years of Experience

6 (4 with Wood)

Office of Employment

West US – Santa Barbara

Qualifications

Education

- Bachelor of Art, Environmental Studies, *Environmental Law and Planning Emphasis, of a double major*, University of California, Santa Barbara, 2014

Certifications

- Certificate, ArcGIS Desktop Associate 10.1, Utrecht University, Netherlands, 2013

Languages

- English

Professional Associations

- Association of Environmental Professionals
- American Planning Association

Areas of Expertise

- Detailed Project Description Development
- Alternatives Creation
- Public Outreach
- Land Use and Coastal Policy



Taylor Lane

Technical Professional – Environmental Analyst and Air Quality Specialist

Professional Summary

Mr. Lane, a Lead Technical Analyst and Deputy Project Manager, has gathered experience working to prepare Environmental Impact Reports (EIRs) and Initial Studies (IS) in accordance to the California Environmental Quality Act (CEQA). Mr. Lane has also provided analyst-level services for the preparation of several Environmental Assessments (EAs) in accordance to the National Environmental Policy Act (NEPA). Analytical experience includes assessing project-related impacts to land use, aesthetic and visual resources, agricultural, biological, noise, air quality, hydrology, utilities, public services, and energy resources and conservation for several EIRs, IS/MNDs, and EAs. Through his educational career, Mr. Taylor Lane has acquired knowledge and skills relating to technical writing, GIS, and field survey/delineation techniques.

Wood Experience

- Deputy Project Manager, Mendota Pool Water Exchange Agreements EIS/EIR, U.S. Bureau of Reclamation and Westlands Water District, Fresno, CA (2016-Present)
- Deputy Project Manager, Yolo Gardens Initial Study-Mitigated Negative Declaration, County of Yolo, CA (2018-Present)
- Deputy Project Manager, Vogel Lot Division Initial Study-Mitigated Negative Declaration, County of Marin, CA (2016-2017)
- Deputy Project Manager, Baron Ranch Trail Realignment Initial Study-Mitigated Negative Declaration, County of Santa Barbara, CA (2016-2017)
- Deputy Project Manager, Cate School Master Plan Update, County of Santa Barbara, CA (2016)
- Deputy Project Manager, Fountain Valley Crossings Specific Plan EIR, City of Fountain Valley, CA (2016-2018)
- Lead Environmental Analyst, East Cherry Avenue Specific Plan EIR, City of Arroyo Grande, CA (2016)
- Environmental Analyst/Air Quality Specialist, Froom Ranch Specific Plan EIR, City of San Luis Obispo, CA (2018-Present)
- Environmental Analyst/Air Quality Specialist, Strand & Pier Hotel Project EIR, City of Hermosa Beach, CA (2016-2017)

Years of Experience

3 (3 with Wood)

Office of Employment

West US – Santa Barbara, CA

Languages

- English

Professional Associations

- Member, Association of Environmental Professionals

Education

- Member, Association of Environmental Professionals

Training

- California Emissions Estimator Model (CalEEMod) Technical Specialist
- U.S. Army Corps of Engineers Wetland Delineation (Certified by the Wetlands Training Institute)

Areas of Expertise

- Air Quality Emissions Modeling
- Greenhouse Gases
- Biological Resources



Marie Laule

Technical Professional – Environmental Analyst

Professional Summary

Ms. Laule has experience in researching regulations that affect both planning-level and impact assessment stages of project development. Ms. Laule has experience serving a diverse range of clients, including state and local governments and private sector businesses. Her work has also included coordination between these entities for the purposes of permitting and regulatory compliance. She has worked on the analyses of environmental impacts and mitigation strategies in preparation of Environmental Impact Reports (EIR) and Environmental Impact Statements (EIS) that are in accordance with the California Environmental Quality Act (CEQA). Throughout her education and career, Ms. Laule has acquired knowledge and skills relating to environmental due diligence evaluations, permitting processes, project coordination, and field survey techniques.

Wood Experience

Project Coordinator and Lead Analyst, Goleta Beach Adaptive Management Program, Santa Barbara County, CA. 2016 – Present.

Deputy Project Manager, Goleta Fire Station 10 EIR, City of Goleta, CA. 2018.

Lead Analyst, Strand and Pier Hotel Project EIR, City of Hermosa Beach, CA. 2017-2018.

Lead Analyst, Caltrans Inventory of Class-V Injection Wells, District 7, Los Angeles County, CA. 2017.

Lead Analyst, Malibu Creek Storm Water Coordinated Integrated Monitoring Program, Los Angeles County, CA. 2017.

Lead Analyst, Sweetwater Dam Improvements Initial Study / Mitigated Negative Declaration, San Diego County, CA. 2017.

Lead Analyst, Airport Park Expansion Project EIR, City of Santa Monica, CA. 2017.

Lead Analyst, Project Varietals Initial Site Screening and Preliminary Due Diligence Study, CA and OR, United States 2016

Years of Experience

2 (2 with Wood)

Office of Employment

West US - Santa Barbara

Languages

- American Sign Language (ASL)

Professional Associations

- Member, Association of Environmental Professionals

Education

- B.A., Environmental Studies, University of California, Santa Barbara, 2016
- Minor, Professional Writing for Business Communication, University of California, Santa Barbara, 2016

Areas of Expertise

- Permitting and Grant Writing Specialist



Sydney Margallo

Technical Professional - Environmental

Professional Summary

Ms. Margallo is an environmental science professional with over 2 years of environmental planning experience serving a diverse range of clients, including Federal, state, and local government, academic institutions (e.g., University of California San Diego), and private developers. She has experience in preparing National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) compliant planning documents, as a lead technical analyst. As such, Ms. Margallo is knowledgeable on a diverse range of environmental policies and regulations. Ms. Margallo has contributed to the preparation of numerous NEPA-compliant documents for a wide-variety of Federal agencies in support of capital improvement programs, management plans, and development plans. She has also contributed to the preparation of a variety of CEQA-compliant documents including Initial Studies and Mitigated Negative Declarations (IS/MNDs), Project-level Environmental Impact Reports (EIRs), and Programmatic EIRs with high levels of public interest (e.g., County of Santa Barbara Cannabis Land Use Ordinance and Licensing Program).

Ms. Margallo regularly analyzes technical studies necessary to support NEPA- and CEQA-compliant analyses (e.g., Phase I Cultural Resources Studies, Jurisdictional Wetland Delineations, Traffic Studies, Noise Analyses, etc.). Ms. Margallo has experience with using the California Emissions Estimator Model (CalEEMod) to create emissions estimates for various development projects (e.g., hotels, event centers, expanded parking lots, etc.). She is also familiar with noise modeling software and accepted metrics for analyzing aircraft noise as well as noise from construction and traffic. In addition, Ms. Margallo has experience in conducting field work, including noise modeling, site visits, and cultural surveys.

Wood Experience

- Deputy Project Manager, Cole Grade Road Improvements EIR, County of San Diego, 2017
- Environmental Analyst/Air Quality Specialist, Ventura Hilton Project IS/MND, City of Ventura, 2017
- Environmental Analyst, Cannabis Land Use Ordinance and Licensing Program, County of Santa Barbara, 2017
- Environmental Analyst, Los Angeles Zoo Vision Plan EIR, City of Los Angeles, 2019

Years of Experience

3 (2 with Wood)

Office of Employment

West US - Santa Barbara

Languages

- English – Proficient
- French - Basic

Professional Associations

- Association of Environmental Professionals

Education

- Bachelor of Science, Environmental Management and Protection, California Polytechnic State University, San Luis Obispo, 2016
- Minor, City and Regional Planning, California Polytechnic State University, San Luis Obispo, CA, 2016

Areas of Expertise

- Air Quality and Greenhouse Gas Emissions
- Climate Action Plans

Training

- California Air Pollution Control Officers Association (CAPCOA)
- California Emissions Estimator Model® (CalEEMod)
- United States Air Force's (USAF's) Air Conformity Applicability Model (ACAM)



Kaylan Lamb

Technical Professional - Environmental

Professional Summary

Ms. Lamb is an environmental science professional with 1 year of experience as an analyst serving a diverse range of clients, including Federal, state, and local governments, and private developers. She has experience in preparing California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliant planning documents, and is knowledgeable on a diverse range of environmental policies and regulations. Ms. Lamb has contributed to NEPA and CEQA-compliant documents for a wide range of state and federal agencies in support of management plans, adaptation policies regarding climate change and sea level rise, and capital improvement programs. Further, Ms. Lamb has contributed projects that have demonstrated her knowledge of spatial and temporal environmental processes. Through her education and career, Ms. Lamb has acquired knowledge and skills in environmental compliance, field survey techniques, project coordination, and applicable mitigation strategies in various project settings.

Wood Experience

Environmental Analyst

Tulare Lake Subbasin Groundwater

Mendota Pool Group 20-Year Exchange Program EIS/EIR, Mendota, CA, 2018-Present

Orange Memorial Park Stormwater Capture Project, City of South San Francisco, CA, 2018

Goleta Beach Adaptive Management Program (AMP): Caltrans Grant and Annual Report, Goleta, CA 2018

City of Carpinteria General Plan/Local Coastal Program Update, Carpinteria, CA, 2018-Present

Dredging at U.S. Coast Guard Station Ballast Point, San Diego, CA, 2018

InterConnect Towers, Morongo Canyon and Highway 62 Communication Site, Barstow, CA, 2018

Years of Experience

1 (1 with Wood)

Office of Employment

West US – Santa Barbara

Languages

- English

Professional Associations

- Association of Environmental Professionals

Areas of Expertise

- California Environmental Quality Act (CEQA)

Education

- B.S. Environmental Studies, University of California, Santa Barbara 2017 with an emphasis in Ecological Conservation and Habitat Management

Training

- Association of Environmental Professionals CEQA Essentials, 2018
- California Emissions Estimator Model (CalEEMod), 2019



Ryan Ramos

Environmental Analyst

Professional Summary

Mr. Ramos is a young environmental professional with over 2 years experience with environmental planning procedures and documentation, serving a diverse range of clients including Federal, state, and local government, academic institutions (e.g., University of California San Diego), and private developers. He has experience in preparing National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) compliant planning documents. As an environmental science professional, Mr. Ramos has experience with a wide array of policies and environmental regulations. Additionally, Mr. Ramos provides technical and analytical support in the preparation of environmental impact analyses, and provides our clients with support by preparing presentations, findings, and staff reports for environmental hearings. Mr. Ramos is currently providing these services for the United States Navy during the preparation of an *EA for a Floating Dry Dock Project at Naval Base San Diego*.

Mr. Ramos regularly prepares technical studies necessary to support CEQA-compliant analyses (e.g., Traffic Studies, Air Quality Studies, Noise Analyses, etc.). He also frequently engages permitting efforts (e.g., Section 401/404 of the Clean Water Act, Section 1602 of the CA Fish and Game Code), regulatory compliance and mitigation (e.g., purchase of mitigation bank credits). Mr. Ramos has worked with members of the National Estuary Program to create mitigation options for threatened ecosystems of Eelgrass beds. He is familiar with a variety of spatial analytical software, as well as metrics from analyzing noise from construction and traffic.

Wood Experience

Environmental Analyst

Environmental Assessment for the Naval Base San Diego Floating Dry Dock Project. 2019.

Addendum No. 2 (Design & Innovation Building) to the Program Environmental Impact Report for the 2018 UC San Diego La Jolla Campus Long Range Development Plan. 2019.

Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan. 2019.

Initial Study/Mitigated Negative Declaration for the University of California San Diego Scripps Institute of Oceanography Marine Conservation Facility. 2018.

Years with Wood: 1

Years Experience: 3

Office of Employment

West US – San Diego

Languages

- English – Proficient
- Spanish – Basic

Memberships/affiliations

- Member, Association of Environmental Professionals

Areas of Expertise

- Cultural Resources and Greenhouse Gas

Education

- Bachelor of Science, Environmental Management and Protection, California Polytechnic State University, San Luis Obispo, 2018
- Concentration, Environmental Policy, California Polytechnic State University, San Luis Obispo, 2018

Accreditation

- U.S. Green Building Council – LEED Green Associate



Hannah Thomas

Technical Professional – Environmental Analyst

Professional Summary

Ms. Thomas is a graduate with a bachelor’s degree in Environmental Studies from University of California, Santa Barbara with an emphasis in water and agricultural system’s planning. She has a strong understanding of applicable laws, policies, and regulations of the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). She has experience serving a range of clients including federal, state, and local governments, as well as private developers. Ms. Thomas has contributed to CEQA- and NEPA-compliant documents to support local and statewide development projects and planning. She has experienced knowledge in state and federal permitting processes, resource impact assessments, and grant writing.

Wood Experience

Environmental Analyst

Las Positas Multi-Use Path Project, City of Santa Barbara, 2019

Yolo Surreal Solutions Project, Yolo County, 2019

Tulare Lake Subbasin Groundwater Sustainability Plan (GSP) Project, 2019

San Simeon Coastal, Estuarine, and Riparian Habitat Restoration and Enhancement Plan, District of San Simeon, 2019

Years of Experience

1 (1 with Wood)

Office of Employment

West US – Santa Barbara, CA

Languages

- English – Proficient

Areas of Expertise

- California Environmental Quality Act (CEQA)
- California Planning

Education

- Bachelor of Arts (B. A), Environmental Studies, University of California, Santa Barbara 2018 with an emphasis in water and agricultural system’s planning
- Professional Writing Minor, University of California, Santa Barbara in Business Communications



Ashlyn Navarro

Environmental Analyst

Professional Summary

Ms. Navarro is an emerging environmental planning professional with experience serving a diverse range of clients including local governments, non-profit organizations and private developers. She has experience in preparing California Environmental Quality Act (CEQA) compliant documents. As an environmental planning professional, Ms. Navarro is knowledgeable on an array of planning policies and environmental regulations. Ms. Navarro provides technical and analytical support in the preparation of environmental impact reports and is currently providing these services for the Beach Cities Health District during the preparation of an EIR for a proposed partial demolition and redevelopment of an existing health care campus.

Former positions Ms. Navarro served before joining Wood include assistant to the Urban Historian at the Community Development Branch of the City of Santa Barbara. Ms. Navarro contributed to the designation and permanent protection of over 80 historic resources through her completion of historic resource surveys and staff reports outlining each potential structure of merit’s qualifications under Municipal Code. Previously, Ms. Navarro also served as assistant to the Development Director at the Land Trust for Santa Barbara County, during which Ms. Navarro applied public relations strategies and detail-oriented writing to community outreach projects and grant proposals.

Experience

Environmental Analyst

Environmental Impact Report of the Beach Cities Health District Healthy Living Campus Master Plan

Wood is currently preparing a project EIR for the phased redevelopment of an existing health care campus in the city of Redondo Beach, California. The proposed redevelopment would provide space for existing medical programs and facilities, as well as a new child development center and 360 new assisted living units. Key EIR issues are related to impacts of transportation, noise, air quality and public service resources.

Title

Environmental Analyst

Office of Employment

West US- San Diego

Education

- Bachelor’s Degree- Environmental Studies, University of California Santa Barbara
- Minor Certificate- Professional Writing, Civic Engagement Track

Professional Associations

- American Planning Association

Areas of Expertise

- Land Use
- Historic Preservation





VIZf/x Statement of Qualifications

VIZf/x has been providing architectural visualization and design services to its' clients since '92. The services offered include multiple methods for the communication of architectural designs. These methods include computer animation, architectural illustration, photo simulations and multimedia presentations. Our services have been used to assist in obtaining governmental approvals, working with clients and agencies to describe the impact and magnitude of proposed projects and to help lay persons understand the impacts of a planned project. Our expertise has been called upon to create images for environmental impact reports, mitigated negative declarations, planning commission presentation, design review submissions and city council presentations. We have presented images to many municipal agencies in the states of California, Nevada and Arizona.

VIZf/x stands apart from other visualization specialist due to an extensive background in architecture, civil engineering, photography and CAD/Modeling software integration. VIZf/x is a California corporation principally owned and operated by Robert Staehle.

ARCHITECTURE

Mr. Staehle is a licensed architect with 35+ years of practical architectural project experience. Prior to specializing in the entitlement phases of project design Mr. Staehle received many regional and national design awards while working for internationally recognized firms.

CIVIL ENGINEERING

VIZf/x frequently collaborates with a sister firm specializing in civil engineering and survey related visualizations. Together the two firms have done hundreds of simulations for clients such as CalTrans, multiple departments of transportation and rail systems such as BART.

PHOTOGRAPHY

Our firm has extensive knowledge and capabilities in gathering precision photography. Photography used for simulations are geo-referenced and captured using visually distortion free equipment. Field of View, camera lens data, and digital sensor data are all documented at the time of image capture. Mr. Staehle has frequently lectured at local college and universities on the math and science behind capturing images that closely simulate the human eye.

CAD/Modeling software integration

VIZf/x continues to pioneer the art and science of digital visual simulations. Prior to the early 1990's visual simulations were commonly referred to as an artists' concept. At that time visual simulations were arguably more art than science. With the advent of 3 dimensional computer modeling coupled with digital image manipulation it became evident science could take a leading roll in the task of visually simulating the unbuilt environment. VIZf/x has collaborated with software developers to push the envelope of what can be done to more accurately simulate proposed projects. Working with industry giants such as AutoDesk, GraphiSoft, and Electric Image Animation Systems; VIZf/x has been instrumental in the development of the following technologies widely used in our industry today:

- GPS data collection linked to still and moving images
- Conversion of SLR lens data to mathematically accurate FOV
- Global Illumination of synthesized models resulting in more photo realistic imaging
- Match Move technologies



Robert Staehle Resume

Architect/Visual Simulations Specialist

VIZf/x was founded in 1992 as a California Corporation to provide accurate visual simulations, animations and illustrations to land developers, architects, engineers, landscape architects and state and local governments. VIZf/x prides itself on the accuracy of its visual simulations taking great care to insure the validity of its work. VIZf/x has pioneered some of the techniques used for the demonstration of hillside building constraints and view quantifications. VIZf/x has provided a wide verity of simulation from high rise buildings to infrastructure and bridge design to residential projects, and software development utilized by thousands of architects and designers worldwide.

Experience and Qualifications:

Mr. Staehle has over 35 years of varied experience in the Architectural and Engineering and Construction industries that make him well suited to the work of providing visual simulations. Having begun his career as an architect, he gained an understanding of the built environment. His education and job experience with internationally recognized land planning and architectural design firms helped to establish a diverse knowledge base that enables him to understand all aspects of the building industry and is the basis for his ability to create extremely real and accurate work products. Mr. Staehle holds a B. of Architecture from the University of Arizona '80. He also holds a M. of Architecture from the San Francisco Institute of Architecture. He is licensed to practice architecture in several western states.

Richard Johnston Resume

Engineering/Visual Simulations Specialist

Mr. Johnston has over 40 years of varied experience in the Architectural and Engineering and Land Survey industries that make him well suited to the work of providing visual simulations. Having begun his career as an engineering and architectural draftsman, he gained an understanding of both fields. Continuing his career path in surveying he became a survey party chief. His job experience with a land planning firm and later as an architectural illustrator have established a diverse knowledge base that enables him to understand all aspects of the building industry and is the basis for his ability to create extremely real and accurate work projects.

Representative Projects

City of Brea, California

VIZf/x worked with the City of Brea to evaluate and quantify a proposed hillside ordinance. VIZf/x created visual simulations of the entire Brea incorporated area depicting how the ordinance might impact potential development.

Santa Clarita, California

VIZf/x worked with the City of Santa Clarita to assist the community in understanding the potential impacts of a proposed residential development. The planned community included several thousand acres of land, significant proposed changes to major circulation systems, construction of an entire community inclusive of shopping, educational and residential components.

Pleasant Hill Redevelopment, Pleasant Hill, California

VIZf/x prepared animation day and night views for the proposed remodel of a regional shopping center located at the intersection of Monument Blvd. and Hwy 680.

URL: <http://www.vizfx.com/portfolio/2/a/pleasantHillEntry/>



Oyster Point Developments, South San Francisco, California

VIZf/x worked on 3 Biotech campuses all located on the waterfront on Oyster Point. Images created were used as part of the public approval process during the design review and entitlement phases of the projects.

Client: Choi + Robles Architecture, Contact: Ed Choi

URL: http://projects.vizfx.com/examples/gateway_012202.jpg

City of Lafayette, Lafayette, California

As part of an existing development agreement between the Town and Moraga and the City of Lafayette a developer had agreed to language similar to: "No new homes will be visible from the Lafayette BART Platform". VIZf/x was hired by the Lafayette City Attorney to verify the accuracy of that claim. We prepared an extensive report analyzing each proposed lot to reconcile the terms of the development agreement. Client: City of Lafayette, contact Niroop Srivatsa.

URL: http://projects.vizfx.com/amec/slo_GardenTerraces/LafayetteReport_sm.pdf

Creekside Terrace, Clayton, California

As part of the IS/MND process VIZf/x created architectural design and entitlement documentation for a mixed use 7,000 sq. commercial building with 7 residential units above. Client: City of Clayton, CA.

URL: http://projects.vizfx.com/clayton/OakStreet/architecture/SubmittalPackage_062110_smMixedColor.pdf

Municipal Client List

By coupling the above experiences, resources and technologies, images created by VIZf/x have been used as accurate and defensible representations of proposed construction. Some of our municipal or governmental clients include:

The City and County of San Francisco
The University of California at Berkeley
The City of South San Francisco
The City of Oakland
The City of Lafayette California
The City of San Luis Obispo
The City of Santa Monica

State of California
Nevada Department of Transportation
Bay Area Rapid Transit
CalTrans
Town of Moraga
City of Walnut Creek
The City of Clayton

Municipal Client References

Niroop Srivatsa

Interim City Manager
Former Community Development Director
City of Lafayette, CA
925 284-1976
Services: Visual Simulations

David Woltering

Community Development Director
City of San Bruno, CA
650 616-7074
Services: Entitlement processing

Charlie Mullen

Community Development Director
City of Lathrop, CA
(209) 941-7260

Gary Napper

City Manager
City of Clayton, CA
925 673-7300



Hourly Billing Rates

Robert Staehle
Richard Johnston

\$175/hour
\$175/hour

wood.

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Infrastructure Solutions, Inc.**
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