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# Proposal to Prepare an Environmental Impact Report (EIR) for the Nevada County Cannabis Ordinance

Prepared for:  
County of Nevada  
Community Development Agency  
Planning Department  
950 Maidu Avenue  
Nevada City, CA 95959-8617

Prepared by:  
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104 West Anapamu Street, Suite 204A  
Santa Barbara, CA 93101

May 24, 2018



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May 24, 2018

County of Nevada  
Nevada County Planning Department  
950 Maidu Avenue  
Nevada City, CA 95959

*Attn:* Brian Foss, Planning Director

**Subject:        Proposal to Prepare a Program-Level Environmental Impact Report for the Nevada County Cannabis Ordinance**

Dear Mr. Foss:

Wood Environment & Infrastructure Solutions, Inc. (Wood, formerly Amec Foster Wheeler) is pleased to present our Proposal to Prepare a Program Environmental Impact Report (EIR) for the proposed Nevada County Cannabis Ordinance (Project) in the County of Nevada (County). We are excited about this opportunity to assist the County with this important effort and have brought together an outstanding team with unmatched qualifications for this Project. Our team has extensive Program EIR preparation experience, including completion of two recent Program EIRs for cannabis regulations: the *Countywide Cannabis Cultivation and Manufacturing Regulations and Licensing Program EIR* for Santa Cruz County and the *Cannabis Land Use Ordinance and Licensing Program EIR* for Santa Barbara County. We also recently completed the *Cannabis Regulation Ordinances CEQA Environmental Assessment and Commercial Cannabis Social Equity Analysis and Recommendations* for the City of Los Angeles. As a result, our team is well prepared to undertake this Project. Highlights of our team's capabilities, strengths, and approach include:

- A Project team with recent direct experience preparing Program EIRs and other environmental documents and planning studies for cannabis-related ordinances (e.g., cultivation, manufacturing) for multiple local jurisdictions in California;
- A Project Principal with more than 30 years of land use and CEQA experience, including preparation of more than 50 EIRs with 21 Program EIRs on large scale projects in California, including cannabis projects;
- A Project Manager in our Rancho Cordova office with 16 years of CEQA and land use planning experience in Northern California, including for land use and zoning ordinance updates;
- A Deputy Project Manager with recent experience completing EIRs for complex regulatory programs, including recent cannabis land use ordinances and large-scale land use planning projects; and
- A firm committed to working as an extension of County staff to meet the Project's goals, scope, and schedule.

We hope that this proposal demonstrates our understanding of the County's needs and our ability to deliver high quality professional environmental services in an efficient and timely manner. We have structured our proposal to respond to the County's Request for Proposal (RFP), including the design of our proposed team to match the Project issues and County needs, and a tailored approach and work schedule for the Project.

Should you have additional questions, or need clarification on the attached scope of work, please feel free to contact Mr. Dan Gira, CEQA Program Principal at Wood's Santa Barbara office at (805) 962-0992 or [daniel.gira@woodplc.com](mailto:daniel.gira@woodplc.com). Either Mr. Gira or I are authorized to represent the firm in discussions regarding this proposal. We look forward to working with you.

Respectfully Submitted,



Aaron P. Goldschmidt  
*Vice President*  
*Environmental Planning and Natural Resources Program*  
Wood Environment & Infrastructure Solutions, Inc.  
104 West Anapamu Street, Suite 204A  
Santa Barbara, CA 93101



*Proposal to Prepare the Environmental Impact Report for the*  
**Nevada County Cannabis Ordinance**

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## I. INTRODUCTION

Wood Environment & Infrastructure Solutions, Inc. (Wood, formerly Amec Foster Wheeler) is pleased to submit this proposal in response to the County's Request for Proposals (RFP) for the preparation of a Program-Level Environmental Impact Report (EIR) for the Nevada County Cannabis Ordinance Project (Project) issued by the County of Nevada (County) on May 3, 2018. We have assembled an outstanding team led by a Project Manager with more than 16 years of experience preparing complex Project and Program EIRs under the California Environmental Quality Act (CEQA). Our recent experience working with jurisdictions in California on CEQA-compliant cannabis

environmental documents has given us a deep familiarity with the key issues of concern to the public and decision makers. We have completed multiple EIRs that review the impacts of complex, high-profile projects addressing issues similar to those associated with the proposed Project, such as addressing agricultural and odor issues from the integration of cannabis cultivation within rural areas, in addition to accommodating associated transportation, noise, land use, and utility changes.

Our proposal offers the County a cohesive team with experience working together on major Program EIRs, including recent experience working for the Counties of Santa Barbara and Santa Cruz on the adoption of their respective cannabis ordinances. Our Project Principal has extensive public speaking experience, including hundreds of presentations at community meetings and public hearings. Our team also includes key technical members, including agricultural, visual, noise, land use, and transportation experts with extensive experience working for a variety of jurisdictions in preparing CEQA-compliant environmental impact analyses.

### COMPANY PROFILE

Wood is an international engineering services company with more than 55,000 employees in 50 countries worldwide, including more than 100 offices in North America and 500 environmental professionals in California. Amec Foster Wheeler operates 12 California offices, including Santa Barbara, Oakland, and Sacramento, which are well positioned to serve the County.

#### Wood Team Relevant Expertise

- ◆ A firm with extensive experience with preparation of Program and Project EIRs in rural and urban environments with similar complex issues.
- ◆ A team experienced with cannabis-related environmental analysis in the County of Yolo, County of Santa Barbara, and County of Santa Cruz.
- ◆ A Project Manager with experience with complex, high-profile major planning and development projects.
- ◆ An integrated and multi-disciplinary team with recent experience working on cannabis environmental documents throughout the state.
- ◆ A team with expertise in agriculture, forestry, air quality, cultural/historic, noise, land use and planning, hydrology, traffic, and utilities issues.

Wood's Santa Barbara office is the headquarters of our company's Environmental Planning Group, which specializes in preparation of CEQA- and NEPA-compliant documents and planning/permitting support to local, state, and federal agencies. Work on this Project would be performed mainly by staff in our Santa Barbara and Sacramento offices. In addition, our California offices maintain in-house expertise in environmental, land use planning, biological resource surveys, cultural resources investigations and outreach, endangered species assessment (e.g., California Tiger Salamander), wetland delineation, groundwater quality and basin characterization, visual resource assessment, socioeconomic, environmental justice and community impact assessment, hydrological resources analysis and engineering, hazardous materials studies, noise and air quality analyses, geological and geotechnical investigations, and assistance with state and federal permits (e.g., Fish and Game Code Section 1602 as well as Clean Water Act [CWA] Section 404 and 401 permits).



California E&IS office locations

Wood's Point of Contact for contractual matters is Aaron Goldschmidt, Vice President of Environmental Planning and Natural Resources Services, in the Santa Barbara office at 104 West Anapamu Street, 204A, Santa Barbara, CA 93101, or by phone at (805) 962-0992.

## II. PROJECT UNDERSTANDING

Wood recognizes that thorough knowledge of a Project's background, objectives, location, community, land use, and other factors is critical to successful implementation of a program. Our understanding of the Project is based on review of the County's RFP, draft ordinance, and previous technical reports; knowledge of information and issues identified and research as part of our work on the previous cannabis ordinance environmental documents, in addition to review of the March 6, 2018 and May 1, 2018 Board staff agendas and meeting minutes.

## REGULATORY BACKGROUND

As a commercial medical cannabis cultivation program, the Project has a unique regulatory setting and background as it involves commercial cannabis activities, which are still considered federal criminal offenses under the Controlled Substances Act (CSA) adopted in 1970. Overall, the views and laws of the state and the County have been evolving and differ from those of the federal government. In May 2012, Nevada County adopted Ordinance 2349, which developed the County's first medical marijuana cultivation ordinance. In 2016, County Urgency Ordinances 2405 and 2416 were passed, associated with concerns about illegal cannabis grows and implementing adjustments to outdoor grow sizes. In January 2017, Nevada County's ordinance was amended to be in compliance with Proposition 64, and the County began to prepare for state licensing in 2018.



*While Proposition 215, SB 420, and the Medical Marijuana Regulation and Safety Act (MMRSA) addressed use of medical cannabis, commercial cannabis is a current issue involving local action from the County to establish regulations and a licensing program, consistent with state law.*

At the state level, in 2015, the California Legislature passed the Medical Marijuana Regulation and Safety Act (MMRSA or MCRSA), establishing permitting for marijuana cultivation at the state level (with local approval). The law went into effect on January 1, 2016 and issuance of state licenses commenced on January 1 of 2018. Adoption of SB 94 combined MMRSA with the Adult Use of Marijuana Act (AUMA) to instate the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) and create the general framework for the regulation of commercial medicinal and adult-use cannabis in California. This framework would apply to local cannabis regulations in the County related to medical cannabis only, as further described in *Project Description* below. Under MAUCRSA, which was revised in November 2017, facilities currently operating in accordance with state and local laws may continue to do so until their license applications are approved or denied.

## PROJECT DESCRIPTION

Wood understands that the County is currently preparing the Project to address a long-term regulatory process for the allowed and permitted uses and restrictions for medical cannabis activities in Nevada County. Information for the creation of this ordinance was partially obtained during an independent process of gathering community input which was initiated in April 2017. The process involved the formation of a Community Advisory Group (CAG), which began in May 2017 and ended in December 2017. During this time, ten public meetings were conducted by the CAG to receive input. In January 2018, the County BOS reviewed the information obtained by the CAG, which then initiated the process of drafting the proposed ordinance.

The proposed ordinance would create a three-tier regulatory system based on the nature of the cultivation activity. Overall implementation would occur via requirements for certain



*The Draft Cannabis Ordinance would incorporate relevant zoning-related criteria in three tiers. These zoning-related criteria would be based on research from the Community Advisory Group process, other jurisdictions and state law, and include details on buffer requirements, minimum parcels sizes for outdoor grows, lighting, water, and canopy size.*

*Photo Source: Daily Democrat, October 2015*

discretionary land use permits and an annual regulatory permit for the specific cannabis activities. The first tier includes personal use cannabis cultivation, which would limit whether the cultivation would be allowed indoors, in mixed-light, or outdoors depending on the zone district designation and parcel size. No licensure or permitting would be required to conduct these activities. The second tier would include non-remuneration cannabis activities, which is the cultivation of cannabis for medical purposes by a primary caregiver on behalf of a qualified individual for no monetary compensation. The second tier (non-remunerative cannabis activities) and third tier (medical commercial activities) would require both a County land use permit and an annual County cannabis permit to operate, with the third-tier medical commercial activities also requiring a copy of all applications of licensure submitted to the State of California. The third-tier medical commercial cannabis cultivation for medical purposes would be permitted in three zone districts., including the General Agricultural (AG), Agricultural Exclusive (AE), and Forest (F) rural zone districts.

All cannabis activities would be subject to setback, security, electrical, ventilation, lighting, noise, hazardous materials, and water usage requirements, among other requirements associated with utilities, accessory structures, and property ownership. In addition to cultivation, activities associated with cannabis under the ordinance would include transport and distribution of cannabis product from cultivation sites. The draft ordinance includes definitions and technical requirements for cannabis activities, with the intent of aligning with State law and local environmental concerns. Penalties are also identified for failing to comply with the proposed County cannabis ordinance, such as fines, permit revocations, and criminal penalties. Our team also understands that the County is considering the merits of a cannabis revenue measure for the November ballot, which could be integrated as a procedural component of the Project.

## KEY CEQA ISSUES

Based on review of the County's RFP and research conducted as part of this proposal process, our team will address all CEQA resource areas at some level of detail, but would focus the analysis on the anticipated key issues, which includes: Aesthetics/Visual Resources, Agricultural/Forestry Resources, Air Quality, Cultural/Tribal Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Land Use/Planning, Noise, Pop/Housing, Public Services, Transportation/Traffic, and Utilities/Energy Conservation. The approach to each environmental resource section of the EIR is further defined in Section IV, *Scope of Services* below.

## III. EIR WORK PROGRAM

Our approach to EIR preparation is to ensure timely completion of tasks and delivery of high-quality work products. We practice strict management controls in the areas of task management, scheduling, cost control and tracking, QA/QC, and client communication. We employ Microsoft Project® to ensure that tasks are completed on schedule. Our project managers are involved in day-to-day project activities and review all analyses to see projects through from initial scoping and costing to final document production. We would work closely with County staff from Project kick-off to completion, establish clear lines of communication, and provide email updates and progress reports.

*"Beyond [Wood's] environmental consultation services for the City's Cannabis Licensing Program, they performed extensive research and policy analysis, including findings and recommendations for City Council Consideration at the adoption hearing later this year. A central role to [Wood's] approach involved public engagement, culminating in a well-organized and successful workshop...attended by over 600 community members who provided significant input and comment."*

**Avak Keotahian, Assistant Chief  
Legislative Analyst, City of Los Angeles**

## QUALITY ASSURANCE/QUALITY CONTROL

Our team is committed to our corporate QA/QC program to ensure that our work products are high quality and meet client expectations. Our team includes Ms. Rita Bright, an experienced technical editor, who has substantial experience with review of CEQA documents, and who would thoroughly review all submittals for grammar, readability, and consistency with the Project-specific style guide. No submittals would be delivered without going through comprehensive technical editing and QA/QC review.

## IV. SCOPE OF SERVICES

### PROPOSED EIR PREPARATION TASKS

Our team's approach to EIR preparation (Table 1) reflects the scope of services requested in the County's May 3, 2018 RFP for this Project and subsequent background research.

**Table 1. General Task-Based Approach**

**Task 1. Project Kickoff.** Our team views the kickoff process as critical to successful project completion. Our management team would attend a kickoff meeting to refine upcoming tasks and identify key issues. We would prepare initial questions/data requests, identify potential issues of concern, and provide a refined Project schedule. We recommend that the kickoff process also include a field tour to visit key areas of cannabis activity within the County.  
**Deliverables:** An initial list of questions/data request, key issues or concerns, and a written meeting summary.

**Task 2. Data Collection, Public Outreach, and Baseline Conditions Analysis.** We would collect and organize available data to support environmental baseline development and Project impact analysis, including data from early public outreach, GIS, license registration (if available), technical reports, field work, and industry information (e.g., local indoor and outdoor cultivation techniques). If registration data is available, we would create a GIS-based map of known cultivation sites countywide in coordination with County staff. For resource-specific data, such as biological and cultural resources, we would use desktop research as feasible to refine data to such resources. Our team would review County planning and environmental documents (e.g., County General Plan, recent EIRs, etc.) to identify data for incorporation in this EIR.

**Deliverables:** A memo with detailed information requests, GIS-based map(s) and database of existing baseline, digitized cultivation sites data (as available), and proposed analysis methodology. All submittals would be electronic (Microsoft Word® and PDF).

**Task 3. Prepare Notice of Preparation (NOP) and Public Outreach Program.** We would prepare the NOP to solicit early public input. The NOP will be particularly important to obtain early comment from local neighborhood groups, interested property owners, resource agencies, cannabis business associations, and special districts and service providers. This early feedback will help focus analysis and minimize the potential for project delays and unforeseen issues arising late in the process. To assure reviewers their comments have been addressed, we would include all comment letters received during the NOP process in an EIR appendix and provide a matrix indicating where such comments have been addressed in the Draft EIR. We would attend two (2) scoping meetings, including one (1) public agency scoping meeting and one (1) scoping meeting before the Planning Commission gather public and Planning Commission comments. If requested, we would prepare scoping meeting presentations and a summary of scoping meeting comments. Finally, receipt of the public comments would help to determine the extent of public outreach necessary during the EIR process, and development of public outreach recommendations.

**Deliverables:** Electronic copies of the NOP (Microsoft Word® and PDF) and summary of NOP comments.

**Task 4. Prepare Draft EIR Project Description and Preliminary Recommended Alternatives.** Our team believes that a complete project description is the foundation of an adequate EIR. We would describe existing cultivation countywide, Project timing, and applicability. Our team would evaluate the GIS map and database to determine areas of potential effect and help to refine Project alternatives. We would then prepare summaries of alternatives, including the "No Project" alternative and other concept alternatives based on CEQA requirements, the County's policy framework, review of the proposed Ordinance, and the NOP.

**Deliverables:** Our team would provide an electronic copy (Microsoft Word® and PDF) of the draft Project Description, including the general environmental setting, and a draft of the proposed concept alternatives.

**Table 1. General Task-Based Approach**

**Task 5. Prepare Administrative Draft EIR.** The Administrative Draft EIR (ADEIR) would address impacts for all relevant issues. Impacts associated with alternatives would also be analyzed and compared with Project impacts. The EIR would build upon and incorporate data from County registration/licensing data (if available), past County regulations, and EIRs, and the information developed in through Tasks 1 – 4 above, using the agreed methodologies for each CEQA resource area. The ADEIR would respond to issues raised during the scoping phase and public comment period and a matrix listing those comments and EIR subsections where comments are addressed would be included. The ADEIR would identify feasible Best Management Practices (BMPs) for cannabis cultivation applied as potential mitigation for Project impacts, including BMPs used in other areas of the state for cannabis cultivation and similar agricultural operations.

**Deliverables:** Seven (7) hard copies of the ADEIR, and could also provide electronic versions of the ADEIR (Microsoft Word® and PDF) if requested.

**Task 6. Prepare Draft EIR.** Upon receipt of County comments on the ADEIR, our team would prepare a Draft EIR (DEIR) that thoroughly addresses County comments and questions on the ADEIR. We would provide screencheck copies to the County prior to publication, particularly to verify that comments were adequately addressed. Our team would attend two (2) hearings on the DEIR, including one (1) County Planning Commission and one (1) Board of Supervisors public hearing, at which we would be prepared to present the Project's CEQA/EIR process. We would also prepare a written summary of all public meeting comments.

**Deliverables:** Seven (7) hard copies of the screencheck DEIR for one round of review by the County, and twenty-five (25) hard copies alongside twenty-five (25) CDs containing electronic versions (Microsoft Word® and PDF) of the DEIR, including a version with files divided into searchable chapters suitable for easy download from County's website. Our team would prepare the Notice of Completion, including mailing to the State Clearinghouse.

**Task 7. Prepare Response to Comments and Administrative Final EIR.** Our team would work closely with the County to prepare responses to written and oral comments received on the DEIR during the public review period. We would incorporate substantiating technical details, CEQA references, and court cases as needed to support proposed responses and, if appropriate, develop detailed master responses to clearly and concisely respond to any recurring comments. The Administrative Final EIR (AFEIR) would include the DEIR in its entirety with changed pages in strikeout and underline markup to address changes and corrections, and the detailed Responses to Comments with all comments received.

**Deliverables:** Five (5) copies of the draft Response to Comments, a digital copy of the AFEIR to view any changes that may have occurred in the Response to Comments. Our team would also provide bound hard copies of the AFEIR at additional cost.

**Task 8. Prepare Final EIR with MMRP and Post Hearing Items.** Upon receipt of the County's final comments on the AFEIR, our team would incorporate any changes into the EIR necessary to reflect County comments and final direction for the environmental analysis. We would prepare the Final EIR (FEIR), and finalize the Mitigation Monitoring and Reporting Program (MMRP), for certification by the County. The MMRP would be delivered with the Final EIR. Following EIR certification, we would incorporate any final edits based on County comments, hearing proceedings, and decision-maker actions to produce the certified FEIR.

**Deliverables:** An electronic Screencheck FEIR alongside ten (10) copies of the revised Response to Comments, fifteen (15) bound hard copies of the FEIR, including edits to the DEIR to show all needed corrections, all comments received, the Response to Comments, and the minutes of the Final EIR Certification hearing(s). The FEIR would also be electronically delivered (Microsoft Word® and PDF) and divided into searchable chapters suitable for easy download from the County's website. Fifteen (15) copies of the MMRP would be also be bound and submitted separately from the FEIR.

Table 1. General Task-Based Approach

**Task 9. Meetings and Hearings.** Members of our management team would accompany County staff to meetings and public hearings for the Project as specific in final scope and provide a PowerPoint presentation if requested by County staff. Our team is also prepared to assist the County in the event of a legal challenge based on time and materials.

**Deliverables:** Attend six (6) in-person meetings, including one (1) kickoff meeting, two (2) scoping meetings, one (1) DEIR hearing, and two (2) FEIR hearings.

## GENERAL DESCRIPTION OF EIR COMPONENTS

A general description of EIR components is presented below in Table 2.

Table 2. General Description of EIR Components

**Executive Summary.** The Executive Summary would include a condensed Project Description, project history, issues of known public controversy, a matrix summarizing impacts and mitigation measures, and discussion of Project alternatives. As potentially the most referenced portion of an EIR, we would prepare the Executive Summary in an easily accessible format with summary tables and figures.

**Introduction.** The Introduction sets the stage for overall Project consideration, the EIR's role in decision-making, the Project's overall purpose and need, a discussion of potential areas of controversy, and a clear description of the Project's objectives. This section would also provide a discussion of background information and technical data that help to inform the Project specifications and uses. This summary of cultivation techniques/technologies provides context to support review of the Project and alternatives by agencies and interested parties.

**Environmental Setting.** An overview of the existing physical setting with a focus on key features and known environmental issues, including key features and constraints to cultivation, such as schools, libraries, state and local parks, alcohol and drug treatment facilities, County correctional facilities, municipal boundaries, public rights-of-way, and creeks, as well as groundwater basins, topography, vegetation, wildlife, and hydrology. This discussion will also identify other factors that may limit or encourage cultivation, such as state regulations or available information related to regional demand. Building from the Project's GIS, we would describe the environmental setting and use appropriate photographs, maps, and diagrams to facilitate understanding of the area's environment, including a description of surrounding land uses, and appropriate planning area maps. We will coordinate with County staff to ensure that this baseline accurately reflects known information and conditions.

**Project Description.** The Project Description will to identify areas within the County eligible for medical cultivation under the Project using best available data. The relationship of the Project to County Code regulations and General Plan policies will be described. We would employ clear maps and graphics to depict expected land use changes that would result from the Project to support analyses. We would research and identify any applicable standard Best Management Practices (BMPs) that could apply to cannabis cultivation for consideration by the County for incorporation into the Project. We would draw upon our substantial experience to develop BMPs to deal with key community concerns (e.g., odor control, water quality protection and conservation). Early submittal of a detailed Project Description to County staff will ensure a sufficient level of details to support environmental analysis. A clearly defined set of Project objectives would be provided as it is central to supporting the alternatives analysis and the EIR's legal defensibility.

**Environmental Impact Analysis.** Describes the existing physical setting for each resource, with a focus on any surrounding sensitive receptors and relationship to nearby development. The analysis will focus on key issues described in Section II, such as those discussed as part of the CAG process. The EIR will provide a brief discussion of potentially adverse effects to each resource to meet CEQA requirements. Significance criteria will be developed in coordination with the County based on the CEQA Guidelines, previous EIRs, regulatory standards, etc.

**Table 2. General Description of EIR Components**

**Alternatives.** The Alternatives section will include analysis of at least three potential alternatives, including the No Project Alternative, to allow for clear comparison of impacts between different cannabis regulatory scenarios. Alternatives would be tailored to meet Project objectives, County goals, policies, and standards, and provide decision-makers with options for consideration, particularly if significant or unavoidable impacts are identified. A discussion of alternatives considered and discarded from further evaluation will also be provided.

**Cumulative Impacts.** Cumulative impacts will be assessed consistent with CEQA Guidelines §15130 based on a list of programs and projects provided by the County (e.g., pending urban and rural development). The EIR will describe the impacts of all known and relevant existing and future land use in the County, as well as additional growth in nearby areas, with a focus on forecasted amount of cannabis products projected to be produced in the County and the region.

**Mitigation Measures.** The mitigation measures and associated MMRP will be developed in coordination with County staff and appropriate agencies for all significant Project-specific and cumulative impacts as appropriate. Measures will be built from applicable existing County programs, regulations, and recent similar EIRs and will be presented in MMRP table format for easy tracking and translation into enforceable conditions of approval for permit conditions (including responsible party, required timing, relationship to the project, monitoring milestones, etc.).

**Residual Impacts.** After implementation of mitigation measures, residual impacts will be discussed and level of significance identified.

**Other CEQA Sections.** Other CEQA Sections include an introduction, summary impact table, resources areas that are determined to be less than significant (e.g., mineral resources) based on the NOP and scoping process, nonrenewable resources, and growth-inducing impacts. CEQA Guidelines, §15358(b), states that growth-inducing effects analyzed under CEQA must be related to a physical change in the environment. Therefore, the focus of the growth-inducing section will be focused on the potential for the Project to have adverse or beneficial effects on County services (e.g., sheriff, fire, water supply, etc.).

**References.** Our team will maintain the list of resources referenced and cited in the EIR on an ongoing basis to ensure a complete administrative record to accompany delivery of the EIR to the County. We will also identify EIR preparers and any persons, firms, or agencies consulted in the development of the EIR.

**Technical Appendices.** The technical appendices will include project-specific studies and any studies deemed necessary to support EIR analysis and conclusions. To ensure a concise EIR, technical background and studies prepared by Wood to support analysis of resources would be collated and provided as a technical appendix to the EIR.

## DETAILED SCOPE OF ENVIRONMENTAL IMPACT ANALYSIS

Consistent with State CEQA Guidelines, our team would prepare a Project EIR to address direct, indirect, and cumulative environmental impacts associated with implementation of the Project. Each environmental resource area evaluation will include the following subsections (Table 3):

**Table 3. General EIR Methodology and Approach**

*Environmental Setting* describes the physical, natural, and human environmental setting that forms the baseline for the analysis of impacts associated with the project and alternatives.

*Regulatory Setting* provides a summary of local, state and federal requirements for resource areas (e.g., General Plan and other applicable City policies).

*Environmental Impact Analysis* provides the thresholds for determining impact significance and the impact analysis methodology.

**Table 3. General EIR Methodology and Approach**

*Project Impacts, Mitigation Measures, and Residual Impacts* identifies and describes the potential direct and indirect impacts of the project compared to the existing setting.

*Mitigation Measures* include a stated condition, along with a mitigation monitoring component (*Plan Requirements, Timing, and Monitoring Responsibility*).

*Cumulative Impacts* assess the impact of the project in conjunction with implementation of other past, present, and probable future projects.

### **Aesthetics and Visual Resources**

Aesthetic and visual resource issues related to cannabis operations often include community concerns over open views of cannabis operations and light and glare, particularly in rural areas, sometimes unsightly security fencing, grading and vegetation removal. To address potential aesthetic impacts, we would:

- Characterize the existing physical setting in terms of public views and scenic vistas, state and local scenic routes, rural areas and neighborhoods, including the character of small towns, public open space, and recognized landmark, iconic and historic structures.
- Review information gathered during public outreach to address public concerns, particularly at a neighborhood level.
- Describe changes to visual character associated with allowable development of cannabis cultivation sites, accounting for the existing resource protective policy framework and proposed development standards, and resultant incremental changes to both local and regional features, including public viewsheds, night-lighting, particularly as visible from state and local scenic routes, as well as to public views in towns and neighborhoods.
- Identify impacts associated with the proposed Project due to loss of scenic resources, obstruction of scenic views, loss of open space and public vistas, effects on vegetation, increased or decreased light, and overall changes in community character.
- Identify mitigation measures, including potential refinements to Project development standards, (e.g., lighting restrictions, fencing, cultivation siting and scale, site regulations and design, setbacks, and vegetation protection measures), and possibly added protection of public view corridors along local scenic routes.

Wood's Visual Resource Specialist, Ms. Rita Bright would lead this effort, with assistance from Environmental Analyst, Ms. Melaina Wright.

### **Agricultural and Forestry Resources**

Cannabis cultivation involves common techniques used in outdoor and greenhouse agriculture, as well as unique practices in mixed light and indoor settings. Although the CDFA permits each local agency to determine its status in local right to farm ordinances, the agricultural community in some counties has been divided over whether such protection should be extended to cannabis. To address potential impacts, we would:

- Describe existing agricultural operations in the County, using Statewide Farmland Mapping and Monitoring Program, Williamson Act contracts in the County, and recent EIRs. Our team would utilize maps based on available crop data (e.g., crop type, acreage, greenhouses) to depict the relationship between existing agricultural operations and proposed cannabis operations under the proposed Project.
- Assess potential for impacts to agricultural resources, including loss or over-covering of prime and non-prime soils due to construction of new greenhouse, support, buildings and roads, and potential increased water demand or conflicts with surrounding agricultural operations, particularly vineyards.
- Identify mitigation measures to reduce impacts to agricultural resources, such as siting criteria to minimize loss of prime soils and conflicts with adjacent agriculture, setbacks from or screening of adjacent agricultural operations, etc.

Wood's Agricultural Specialist, Ms. Rita Bright would lead this effort, with assistance from Environmental Analyst, Ms. Laura Ingulsrud.

### **Air Quality and Greenhouse Gas Emissions**

Cannabis cultivation can produce nuisance odors and other localized emissions, as well as mobile emissions from employment and transport. Cannabis activities can cause increases in air pollutant and greenhouse gas emissions through increased vehicular traffic (e.g., employee trips) and indirect emissions from power plants due to increased energy demand associated with both indoor and mixed light cultivation. Of particular concerns to many citizens, particularly in rural neighborhoods, are cannabis odors. The odor from cannabis is primarily caused by terpenes, a large and diverse class of organic hydrocarbons, and which give all herbs and spices an aroma and pungent intensity. Of over 200 known terpenes, the following are the most widely known terpenes to exist in cannabis: (1) myrcene, which is also found in parsley, thyme, and hops, (2) pinene, which is also found in pine and fir, (3) limonene, which is also found in citrus, (4) beta-caryophyllene, which is also found in black pepper, oregano, and cloves, (5) linalool, which is also found in lavender, and (6) humulene, which is also found in pine trees, orange orchards, sage, and sunflowers. Our team would conduct the following:

- Describe existing conditions within the Sacramento Valley Air Basin and in the Project vicinity, including attainment status for criteria pollutants and climatic conditions.
- If feasible, coordinate with County and Northern Sierra Air Quality Management District (AQMD) staff to develop scenarios to allow modeling of air quality emissions of the Project using the California Emissions Estimator Model (CalEEMod) 2016.3.2, or latest version.
- Per the California Air Pollution Control Officers Association (CAPCOA) CEQA and Climate Change document, GHG emissions from mobile sources (autos and trucks) will be estimated using CalEEMod to the extent possible.
- Assess consistency with air pollutant attainment plans, climate action plan, and policies and measures recommended by the AQMD, the Attorney General, the County's Climate Action Plan, and the Sustainable Communities Strategy (SCS).

- Address impacts related to construction and operational emissions, including both direct and indirect emissions.
- Perform a screening level assessment of objectionable odors related to cultivation sites. Our analysis will consider proximity of sensitive receptors and best available data on how odor degrades or diffuses over distances.
- Identify mitigation measures for air quality and GHG impacts, including BMPs to reduce objectionable odors as feasible. We would build upon our research for Santa Barbara County regarding cannabis odor mitigation technologies, identify the most effective technologies for indoor and outdoor cultivation, including using data from the City of Denver's Department of Environmental Health, the City and County of Pueblo Colorado's Planning and Development Department and the City of Portland's Cannabis Program Code Compliance Office odor mitigation technology manufacturers; we would focus upon vapor-phase systems and activated carbon filtration ventilation systems and canisters as the most effective technologies for cannabis odor mitigation.

Mr. Taylor Lane, Wood's Air Quality Specialist, would oversee this effort with assistance from Environmental Analyst, Mr. Sydnie Margallo.

### **Biological Resources**

Nevada County cannabis operations are likely concentrated in agricultural and forest regions with moderate biological resource sensitivity. Where located in less developed foothill or wooded areas, proximate to stream corridors or other sensitive areas, cannabis operations may have potential to impact special status species and other sensitive biological resources. To address potential impacts to biological resources, our team would:

- Describe existing biological resources in the County based on state and federal data (e.g., critical habitat designations, California Natural Diversity Database) and local County data including potential known sensitive vegetation and habitats and special status species.
- Summarize best available data and reports on impacts from cannabis cultivation on wildlife (e.g., the Mitigated Negative Declaration for the Humboldt County Medical Marijuana Land Use Ordinance, Public Library of Science (PLOS) One Journal, etc.).
- Assess potential impacts of the Project on biological resources, particularly riparian corridors, wetlands, and special status species. Such impacts could include direct loss of habitat, non-target species poisoning by rodenticides, incremental impacts of cumulative cannabis cultivation through direct habitat removal, increased disturbance, stream diversions, groundwater drawdown, and changes in runoff or clearance for fire protection. This assessment would also address the impacts of existing cannabis sites that may relocate, and the establishment of new sites.
- Identify potential mitigation measures as needed to address impacts of growing operations and associated construction necessary to bring an existing or proposed site into conformance with Project requirements, including adjustments to existing and proposed policies and developments standards, as needed and requirements for BMP cultivation practices.

Ms. Angelique Harbin-Ireland, Wood's Air Quality Specialist, would oversee this effort with assistance from Environmental Analyst, Ms. Laura Ingulsrud.

### **Cultural Resources and Tribal Cultural resources**

- Outdoor cannabis cultivation and greenhouse development may potential disturb soils with a potential to contain cultural resources. Alternatively, reuse of historic buildings for cannabis-related uses may adversely affect the historic characteristics. To address potential impacts to cultural resources, our team would:
- Review existing County records and GIS data to determine the areas of cultural sensitivity for the environmental baseline analysis. Review available geologic mapping and literature to identify the general geology and paleontology of the County.
- Describe existing known cultural resources, including general description of known pre-historic sites and the locations of known historic structures. Provide a brief overview of the County's history, including the Native American, Spanish/Mexican and American periods.
- Initiate consultation with the NAHC and review the list of Native American individuals and organizations that may be knowledgeable about the County, consistent with the Tribal Consultation Policy adopted by the California Natural Resources Agency. We would also assist the County with required Assembly Bill (AB) 52 consultation at the outset of the Project to obtain early feedback on tribal cultural resource issues. Consultation letters seeking input on cultural resources potentially affected by cannabis cultivation sites, and follow-up phone calls, will be addressed to each tribal representative recommended by the NAHC.
- Assess the potential for effects on cultural resources, including increased activity within areas of cultural significance.
- Identify potential mitigation measures during as needed to address impacts for adequate response to discovery of cultural resources.

Mr. David Stone, Wood's Cultural Resources Specialist, would oversee this effort with assistance from Environmental Analyst, Ms. Marie Laule.

### **Geology & Soils**

Grading and site clearing to support cannabis development and land uses may result in geologic hazards, such as soil instability or erosion. To address potential impacts, our team would:

- Describe the existing geologic setting, including a general characterization of County terrain, soils, seismicity, and other geologic features, such as groundwater basins and faults.
- Assess geologic hazards and impacts posed by new cannabis cultivation and related activities, including grading. The analysis will be a screening level analysis that identifies any potential "fatal flaws" for cannabis sites.
- Assess the effectiveness of the existing regulatory framework adequacy with respect to siting, grading and slope constraints, hillside development, and erosion control to reduce potential impacts.

- Identify recommended mitigation measures as needed to address geologic impacts, building from the California Building Code and the County Code. Our team would identify any applicable existing regulations or BMPs identified in the Project Description to address potential geologic effects of the Project.

Mr. Scott Kerwin, RG, Wood's Geology and Soils Specialist, would oversee this effort with assistance from Environmental Analyst, Ms. Marie Laule.

### **Hazards & Hazardous Materials**

In some jurisdictions, illegal cannabis activities have been associated with wildfire hazards, toxic chemical releases, illegal or inappropriate use of rodenticides and other hazards. Our team would:

- Review existing available/applicable data, reports, and hazardous materials reporting records, specifically related to agricultural use of fertilizers, pesticides, herbicides, and rodenticides, including data prepared for recent environmental documents.
- Conduct a targeted records search of available hazardous materials databases (i.e., Envirostor, Nevada County Consolidated Fire Department [NCCFD]) for areas affected where cultivation may occur.
- Describe the hazards, such as high-fire hazard zones, and hazardous materials setting for the County based on existing reports and maps.
- Assess hazards and hazardous materials impacts from cultivation sites by considering storage, handling, and application practices of hazardous materials.
- Identify mitigation measures necessary to address hazards and hazardous material concerns, including consideration of existing regulation and BMPs, or development standards to address how and where hazardous materials would occur on cultivation sites.

Mr. Brian Londquist, RG, Wood's Hazardous Materials Specialist, would oversee this effort with assistance from Environmental Analyst, Ms. Melaina Wright.

### **Hydrology & Water Quality**

Agricultural activities in Nevada County utilize both groundwater and surface water sources; cannabis cultivation could constitute a modest increase of countywide water demand or contribution to runoff. Nonetheless, public agencies and advocacy groups have focused strongly on cannabis related water in other jurisdictions and may also expressed similar concerns in Nevada County. With particular attention paid to groundwater resources supporting agriculture, to address hydrology and water quality issues for the Project, our team would:

- Provide an estimate of current water use, which varies with cultivation practice, and characterizing of water sources for existing cultivation operations, and analyze any change in water use associated with new cannabis cultivation and potential crop conversion to accommodate cannabis. Assess impacts of importing water to cultivation sites and impacts to aquifers (e.g., overdraft, sedimentation).

- Describe the existing regulatory setting for management of ground and surface waters within the County, including, County Flood Control and Floodplain Management Plan, RWQCB Basin Plan, etc.
- Assess potential impacts of cannabis cultivation, accounting for existing regulations, including flood hazards, increased grading, sedimentation, polluted runoff, as well as increased water demand from new cultivation, and potential impacts to groundwater. We would also evaluate impacts from bulk water delivery and steam diversions for cultivation.
- Identify mitigation measures necessary to reduce the severity of impacts to water resources, including modification to proposed development standards, implementation of BMPs, and conservation and Low Impact Development (LID) criteria that minimize use, runoff and erosion/sedimentation.

Mr. Kent Parrish, PG, CHG, Wood's Hydrogeologist Expert, would oversee this effort with assistance from Environmental Analyst, Ms. Sydnie Margallo.

### **Land Use and Planning**

As the Project would incorporate medical cannabis as an allowed use within the County's existing code and planning documents, there is a potential for inconsistencies. To address these land use and development issues, our team would:

- Review existing relevant data sources (e.g., past staff reports, public comments) to briefly describe existing agricultural land use and commercial/industrial areas, projected changes in agricultural and warehouse/industrial development patterns, and uses that may result if food crops and industrial operations are converted to cannabis cultivation, including small (i.e., cottage grow) to large scale (e.g., greenhouse) cannabis operations.
- Identify potential key land use goals and policies as they relate to the proposed Project, including the County's General Plan, such as the Land Use Element, Right-to-Farm Ordinance, Grading Ordinance, etc.
- Provide an overview of the existing policy framework regarding both urban and rural issues, particularly the Land Use Element, Conservation Element, housing and resource protection policies, and neighborhood compatibility. Identify both direct and indirect impacts associated with existing and new cannabis cultivation sites.
- Assess potential direct, indirect, and cumulative land use impacts of existing and new cultivation sites, particularly those that would impact existing agricultural operations and those near existing communities.
- Identify potential mitigation measures as needed to address any adverse land use impacts, including adjustments in proposed geographic restrictions, canopy size limits, and setbacks.

Wood's Project Manager, Ms. Juliana Prospero, would oversee this effort with assistance from Environmental Analyst, Ms. Laura Ingulsrud.

## Noise

Based on past illegal cannabis operations use of generators, public agencies and community organizations may raise concerns over generator-related or other potential noise increases. To address potential impacts related to noise, our team would:

- Consider both short-term construction impacts and long-term operational impacts. Short-term or construction-related analysis would describe sensitive receptors within the vicinity of anticipated cannabis-related cultivation. Construction-related noise at sensitive receptor locations will be described based on typical construction noise levels reported by the U.S. Environmental Protection Agency and the distance to receptor locations.
- Analyze long-term impacts based on potential increased traffic along roadways associated with changes or intensification of cannabis-related activities.
- Assess the adequacy of recommended development standards to reduce noise levels and describe potential for noise levels to exceed regulatory standards or to create a substantial nuisance.

Wood's Noise Specialist, Brian Cook, would oversee this effort assisted by Environmental Analyst, Ms. Marie Laule.

## Population, Employment, and Housing

Licensed cannabis cultivation may increase employment within the County in the agricultural and service sector. To assess associated potential population and housing impacts, we would:

- Establish the existing setting of the County in the context of population and growth, including regional employment forecasts at a regional level.
- Assess employment generation based on the projected quantity of cannabis activities that may occur within the County.
- Perform a jobs-housing analysis based on the above information, including consistency with adopted regional plans and associated growth projections.
- Characterize the distribution of employment opportunities that may occur within each sector of the commercial cannabis industry, including demand for housing, and potential changes in County population.

The Project's Deputy Project Manager, Mr. Matthew Buggert, would oversee this effort with assistance from Environmental Analyst, Ms. Melaina Wright.

## Public Services and Recreation

Licensed cannabis cultivation may increase demand for public services, such as law enforcement and fire protection. To assess potential public service impacts, we would:

- Review available information on public services in the County and confirm any known public service issues or demands associated with existing cultivation sites through consultation with appropriate

public service providers to focus the analysis, most likely on fire protection and law enforcement services.

- Review and confirm existing staffing, equipment, and response times from fire protection agencies; consult with the County Sheriff's Department and Fire Department and the California Highway Patrol to identify any potential issues or concerns, as well as any other public service issues.
- Assess fire protection issues and potential increases in demand for other public services associated with cannabis cultivation sites (e.g., access, response times, defensible space, etc.) or accounting for existing regulations and development standards.
- Evaluate the impacts of the Project to fire and police protection resources and the potential for the Project to increase risk of fire, and increased demand for fire protection or other public services associated with cannabis cultivation site development, including an evaluation of the cumulative effects of regional development trends and the potential increased tax revenue which may benefit these services.
- Identify mitigation measures necessary to reduce public service and fire protection impacts, including Project modifications or components that minimize risk of fire and strain on existing firefighting and law enforcement resources and abilities to respond adequately to fire and code enforcement issues

Woods' Deputy Project Manager, Mr. Matthew Buggert will oversee this effort, with assistance Environmental Analyst, Mr. Sydney Margallo.

### **Transportation and Traffic**

Cannabis cultivation can be relatively employment intensive, particularly during harvest periods, with the potential to contribute increases in traffic to sometimes narrow and underdeveloped rural roads. Our team includes our transportation and traffic expert Brian Fellows to help address transportation safety, access, and circulation issues related to the Project. To address potential transportation impacts, our team would:

- Review existing available data on traffic volume and levels of service, accident data, and known rural road safety issues (e.g., narrow roads, substandard bridges, etc.).
- Ensure that existing road design and safety issues are addressed, especially within areas that frequently experience congestion.
- Ensure that typical potential construction traffic impacts are identified for various cannabis operations (e.g., typical length of construction period, number of workers per day, number of trucks per day, etc.).
- Assess the Project's programmatic long-term operational impacts associated with cannabis cultivation site development (e.g., distribution, transportation, and sale), including potential for focused on safety issues (e.g., narrow rural roads) and congestion at intersections as relevant.
- Evaluate the Project's cumulative effects to traffic and transportation based on regional development trends.
- Identify mitigation measures to address any congestion-related impacts, as well as adverse safety impacts and any neighborhood circulation issues.

Wood's transportation engineer, Mr. Brian Fellows, PE, would oversee with effort in conjunction with Ms. Laura Ingulsrud.

### Utilities and Energy Conservation

Cannabis cultivation, particularly indoor or mixed light greenhouse operations, can increase electric power demand, while larger cannabis grows can also increase demand for water and sewer service. To assess utility issues for the Project, our team would:

- Investigate the energy availability and demand associated with commercial-scale cannabis cultivation, including energy diversity and options for alternative energy sources.
- Consult with water purveyors about potential limits to supply.
- Review infrastructure data and compile information from existing plans and studies, including any recently updated documents and describe existing utility infrastructure and service and any shortfalls or inadequacies in existing infrastructure or services, particularly the adequacy of existing water lines and storm drains serving the area and potential impacts associated with wastewater (e.g., sewer lines or septic systems). Describe the capacity of existing systems that would serve cultivation sites, including water, wastewater, solid waste, and energy systems.
- Investigate whether indoor industrial scale use of hydroponics, fertilizer, and grow medium creates issues for municipal wastewater treatment or solid waste management.
- Identify impacts from cannabis cultivation sites upon the existing utility system and services and operation-related impacts from existing and new cultivation sites related to the increase in demand for utility services and increase in waste associated with cultivation.
- Assess energy impacts consistent with CEQA Guidelines.
- Identify applicable BMPs and mitigation measures to address water and energy efficiency.

Wood's Utilities Engineer, Ms. Debra McGrew, PE will oversee this effort, with assistance from Environmental Analyst, Ms. Marie Laule, and Air Quality Specialist, Mr. Taylor Lane.

### Other CEQA Issues

**Insignificant Issues:** To provide a complete record for the Project EIR, our team would provide a brief discussion of insignificant issues, which are anticipated to at least include mineral resources.

**Growth Inducement:** Though slight, the Project may have indirect growth-inducing effects associated with provision of increased employment opportunities with cannabis activity operators. We would describe the potential growth-inducing effects, consistency of such projections with plan and policies in the agricultural sector, and the general secondary environmental impacts associated with such growth, if applicable.

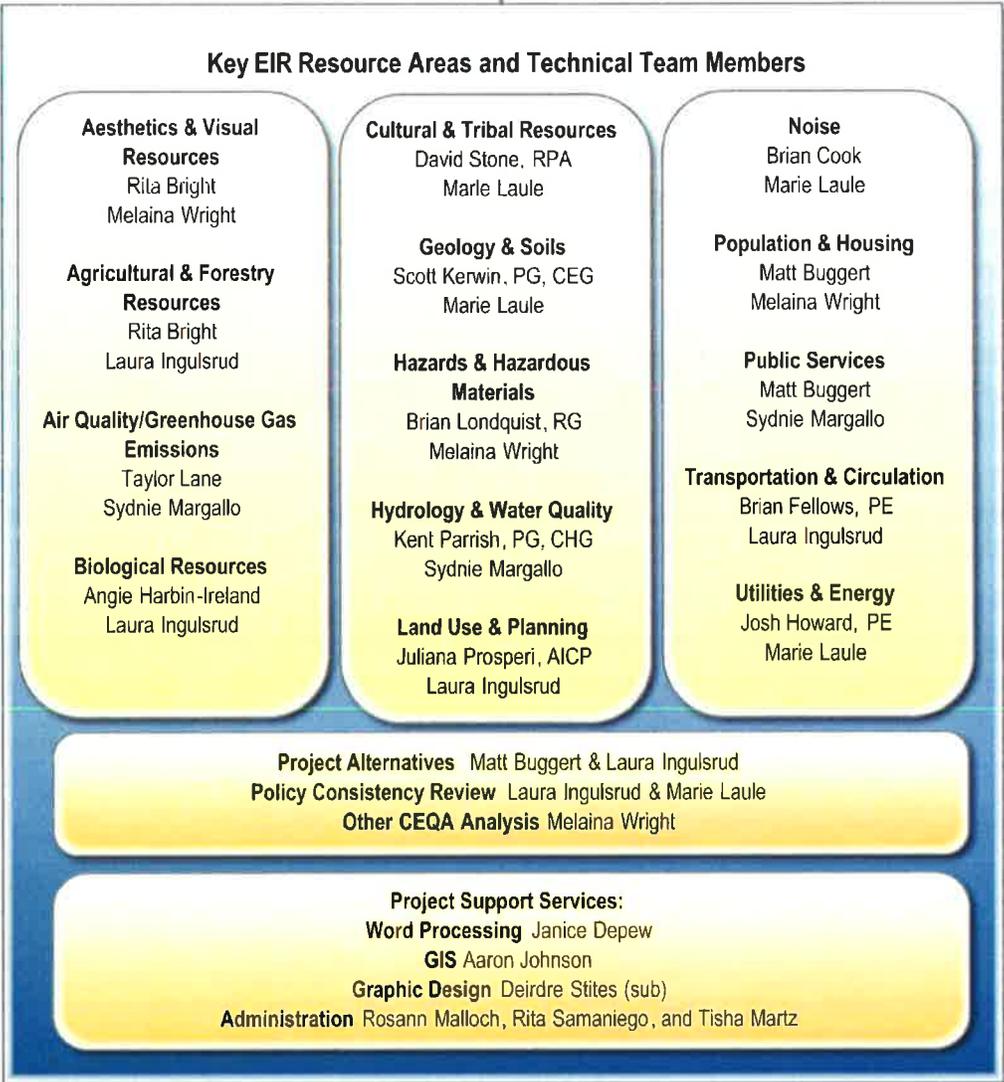
## V. PERSONNEL & EXPERIENCE

Our team has assembled a strong management team based on our experience preparing Program EIRs and CEQA documents for cannabis land use regulations. As set forth in the organizational chart below, our team includes the full complement of staff necessary to meet the County's needs to manage this project, address technical issues, and deliver a high-quality product in a timely manner. With managers and technical leads experienced in the project's key issues, our team provides an exceptional balance of land use planning and CEQA experience, and technical expertise.

Wood's team consists of:

- **Dan Gira, Project Principal** – Mr. Gira will ensure the adequate resources are allocated to complete this Project and provide oversight to ensure consistency with CEQA requirements, County standards, and approach to analysis.
- **Juliana Prosperi, Project Manager** – Ms. Prosperi will be the County's primary contact on all matters related to the Project and will manage this effort from kickoff to completion. She will be responsible for overall project management, team coordination, timely submission of high-quality deliverables, and budget and schedule management. Ms. Prosperi is based on our Rancho Cordova and would be available to easily attend less formal working meetings with County staff if needed.
- **Matthew Buggert, Deputy Project Manager** – Mr. Buggert will be responsible for coordinating technical analysts to assure accuracy of the analysis, internal team coordination, and oversight of technical team members, as well as adherence to Project timeline and budget. Mr. Buggert will handle the day-to-day activities associated with document assembly and production.
- **Rita Bright, Quality Assurance/Quality Control Technical Manager** – Ms. Bright will ensure all deliverables meet County document standards, format preferences, organization, analytical approach, and will provide final QA/QC for all submittals.
- **Technical Experts** – Our team includes in-house technical experts and project scientists with extensive experience with key issues of concern for the proposed Project (e.g., hazardous materials, odors).

An overview of project experience and qualifications of team members, along with a summary of the relevant experience of our proposed project management team, are provided in Section V, *Personnel & Experience*. Team member resumes are provided in Attachment A, *Resumes* to supplement Wood's qualifications.



## QUALIFICATIONS & EXPERIENCE

Our team offers an integrated and multi-disciplinary group of environmental and technical professions with recent experience working together to address the environmental impacts of complex regulatory programs consistent with CEQA, including cannabis-related ordinances.

### PROJECT MANAGEMENT TEAM QUALIFICATIONS

#### Dan Gira – Project Principal

Mr. Gira has over 30 years of public agency and consulting experience, including 20 years of public agency environmental, land use planning, and management experience. Mr. Gira has prepared over 50 EIRs on a wide variety of projects, including 21 Program EIRs and is currently Project Principal for five ongoing or recently completed cannabis-related projects: countywide *Yolo County Cannabis Ordinance Environmental Services*, the countywide

*Commercial Cannabis Cultivation and Manufacturing Regulations Program EIR* for the County of Santa Cruz; the *Cannabis Land Use Ordinance and Licensing EIR* for the County of Santa Barbara; and the *Cannabis Ordinance CEQA Environmental Assessment* and the *Commercial Cannabis Social Equity Analysis and Recommendations* for the City of Los Angeles. As part of these projects, Mr. Gira oversaw teams of planners and analysts who drafted planning and environmental documents, supported agency staff on ordinance preparation, addressed permit structures for cannabis licenses, and provided alternative permitting approaches for consideration, several which were incorporated into the ordinances. He has completed multiple recent Program EIRs for the City of Sunnyvale, the City of Santa Monica, City of San Luis Obispo, and the City of Fountain Valley. He is Wood's Program Manager for Land Use & CEQA. Mr. Gira is expert at community outreach and engagement and has managed multiple public outreach efforts, including dozens of community workshops and oversight of multiple citizen's 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.

DAN GIRA SPECIALIZED EXPERTISE
➤ BA, Environmental Studies, University of California
➤ More than 30 years of CEQA experience
➤ Experience with preparing environmental documents for major countywide planning projects
➤ Familiar with environmental, planning and regulatory concerns that arise with ordinance development, including cannabis regulation

*"Peery Park was a much longer-term project than originally anticipated.... Dan, Rita, and Erika were with us 100 percent 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  
Peery Park Specific Plan EIR**



### Juliana Prosperi, AICP – Project Manager

Ms. Prosperi has over 16 years of experience as a certified planner and regulatory compliance specialist with expertise in environmental, transportation, and land use planning. Ms. Prosperi has worked extensively as an environmental consultant on projects ranging from new schools, linear electric and water infrastructure development, renewable energy, land use plans, and parks, trails, and recreation master plans. Ms. Prosperi has been part of our project teams for Program EIRs for cannabis-related land use ordinances in Santa Cruz and Santa Barbara counties. As a Project Manager, her skills span compliance with NEPA and CEQA.

**JULIANA PROSPERI  
SPECIALIZED EXPERTISE**

- BA, Environmental Science, University of Colorado; MA, Environmental Science and Energy Analysis, Boston University
- Over 16 years of professional CEQA consulting experience
- Project Manager for multiple environmental documents including program and project EIRs, and numerous CEQA projects in the Sacramento area
- Expert at document production and team coordination

As a land use planner, Ms. Prosperi regularly conducts environmental review, successfully manages multi-disciplinary teams in the preparation of national and state environmental impact documents, and provides permitting support. She is proficient in all aspects of current and long range planning, management, scoping, public outreach, and document production. She is currently the Project Manager for the *Donner Pass Roadway Improvements Project* in Truckee, CA, the *Mason Valley to Smith Valley Transmission Line ROW Project* in Lyon County, Nevada, and the *634 Transmission Line Rebuild Project* in the Lake Tahoe Basin. She worked in Los Angeles for over four years as a CEQA Project Manager supporting many projects for the Los Angeles County, Los Angeles Unified School District (LAUSD), and the cities of Pasadena and Long Beach. She has also prepared over a half dozen General Plan Updates for counties in the Central Valley and Sacramento area and is familiar with the planning processes that support countywide land use ordinances. For each project, Ms. Prosperi collaborates with her team, shares creative problem-solving and decision-making tools, and brings strong project management skills.

### Matthew Buggert – Deputy Project Manager

Mr. Buggert has approximately 6 years of experience within the environmental field, and 4 years with the Wood team as a planner, environmental analyst, and project manager, specializing in agricultural resources and land use planning. Mr. Buggert has served as an environmental consultant on projects such as city infill projects, programmatic specific plans, general plan updates, and countywide ordinance environmental documents. As a Deputy Project Manager, his skills have been focused on CEQA compliance for program and project EIRs and MNDs, primarily conducting and overseeing environmental analysis, in addition to coordinating between agencies, applicants, and the internal team in the preparation of local environmental documents. Mr. Buggert also served as the deputy project manager for the *Cannabis Land Use Ordinance and Licensing Program EIR* in the County of Santa Barbara, and was involved in all public outreach, site visit coordination, document production, and attendance to the Draft EIR and Final EIR hearings.

**MATTHEW BUGGERT  
SPECIALIZED EXPERTISE**

- BA, Environmental Studies, University of California at Santa Barbara
- Approximately 4 years of professional CEQA consulting experience with Wood
- Deputy Project Manager for multiple environmental documents including program and project EIRs
- Exposure to multiple cannabis-related ordinance projects, including agricultural, odor, and land use consistency issues



Mr. Buggert additionally supported resource and alternatives analysis for the cannabis-related programs of both the County of Santa Cruz and City of Los Angeles. In his 4 years at Wood, he has assisted in the preparation of over 30 environmental documents for at least 17 jurisdictions throughout the State, including the County of Yolo and the City of Sunnyvale. Prior to working with Wood, Mr. Buggert worked within a nonprofit environmental law firm in Santa Barbara, and for a Central Coast threatened species resource reserve. For each project, Mr. Buggert seeks out resourceful solutions to issues and thrives in a team-based environment.

*"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. In particular, I'd like to acknowledge Rita Bright, Erika Leachman, and Matt Buggert for their excellent strategic support and expertise, which resulted in preparation of an outstanding EIR within an expedited schedule."*

**Dan Klemann, Deputy Director, Long Range Planning Division, Santa Barbara County Cannabis Land Use Ordinance and Licensing Program EIR**

### Rita Bright – QA/QC Technical Manager

Ms. Rita Bright has 30 years of environmental document, land use planning and permitting experience, including more than 20 years as a public agency planner and former County Deputy Director of the Division of Development Review. She has managed multiple EIRs ranging from programmatic documents that address land use planning initiatives, including general plan and ordinance amendments across hundreds of thousands of acres. As a Supervising Planning in Santa Barbara County's Long Range Planning Division, she managed the Agricultural Element Implementation Programs. She is part of the management team for four ongoing or recently completed cannabis-related projects: the countywide *Commercial Cannabis Cultivation and Manufacturing Regulations Program EIR* for the County of Santa Cruz; the *Cannabis Land Use Ordinance and Licensing EIR* for the County of Santa Barbara; and the *Cannabis Ordinance CEQA Environmental Assessment and the Commercial Cannabis Social Equity Analysis and Recommendations* for the City of Los Angeles where she has assisted agency staff with refining the cultivation and manufacturing ordinances, as well as with development of permit structures. She has experience preparing EIRs and MNDs in diverse communities. She has recently completed the *Cuyama Solar Facility and Comprehensive Plan/Land Use Development Code Amendments Project EIR* for Santa Barbara County, and the *Winery Ordinance Update Program EIR* to address winery development on over 370,000 acres for the County. Ms. Bright has provided presentations at over 400 public hearings and is expert at addressing and responding to public concerns. Her more than 20 years at Santa Barbara County provide her with a clear understanding of staff needs and expectations.

#### RITA BRIGHT SPECIALIZED EXPERTISE

- BA, Environmental Studies and Business Economics, University of California at Santa Barbara
- Over 30 years of experience, including all aspects of complex planning regulations
- Management of recently completed EIRs that address ordinance amendments affecting allowable uses on rural agricultural land, including cannabis regulations
- Experience speaking at over 400 public hearings

## KEY TECHNICAL STAFF QUALIFICATIONS

Our team offers an integrated and multi-disciplinary group of environmental and technical professions with recent experience working together to address the environmental impacts of complex regulatory programs consistent with CEQA, including cannabis-related ordinances.

**Table 4. Wood Key Team Member Qualifications and Specializations**

Name and Project Role	Experience & Expertise Role on this Project
<p><b>Dan Gira</b> <i>Project Principal</i></p>	<ul style="list-style-type: none"> <li>➤ Over 30 years of CEQA public agency/consulting experience.</li> <li>➤ Preparation of 21 Program EIRs and more than 30 project-level EIRs, including two Cannabis Land Use Regulations EIRs.</li> <li>➤ Provided presentation at over 500 community meetings and public hearings.</li> <li>➤ Expert at establishing systems for tiering off Program EIRs and associated permit streamlining.</li> </ul>
<p><b>Juliana Proserpi, AICP</b> <i>Project Manager</i></p>	<ul style="list-style-type: none"> <li>➤ Over 16 years of experience in land use and CEQA environmental planning, as well as regulatory compliance.</li> <li>➤ Experience with Cannabis Land Use EIRs and regulatory programs. Expert with technical team coordination and CEQA project management. Extensive experience translating EIR mitigations into effective ordinance amendment development standards.</li> <li>➤ Expert with budget and schedule management.</li> </ul>
<p><b>Matthew Buggert</b> <i>Deputy Project Manager</i></p>	<ul style="list-style-type: none"> <li>➤ 4 years of experience in CEQA environmental consulting, and 2 additional years within the environmental field including environmental law and resource protection.</li> <li>➤ Expert with CEQA alternatives analysis for Program EIRs, including cannabis ordinances.</li> <li>➤ Experience with medical and non-medical cannabis regulation and environmental impact analysis, including two local Cannabis Ordinance Regulations EIRs and one MND compliant with CalCannabis regulations statewide.</li> <li>➤ Experience related to agricultural land use, agriculture conversions, and Williamson Act consistency.</li> </ul>
<p><b>Rita Bright</b> <i>QA/QC Technical Manager</i></p>	<ul style="list-style-type: none"> <li>➤ 30 years of CEQA public agency planning/consulting experience.</li> <li>➤ Preparation of several Program EIRs for zoning ordinance amendments that implement regional planning programs, including two Cannabis Regulations EIRs.</li> <li>➤ Thorough technical reviewer and editor with deep understanding of CEQA</li> </ul>
<p><b>Brian Londquist, RG</b> <i>Hazardous Materials Specialist</i></p>	<ul style="list-style-type: none"> <li>➤ 8 years of professional hazardous materials experience.</li> <li>➤ Experience with hazardous materials site assessments and remediation.</li> </ul>
<p><b>Angelique Harbin-Ireland</b> <i>Senior Biologist</i></p>	<ul style="list-style-type: none"> <li>➤ 14 years of professional experience in conducting habitat assessments and surveys for special status species and the development and oversight of resource management and mitigation.</li> <li>➤ Extensive experience in collaborative solutions to land use planning issues, and knowledge of protected habitat types, listed species, and local natural resource protection policies.</li> <li>➤ Senior biologist for cannabis program EIRs.</li> </ul>

<p><b>Scott Kerwin, RG</b> <i>Geology and Soils Specialist</i></p>	<ul style="list-style-type: none"> <li>➤ 30 years of professional experience for geotechnical aspects of civil and land development projects.</li> <li>➤ Extensive expertise with roads, dams, levees, landfills, tanks, hospitals, commercial structures, and pipelines.</li> </ul>
<p><b>Taylor Lane</b> <i>Air Quality Specialist</i></p>	<ul style="list-style-type: none"> <li>➤ 3 years of experience.</li> <li>➤ Experience with multiple Air Basin, APCD, and CARB regulatory environments.</li> <li>➤ Preparation of air quality and GHG models for CEQA and NEPA impact analyses.</li> <li>➤ Prepared resource area sections for multiple complex EIRs, including Cannabis Regulations EIRs.</li> <li>➤ Experience in air quality and GHG emissions modeling.</li> </ul>
<p><b>Kent Parrish, PG, CHG</b> <i>Hydrogeologist</i></p>	<ul style="list-style-type: none"> <li>➤ 33 years of experience.</li> <li>➤ Preparation of geology and hydrologic analyses for CEQA and NEPA impact analyses.</li> <li>➤ Experience throughout Northern California.</li> </ul>
<p><b>Josh Howard, PE</b> <i>Utilities Engineer</i></p>	<ul style="list-style-type: none"> <li>➤ 12 years of professional experience in design, construction, and consulting for infrastructure.</li> <li>➤ Expertise in civil works planning and design, as well as environmental compliance programs in Northern California.</li> </ul>
<p><b>David Stone, RPA</b> <i>Cultural Resources Specialist</i></p>	<ul style="list-style-type: none"> <li>➤ 30 years of experience in cultural resource management, with private, federal, state, and Native American agencies.</li> <li>➤ Experience in cultural resources documentation and analysis in California.</li> </ul>
<p><b>Brian Fellows</b> <i>Transportation Specialist</i></p>	<ul style="list-style-type: none"> <li>➤ 28 years of experience in sustainable transportation and sustainable communities for the public, private, non-profit, and academic sectors.</li> <li>➤ Transportation and traffic specialist.</li> </ul>
<p><b>Brian Cook</b> <i>Noise Specialist</i></p>	<ul style="list-style-type: none"> <li>➤ 15 years of experience associated noise generation and noise attenuation issues.</li> <li>➤ Noise and operational hazards specialist.</li> </ul>
<p><b>Aaron Johnson</b> <i>GIS Specialist</i></p>	<ul style="list-style-type: none"> <li>➤ 14 years of experience.</li> <li>➤ Lead GIS analysis for a Cannabis Regulations EIR.</li> <li>➤ Skilled with large scale GIS land use and impact analyses</li> </ul>
<p><b>Laura Ingulsrud</b> <i>Environmental Analyst</i></p>	<ul style="list-style-type: none"> <li>➤ 3 years of environmental planning and CEQA experience.</li> <li>➤ Experience with complex regulatory programs, state environmental regulation, and public concerns.</li> <li>➤ Experience with rural and agricultural land use issues, including water supply, rural roads, and air quality/odor concerns.</li> <li>➤ Experience with Cannabis Regulations EIRs.</li> <li>➤ Experience in air quality and GHG emissions modeling.</li> <li>➤ Expert at document production and team coordination.</li> </ul>



<p><b>Marie Laule</b> <i>Environmental Analyst</i></p>	<ul style="list-style-type: none"> <li>➤ 3 years of environmental planning and CEQA experience.</li> <li>➤ Prepared resource area sections for multiple complex EIRs.</li> <li>➤ Experience with a Cannabis Regulations EIR.</li> </ul>
<p><b>Sydney Margallo</b> <i>Environmental Analyst</i></p>	<ul style="list-style-type: none"> <li>➤ 2 years of experience.</li> <li>➤ Prepared resource area sections for multiple complex EIRs.</li> <li>➤ Experience with a Cannabis Regulations EIR.</li> </ul>
<p><b>Melaina Wright</b> <i>Environmental Analyst</i></p>	<ul style="list-style-type: none"> <li>➤ 1 year of experience.</li> <li>➤ Prepared and reviewed regulatory components for a citywide Cannabis Regulations and Social Equity Program</li> <li>➤ Experience with CalCannabis regulations for cannabis licensing statewide</li> </ul>

*\*\*Full resumes for new team members are included within Attachment A.*

## PROJECT EXPERIENCE

Our team has substantial directly relevant experience and expertise with preparation of the proposed EIR. Our management team has substantial experience working on award-winning programmatic environmental investigations and translating such countywide findings into meaningful mitigations that can be successfully implemented at a project-level. We understand County staff expectations for EIR content and quality, and we are supported by a technical team of specialists with hands-on experience working on similar projects. Brief overviews of several relevant projects are provided Table 5 below.

Our team has direct experience with Program EIR preparation for multiple cannabis-related ordinances throughout the State.

Table 5. Wood Project Experience
<p><b>Land Use Cannabis Ordinance Environmental Services</b> <i>County of Yolo</i></p> <p><b>Key Staff:</b> Dan Gira, Project Principal, Juliana Proseri, Deputy Project Manager, Rita Bright, QA/QC</p> <p>Our team has been contracted to assist in project-level analyses and environmental documentation for cannabis related projects, including but not limited to the production of approximately 8 environmental documents, ranging from NDs to EIRs. Our team is working closely with the County of Yolo to produce environmental documentation that is consistent with the County's proposed cannabis ordinance and associated Program EIR, CEQA, and the updated State cannabis regulations. Key issues in the County of Yolo are potentially similar to those of the County of Nevada, including impacts to remote agricultural lands, forestry resources, rural water usage, and transportation circulation and safety on agricultural roadways. The County's Program addresses commercial cannabis activities including cultivation and accessory activities (e.g., indoor and outdoor nurseries, and onsite drying, trimming, and storage facilities) for medical purposes and currently exclude retail, manufacturing, distribution, transportation, and testing activities. Consistent with the requirements of CalCannabis regulations, the Program involves a comprehensive licensing program for all cannabis-related activities, with the individual projects primarily focused on cultivation license types only. These include Types 1 to 5 for outdoor and greenhouse cultivation and range from cottage to commercial canopy sizes consistent with state law. Our services will be available to Yolo County for at least two years.</p> <p><b>Client Reference:</b> Susan Strachan, Senior Management Analyst   County of Yolo, County Administrator's Office</p>



**Table 5. Wood Project Experience**

625 Court Street, Room 202, Woodland, CA 95695 | (530) 666-8170 | [susan.strachan@volocounty.org](mailto:susan.strachan@volocounty.org)

**Cannabis Land Use Ordinance and Licensing Program EIR**

*County of Santa Barbara*

**Key Staff:** Dan Gira, Project Principal, Rita Bright, Project Manager & Matthew Buggert, Deputy Project Manager  
Our team prepared a Program EIR for the County of Santa Barbara 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 would govern allowed uses and permit requirements for the cultivation, processing, manufacturing, testing, distribution, and sale of medical and non-medical cannabis, including amending the County Uniform Rules for Agricultural Preserves and Farmland Security Zones to recognize cannabis cultivation as a compatible agricultural use. 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. 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 GHG generation, impacts to special status species and sensitive habitats. We also reviewed countywide population and housing issues and provided programmatic analysis of transportation impacts. The Program and Final EIR was adopted by the Board of Supervisors on February 6, 2018.

**Client Reference:** Daniel Klemann, Deputy Director | County of Santa Barbara, Long Range Planning Division  
123 E. Anapamu Street, Santa Barbara, CA 93101 | (805) 884-6848 | [dklemann@countyofsb.org](mailto:dklemann@countyofsb.org)

**Commercial Cannabis Cultivation and Manufacturing Regulations and Licensing Program EIR**

*County of Santa Cruz, CA*

**Key Staff:** Dan Gira, Project Manager, Rita Bright, Project Manager, Matthew Buggert and Taylor Lane, Analysts  
Our team prepared a Program EIR for the Santa Cruz County Commercial Cannabis Cultivation and Manufacturing Regulations and Licensing Program. We performed extensive public outreach with cannabis cultivators and manufacturers as well as concerned neighborhood groups, holding multiple focus group meetings and touring more than a dozen indoor, outdoor, and greenhouse grow operations. We have coordinated with multiple County departments, including Planning, Code Compliance, County Sheriff, County Fire Marshal, and the new Cannabis Licensing Office, along with interagency coordination involving the California Department of Fish and Wildlife, Regional Water Quality Control Board, and CalFire. For technical work, we have completed GIS mapping to help define the location of existing grows, ordinance applicability, parcels excluded by development standards and acreage of allowable and projected cannabis canopy under different scenarios. We addressed potential odor generation concerns, agricultural land use and rural neighborhood conflicts, impacts to sensitive species and habitats, use of rodenticides and impacts to non-target wildlife, air pollutant and GHG generation, increased utility demand, hydrology and water resource impacts, particularly increased groundwater use countywide. We responded to over 200 letters of comment, including highly complex letters from regulatory agencies, community organizations and legal firms. The Administrative Final EIR was been submitted to the County.

**Client Reference:** Matt Johnston, Environmental Coordinator | County of Santa Cruz, Planning Department  
701 Ocean Street, Room 330, Santa Cruz, CA 95060 | (831) 454-5317 | [matt.johnston@santacruzcounty.us](mailto:matt.johnston@santacruzcounty.us)

**Cannabis Regulation Ordinances CEQA Environmental Assessment**

*City of Los Angeles, CA*

**Key Staff:** Dan Gira, Project Principal, Rita Bright, Project Manager, Matthew Buggert & Taylor Lane, Analysts  
Our team prepared a CEQA environmental assessment for the City of Los Angeles Commercial Cannabis Regulations Program. This project involves regulatory ordinances to address commercial cannabis activities within the City, including commercial cultivation of cannabis, manufacturing and processing of cannabis products, sales, transportation and distribution, product testing, and business operations, such as advertising and signage. Our team first provided intensive citywide GIS analysis regarding allowable locations for cannabis activities, required setbacks

### Table 5. Wood Project Experience

and their relationship to sensitive uses. This permitted City staff to understand the land use implications of the preliminary draft ordinance and make requisite adjustments in project scope. We then prepared an MND consistent with CEQA to address resultant key potential impacts, including increased energy and water demand, and increased employment to support cannabis operations in the City. We coordinated with multiple City departments to discuss cannabis cultivation in context of state law, including the Planning, Building and Safety, and Public Works departments. We assisted the City with implementation of an aggressive schedule to complete the project in summer 2017 and facilitate adoption of the program and regulations in advance of state licensing program requirements in January 2018. Our team increased schedule and budget efficiency by overlapping tasks to the extent feasible and coordinating multiple technical experts to ensure high quality deliverables on an expedited schedule. The program was adopted by the City Council and signed by the Mayor in December 2017 to enable licensing in the City at the onset of state licensing.

**Client Reference:** Phyllis Nathanson, City Planner | City of Los Angeles, Department of City Planning  
200 N. Spring St., Room 701, Los Angeles, CA 90012 | (213) 978-1474 | [phyllis.nathanson@lacity.org](mailto:phyllis.nathanson@lacity.org)

#### **Commercial Cannabis Social Equity Analysis and Recommendations**

##### *City of Los Angeles*

**Key Staff:** Dan Gira, Project Principal, Rita Bright, Project Manager

Our team prepared the groundbreaking City of Los Angeles Cannabis Social Equity Analysis Report as an implementation program of the City's Commercial Cannabis Regulation Ordinances. We analyzed the effects of disproportionate enforcement of cannabis prohibitions related to policies commonly known as the "War on Drugs." We organized and sponsored a highly publicized public workshop, attended by approximately 600 members of the public and stakeholders at the Watt's Labor Community Action Committee Phoenix Hall, to engage with City Council representatives, interested parties, members of the industry, and concerned neighbors and residents. We collaborated carefully with City GIS specialists to ensure accurate GIS mapping, resulting in highly effective graphics within the report and display boards for use at the public workshop that engaged both City officials and the public. The figures identified "hotspots" for cannabis arrests, areas of income inequality, and the overlap between these two criteria, as well as other economic, racial and enforcement factors that formed a basis for the social equity analysis and recommendations. We worked closely with the City to achieve their goal to adopt the Social Equity Program concurrently with the City's Commercial Cannabis Regulation Ordinances, within an aggressive 4-month schedule. We held two working meetings with the City Council's Rules Committee at which the report was widely praised by both Council members and the general public for its detailed analysis and responsiveness to early City Council and community concerns. The program was adopted by the full City Council in December 2017.

**Client Reference:** Roberto Mejia, Analyst | City of Los Angeles, Office of the Chief Legislative Analyst  
200 N. Spring Street, Room 255, Los Angeles, CA 90012 | (213) 473-5748 | [Roberto.mejia@lacity.org](mailto:Roberto.mejia@lacity.org)

## **VI. PROPOSED SCHEDULE**

We have prepared an aggressive schedule to complete the Draft and Final Program EIR within 9 months of Project kickoff. We anticipate release of the NOP in July 2018 and completion Administrative Draft EIR in October 2018. This would permit completion of the Draft EIR by November 2018 and the Final EIR by the first week of March 2019. This schedule permits time for public and stakeholder responses, but maximizes efficiency by overlapping key tasks as feasible. Wood's preliminary schedule would deliver the EIR expeditiously and we are committed to meet the County's scheduling needs and to work with staff to ensure that these goals are met.



ID	Task Name	Duration	Start	Finish
1	<b>EIR Tasks</b>			
2	<b>Project Kickoff</b>	38.5 wks	Mon 6/11/18	Wed 3/6/19
3	Kick Off Meeting & Site Visit	0 wks	Mon 6/11/18	Mon 6/11/18
4	<b>Data Collection, Technical Review, and Baseline Conditions</b>			
5	Background Review to Confirm EIR Scope and Coordination	3 wks	Mon 6/11/18	Fri 6/29/18
6	<b>Notice of Preparation (NOP) &amp; Scoping</b>			
7	Prepare Draft NOP	7 wks	Mon 7/2/18	Fri 8/17/18
8	County Review Draft NOP	1 wk	Mon 7/2/18	Fri 7/6/18
9	Finalize and Distribute NOP	0.5 wks	Mon 7/9/18	Wed 7/11/18
10	Scoping Process (30 days), including scoping meetings & outreach program	1 wk	Wed 7/11/18	Wed 7/18/18
11	<b>Project Description &amp; Alternatives</b>	4.5 wks	Wed 7/18/18	Fri 8/17/18
12	Prepare Draft Project Description	5 wks	Mon 6/11/18	Fri 7/13/18
13	County Review Draft Project Description	3 wks	Mon 6/11/18	Fri 6/29/18
14	Prepare Alternatives Descriptions Memo	2 wks	Mon 7/2/18	Fri 7/13/18
15	County Review Alternatives Memo	3 wks	Mon 6/11/18	Fri 6/29/18
16	<b>Administrative Draft EIR</b>	2 wks	Mon 7/2/18	Fri 7/13/18
17	Prepare Administrative Draft EIR	12 wks	Mon 7/16/18	Fri 10/5/18
18	County Review of Administrative Draft EIR	10 wks	Mon 7/16/18	Fri 9/21/18
19	<b>Draft EIR</b>	2 wks	Mon 9/24/18	Fri 10/5/18
20	Prepare Screencheck Public Draft EIR	11.5 wks	Mon 10/8/18	Wed 12/26/18
21	County Review of Screencheck Public Draft EIR	2 wks	Mon 10/8/18	Fri 10/19/18
22	Publish Draft EIR	1 wk	Mon 10/22/18	Fri 10/26/18
23	Prepare Notice of Availability (NOA) and Distribute Public Draft EIR	1 wk	Mon 10/29/18	Fri 11/2/18
24	Public Review Period (45 days), including public EIR hearings & outreach	1 wk	Mon 11/5/18	Fri 11/9/18
25	<b>Administrative Final EIR and Response to Comments (RTC)</b>	6.5 wks	Mon 11/12/18	Wed 12/26/18
26	Prepare RTC & Administrative Final EIR	7 wks	Wed 12/26/18	Wed 2/13/19
27	County Review Administrative Final EIR and RTC	3 wks	Wed 12/26/18	Wed 1/16/19
28	Prepare Mitigation Monitoring and Reporting Plan (MMRP), Findings, and Overriding Considerations	2 wks	Wed 1/16/19	Wed 1/30/19
29	County Review MMRP, Findings, and Overriding Considerations	1 wk	Wed 1/30/19	Wed 2/6/19
30	<b>Final EIR</b>	1 wk	Wed 2/6/19	Wed 2/13/19
31	Prepare and Publish Final EIR, MMRP, Findings, and SOCs	3 wks	Wed 2/13/19	Wed 3/6/19
32	Prepare Notice of Determination (NOD) and Distribute Final EIR	2 wks	Wed 2/13/19	Wed 2/27/19
33		1 wk	Wed 2/27/19	Wed 3/6/19

## VII. COST QUOTATION AND BUDGET SUMMARY

Wood's team has prepared a not-to-exceed cost estimate to provide a detailed description of the level of effort – by task, and within each phase of the EIR. Our proposal and cost estimate have been prepared based on the template provided as part of the task order. This proposal includes personnel and billing rates to support the scope of work provided herein. Proof of insurance can be provided immediately upon selection.

This proposal is an offer for a period of ninety (90) days from the date of submittal. Mr. Aaron Goldschmidt, Vice President, is authorized to sign this proposal. Questions regarding the scope of services, technical approach, or any additional information requests during the period of proposal evaluation can be directed to Mr. Dan Gira.

Wood Environment & Infrastructure Solutions, Inc.  
104 West Anapamu Street, Suite 204A  
Santa Barbara, CA 93101  
(805) 962-0992

No member of the contractor's team has a financial gain or an interest in the financial outcome of the Project.

We believe our resources and qualifications will allow us to successfully complete this scope of work, and we will commit all necessary staff and resources to the performance of this work within the proposed schedule.

Respectfully submitted,



Aaron P. Goldschmidt  
*Vice President*  
Environmental Planning and Natural Resources Program

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**Wood Environment & Infrastructure Solutions, Inc.**

**CLIENT:** County of Nevada  
**PROJECT:** Cannabis Ordinance Project EIR  
**Date of Estimate:** May 23, 2018

**Not-to-Exceed Cost Estimate Based on Time and Materials**  
 (Wood E&IS reserves the right to move budget between tasks)

				TASK 1		TASK 2		TASK 3		TASK 4		TASK 5		TASK 6		TASK 7		TASK 8		TASK 9		TOTAL PROJECT	
				Project Kick-Off		Data Collection, Technical Review & Baseline Conditions Analysis		NOP & Scoping		Project Description & Alternatives		Administrative Draft EIR (see attached detail)		Draft EIR		Administrative Final EIR & Response to Comments		Final EIR with MMRP and CEQA Findings		Meetings/ Hearings (6 Total)			
DIRECT LABOR :	TITLE	NAME	RATE	HOURS	AMOUNT	HOURS	AMOUNT	HOURS	AMOUNT	HOURS	AMOUNT	HOURS	AMOUNT	HOURS	AMOUNT	HOURS	AMOUNT	HOURS	AMOUNT	HOURS	AMOUNT	HOURS	AMOUNT
Professional Level 621	Project Principal	Dan Gira	\$185.00	4	\$740	6	\$1,110	4	\$740	12	\$2,220	34	\$6,290	12	\$2,220	8	\$1,480	4	\$740	36	\$6,660	120	\$20,350
Professional Level 619	Project Manager	Juliana Prosperi, AICP	\$115.00	8	\$920	18	\$2,070	12	\$1,380	24	\$2,760	60	\$6,900	24	\$2,760	16	\$1,840	8	\$920	30	\$3,450	200	\$23,000
Professional Level 613	Deputy Project Manager	Matt Buggert	\$90.00	12	\$1,080	45	\$4,050	20	\$1,800	50	\$4,500	132	\$11,880	44	\$3,960	50	\$4,500	24	\$2,160	12	\$1,080	389	\$35,010
Professional Level 615	QA/QC Technical Manager	Rita Bright	\$160.00	0	\$0	0	\$0	1	\$160	4	\$640	27	\$4,320	8	\$1,280	6	\$960	4	\$640	0	\$0	50	\$8,000
Professional Level 621	Senior Hydrologist	Kent Parrish, PG, CHG	\$170.00	0	\$0	4	\$680	0	\$0	0	\$0	6	\$1,020	0	\$0	2	\$340	0	\$0	0	\$0	12	\$2,040
Professional Level 615	Senior Geologist	Scott Kenwin, PG	\$170.00	0	\$0	2	\$340	0	\$0	0	\$0	4	\$680	0	\$0	2	\$340	0	\$0	0	\$0	8	\$1,360
Professional Level 618	Utilities Engineer	Josh Howard, PE	\$150.00	0	\$0	4	\$600	0	\$0	0	\$0	12	\$1,800	0	\$0	2	\$300	0	\$0	0	\$0	18	\$2,700
Professional Level 618	Noise Specialist	Brian Cook	\$130.00	0	\$0	2	\$260	1	\$130	0	\$0	4	\$520	0	\$0	2	\$260	0	\$0	0	\$0	9	\$1,170
Professional Level 618	Transportation Engineer	Brian Fellows, PE	\$140.00	0	\$0	8	\$1,120	2	\$280	0	\$0	4	\$560	0	\$0	2	\$280	0	\$0	0	\$0	16	\$2,240
Professional Level 618	Biological Resource Specialist	Angie Harbin-Ireland	\$150.00	0	\$0	8	\$1,200	0	\$0	0	\$0	8	\$1,200	0	\$0	2	\$300	0	\$0	0	\$0	18	\$2,700
Professional Level 612	Archaeologist	David Stone, RPA	\$190.00	0	\$0	8	\$1,520	0	\$0	0	\$0	8	\$1,520	0	\$0	2	\$380	0	\$0	0	\$0	18	\$3,420
Professional Level 613	Air Quality Specialist	Taylor Lane	\$90.00	0	\$0	8	\$720	0	\$0	0	\$0	44	\$3,960	0	\$0	2	\$180	0	\$0	0	\$0	54	\$4,860
Professional Level 612	Hazardous Materials Specialist	Brian Londquist, RG	\$125.00	0	\$0	4	\$500	0	\$0	0	\$0	8	\$1,000	0	\$0	2	\$250	0	\$0	0	\$0	14	\$1,750
Professional Level 604	Lead Environmental Analyst	Laura Ingulsrud	\$80.00	8	\$640	12	\$960	30	\$2,400	60	\$4,800	140	\$11,200	8	\$640	36	\$2,880	12	\$960	0	\$0	306	\$24,480
Professional Level 604	Environmental Analyst	Marie Laule	\$70.00	4	\$280	12	\$840	0	\$0	0	\$0	140	\$9,800	8	\$560	12	\$840	32	\$2,240	0	\$0	208	\$14,560
Professional Level 604	Environmental Analyst	Melaina Wright	\$75.00	4	\$300	12	\$900	0	\$0	0	\$0	130	\$9,750	8	\$600	12	\$900	0	\$0	0	\$0	166	\$12,450
Professional Level 604	Environmental Analyst	Sydney Margallo	\$70.00	4	\$280	12	\$840	0	\$0	0	\$0	150	\$10,500	8	\$560	12	\$840	0	\$0	0	\$0	186	\$13,020
Professional Level 604	GIS Analyst	Aaron Johnson	\$110.00	0	\$0	4	\$440	0	\$0	24	\$2,640	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	28	\$3,080
Professional Level 612	Project Administrator	Rosann Malloch	\$100.00	4	\$400	1	\$100	1	\$100	1	\$100	2	\$200	1	\$100	1	\$100	1	\$100	1	\$100	13	\$1,300
Administrative Level 809	Word Processing	Janice Depew	\$70.00	0	\$0	0	\$0	0	\$0	0	\$0	8	\$560	16	\$1,120	8	\$560	4	\$280	0	\$0	36	\$2,520
Administrative Level 807	Administrative	Rita Samaniego	\$65.00	5	\$325	1	\$65	1	\$65	1	\$65	3	\$195	2	\$130	1	\$65	1	\$65	4	\$260	19	\$1,235
<b>TOTAL DIRECT LABOR</b>				<b>53</b>	<b>\$4,965</b>	<b>171</b>	<b>\$18,315</b>	<b>72</b>	<b>\$7,055</b>	<b>176</b>	<b>\$17,725</b>	<b>924</b>	<b>\$83,855</b>	<b>139</b>	<b>\$13,930</b>	<b>180</b>	<b>\$17,595</b>	<b>90</b>	<b>\$8,105</b>	<b>83</b>	<b>\$11,550</b>	<b>1,888</b>	<b>\$183,095</b>
<b>SUBCONTRACTORS:</b>																							
Deirdre Stites - Graphics	Graphics	Dierdre Stites	\$76.00	0	\$0	0	\$0	8	\$608	20	\$1,520	44	\$3,344	4	\$304	2	\$152	0	\$0	0	\$0	78	\$5,928
<i>Subtotal Subcontractors</i>					\$0	\$0	\$0	\$608	\$1,520	\$3,344	\$304	\$152	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$5,928
<i>Subcontractor Markup</i>					\$0	\$0	\$61	\$152	\$334	\$30	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$592
<b>TOTAL SUBCONTRACTORS</b>					<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$669</b>	<b>\$0</b>	<b>\$1,672</b>	<b>\$0</b>	<b>\$3,678</b>	<b>\$0</b>	<b>\$334</b>	<b>\$0</b>	<b>\$167</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>\$6,520</b>
<b>OTHER DIRECT COSTS:</b>																							
Shipping	At cost			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30	\$100	\$21	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$251	
Reproduction and Printing	(\$125 per EIR copy; \$0.4 per color page)		0	\$0	\$0	500	\$200	0	\$0	7	\$875	32	\$4,000	250	\$100	15	\$1,875	300	\$120			\$7,170	
Per Diem	GSA Rates @ \$74 per day			\$74.00	\$0	25	\$1,850		\$0		\$0		\$0		\$0		\$0		\$0	7	\$518	\$2,368	
Lodging	GSA Rates @ \$126 per night			\$126.00	\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	4	\$504	\$504	
Airfare	Roundtrip SBA to SAC @ \$550			\$550.00	\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	4	\$2,200	\$2,200	
Car Rental	2-day rental @ \$150 total			\$150.00	\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	3	\$450	\$450	
Mileage	Mileage charged at \$0.54 per mile			\$0.54	\$0	0	\$0		\$0		\$0		\$0		\$0		\$0		\$0	815	\$440	\$440	
<i>Subtotal ODCs</i>					\$0	\$1,850	\$200	\$0	\$905	\$4,100	\$121	\$1,975	\$4,232	\$13,383									
<i>ODCs Markup</i>					\$0	\$185	\$20	\$0	\$91	\$410	\$12	\$198	\$423	\$1,339									
<b>TOTAL ODCs</b>					<b>\$0</b>	<b>\$2,035</b>	<b>\$220</b>	<b>\$0</b>	<b>\$996</b>	<b>\$4,510</b>	<b>\$133</b>	<b>\$2,173</b>	<b>\$4,655</b>	<b>\$14,722</b>									
Office Administration	2% (labor only)			\$99	\$366	\$141	\$355	\$1,677	\$279	\$352	\$162	\$231	\$3,662										
(phones, office equipment, office supplies)																							
<b>TOTAL PROJECT 'NOT-TO-EXCEED' ESTIMATE</b>				<b>53</b>	<b>\$5,064</b>	<b>171</b>	<b>\$20,716</b>	<b>72</b>	<b>\$8,085</b>	<b>176</b>	<b>\$19,752</b>	<b>924</b>	<b>\$90,206</b>	<b>139</b>	<b>\$19,053</b>	<b>180</b>	<b>\$18,247</b>	<b>90</b>	<b>\$10,440</b>	<b>83</b>	<b>\$16,436</b>	<b>1,888</b>	<b>\$207,999</b>



## PROPOSAL ASSUMPTIONS

Wood recognizes and appreciates the assumptions provided in the County's RFP. In addition to those assumptions, Wood's proposal assumes that:

1. Digital and/or hard copy versions of relevant County documents and available data, reports, and technical studies (e.g., available maps, GIS data, geotechnical studies, project plans, utilities assessment, etc.) will be provided in a timely manner to Wood. Delays in receipt of requested data or documents will cause a slip in schedule and an equitable adjustment in cost based on time and materials needed.
2. Substantive changes to the project description and/or alternatives by the County, once impact analyses have begun, will cause a slip in schedule and an equitable adjustment in cost based on time and materials needed.
3. Substantive changes to the scope of the EIR analysis by the County will cause a slip in schedule and an equitable adjustment in cost based on time and materials needed.
4. Wood assumes that the project will be completed consistent with the proposed schedule. Delays of greater than two (2) months for any particular phase or task may lead to a change in costs or effort.
5. Wood is not responsible for any omission of data or analyses that are not provided or identified to Wood by the County, its representatives, or contractors.
6. To minimize conflicting comments between County Departments, the County will consolidate department/division comments on draft documents into each round of review (assumed to be in MS Word tracked changes).
7. EIR production is estimated at \$125 per copy for the EIR. Printing would be reimbursed at \$0.40 per double-sided page. Additional hard copies of the EIR may be requested. Appendices are assumed to be included as an electronic attachment (i.e., burned to a CD, delivered via shared internet folders); printing of the appendices may result in additional time and material costs.
8. The scope does not include filing fees for preparation and distribution of the NOP, NOA, NOC, and NOD, nor the cost of newspaper notices in local papers can also be included at the County's request.
9. Mileage is reimbursable at \$0.54 per mile; per diem and lodging would be reimbursable based on GSA rates for onsite meeting days; airfare and rental car would be reimbursed at cost (assumed maximum of \$550 roundtrip and \$150 roundtrip, respectively)
10. Technical studies to inform the EIR would be based on desktop analysis building from available resources. Additional technical field work within the County would be subject to a cost and materials basis.
11. Wood will attend six (6) in-person meetings, including one (1) kickoff meeting, two (2) scoping meetings, one (1) Draft EIR meeting, and two (2) Final EIR decision-maker hearings. Additional meetings would be attended via as-needed conference calls, and could be present for in-person meetings on a time and materials basis. Our team will prepare public outreach and meeting notification and prepared printed materials; however, it is assumed that these materials would be limited to posters, handouts, and pamphlets.
12. Time to address public and agency comments on public draft documents is based on preparing responses to up to 50 discrete topic area comments generated from either agency or individual comment letters. If the responses to comments on administrative or draft documents require new data collection or additional fieldwork or analyses beyond the stated scope of work, an equitable adjustment in the cost based on time and materials needed may be necessary.

13. Any in-person background research needed will be performed in conjunction with travel for meetings.
14. Wood reserves the right to partially bill for partially completed work where unanticipated delays or changes to Project schedule occur in no fault of Wood's team.
15. Wood reserves the right to bill overtime costs in the case that the schedule agreed upon at the initial scoping meeting is reduced during EIR preparation. Substantial tightening of schedule may result in additional costs to complete the EIR on time.
16. Wood reserves the right to moves budgeted effort between Tasks described in our Proposal.

# ATTACHMENT A: RESUMES

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# Dan Gira

## CEQA Program Manager



### Professional summary

Mr. Gira has 32 years of experience preparing California Environmental Quality Act and National Environmental Policy Act environmental documents, as well as overseeing all aspects of municipal planning processes, including preparation of 5 community plans, circulation elements, resource protection ordinances and overlays and zoning ordinance amendments and overlays and transportation capital improvement plans. Mr. Gira's environmental document experience includes preparation of Environmental Impact Reports (EIRs) on multiple community and specific plans, residential and commercial industrial projects, and EIRs on urban redevelopment plans and infill projects. Mr. Gira has also drafted dozens of Initial Studies and Mitigated Negative Declarations and several Environmental Assessments on all types of complex public and private projects. Mr. Gira has extensive experience in circulation planning, coordinating with traffic engineers on the preparation of community wide and area specific traffic models, and in devising innovative techniques to foster use of alternative transportation. He has prepared and coordinated on several major roadway corridor redesign plans and overseen preparation of 3 multi-modal capital improvement plans. My Gira has substantial experience working for the California State Lands Commission, including preparation of four environmental documents for major projects.

### Employment history

Program Manager, Wood E & IS, 2005-present

Deputy Director, Santa Barbara County Division of Comprehensive Planning, 1996-2002

Planner/ Supervising Planner, Santa Barbara County Planning and Development, 1983-1996

### Representative projects

#### County of Santa Barbara, Cannabis Land Use Ordinance and Licensing Program EIR:

Project Principal for a Program EIR for the County of Santa Barbara's proposed Cannabis Land Use Ordinance and Licensing Program. Key concerns addressed include land use conflicts within inner rural areas, effectiveness of odor controlling technologies, and impacts to groundwater/surface water sources, traffic, and biological resource impacts. The Final EIR is was adopted in Jan/Feb 2018.

#### County of Santa Cruz, Commercial Cannabis Licensing and Regulations Program EIR:

Project Principal for the County of Santa Cruz's proposed Commercial Cannabis Cultivation and Manufacturing Licensing Program to regulate cannabis businesses in unincorporated areas consistent with CalCannabis regulations and state licensing requirements. The EIR was subject to intense public scrutiny and involvement in the public review process, and the AFEIR was submitted to the County.

#### City of Los Angeles, Los Angeles Social Equity Analysis and Commercial Cannabis Activity Regulation:

Project Principal for the City of Los Angeles' social equity analysis of cannabis regulations aimed at promoting equitable ownership and employment opportunities in the cannabis industry in order to decrease disparities in life outcomes for marginalized communities and to address disproportionate impacts on the war on drugs in the those communities.

#### City of Santa Barbara, General Plan Update Program EIR:

Project Manager for a Program EIR that evaluated new 2030 General Plan for 12,000 acres planning area that addressed long term water supply, groundwater pumping and seawater intrusion, climate change, sea level rise and coastal flooding, transportation and roadway corridor traffic congestion, energy demand and alternative transportation

#### City of San Luis Obispo, Avila Ranch Specific Plan EIR

Project Manager for an EIR that addressed impacts of 720 unit development project, including adequacy of long term water supply, effects on groundwater resources, biology, cultural resources, surface water quality and transportation.

Years with Wood: 13

Years Experience: 32

### Education

B.A. Environmental Studies,  
1982 University of California at  
Santa Barbara

### Memberships/affiliations

Association of  
Environmental  
Professionals (AEP)

### Location

Santa Barbara, CA

### Languages

English

#### City of Santa Monica, Downtown Community Plan Program EIR

Project Manager for a Program EIR that addressed impacts of over 3 million square feet of new development, including a detailed review of the adequacy of long term water supply given the City's cleanup of major groundwater contamination and a switch from reliance on imported water to solely using groundwater resources.

#### City of Sunnyvale, Peery Park Specific Plan EIR:

Project Principal for preparation of an EIR for redevelopment of 440 acres of aging light industrial uses into a 21<sup>st</sup> century workplace environment centred on Class A office construction.

#### City of Santa Monica, Downtown Specific Plan EIR:

Project Manager of an administrative draft EIR to evaluate the impacts of 2-3 million square feet of retail, office and residential development developed in five to twelve story structures in downtown Santa Monica.

#### City of San Luis Obispo, Garden Street Terraces EIR:

Project Manager for an EIR to evaluate the impacts of development of a five-story, 1.2 acre, mixed-use retail, residential, hotel project of 200,000 square feet in historic downtown San Luis Obispo. Key issues included community transportation and mobility, changes in character, and land use. AMEC designed alternatives which provided the basis for project approval

#### Santa Barbara County, Goleta Old Town Redevelopment Plan and Program EIR:

Project Manager for creation of a redevelopment project area, preparation of a redevelopment plan, and associated EIR for redevelopment of over 300 acres of aging light industrial facilities. This project was recognized as Pilot Project under the US EPA's Brownfield Program and received an APA award.

#### Santa Barbara County, Santa Barbara Shores-Ellwood Beach Specific Plan EIR:

Manager for an EIR that addressed proposed development of a resort hotel, and 163 units of luxury housing on almost 240 acres of shoreline in the coastal zone.

#### Santa Barbara County, Isla Vista Master Plan:

Mr. Gira initiated development of a master plan for this densely populated coastal zone community with over one mile of shoreline and 20,000 residents. The initial stages of this project involved substantial community outreach and involvement, including holding a multiple-day design charrette to garner community input. Major issues included commercial and residential redevelopment potential, provision of student housing, maintaining community character, management of four coastal access points and coastal access parking, and protection of sensitive coastal habitats such as vernal pools and native grasslands and interface with the University of California. Mr. Gira's duties included overseeing and providing direction to County staff, and managing a County, University, and citizen stakeholders group.

#### Santa Barbara County, Toro Canyon Community Plan and EIR:

Mr. Gira was project manager for this community plan and EIR which included over 2 miles of shoreline and thousands of acres of Coastal Zone land. Major issues address in this community plan included protection of agricultural land and sensitive coastal habitats, coastal access, fire protection, watershed management and erosion control, and visual resources. Mr. Gira also participated in a stakeholders group with the District County Supervisor.

#### Santa Barbara County, Goleta Community Plan and EIR:

Mr. Gira was project manager for development of this community plan and EIR which addressed growth and development along more than 8 miles of shoreline for this community of 40,000 acres with 70,000 residents. Major issues included protection of major coastal open spaces and resources, shoreline management and coastal protection, resource conservation including native grassland, vernal pools, and coastal estuaries, agricultural land preservation, coastal access and trails, biological resources protection, provision of affordable housing, circulation planning, Old Town redevelopment, growth management, and fire hazards. Mr. Gira managed the citizen's General Plan Advisory Committee and attended and spoke at dozens of public hearings. Mr. Gira was recognized as a "local hero" by the local weekly paper for his work on this plan, particularly in helping the Board of Supervisors reach consensus.

#### Santa Barbara County, Summerland Community Plan and EIR:

Mr. Gira provided overall direction, issues review, and frequent public outreach for development of this Coastal Zone community plan and EIR which addressed long-range growth and development for this community with 1.5 miles of shoreline and 3,000 residents. Major issues included protection of sensitive coastal biological resources, coastal access, shoreline management and coastal protection, provision of affordable housing, circulation planning, Old Town redevelopment, and protection of coastal view corridors. Mr. Gira managed the citizen's General Plan Advisory Committee and attended and spoke at dozens of public hearings

# Juliana Prosperi, AICP, LEED AP® ENV SP

## Senior Environmental Planner and Project Manager



### Professional summary

Ms. Prosperi has over 16 years of experience as a certified planner and regulatory compliance specialist with expertise in environmental, transportation, and land use planning. Ms. Prosperi has worked extensively as an environmental consultant on projects ranging from new schools, hospitals, medical facilities, linear electric and water infrastructure development, renewable energy, land use plans, and parks, trails, and recreation master plans. As a project manager, her skills span compliance with the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA). As a land use planner, Ms. Prosperi regularly conducts environmental review, successfully manages multi-disciplinary teams in the preparation of national and state environmental impact documents, and provides permitting support. For permitting support, she has prepared Spill Prevention, Control, and Countermeasure (SPCC) and Facility Response Plans (FRPs) and Stormwater Pollution Prevention Plans (SWPPPs); conducted wetland and Waters of the United States delineations and drafted Section 1602 Lake or Streambed Alteration Agreements, and filed Section 404 Nationwide Permits under the Clean Water Act (CWA). She also specializes in Geographic Information System (GIS) analysis, and provides senior technical, QA/QC, and editorial review. She is proficient in all aspects of current and long-range planning, management, scoping, public outreach, and document production. For each project, Ms. Prosperi collaborates with her clients and team, shares creative problem-solving and decision-making tools, and brings strong project management skills.

Years with Wood Environment & Infrastructure Solutions: 5

Years' Experience: 16

### Education

MA, Environmental Science and Energy Analysis, Boston University

BA, Environmental Science, English, University of Colorado – Boulder

### Representative projects

**Donner Pass Roadway Improvements, Federal Highway Administration – Central Federal Lands Division (FHWA – CFLHD), Truckee, CA.** 2015 to Present. Project Manager. Ms. Prosperi is providing environmental permitting and project management services towards delivery of a final set of plans, specifications and cost estimates for the Federal Highway Administration, Central Federal Lands Highway Division (CFLHD) for proposed improvements to Donner Pass Road located in Truckee, California. This project consists of a 6.54 mile segment of Donner Pass Road (Old US 40) beginning at the Interchange 80 / Donner Pass Road bridge in Soda Springs extending over Donner Pass, and ending at the town limits of Truckee, California. Key elements of the project include road rehabilitation, road widening to provide Class II bicycle lanes, and paving existing pullouts to improve parking for trailhead, rock climbing, and historical sightseeing access. Ms. Prosperi is supporting the CFLHD, Nevada and Placer counties, the Town of Truckee, and USFS with the NEPA/CEQA approvals.

**Santa Barbara County Cannabis Land Use Ordinance and Licensing Program EIR, Santa Barbara County, CA.** 2017 – Present. Senior Environmental Analyst. The County of Santa Barbara is proposing a Cannabis Land Use Ordinance and Licensing Program. Consistent with state law, the proposed Project would regulate commercial cannabis activities within unincorporated areas of the County. The Project would involve: amendments to the Santa Barbara County Code (County Code) to establish a new licensing program for cannabis activities; amendments to the County Land Use and Development Code (LUDC), the Montecito Land Use and Development Code (MLUDC), and the County Coastal Zoning Ordinance (CZO) to address cannabis activities; and other amendments to County documents and regulations to address specific aspects of cannabis activities. Ms. Prosperi prepared the Land Use and Noise sections and drafted responses to public comments.

**Los Angeles Social Equity Analysis and Commercial Cannabis Activity Regulation, Los Angeles, CA.** 2017 – Present. Senior Environmental Planner. The City of Los Angeles conducted a social equity analysis of cannabis regulations aimed at promoting equitable ownership and employment opportunities in the cannabis industry in order to decrease disparities in life outcomes for marginalized communities and to address disproportionate impacts on the war on drugs in the those communities. The options of the social equity program were to ensure that communities identified in the social equity analysis have access to ownership training programs, employee training programs, technical assistance, capital, and other cannabis programs. Ms. Prosperi researched and supported the preparation of a White Paper that summarized the manifestation of the war on drugs in Los Angeles over the past century and included detailed mapping data on crime, policing records, and incarceration rates in Los Angeles County in order to document possible disproportionate impacts on communities. This information helped the City draft the Cannabis Land Use Ordinance, which restricts the location of various types of commercial cannabis activity into eligible zones and requires businesses to observe specified distances from certain sensitive sites.

**Canyon Rims Special Recreation Management Area Roadway Improvements, Federal Highway Administration – Central Federal Lands Highway Division (FHWA – CFLHD), Moab, UT.** 2015 to 2016. Project Manager. Ms. Prosperi is supporting the preparation of an Environmental Assessment (EA) that evaluates the US Bureau of Land Management (BLM) and the Federal Highway Administration - Central Federal Lands Highway Division (FHWA-CFLHD) proposal for the road

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safety improvements within the Canyon Rims Special Recreation Management Area (SRMA). The Canyon Rims SRMA is situated on top of a large plateau encompassing 100,273 acres located south of Moab, Utah. The road network is comprised of two major BLM roads totaling 37.7 miles located. Ms. Prosperi coordinated internal scoping between the two lead agencies, and provides senior review of technical studies and the Draft EA.

**634 Line Rebuild EA and Construction Monitoring, NV Energy, Douglas County, NV.** 2015 to 2017. Project Manager. Ms. Prosperi managed the preparation of an Public Review and Final EA and Finding of No Significant Impact (FONSI) document for the reconstruction of a 2.67-mile portion of the existing 634 Transmission Line from Foothill Road in the Carson Valley to Tramway Drive near the Heavenly Valley Ski Resort in Douglas County, Nevada. The project was constructed at 120 kV standards to meet current avian protection construction guidelines. A 1.65-mile portion of the 634 Line is located on private land and a 1.02-mile portion is located on federal public lands managed by the US Forest Service. The project involved reviewing technical reports, conducting public scoping, preparing decision record documentation, and coordinating with several regulatory agencies. Construction was recently completed in November 2016; Ms. Prosperi is currently overseeing restoration and environmental monitoring for the transmission line rebuild.

**Merced County General Plan Update and Program EIR, Merced County Community Development Department, Merced County, CA.** 2008 – 2013. Deputy Project Manager. Merced County is located in the heart of the Central Valley, and home to the cities of Merced, Atwater, and Livingston. The County, with a population of approximately 250,000 in 2008 grew by approximately 42 percent from 1990 to 2008. This growth, the need to meet the changing housing, economic, social, and environmental conditions, and the need to establish a new vision for the future is the basis behind updating the county's General Plan. This update was needed to create a blueprint for growth through the year 2030. To kick-start this process, Ms. Prosperi was part of the Mintier Harnish consultant team assisting the County in the update of the 1992 Merced County General plan, which currently guides their land use, economic, transportation, agriculture, infrastructure, environmental, and policy decisions. Ms. Prosperi completed the circulation of the Draft Program EIR and assisted in the preparation of a Recirculated Program EIR to address the addition of revised and new goals and policies.

**Santa Monica Downtown Specific Plan, City of Santa Monica Planning Department, Santa Monica, CA.** 2017 to Present. Senior Environmental Planner. The City of Santa Monica is proposing a Specific Plan for the Downtown District – known as the Downtown Specific Plan. The proposed Downtown Specific Plan would implement the community's vision for the Downtown as guided by the City's Land Use and Circulation Element (LUCE). The LUCE outlines a broad range of goals and objectives for the Downtown and requires the adoption of a specific plan that includes refined policies and standards tailored to the Downtown. Ms. Prosperi prepared responses to over 30 individual comments on the Draft and Recirculated Draft Program EIR.

**Ruth Zenia and Van Duzen Roadway Improvement Project, Federal Highway Administration – Central Federal Lands Highway Division (FHWA – CFLHD), Trinity County, CA.** 2016 to Present. Senior Technical Advisor. The Federal Highway Administration, Central Federal Lands Highway Division (FHWA-CFLHD), in cooperation with the US Forest Service (USFS) and Trinity County, is proposing to road improvements on Van Duzen Road (County Road 511) and Ruth-Zenia Road (County Road 502). Both roads function as primary access routes to the Six Rivers National Forest (SRNF) south of State Route 36 and provide the main transportation routes for the rural communities of Mad River, Ruth, Zenia, and Kettenpom in Trinity County, California. Ms. Prosperi is supporting the preparation of baseline biological surveys, a Categorical Exclusion (CE) under NEPA and an Initial Study/Negative Declaration (IS/ND) under CEQA, and environmental permits.

**Inactive Rancho Cordova Test Site Remediation CEQA Support, Boeing Company, Rancho Cordova, CA.** 2016 to Present. Senior Environmental Scientist. Ms. Prosperi has provided ongoing environmental compliance support related to remediation and strategic groundwater remediation planning within the Southern Groundwater Study Area at the Inactive Rancho Cordova Test Site (IRCTS). The IRCSTS is a former rocket testing facility that operated from the mid-1950s through the early 1970s. In coordination with Boeing, the Department of Toxic Substances Control (DTSC), and State Water Resources Control Board (SWRCB), she provides strategic CEQA support for the implementation of various groundwater extraction and treatment system (GETS) design alternatives.

**San Joaquin County General Plan Update and Program EIR, San Joaquin County, San Joaquin, CA.** 2008 – 2011. Deputy Project Manager. San Joaquin County is located in the heart of the Central Valley, and home to cities such as Stockton, Lathrop, Lodi, and Manteca. To complete the General Plan preparation process, Ms. Prosperi was part of a team managed by Mintier-Harnish, the prime general plan consultant, to help the county update the existing 1992 General Plan, which currently guides land use, economic, transportation agriculture, infrastructure, environmental, and policy decisions within unincorporated areas of the county. Ms. Prosperi collaborated with technical experts in compiling baseline information based on public services, recreation, natural resources, public safety, geological resources, hazards, and Delta issues.

# Matthew Buggert

## Technical Professional II – Environmental Analyst / Planner



### Professional summary

Matthew Buggert is an Environmental Analyst with a Bachelor's degree in Environmental Studies from the University of California, Santa Barbara. With Amec Foster Wheeler, 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 Amec Foster Wheeler 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. Further, Mr. Buggert has contributed significantly toward assembly of ecology and biodiversity perspectives for a freeway expansion conception.

### Employment history

Technical Professional II, Wood Environment & Infrastructure Solutions, Inc. (formerly Amec Foster Wheeler), Santa Barbara, CA. 2017 – Present

Technical Professional I, Amec Foster Wheeler, Santa Barbara, CA. 2015 – 2017

Threatened Species Wildlife Docent, University of California Wildlife Reserve System, Goleta, Ca. 2014 – 2015

Environmental Law Intern, Environmental Defense Center, Santa Barbara, CA. 2013 – 2014

### Representative Projects

**Santa Barbara County Cannabis Land Use Ordinance and Licensing Program EIR, Santa Barbara County, CA. 2017-2018.**

Deputy Project Manager. Mr. Buggert provided management and analyses oversight of the Program EIR for the County of Santa Barbara's proposed Cannabis Land Use Ordinance and Licensing Program. Consistent with state law, the proposed Project would regulate commercial cannabis activities within unincorporated areas of the County based on zoning districts. Key concerns addressed include land use conflicts within inner rural areas, effectiveness of odor controlling technologies, and impacts to groundwater/surface water sources, traffic, and biological resource impacts. The Final EIR was adopted in February 2018.

**Santa Cruz County Commercial Cannabis Licensing and Regulations Program EIR, Santa Cruz County, CA. 2016-2018.**

Environmental Planner/Analyst. Mr. Buggert assisted in preparation of the Draft and Administrative Final EIRs for the County of Santa Cruz's proposed Commercial Cannabis Cultivation and Manufacturing Licensing Program to regulate cannabis businesses in unincorporated areas consistent with CalCannabis regulations and state licensing requirements. Key issue areas addressed included odors, air quality emissions, aesthetic changes to rural landscapes and neighborhoods, biological and agricultural resource impacts from land conversion, hazards and public safety, groundwater hydrology and water availability, and land use compatibility. Analysis involved extensive research into industry practices, locations, economic demands, and existing baseline conditions for unregulated cannabis business locally and statewide. The Administrative Final EIR has been delivered to the County.

**Los Angeles Commercial Cannabis Activity Regulation and Social Equity Program, Los Angeles, CA. 2017.**

Environmental Planner/Analyst. Mr. Buggert provided research and writing for the CEQA environmental documentation and ordinance provisions for the Cannabis Land Use Ordinance, which restricts the location of various types of commercial cannabis activity into eligible zones and requires businesses to observe specified distances from certain sensitive

Years with Wood: 4

Years' Experience: 6

### Education

Bachelors (B.A.)  
Environmental Studies,  
*Environmental Law and  
Planning Emphasis, of a  
double major*, University of  
California, Santa Barbara,  
CA

### Professional qualifications

ArcGIS Desktop Associate  
10.1, ESRI GIS  
Certification, Utrecht  
University, the Netherlands

### Memberships/affiliations

Association of  
Environmental  
Professionals

### Location

West US - Santa Barbara

### Languages

English

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sites. Mr. Buggert also provided technical research and writing for the City of Los Angeles' social equity analysis of cannabis regulations aimed at promoting equitable ownership and employment opportunities in the cannabis industry in order to decrease disparities in life outcomes for marginalized communities and to address disproportionate impacts on the war on drugs in those communities. The regulations were adopted in late 2017.

#### [Fountain Valley Crossings Specific Plan EIR, City of Fountain Valley, CA. 2016-2018.](#)

Deputy Project Manager. Mr. Buggert served as Deputy Project Manager for the Fountain Valley Crossings Specific Plan (FVCSP) for the City of Fountain Valley through development of the Draft EIR, in addition to authoring the Project Description, lead analyst of the alternatives analysis, and review of all resource sections for the DEIR to meet requirements of CEQA. The proposed project entails redevelopment of the existing commercial manufacturing focused area for creation of a 21st century workplace environment. Situated along the Interstate 405 and at a critical entrance into the City, redevelopment under the FVCSP is envisioned to establish the project area as City gateway and center for employment and entertainment. Included as part of the plan for redevelopment is the development of an estimated 491 residential units and a multitude of retail and entertainment uses to create a live-work environment. The EIR provides detailed analysis of traffic congestion and the effectiveness of a stringent transportation demand management program, air quality and greenhouse gas emissions, noise, stormwater runoff, and increased demand for infrastructure and public services. The EIR was certified and Project adopted by the City Council in January 2018.

#### [Griffith Park Circulation Enhancement Plan, Mitigated Negative Declaration, City of Los Angeles, CA. 2015-2017.](#)

Deputy Project Manager. Mr. Buggert ultimately served as the deputy project manager for this project, including all budget management, contact with the Los Angeles Department of Recreation and Parks and subconsultants, in addition to meeting and hearing attendance. Mr. Buggert additionally served as lead analyst for all resource areas of the initial study and MND for easing traffic and access to popular destinations within Griffith Park, the largest Los Angeles Park, overseeing analysts' work and associated budget tracking for the project. Traffic and transportation are primary factors for this project, and directed via input from ordinance, city officials, park representatives and community involvement. Mr. Buggert reviewed and summarized the federal, state, and local regulatory laws and ordinances that may become relevant with project implementation, and assembled necessary draft environmental documentation. The proposed project would involve roadway and parking lot improvements to enhance circulation in the vicinity of Griffith Observatory. There are three primary components to the proposed project: construction of physical improvements to roadways, parking areas, and a Hollywood Sign viewpoint area to improve multi-modal circulation in the vicinity of Griffith Observatory; installation of pay stations to permit charging for parking in the surrounding roads and parking locations; and introduction of a free shuttle system around the Griffith Observatory to Park visitors to improve public access.

#### [Las Positas Bike Path, MND, County of Santa Barbara, CA. 2017.](#)

Deputy Project Manager. Mr. Buggert served in deputy project manager roles for this project, managing budget, analyst coordination, subconsultant communication and meeting attendance, in addition to reviewing drafted sections and document submittal coordination. The project involved preparation of an IS/MND for a grant-funded joint CEQA-NEPA IS/MND, Categorical Exclusion, and supporting 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. Key issues include impacts to biological resources such as special status species, particularly to designated critical habitat for the central coast steelhead trout and to riparian habitat, and wetlands along Arroyo Burro Creek. Additional issues of concern include changes in elevation within a mapped floodway, construction and nuisance noise impacts to adjacent residential neighborhoods, public safety, hydrologic and geologic constraints community facilities.

#### [Baron Ranch Trail Realignment Initial Study-Mitigated Negative Declaration, County of Santa Barbara, CA. 2016-2017.](#)

Deputy Project Manager. Mr. Buggert served at all initial meetings, site visits, permit compliance drafting, budget tracking, and initial MND review for the realignment of the Baron Ranch Trail, which included installation of an equestrian-permissible bridge and a parking lot turnaround. The project is located on the County of Santa Barbara owned lands of the Gaviota Coast. Located within some portions of the Coastal Zone, Mr. Buggert conducted in-depth consistency analysis with applicable coastal and county-wide land use policies.

## Rita Bright

CEQA/NEPA Project Manager  
Coastal Policy Specialist

### Professional summary

Ms. Rita Bright, a CEQA/NEPA Project Manager, has been extensively involved in land use planning and policy and regulatory permitting with over 25 years of public agency and private consultant experience. As a former public planning agency manager, she managed community plan updates and the preparation of numerous program and project EIRs. Ms. Bright was often a principal negotiator for numerous controversial and/or highly complex projects.

Ms. Bright's specializations include visual resources issues and policy analysis involving planning and zoning laws, implementation of ordinance and other legislative amendments, agricultural resource analysis, rural-urban interface, and neighborhood compatibility. Key issues have involved historically and culturally significant campuses, aesthetics, and land use compatibility impacts on onsite and offsite sensitive receptors. In addition, Ms. Bright has substantial experience with permit processing, implementation and administration of urban and regional design programs, and environmental document preparation for a range of industrial and large-scale commercial development projects. Her responsibilities have included oversight and direction of substantial public outreach efforts, such as management of multiple citizen advisory bodies and stakeholders groups, extensive interface with multiple regulatory agencies, associated press relations, and presenting agency findings at public hearings.

### Employment history

Wood Environment & Infrastructure Solutions, Inc., (Wood) CEQA/NEPA Project Manager and Planning Permit Specialist, Santa Barbara, CA, 2008 to present

County of Santa Barbara Planning & Development, Planner - Deputy Director, 1985 to 2008

County of San Diego Department of Planning and Land Use, Assistant - Associate Planner, 1984 to 1985

### Representative projects

#### Wood Projects

**City of Carpinteria Community Development Department, Local Coastal Program and General Plan Update, Coastal Resiliency and Climate Action Plan, Program Manager, General Plan and Coastal Land Use Policy Update, Program EIR, Carpinteria, CA.** Ms. Bright serves as the Program Manager for the development of a new State of California Coastal Commission compliant Local Coastal Program update for the City of Carpinteria as well as the City's General Plan update. Coastal vulnerability investigations and adaptation strategies will be incorporated into City long range planning policy documents to year 2040. Extensive public workshops and outreach, grant writing and administration, management of a diverse range of technical experts, schedule and budget management, collaboration with City officials and related agencies representatives, and direction to a team of planners and environmental specialists are key elements of Ms. Bright's duties. The program is scheduled for adoption in late 2020 to early 2021.

**City of Los Angeles, Office of the Chief Legislative Analyst, Office of Cannabis Regulation, Office of City Planning, Cannabis Licensing Program Environmental Documentation and the Cannabis Social Equity Analysis Report, Los Angeles, CA.** Ms. Bright served as the Project Manager for this groundbreaking social planning and policy study commissioned by the Office of the Chief Legislative Analyst, with coordination with the City's newly formed Office of Cannabis Regulation as an implementation program of the City's Cannabis Licensing Program aimed at promoting equitable ownership and employment in the commercial cannabis industry to decrease

Years with Wood: 10

Years' Experience: 33

### Education

Graduate Studies, City Planning and Public Administration, San Diego State University

Bachelor of Arts, Business Economics and Environmental Studies, University of California, Santa Barbara

### Professional qualifications

Bureau of Land Management Certified Visual Resource Management Analysis

### Memberships/affiliations

Association of Environmental Professionals

American Planning Association

### Location

West US - Santa Barbara

### Languages

English

Conversational French

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disparities in life outcomes for marginalized populations. Beyond analyzing and writing the report, Wood staff organized a successful public workshop attended by over 600 community members who provided significant input and comment. In particular, the Wood provided a statistical analysis of U.S. Census Bureau household income data and Los Angeles Police Department cannabis arrest statistics, identified potential barriers that would prevent members of impacted communities from equitable access to the legal cannabis industry through employment or ownership, and provided recommendations to the Los Angeles City Council that would enable the City to prioritize and target benefits of the social equity program for communities and individuals that were disproportionately harmed by cannabis law enforcement. Ms. Bright also served as the CEQA Project Manager to lead the environmental compliance requirements related to adoption of a citywide Cannabis Licensing Program. Both programs were adopted in December, 2017. This Program won the APA Los Angeles 2018 Award of Excellence for Social Change and Diversity.

**County of Santa Cruz Commercial Cannabis Cultivation and Manufacturing Regulations and Licensing Program EIR, Santa Cruz County, CA.** Ms. Bright managed preparation of the Program EIR for the County of Santa Cruz's proposed Commercial Cannabis Cultivation and Manufacturing Licensing Program to regulate cannabis businesses in unincorporated areas consistent with CalCannabis regulations and state licensing requirements. Key issue areas addressed included odors, air quality emissions, aesthetic changes to rural landscapes and neighborhoods, biological and agricultural resource impacts from land conversion, hazards and public safety, groundwater hydrology and water availability, and land use compatibility. Analysis also involved extensive research into industry practices, locations, economic demands, and existing baseline conditions for unregulated cannabis business locally and statewide. The EIR was subject to intense public scrutiny and involvement in the public review process. The program is currently under review by the County of Santa Cruz Board of Supervisors. The environmental investigations was recognized by the Association of Environmental Professionals, California Chapter, for *Outstanding Environmental Analysis, 2018*.

**Santa Barbara County Cannabis Land Use Ordinance and Licensing Program EIR, CEQA Project Manager, Santa Barbara County, CA.** Ms. Bright serves as the Project Manager of the Program EIR for the County of Santa Barbara's proposed Cannabis Land Use Ordinance and Licensing Program. Consistent with state law, the proposed Project would regulate commercial cannabis activities within unincorporated areas of the County based on zoning districts. Key concerns addressed include land use conflicts within inner rural areas, effectiveness of odor controlling technologies, and impacts to groundwater/surface water sources, traffic, and biological resource impacts. The program was adopted and the Final EIR was certified in 2018. Ongoing implementation support with the County is occurring.

**Cuyama Utility Scale Renewable Energy Program Environmental Impact Report, County of Santa Barbara, CA.** Ms. Bright served as the CEQA Project Manager and Land Use and Agricultural Resource Policy Specialist for this EIR, which evaluates the proposal to amend County zoning codes to enable utility scale renewable energy projects in agricultural zones. At a project specific level, the EIR also evaluated a 40 megawatt (MW) commercial solar photovoltaic (PV) system upon an approximate 327-acre agricultural site, located approximately 2 miles southeast of the township of Cuyama. Associated with project development, a new 70 kilovolt (kV) generation tie-line, approximately 70-100 feet high, would be constructed by Pacific Gas & Electric (PG&E) to distribute the Project's generated power to the Taft-Cuyama substation, situated approximately 3 miles northwest of the Project site. The EIR was certified by the County Board of Supervisors in September 2014 multiple legislative and discretionary County approvals including zoning ordinance text amendments, a rezone, a lot line adjustment, a conditional use permit, and cancellation of a Williamson Act agricultural preserve contract involving prime farmlands. The project has been constructed.

**UCSB, LRDP Implementation Project for the West Campus Mesa, Environmental Task Manager, Santa Barbara County, CA.** Ms. Bright served as the Environmental Task Manager overseeing the preparation of special environmental studies related to the proposed construction of a 35-acre planned development project consisting of faculty and staff housing, academic and support facilities, and a recreational field. The project has been constructed and occupied.

Awards / Achievements

**American Planning Association, Los Angeles Chapter, 2018 Award of Excellence for Social Change and Diversity, Cannabis Social Equity Program.** (Planning and Policy Manager to the City Office of the Chief Legislative Analyst)

**Association of Environmental Professionals, California Chapter, Outstanding Environmental Analysis 2018, Commercial Cannabis Cultivation and Manufacturing Regulations and Licensing Program EIR.** (Project Manager)

## Brian D. Cook

### Senior Noise Analyst

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#### Professional summary

Mr. Cook has 10-years experience in the environmental planning field. Mr. Cook has experience assessing noise impacts for NEPA-compliant documents, which includes modeling aircraft, munitions, construction equipment, and vehicles. Mr. Cook has a diverse background in environmental documentation, including NEPA-compliant Environmental Impact Statements (EISs), Environmental Assessments (EAs) and Environmental Baseline Surveys (EBSs) for Air National Guard installations nationwide. Mr. Cook has also complete installation specific aircraft noise studies. Mr. Cook has modeled aircraft noise at Air Force bases, civilian airports, and Air National Guard installations using NOISEMAP and Integrated Noise Model (INM), and within special use airspace using MR\_NMAP. Also, Mr. Cook has preformed munitions data collection and model application (SARNAM and BNOISE2) for Installation Operational Noise Management Plans. Additionally, has conducted noise monitoring and proposed mitigation at firing ranges. His analytical experience includes assessing project-related impacts in the following resource areas: noise, land use, airspace, transportation and circulation, biological resources, air quality, aesthetics, geological resources, and water resources.

#### Professional qualifications/Registration(s)

Army Corps of Engineers Wetland Delineation and Management Training, 2001  
Air Force Center for Environmental Excellence NOISEMAP Training, 2003

#### Education

Bachelor of Arts, Biology, University of California, Santa Barbara, Santa Barbara, California/USA, 1994

#### Languages

English

#### Employment history

Ogden Environmental, Analyst, Santa Barbara, (2000 to 2002)  
Wood Environment & Infrastructure Solutions. Senior Noise Analyst, Santa Barbara, (2002 to present)

#### Representative projects

##### **Aircraft Noise Modeling/Wood Environment & Infrastructure Solutions**

*Multiple Installation Aircraft Noise Modeling, Air National Guard, Multiple States/USA*

Mr. Cook completed multiple noise modeling efforts for numerous Air National Guard units throughout the US. Mr. Cook has conducted data collection, case creation and model application to determine baseline noise contours and create a baseline noise study for Air National Guard units in California, Florida, Illinois, Iowa, Michigan, New York, South Carolina, Ohio, Oregon, Virginia, West Virginia, Wisconsin, and Wyoming using NOISEMAP and/or INM. In many cases, this effort was combined with a proposed aircraft change, aircraft robust, or increase in flight hours, thus proposed

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noise contours were also developed and assessed in accordance with Air National Guard, Air Force, and Federal Aviation Administration land use criteria. Additionally, Mr. Cook has completed Air Installation Compatible Use Zone (AICUZ) Programs for Air National Guard Bases in South Carolina and Wisconsin. The main focus of the AICUZ Program was the development of an AICUZ Study which identifies three constraints associated with aircraft operations and the resulting exposure to surrounding land use. Further, Mr. Cook has also developed baseline noise studies in association with airspace and training ranges for Air National Guard Unit's in Georgia, Ohio, and Oregon using MR\_NMAP.

*Luke Air Force Base Environmental Assessment for Proposed Aircraft Robust, Luke Air Force Base, Glendale, Arizona/USA*

As a supplement to the EA for the proposed aircraft robust at Luke AFB, Mr. Cook developed baseline noise contours associated with the proposed BRAC commission recommendation addressing F-16 aircraft operations at Luke Air Force Base. Mr. Cook collected data on aircraft operations from F-16 aircraft, maintenance, and air traffic control personnel that were input into NOISEMAP.

*Tinker Air Force Base Environmental Assessment for Proposed T-10 Hushhouse Activation, Tinker Air Force Base, Oklahoma City, Oklahoma/USA*

Mr. Cook developed noise contours resulting from the activation of a T-10 Hushhouse at Tinker Air Force Base. In addition to modeling aircraft and hushhouse operations, Mr. Cook determined vibration levels associated with hushhouse operations and the proposed impacts to air traffic control tower development and operation.

*Camp Guernsey Environmental Assessment, Wyoming Army National Guard, Camp Guernsey, Wyoming/USA*

Mr. Cook developed noise contours associated with a proposed airstrip and C-17 aircraft operations at Camp Guernsey. Mr. Cook collected data on aircraft operations from C-17 aircraft and Camp Guernsey flight detachment personnel that were input into NOISEMAP.

*Fort Dix Installation Operational Noise Management Plan, Fort Dix, Fort Dix, New Jersey/USA*

As part of the Fort Dix IONMP, Mr. Cook collected data on rotary-wing aircraft operations from Fort Dix Flight Detachment personnel and pilots of multiple rotary-wing aircraft to determine baseline and proposed noise conditions within Fort Dix training ranges and airspace. Data related to operations and airspace was input into MR\_NMAP.

**Munitions Noise Modeling/AMEC Earth and Environmental, Inc.**

*Fort Dix Installation Operational Noise Management Plan, Fort Dix, Fort Dix, New Jersey/USA*

*Project Value: \$85K*

Mr. Cook conducted data collection, case creation and model application to determine baseline noise contours and create an installation environmental noise management plan assessing munitions and land use at Fort Dix, New Jersey. Mr. Cook used CHPMM approved SARNAM and BNOISE2 munitions noise models to assist in completing this document that would serve as the basis for future development and operations.

*Camp Ethan Allen Firing Range Installation Operational Management Plan, Vermont Army National Guard, Jericho, Vermont/USA*

*Project Value: \$80K*

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Mr. Cook conducted data collection, case creation and model application to determine baseline noise contours and create an installation environmental noise management plan assessing munitions and land use at Camp Ethan Allen, Vermont. Mr. Cook used CHPMM approved SARNAM and BNOISE2 munitions noise models to assist in completing this document that would serve as the basis for future development and operations.

*Warrenton Training Center Station C Post-Construction Noise Analysis, Warrenton Training Center, Remington, Virginia/USA*  
*Project Value: \$10K*

Mr. Cook conducted data collection, case creation and model application to determine post-construction noise exposure associated with a small arms range at Warrenton Training Center, Station C. Mr. Cook used CHPMM approved SARNAM noise model to assist in completing this document that would serve as the basis for operations.

### **Vehicle Noise Modeling/AMEC Earth and Environmental, Inc.**

*Plymouth Hall Noise Study, Philadelphia Housing Authority, Philadelphia, Pennsylvania/USA*

Mr. Cook evaluated noise impacts associated with the proposed redevelopment of affordable housing at Plymouth Hall in Philadelphia. Tasks include taking baseline and proposed vehicle traffic counts and determining sound levels to adjacent areas and quantifying noise levels along roadway segments using Federal Highway Administration (FHWA) Traffic Noise Model (TNM) Version 2.5. Prior to vehicle noise modeling, noise monitoring was performed to determine the extent of noise modeling/analysis. Also, mitigation measures to reduce sound levels associated with vehicle traffic to proposed residential units were also provided.

*Garden Street Environmental Impact Report, City of San Luis, San Luis Obispo, California/USA*

Mr. Cook evaluated noise impacts associated with the proposed 1.2-acre mixed-use development in the Garden Street Downtown Core and Historic districts. Tasks include taking baseline and proposed vehicle traffic counts and determining sound levels to adjacent areas and quantifying noise levels along roadway segments using FHWA TNM Version 2.5. Mitigation measures to reduce sound levels associated with vehicle traffic to existing and proposed residential units were also provided.

*China Town Environmental Impact Report, City of San Luis Obispo, San Luis Obispo, California/USA*

Mr. Cook evaluated noise impacts associated with the proposed 2.12-acre mixed-use development in the China Town/Downtown Historic Districts. Tasks include taking baseline and proposed vehicle traffic counts and determining sound levels to adjacent areas and quantifying noise levels along roadway segments using FHWA TNM Version 2.5. Mitigation measures to reduce sound levels associated with vehicle traffic to existing and proposed residential units were also provided.

### **Noise Monitoring/AMEC Earth and Environmental, Inc.**

*Camp Ethan Allen Firing Range7-1 Noise Monitoring and Mitigation Plan, Vermont Army National Guard, Jericho, Vermont/USA*

Mr. Cook developed a Noise Monitoring and Mitigation Plan for the Vermont ARNG at Camp Ethan Allen. The year-long study to determine sound levels from a Modified Record Firing Range took place at different public locations off-camp and under varying weather conditions. In addition to monitoring sound levels, mitigation to reduce off-camp sound levels was also presented.

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*Isla Vista Noise Study, County of Santa Barbara, Santa Barbara, California, USA*

*Project Value: \$18K*

Mr. Cook completed a Noise Study for the County of Santa Barbara in the city of Isla Vista. Vehicle sound levels were determined through modeling and noise monitoring followed. Sound levels were used to determine building setbacks and construction requirements for proposed development.

**Construction Noise Determination and Assessment/AMEC Earth and Environmental, Inc.**

*Multiple Air National Guard Installations, Air National Guard, Multiple States/USA*

Mr. Cook served as a noise analyst for NEPA-compliant environmental assessments at Air National Guard units in Massachusetts, North Carolina, Texas, and Virginia. Mr. Cook evaluated short-term construction and demolition projects. Within the scope of these projects, baseline environmental conditions at these military installations were established through the identification and evaluation of existing noise conditions. Proposed development and demolition was assessed for potential impacts on the baseline noise environment.

*Port of Redwood City Initial Study, Redwood City, Redwood City, California/USA*

Mr. Cook evaluated noise impacts associated with barge and off-loading aggregate operations, in addition to vehicle and machine operations used in the delivery and removal of aggregate for the Port of Redwood City. Tasks include mapping sensitive receptors, quantifying noise levels along roadway segments, and quantifying noise levels associated with off-loading equipment.

*Ventura County Resource Conservation District Environmental Impact Report, Ventura County, Somas, California/USA*

Mr. Cook conducted data collection to evaluate noise impacts associated with vehicle and machine operations used in the removal of *Arundo donax*. Tasks include measuring ambient noise environment at the site and adjacent areas, mapping sensitive receptors, quantifying noise levels along roadway segments servicing the sites using the FHWA TNM Version 2.5 Look-Up Tables, quantifying noise levels associated with vegetation removal equipment, and developing mitigation to reduce the significance of impacts.

**Environmental Planning/AMEC Earth and Environmental, Inc.**

*Multiple Air National Guard Installations, Air National Guard, Multiple States/USA*

Mr. Cook served as a noise analyst for NEPA-compliant environmental assessments at Air National Guard units in Guam, Louisiana, Massachusetts, North Carolina, Texas, and Virginia. Mr. Cook evaluated short-term construction and demolition projects. Within the scope of these projects, baseline environmental conditions at these military installations were established through the identification and evaluation of existing noise conditions. Proposed development and demolition was assessed for potential impacts on the baseline noise environment.

*West Virginia Air National Guard Environmental Impact Statement for Proposed Aircraft Conversion, Air National Guard, Martinsburg, West Virginia/USA:*

Mr. Cook served as the principal analyst for a NEPA-compliant EIS evaluating long-term construction projects and a parcel acquisition associated with aircraft conversion (C-130 to C-5 aircraft) in Martinsburg, West Virginia. Within the scope of this project, Mr. Cook evaluated baseline environmental conditions at this military installation and assessed the following resource areas for potential impacts associated with proposed development, parcel acquisition, and demolition: safety

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(including FAA-mandated runway protection zones), infrastructure (new roadways, retention ponds, fueling systems, and all utilities), visual resources, environmental justice, and the airspace and airfield.

*Surprise Canyon Environmental Impact Statement, Bureau of Land Management, Surprise Canyon, California/USA*

Mr. Cook served as an analyst for an affected environmental technical report to be used in preparing a NEPA-compliant EIS evaluating off-road vehicle use in a designated scenic area. Within the scope of the project, baseline conditions and potential impacts to visual resources were evaluated.

*San Nicolas Island Environmental Assessment, U.S. Navy, Point Mugu, California/USA*

Mr. Cook served as the principal analyst for a NEPA-compliant environmental assessment evaluating pier construction on San Nicolas Island. Within the scope of this project, baseline environmental conditions at this military installation were established through the identification and evaluation of existing biology, land use, air quality, and other resource areas. Proposed development (including facilities construction, demolition, and road improvements and relocation) is assessed for potential impacts on the baseline resource conditions.

*County Santa Barbara Cellular Telephone Sites Initial Studies, County of Santa Barbara, Santa Barbara, California/USA*

Mr. Cook served as the principal analyst for numerous CEQA-compliant initial studies evaluating cell site locations. Within the scope of these projects, baseline environmental conditions were established through the identification and evaluation of existing biology, land use, aesthetics, and other resource areas. Proposed development was assessed for potential impacts on the baseline resource conditions.

# Brian Fellows, CPM

## Senior Project/Program Manager



### Professional summary

Brian is a transportation professional with more than 28 years of experience in the public, private, non-profit and academic sectors. His areas of expertise includes sustainable transportation, sustainable communities, school transportation safety, mobility/accessibility/ADA and quantitative assessment of the health effects of the built environment.

Brian created and, for six years, led the Arizona Safe Routes to School (SRTS) federal program, which awarded more than \$15 million in funding. This included conducting 30 SRTS workshops and walking site assessments and managing more than 70 projects. Brian has presented at 110 conferences, meetings and webinars, including ITE, AASHTO, U.S. EPA, Council of Educational Facility Planners International (CEFPI), and National Center for SRTS, SRTS National Partnership and Bureau of Indian Education (BIE). Additionally, Brian was a selected TAC member for designing the STAR Community Rating System; an application reviewer for the Bicycle Friendly Communities and Bicycle Friendly University programs; development team member for the Walk Friendly Communities program; TAC/faculty for the Urban Land Institute's Community Plan project; and Road Safety Audit team member. He also conceived and held America Moves – an international conference on building multimodal facilities, programs and physical activity into communities.

Years with Wood Environment & Infrastructure Solutions: 4

Years' Experience: 32

### Education

BS, Biology, University of Arizona, Tucson, 1984

MBA, Business Administration, Arizona State University, 1987

### Employment history

Wood Environment & Infrastructure Solutions, Senior Transportation Planner, 2014 to present

Arizona Department of Transportation, Senior Transportation Planner/SRTS Program Coordinator, Phoenix, AZ, 2006 to 2014

River Action, Inc., Project Manager, Davenport, IA, 2003 to 2006

City of Mesa Bicycle and Pedestrian Program Coordinator, 2000 to 2003

City of Tempe, Transit Analyst, 1999 to 2000

EcoGroup, Inc., Senior Environmental Specialist, Tempe, AZ, 1997 to 1999

Arizona Department of Commerce, Energy Office, Energy Policy Analyst, Phoenix, AZ, 1991 to 1997

Arizona Department of Transportation, Economist, Phoenix, AZ, 1988 to 1991

### Wood E&I Solutions projects

ABSAT WS LEE - Traffic Impact Study, Duke Energy Carolinas, LLC, Belton, SC, 7810150279, \$153,768, 2015

ADOT Coolidge Central/AZ Ave/Main, Arizona Department of Transportation, Coolidge, AZ, 2220135212, \$152,691, 2016

ADOT\_RDSIP, Metro Region, Arizona Department of Transportation, Various, AZ, 2220135508, \$230,943, 2016

Glendale, 55th Ave, Arizona Department of Transportation, Glendale, AZ, 3720155217, \$80,167, 2016

Glendale, New River, ADOT, Glendale, AZ, United States. 3720155216, \$87,476, 2016.

Glendale, T-Bird Paseo, Arizona Department of Transportation, Glendale, AZ, 3720155218, \$84,210, 2016

Golf Course Rd Shared Use Path, Arizona Department of Transportation, Graham County, AZ, 2220135208, \$97,276, 2016

Havasupai LRTP, United Civil Group Corporation, Supai, AZ, 3720155001, \$69,776, 2016

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Lake Havasu Safety Plan, Lake Havasu Metropolitan Planning Organization (MPO), Lake Havasu City, AZ, 3720155008, \$282,594, 2016

Transportation Safety Plan, Pima Association of Governments, Tucson, AZ, 3720155000, \$235,000, 2015

SR 90 Int., Sierra Vista, ADOT, Sierra Vista, AZ, 3720155102, \$229,512, 2016

Safety Plan, Sun Corridor Metropolitan Planning Organization, Casa Grande, AZ 3720155007, \$300,000, 2016

#### Unlinked Wood E&I Solutions projects

##### **Smart Transportation Guidebook – Arizona Department of Transportation**

Co-Project Manager. The goal of the Guidebook is to integrate the planning and design of streets highways in a manner that fosters development of sustainable and livable communities in rural, suburban, urban areas contexts. The ultimate product will be a normative ("should do") tool, and a practical ("how to") tool for developing Smart Transportation policies, strategies and projects.

##### **Urban Land Institute Community Plan – ULI Arizona**

Developer, Faculty. Community Plan is a public official's educational curriculum for planning, zoning, real estate development, housing, public finance and infrastructure, transportation and economic development. Brian developed curricula and presentation modules focusing on sustainable transportation, Complete Streets and multimodal accessibility.

##### **Active School Neighborhood Checklist – Arizona schools**

Developer, Project Manager. Conceived and developed the Active School Neighborhood Checklist (ASNC) seeing a lack of tools and resources to quantify and assess the health effects of school siting. Assembled a multidisciplinary team of engineers, health professionals, Safe Routes To School experts and community planners to create this on-line tool to show the correlation between community, school and neighborhood barriers (built environment and policy), and potentially negative health effects on our children's health. The ASNC is accessible at <http://www.activeschoolchecklist.com/>

##### **STAR Community Rating System – STAR Communities**

Planning & Design Technical Advisory Committee. STAR Communities is the first national framework for local governments and the communities they serve to chart a clear path toward a sustainable future. STAR is not dissimilar in intent to LEED, but it has a broader reach into areas such as health, accessible transportation, energy, water, employment, housing, food security and the arts. STAR's goals were accomplished through the delivery of standards and tools developed by more than 100 professionals in 8 technical advisory committees (TACs). As a selected member of the Planning & Design TAC Brian worked with professionals and STAR staff to craft guidelines, metrics and scoring rubric for accessible, multimodal transportation, and land use.

##### **'Sandpit' Competition on Creating the Cities of Tomorrow – Arizona State University Global Institute of Sustainability**

Technical Advisory Committee. Brian was one of 24 urban designers, computer scientists, ecologists, lawyers and researchers from around Arizona and the United States invited to participate in this unique competition. A "sandpit" is an intensive discussion forum where free thinking is encouraged to delve deep into problems and drive radical approaches to particular research challenges. Four interdisciplinary teams created pilot projects that could influence the design and management of cities, all vying for the prize of \$500,000. Brian's team developed a framework for educating decision makers and changing public and government transportation policies to recognize and reflect more multimodal and sustainable outcomes.

##### **America Moves**

Organizer, Master of Ceremonies. Brian conceived and organized the American Moves conference, which brought together professionals from transportation, engineering, land use, health, policy, research, public and private sectors, as well as elected officials to discuss how to integrate physical activity into communities. The intent was to identify the common interests and purviews between these sectors and articulate strategies and options for success. Nearly 200 attendees represented 15 states and Canada. Featured speakers included Dan Burden, Mark Fenton, and U.S. Surgeon General Dr. Richard Carmona.

##### **Arizona Strategic Highway Safety Plan – Arizona Department of Transportation**

Technical Advisory Committee. Federal regulations require all states to have a Strategic Highway Safety Plan (SHSP) that provides a comprehensive framework for reducing fatalities and serious injuries on public roadways. The state's Department of Transportation leads development of its SHSP in cooperation with local, state, federal and other safety stakeholders. Content and strategies focused on the "4 Es" of engineering, education, enforcement and emergency medical services. Brian was selected and participated in the bicycle safety TAC. Under the completed SHSP, all highway safety programs in the state can leverage resources and work together to address transportation safety issues.

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## Angelique Harbin-Ireland

### Biology Group Manager



#### Professional summary

Angie Harbin-Ireland is a senior biologist, and the San Diego Biology Group Manager with Wood Environment & Infrastructure Solutions, Inc. (Wood). She has worked on multiple biological resource projects of various scale within California as a technical specialist and project manager for natural resource studies, CEQA and NEPA review, regulatory permitting, and mitigation planning. She draws upon her broad experience in regulatory permitting, wetlands, wildlife, and conservation ecology to develop feasible and collaborative solutions to complex land use planning issues. She has extensive knowledge of the listed species and protected habitat types in the state of California as well as local natural resource protection policies.

Ms. Harbin-Ireland has over 14 years of experience in conducting habitat assessments and surveys for special-status species such as the California red-legged frog, western burrowing owl, Swainson's hawk, California tiger salamander, golden eagle, giant garter snake, Alameda whipsnake, desert tortoise, San Joaquin and desert kit foxes. She has extensive experience in sampling of wetland, marine, and intertidal and sub tidal invertebrate communities, as well as raptor field study and identification, having conducted long-term raptor population and behavioral studies.

Ms. Harbin-Ireland has overseen the development of several resource management and mitigation and monitoring plans, managed western burrowing owl passive relocation efforts, and California tiger salamander salvage, including installation of pitfall traps and relocation of the salamanders to mitigation sites. She integrates her biological understanding with regulatory compliance, submittals, and agency negotiations for sensitive plant and wildlife species occurring in a variety of terrestrial and aquatic habitats throughout California. In preparing the biological resources sections of program and project-level CEQA and NEPA documents, she is involved in local, state, and federal agency biological resource impact evaluations, coordination, planning, and presentations at hearings and public meetings. She coordinates with contractors, engineers, and agencies on construction projects regarding natural resources and permit compliance. As the Wood San Diego Biology Group Manager, Ms. Harbin-Ireland leads project teams and oversees the execution of biological resource studies, analysis, and documentation.

#### Education

M.S., Conservation Ecology, University of California, Davis, 2004  
Habitat Evaluation Procedures Certification, Virginia Polytechnic Institute and State University, Blacksburg, 2002  
B.S., Wildlife, Fish, and Conservation Biology, University of California, Davis, 1998

#### Memberships/affiliations

The Wildlife Society, Western Section  
Association of Environmental Professionals

#### Certifications and training

PADI Divemaster #240135  
American Association of Underwater Scientists

#### Languages

English and German

#### Employment history

Wood Environment & Infrastructure Solutions, Inc., Biology Group Manager, San Diego, CA, 2012 to present  
Prior Firm, Senior Biologist/Project Manager, San Diego, 2010 to 2012  
Prior Firm, Natural Resources Studio Leader, SF Bay Area, 2007-2010  
Prior Firm, Biology Unit Manager, Walnut Creek, 2001-2007  
BioResource Consultants, Field Biologist, Altamont Wind Resource Area, 1999-2001  
UC Davis, Post Graduate Researcher, Belize C.A., 1998-1999

#### Representative projects

##### **Recurrent Energy, PV Solar Projects, Kern County, CA**

2011-2012. Prior Firm. Recurrent Energy required assistance with permitting of four proposed PV solar projects located in various parts of Kern County – Rosamond 1 & 2, Barren Ridge, Victor Phelan, and Great Lakes. Ms. Harbin-Ireland provided technical oversight regarding biological resources and assisted with preparation of CDFG, USFWS, and RWCQB permit applications, as well as agency site visits and coordination. Biological resource impacts were analyzed and mitigation measures developed in coordination with the agencies for Mohave ground squirrel, desert tortoise, burrowing owl, nesting birds, Joshua trees, and desert washes.

##### **City of San Diego, West Mission Bay Drive Bridge Replacement Project, San Diego, CA**

2010-2012. Prior Firm. The City of San Diego in coordination with CalTrans is proposing to widen the West Mission Bay Drive Bridge over the San Diego River. Biologists prepared an NES according to CalTrans guidelines, Essential Fish Habitat Assessment, Preliminary Habitat Restoration Plan, and Biological Assessment. The project area lies within the San Diego River Preserve area and is adjacent to habitats occupied by sensitive species such as Belding's savannah sparrow and light-

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footed clapper rail. Ms. Harbin-Ireland participated in client team and agency meetings, provided technical guidance on the NES and Preliminary Habitat Restoration Plan, and led authorship of the recently completed Biological Assessment which will be essential to the upcoming Section 7 consultation with the USFWS.

***Solar Millennium, Blythe/Palen/Ridgecrest Application for Certification and Permitting, Blythe, CA***

2009-2012. Prior Firm. Solar Millennium, LLC required assistance with permitting and engineering services for three proposed solar thermal power projects. Ms. Harbin-Ireland coordinated the team that performed required field surveys and providing related documentation and regulatory agency submittals, as well as resolving technical and regulatory issues pertaining to endangered species and other sensitive biological resources. She has assisted with project mitigation planning and permitting for sensitive resources, CEC data responses, leading authorship of the Habitat Mitigation and Monitoring Plans, biological resource compliance plans, and participating in CEC hearings and agency negotiations. She most recently led oversight of the biological resource compliance for the 1<sup>st</sup> construction phase of the Blythe project.

***Next Era Energy Resources, Beacon Solar Energy Project, Kern County, CA***

2008-2011. Prior Firm. Senior Wildlife Biologist for environmental compliance components of the proposed 250-megaWatt Beacon Solar Energy Project (BSEP). The BSEP had submitted an Application for Certification (AFC) with the California Energy Commission (CEC) and was processing associated technical studies to support the data requests. Responsibilities included assisting in the preparation of technical documents such as the raven management plan.

***Abengoa, Mojave Solar Energy Project, San Bernardino County, CA***

2010-2012. Prior Firm. Senior Wildlife Biologist. The approved solar project includes 2,200 acres of parabolic trough arrays, with the rest of the site reserved for future plant expansion upon finalization of power purchase agreements. Ms. Harbin-Ireland assisted in the preparation of the raven management plan and provided strategic input on compliance issues.

***Diablo Firesafe Council Best Management Practices Development, Contra Costa County, CA***

2008-2009. Prior Firm. Ms. Harbin-Ireland served as the Project Manager and technical expert on a project with the Diablo Firesafe Council and U.S. Fish and Wildlife Service to develop a guidebook designed to familiarize land managers, homeowners, and communities in Contra Costa County with the most effective hazardous fuel treatment types suited for their landscapes. She developed BMP's for federally protected species. BMPs were designed to streamline compliance with federal natural resource laws for small-scale hazardous fuel treatment projects, and are intended as a useful resource for a variety of audiences implementing hazardous fuel treatment projects in the County.

***Concord Naval Weapons Station Biological Surveys, Concord, CA***

2007-2009. Prior Firm. Ms. Harbin-Ireland and her team conducted nocturnal salamander surveys and provided guidance on habitat survey methodology, design, and constraints analysis strategy. The United States Navy, required assistance for surveys of federally listed vernal pool branchiopods, along with habitat mapping and nocturnal surveys for California tiger salamander prior to the reuse of the base. Approximately 2,500 acres of the reuse area was thoroughly surveyed for upland habitat elements including small mammal burrows which could be used by aestivating California tiger salamanders. Ms. Harbin-Ireland lead the preparation of the Upland Habitat Study report which serves as valuable planning tool for Navy activities at the site.

***County of Marin Bridge Maintenance Program, Marin County, CA***

2005-2007. Prior Firm. The County of Marin has 64 bridges which are inspected every year by CalTrans. Upon inspection in 2005, CalTrans concluded that severe weather over the past twenty years had caused substructure and superstructure damage to a total of 38 bridges. Ms. Harbin-Ireland and the project team with the County of Marin and Harris Associates identified bridges that needed immediate repair. As lead biologist, Ms. Harbin-Ireland oversaw the biological and wetlands assessment work and development of special-status species avoidance measures.

***Contra Costa Water District Canal Replacement Project, Oakley, CA***

2006-2009. Prior Firm. For the approximate 4-mile long Contra Costa Canal Replacement project, Ms. Harbin-Ireland coordinated the assessment of potentially occurring special-status plant and wildlife species and all necessary focused follow-up surveys for the Contra Costa Water District. She conducted an evaluation of the suitability and quality of existing on-site habitats and was one of the lead authors for the project Action Specific Implementation Plan (ASIP) completed in compliance with the CalFed Multi Species Conservation Strategy. As part of the ASIP process she identified potential project effects on listed species and NCCP habitats and negotiated appropriate avoidance and mitigation measures with the USACE, Bureau of Reclamation, CDFG, and USFWS. She assisted in coordinating the wetland and species mitigation planning efforts with the agencies and other stakeholders.

***CCWD On-Call Biological Services, Contra Costa County, CA***

2006-2008. Prior Firm. This project required biological surveys and habitat assessments for sensitive resources within Contra Costa Water District lands as needed. Typical tasks included pre-construction surveys prior to standard operations and maintenance activities, agency coordination, and burrowing owl relocation. Ms. Harbin-Ireland served as the main point of contact and project manager for this work.

***On-Call Biological Services, Contra Costa County, CA***

2004-2009. Prior Firm. Ms. Harbin-Ireland served as the main point of contact and project manager conducting third party peer reviews of various biological resource evaluations and surveys on behalf of Contra Costa County. Site visits to review conditions were conducted and reports and memos provided of results and additional recommendations for CEQA and regulatory compliance as needed.

***Marin County Department of Public Works Drainage Culverts Clearing, Marin County, CA***

2004-2007. Prior Firm. As a biologist, Ms. Harbin-Ireland provided an analysis of impacts to regulated resources, recommendations for avoidance and minimization of impacts to sensitive biological resources, and pre-permit application agency coordination for the Marin County Department of Public Works for the maintenance and upgrading of forty-nine drainage culverts and portions of associated drainages along a linear corridor in western Marin County.

### Professional summary

Mr. Howard has 12 years of experience in environmental compliance, hazardous materials and waste management, project management and client consulting. His core management experience is with statewide and programmatic support to multiple California state agencies. His technical responsibilities have included civil works planning and design, preparing Spill Prevention, Control, and Countermeasures (SPCC) Plans, and implementing environmental compliance programs focused on hazardous materials (HAZMAT) and hazardous waste management, tanks, and multi-facility/multi-jurisdictional management. His background includes environmental remediation projects; site investigation planning and execution; completion of corrective action plans and focused feasibility studies; construction oversight activities; scheduling; cost estimation; and report writing.

### Representative projects

#### **Underground Storage Tank (UST), Water Quality Sampling, Testing and Reporting, California Department of Parks and Recreation, Statewide, California**

Project and Client Account Manager. Responsible for managing a team to provide engineering and environmental services to California State Parks. Managing investigation, remediation, and site closure negotiations with regulatory local oversight parties for USTs at multiple State Park locations with sites having residual petroleum hydrocarbon contamination in soil and groundwater. Additional project work includes the preparation and completion of SPCC Plans among other environmental compliance program management at multiple State Park locations.

#### **Environmental Compliance Programmatic Management and Consulting, Holt of California, Northern California**

Project Manager for environmental compliance management and consulting for a major central and northern California Caterpillar heavy equipment rental and maintenance company.

Responsible for developing and overseeing the environmental compliance program needs, and for consulting with the client to ensure their 19 facility environmental compliance needs are met. Environmental consulting services currently provided include SPCC plan development and updates, Hazardous Materials Business Plan (HMBP) development and updates, utilizing California Environmental Reporting System (CERS), HAZMAT and hazardous waste management, and overall programmatic support.

#### **SPCC Plans, Port of Oakland, Oakland, CA**

Professional Engineer in charge. Prepared updates to two SPCC Plans and creation of one new SPCC Plan for aboveground storage of oil, transformers, and other petroleum products consistent with state and federal requirements for the Port of Oakland. The SPCC Plans cover double-walled diesel fuel tanks ranging in capacity from 350 to 8,000 gallons, gasoline, motor oil, and waste oil tanks, transformers, and 55-gallon drums containing various petroleum products.

#### **University of California Davis Health (UCDH) Main Campus & Medical Teaching Facility Environmental Assessment and Compliance Support Services, Sacramento, CA**

Project Management. Mr. Howard provides as-needed hazardous materials, risk management, limited site investigation work and environmental compliance consulting services to the UCDH Environment, Health and Safety Department. He has been the Professional Engineer in charge for completing and certifying their SPCC Plan and updates which cover six main areas where bulk petroleum-related products are stored. Various transformers, elevators, and portable diesel generators located throughout the facility are also included in the Plan. In addition, he has managed completion of limited environmental site assessments for parcels of land undergoing reuse and redevelopment. Activities have included Phase I level reviews, soil and soil vapor

Years with Wood: 8

Years' Experience: 12

#### Education

BS & MS, Civil Engineering, Kansas State University

BS, Geology, Kansas State University

#### Professional Qualifications

Professional Engineer - Civil Engineering (California) # 76859

Title 22 California Hazardous Waste Generator Training

DOT HAZMAT 40 CFR Part 172 Subpart H Training

Josh Howard, PE

investigations, laboratory coordination, reporting, and interfacing with the local CUPA and State regulators on UCDHS's behalf.

**Boretech Resource Recovery Engineering, Environmental Compliance Services, Stockton, CA**

Lead Environmental Compliance Engineer. Providing environmental compliance consulting services for an industrial processing facility engaging in the processing and refinement of recycled plastics into feed stock for new plastics production. Services have included standard operation procedure (SOP) review and revisions to comply with environmental regulations, stormwater permit and pollution prevention plan preparation, contaminant contributory source investigations, hazmat compliance and training, and litigation support.

**Perfluorinated Compounds (PFCs) Release Det/Delin/Remed-BRAC, U.S. Air Force Civil Engineer Center (AFCEC), Northern California**

Field Manager Lead. Field management lead for release determination, and site investigation and delineation at three northern California United State Air Force (USAF) Base Realignment and Closure (BRAC) bases (Mather, McClellan, and Caste AFBs). Worked directly with program and project managers to implement the program objectives. Directed a field team of engineers and geologists to complete site visits for identification of potential PFC release areas, and development of site investigation plans and procedures for soil, groundwater, and surface water sampling activities. Provided review of subcontractor qualifications and bids, and oversight of field implementation activities. Worked directly with USAF base representatives and third-party entities. The PFC contaminants were associated with aqueous film-forming foam (AFFF) used at thirty nine former USAF installations located nationwide. Investigations have included groundwater, surface water, sediment, and soil sampling and monitoring. The work has included installation of groundwater monitoring wells, remedial action plans, preliminary treatment of contaminated areas, and the installation of water treatment systems.

**Corrective Action Closure Strategy Evaluation and Cost Estimating for Caltrans UST Contaminated Sites, Statewide, California**

Task Manager and Lead Investigation Engineer. Led evaluation and report preparation on the technical and cost effectiveness of Caltrans UST site remediation activities. Developed and performed demonstration technology tests to improve Caltrans' implementation of cost-effective remediation options at former UST sites. Communicated with and provided regular project status updates to the Caltrans PM and regulatory agencies. Coordinated with multiple subcontractors to execute project work.

**Environmental Engineering, CERCLA/Superfund, Mather Air Force Base (AFB), United States Air Force, Sacramento, CA**

Environmental engineering task management leader for the former Mather AFB groundwater and soil vapor extraction (SVE) treatment systems. Responsibilities included preparing reports, overseeing completion of tasks, scheduling field efforts, tracking task budgets, and ensuring regulatory compliance of treatment system equipment. Prepared multiple environmental compliance reports, closure reports, project work plans, and proposals. Prepared multiple responses to comments from regulatory agencies. Provided oversight of drilling and construction contractors to ensure completion of construction work in compliance with plans and specifications outlined in work plans and applicable laws and standards. Experience working with regulatory agencies including US EPA, California Regional Water Quality Control Board, and California Department of Toxic Substances Control. Presented information at meetings with regulators and other agencies on the environmental work. Prepared information and application for a California National Pollution Discharge Elimination System (NPDES) permit. Permitted SVE equipment through the Sacramento Metropolitan Air Quality Management District.

## Laura Ingulsrud

### Environmental Analyst

#### Professional summary

Laura Ingulsrud is an Environmental Analyst with a Bachelor's degree in Environmental Studies and a Minor in Professional Writing for Business Communication. With Wood Environment & Infrastructure Solutions, Ms. Ingulsrud assesses project-related impacts to biological resources, hydrology and water quality, transportation, noise, air quality, aesthetics and visual resources, hazardous materials, cultural resources, land use, public services, utilities, and agricultural resources for the development of environmental planning and environmental impact analysis documents. Ms. Ingulsrud has experience in analyzing environmental impacts and mitigation strategies for consideration in Environmental Impact Reports (EIR) and Environmental Impact Statements (EIS) in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

#### Education

B.A., Environmental Studies, University of California, Santa Barbara, 2013  
Minor, Professional Writing for Business Communication, University of California, Santa Barbara, 2013

#### Memberships/affiliations

Association of Environmental Professionals (AEP)

#### Certifications and Training

Jurisdictional Wetland Delineation Workshop, AEP

#### Languages

English, basic Japanese

#### Employment history

Wood Environment & Infrastructure Solutions., Environmental Analyst, Santa Barbara, CA. 2015 – Present  
Environmental Defense Center, Intern, Santa Barbara, CA. 2013 – 2015  
LoaTree, Intern, Santa Barbara, CA. 2013 – 2014  
UCSB Annual Fund, Data Analysis Integrity Specialist, Santa Barbara, CA. 2012 – 2013

#### Representative projects

##### ***Las Positas Road Multi-Use Path Project, Initial Study, Santa Barbara, CA***

Ms. Ingulsrud served as the lead analyst authoring and researching the project description and resource sections for the Las Positas Road Multi-Use Path Initial Study to meet requirements of CEQA. Sections include visual resources, transportation and circulation, noise, air quality, biological resources, cultural resources, public services and utilities, water quality and hydrology, land use and planning, and recreation. The proposed 2.6 mile-long multi-use path would connect the existing Class II bicycle facilities along Modoc Road and Las Positas Road down to the intersection with Cliff Drive in Santa Barbara, and accommodate bicycle users and pedestrians of all ages and abilities.

##### ***Avila Ranch Development Project, EIR, San Luis Obispo, CA***

Ms. Ingulsrud served as the lead analyst in authoring and reviewing resource sections for the Avila Ranch Development Project EIR to meet requirements of CEQA. Sections include air quality, noise, biological resources, hydrology and water quality, utilities, public services, land use, and other CEQA. The proposed project would involve the development of a 150-acre site with a variety of housing types, open space, parks, and trails, restoration of Tank Farm Creek, protection and mitigation of impacts to agricultural resources, a circulation network and linkages to the surrounding community, and incorporation of utility and infrastructure.

##### ***South Ellwood Field Project, EIR, Santa Barbara, CA***

Ms. Ingulsrud served as lead analyst for the other CEQA resource section for the South Ellwood Field Project EIR to meet requirements of CEQA. The EIR analyzed the environmental impacts of an offshore oil and gas lease application to the California State Lands Commission (CSLC) by Venoco, Inc., which proposes to adjust the boundary of the existing oil and gas lease, construct a temporary pipe rack to facilitate redrilling and production activities, plug and redrill six wells into the expanded lease boundary, and utilize existing facilities to process the increased oil and gas production.

Continued...

***East Cherry Avenue Specific Plan, EIR, Arroyo Grande, CA***

Ms. Ingulsrud served as the lead analyst in authoring and reviewing resource sections for the East Cherry Avenue Specific Plan EIR to meet requirements of CEQA. Sections include agricultural resources, traffic and circulation, noise, biological resources, and air quality. The proposed project would serve as the City of Arroyo Grande's long-range plan for the development and ongoing use of the various properties within the boundaries of the Specific Plan area.

***Fountain Valley Crossings Specific Plan, EIR, Fountain Valley, CA***

Ms. Ingulsrud served as the lead analyst in authoring and reviewing resource sections for the Fountain Valley Crossings Specific Plan EIR to meet requirements of CEQA. Sections include traffic and circulation, air quality, and noise. The proposed project would provide the City of Fountain Valley, property owners, and businesses with a guide for future development in the approximate 155 acre Fountain Valley Crossings Specific Plan area.

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#### Professional summary

Mr. Johnson has over 14 years of experience in geographic information systems (GIS) analysis and remote sensing, including extensive use of global positioning system (GPS) data. As a GIS specialist, he has created, updated, and maintained the geographic datasets associated with numerous projects, and has been responsible for creating map figures for fieldwork, presentations, and project reports. Mr. Johnson has also participated in and provided field support for sensitive species surveys, participated in habitat assessment and vegetation mapping efforts, and was responsible for the design and field implementation of a relational geodatabase for use in a complex, regional-scale biological survey effort covering more than 80 plant, animal, and bird species. Mr. Johnson's technical skills include extensive experience with the suite of ESRI products from ArcInfo 7.X through ArcGIS 10.X, as well as image processing with ERDAS Imagine 8.5; experience with mobile GIS and GPS software, including Trimble Pathfinder Office, ArcPad 7.X-10.X, and Trimble Terrasync data collection software; experience logging GPS data in the field with mapping-grade base stations and handheld sub-meter accuracy Trimble GeoXT and GeoXH receivers.

Years with Wood: 4

Years' Experience: 14

#### Education

Bachelor of Arts, Biology and Society, Cornell, 0

Coursework, Dept. of Geography, San Diego State University, 0

#### Representative projects

##### Environmental Remediation Services, PERMAC, U.S. Navy, Alameda, CA

Wood was selected by NAVFAC to perform Remedial Design and Remedial Action for Installation Restoration Program (IRP) Site 1 at former Alameda Naval Air Station, on San Francisco Bay. Site 1 served as the station's principal waste disposal area during 1943 and 1956, and received solid and liquid waste including aircraft engines, construction/demolition debris, waste oil, solvents, burned operations waste, and radioactive waste as radium paint residue. Groundwater is approximately 5 ft below grade and is contaminated, primarily with TCE-related compounds, with greatest risk to human health posed by vinyl chloride. The VOC plume is understood to be as large as 350 ft wide by 600 feet long.

In recent years, the Navy and the City of Alameda have developed plans to return IR Site 1 to the City of Alameda for potential use as a public recreation area. Before the site can be returned to the City, any residual environmental concerns must be addressed.

**Remedial Design** – Wood's Remedial Design addresses soil and groundwater with 2 principal elements.

- ▶ Waste Isolation Cover – a 4-ft thick soil cover designed to isolate former disposal cells over a 30-acre area to protect human and ecological receptors and protect future recreational users of the site. Wood will exhume waste from former disposal areas and exposed beach areas will be excavated to remove waste. The former burn area will be excavated to 25 feet below grade. Soil with concentrations below Remediation Goals will be used for the foundation of the waste isolation cover which will be constructed of clean imported material. The site is located between the active San Andreas and Hayward faults therefore the cover will be designed to meet substantive seismic stability requirements.
- ▶ In-situ Chemical Oxidation (ISCO) - will address groundwater contamination. The ISCO technology will be pilot tested, designed, installed and operated to treat the source areas of the groundwater VOC plume. The system will consist of 200 injection and 4 extraction wells that will control the local gradient and facilitate circulation of the prescribed ISCO solution. Thirty-six wells will monitor performance of the remedy. The 2-month pilot test of the ISCO will be performed in the up-gradient core of the plume during a 2-month period. The full-scale treatment will be phased as 40/40/20% of the total application during a 10 month period, with 100% of the known source areas covered during the first 40% of the application. The end state of the plume will include monitored natural attenuation with five-year review cycles will be part of the remedy. To date, Wood has prepared CERCLA documentation including a Pre-Design Characterization Work Plan, Remedial Design, Remedial Action Work Plan (RAWP), and supporting planning, safety and accident prevention documents. The Remedial Design is currently in draft stage (60%).

**Innovations** – Application of seismic modeling to assess acceptable lateral deformation due to earthquake is a significant technical challenge for the project. Setback excavation, cover design, land use and institutional controls combined with a practical operation and maintenance plan provide for a value added solution. Cost: \$21.6M

##### On-call Biological Services, San Diego Gas & Electric Company (SDG&E) San Diego and Imperial Counties, CA

Mr. Johnson is the GIS analyst responsible for preparing field materials and managing spatial data collected as part of the SDG&E contract, including jurisdictional waters delineations, sensitive species observations, and other site-specific features relevant to the analysis.

Continued...

**Biological and Botanical Resources Assessments, Jurisdictional Waters Delineation, Valley to Ivyglen Transmission Line Project, SCE, Riverside County, CA**

Wood was contracted for biological, botanical resources and jurisdictional waters assessments for the proposed Valley to Ivyglen Transmission Line and Fogerty Substation. Mr. Johnson is the GIS analyst responsible for managing, maintaining and analyzing multi-year sensitive species field survey data, wetland and vegetation mapping and construction impact analysis. The data collected was used to create field maps, identify areas with sensitive biological resources and obtain USFWS and U.S. Army Corps of Engineers permits. Extensive analysis was performed to determine occupied habitat of sensitive listed species that was utilized by Southern California Edison (SCE) to modify construction plans in a manner that minimizes or eliminates negative impacts to biological resources such as least Bell's vireo, coastal California gnatcatcher, Southwestern pond turtle and California spotted owl.

**PGE Line 177 Sinkhole Repairs, Pacific Gas & Electric, Eureka, CA**

Mr. Johnson serves as GIS lead on this project, updating and maintaining geographic datasets associated with the project, including vegetation communities, jurisdictional waters and wetlands, sensitive species observations and project features, and preparing and updating review and report figures.

**Naval Base San Diego, Coronado, and Point Loma FY2012/2013 Maintenance Dredging Project, San Diego, CA. 2012**

GIS Analyst. Naval Facilities Engineering Command, Southwest Division (Navy) will conduct a round of maintenance dredging at six locations in Naval Base San Diego, three locations in Naval Base Coronado, and one location in Naval Base Point Loma in FY2012. The need to dredge at these locations was determined by a 2011 bathymetric survey conducted at all the San Diego Bay Navy facilities.

**Adjunct Staff, County of San Diego Department of Public Works, San Diego, CA**

GIS Analyst. Mr. Johnson provides GIS Analyst services to Planning and Development Services (PDS) department at the County of San Diego. He is responsible for helping to meet the day-to-day needs of the department, as well as participating in proof-of-concept demonstrations for advanced mapping application development.

**As-Needed Biological Consulting Services Contract, Southern California Edison, Los Angeles, Riverside, and San Bernardino Counties, CA**

Mr. Johnson is the GIS analyst responsible for managing, maintaining and analyzing multi-year sensitive species field survey data, wetland and vegetation mapping and construction impact analysis. The data collected was used to create field maps, identify areas with sensitive biological resources and obtain USFWS and USACE permits. Extensive analysis was performed to determine occupied habitat of sensitive listed species that was utilized by SCE to modify construction plans in a manner that minimizes or eliminates negative impacts to biological resources such as least Bell's vireo, coastal California gnatcatcher, southwestern pond turtle and California spotted owl. Cost: \$990K

## Scott Kerwin, PG, CEG

### Senior Associate Geologist

#### Professional summary

Mr. Kerwin more than 36 years of experience and has been responsible for geotechnical aspects of numerous civil and land development projects, encompassing evaluation, design, management, and construction. Projects have included both existing and proposed residential tracts, roads, coastal structures, dams, levees, impoundments, landfills, tanks, hospitals, pipelines and commercial structures. Mr. Kerwin specializes in engineering geologic evaluation of slope stability issues, with a particular emphasis on landslide terrain in the coastal/shoreline environment. Existing and/or intended land use in many instances has required development and implementation of innovative geotechnical designs for ground stabilization that were tailored to address specific site conditions and constraints, and also included development of site-specific construction review and monitoring programs.

#### Slope stability assessments, remedial design and mitigation measures

As a Senior Associate Engineering Geologist, Mr. Kerwin is responsible for evaluation of a wide variety of slope stability problems involving proposed and existing residential tracts, transportation systems, pipelines, tanks, coastal improvements and various commercial structures.

#### Fault/seismic evaluations and design recommendations

Mr. Kerwin has been responsible for numerous fault studies and seismic evaluations for projects in southern and central California.

#### Dam and levee evaluations

Mr. Kerwin has been responsible for site characterization, seepage/groundwater studies, geologic modeling, and/or stability evaluations for numerous dams and levees in southern California.

#### Forensic/litigation consultation/third-party review

Mr. Kerwin has completed forensic studies of hundreds of distressed structures believed to have been affected by various types of ground deformation phenomena.

#### Hydrogeological assessment

Mr. Kerwin performs hydrogeologic site assessments primarily with regard to seismic response and slope stability evaluation of projects.

#### Employment History

Wood, PLC., Irvine, CA, Senior Associate Geologist [2015 to present]

Wood, PLC., Irvine, CA, Associate Geologist [1979-2015]

#### Earlier Career Highlights

1976-1979 Edwards Building Services, Queensland, Australia

1975-1976 Moore & Taber

1973-1974 Main Roads Department, Queensland, Australia

#### Representative Projects

##### Wood Projects

puddingstone Dam Seismic Reanalysis, County of Los Angeles (CA) Department of Public Works (LADPW), San Dimas, CA, United States. IR13164260, \$1,066,656, 2015.

Reliance II Landfill, Vulcan Materials Company, Irwindale, CA, United States. 0101680070, \$2,797,879, 2015.

RSCLR-U1A Sinkhole Const Support, Los Angeles (CA) Department of Water And Power, Los Angeles, CA, United States. 4953140174, \$173,444, 2015.

Years with Wood: 37

Years' Experience: 37

#### Education

Bachelor of Science, Geology, University of California, Los Angeles, 1971

#### Professional qualifications

Professional Geologist, CA, 3980, 1985

Certified Engineering Geologist, CA, 1267, 1985

#### Memberships/affiliations

Member, American Society of Civil Engineers

Member, Association of Engineering Geologists

#### Location

West US - Irvine

Continued...

USACE-Engineering Geologic Support, U.S. Army Corps of Engineers (USACE), Various, CA, United States. 0150290100, \$309,460, 2017. Project Manager.

#### Unlinked Wood Projects

##### Dana Point Headlands/The Strand, Dana Point, CA

Project and technical manager for this high profile coastline development.

##### Pacific Point Project, San Juan Capistrano, CA

Mr. Kerwin served as project/technical manager for this project.

#### Fault/seismic evaluations and design recommendations

##### King Harbor Marina, Redondo Beach, CA

Liquefaction failure, including large lateral displacements and associated settlement, extensively damaged marina facilities in the Mole B area of Redondo Beach King Harbor during the 1994 Northridge earthquake.

##### Long Beach Sports Park, Long Beach, CA

Geotechnical review and evaluation services were performed in support of the conceptual design and Environmental Impact Report (EIR) for the proposed Long Beach Sports Park.

#### Dam and levee evaluations

##### Puddingstone Dam, San Dimas, CA

In response to a preliminary review by the California Division of Safety of Dams (DSOD), the seismic stability of this earthfill dam was evaluated on behalf of the owner and operator, the County of Los Angeles.

##### Upper Stone Canyon Reservoir/Dam, Los Angeles, CA

In conjunction with geotechnical investigation of several proposed reservoir cover design concepts for the reservoir, three (3) existing landslides were identified that potentially impacted the dam and reservoir facilities, including an ancient landslide that comprises the left abutment of the earthfill dam embankment.

#### Piers and coastal structures

##### Huntington Beach Pier, Huntington Beach, CA

Geologic conditions in the vicinity of the landmark Huntington Beach Pier had a significant impact on design and construction of the new pier that replaced the original 1914 structure.

##### Shoreline Protection and Coastal Access/Trail, The Strand, Dana Point, CA

Development of The Strand project included design and reconstruction of 2,100 feet of shoreline protection for a 35 to 45-foot high shorefront slope constructed along the ocean shoreline in the northwesterly portion of the project site.

#### Forensic/litigation consultation/third-party review

##### Santiago Landslide Litigation, Anaheim Hills, CA

Geotechnical consultation services were provided for a legal case filed against the City of Anaheim by approximately 250 plaintiffs claiming damages on the order of about \$180,000,000.

##### City of Rancho Palos Verdes, CA

On-call geotechnical services for the City have included participation in review boards or committees addressing the designated landslide moratorium areas within the ancient Portuguese Bend Landslide Complex and also addressing final City approvals regarding the stability and proposed monitoring program for the Ocean Trails/Trump National Golf Club project.

#### Hydrogeologic assessment

##### US Borax, Inactive Solar Evaporation Ponds A through E, Boron, CA

Hydrogeologic assessment was performed at the U.S. Borax facility to evaluate the extent of leachate constituents below an inactive waste containment facility.

#### Publications and presentations

"Liquefaction Failure and Remediation: King Harbor, Redondo Beach, California." S.T. Kerwin and J.J. Stone. ASCE Journal of Geotechnical and Geoenvironmental Engineering, v. 123, n. 8. August 1997.

"Liquefaction Failure and Remediation: King Harbor, Redondo Beach, California." S.T. Kerwin and J.J. Stone. ASCE National Convention, San Diego, CA. October, 1995.



## Taylor Lane

### Technical Professional – Air Quality Specialist and Environmental Analyst

#### Professional summary

Mr. Lane is a graduate with a Bachelor's Degree in Environmental Science and Resource Management with an emphasis in Resource Management. Mr. Lane 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 education career, Mr. Taylor Lane has acquired knowledge and skills relating to technical writing, GIS, and field survey/delineation techniques.

#### Employment history

Wood, PLC., Technical Professional 1, Santa Barbara, CA. 2015 – Present

#### Representative Projects

##### Santa Barbara County Cannabis Land Use Ordinance and Licensing Program EIR, Santa Barbara County, CA. 2017-2018.

Air Quality Specialist. Mr. Lane provided air quality analysis support for the Program EIR for the County of Santa Barbara's proposed Cannabis Land Use Ordinance and Licensing Program. Consistent with state law, the proposed Project would regulate commercial cannabis activities within unincorporated areas of the County based on zoning districts. Coordination with the local air quality district was conducted during EIR production. Key concerns addressed include effectiveness of odor controlling technologies and consistency with the local air quality district requirements. The Final EIR was adopted in February 2018.

##### Ventura Triangle Project Initial Study and Mitigated Negative Declaration, City of Ventura, CA. 2017.

Air Quality Specialist. Mr. Lane performed air quality modeling using CalEEMod software for the Ventura Triangle Project. The proposed project involves the construction of a largely undeveloped 11-acre site within the City of Ventura for 231 new multi-family residential units with publicly accessible amenities. The project site is situated adjacent to and between both the U.S. Highway 101 transportation corridor and the Pacific Coast Railroad corridor. Complex issues specific to this project include exposure of residents to mobile source pollutant emissions generated by the U.S. Highway 101 and Pacific Coast Railroad, as well as exposure of future residents to excessive ongoing and periodic noise levels.

##### University of California San Diego Fire Station Initial Study and Mitigated Negative Declaration, University of California San Diego, CA. 2017.

Air Quality Specialist. Mr. Lane performed air quality modeling and project pollutant emissions analysis using CalEEMod software for the University of California, San Diego (UC San Diego) Fire Station Project. The proposed project involves the construction of an approximately 10,500 square foot, two-story fire station where tennis courts currently exist. The analysis for the proposed fire station is tiered from the UC San Diego 2004 Long Range Development Plan (LRDP) Program Environmental Impact Report. To inform the analysis of the Initial Study and Mitigated Negative Declaration, Mr. Lane provided technical assistance with preparation of a detailed Air Quality Report for the Fire Station Project.

Years with Wood: 3

Years' Experience: 3

#### Education

*Bachelors (B. Sc.)  
Environmental Science and  
Resource Management,  
Resource Management  
Emphasis, California State  
University Channel Islands,  
Camarillo, CA*

#### Professional qualifications

California Emissions  
Estimator Model  
(CalEEMod) Technical  
Specialist

U.S. Army Corps of  
Engineers Wetland  
Delineation (Certified by the  
Wetland Training Institute)

#### Memberships/affiliations

Association of  
Environmental  
Professionals

#### Location

West US - Santa Barbara

#### Languages

English

Continued...

**Sweetwater Dam and South Dike Improvements Project Initial Study and Mitigated Negative Declaration, County of San Diego, CA. 2017.**

Air Quality Specialist. Mr. Lane performed air quality modeling and project pollutant emissions analysis using CalEEMod software for the Sweetwater Dam and South Dike Improvements Project. The project involves the improvement of the existing Sweetwater Dam and earthen South Dike, located at the Sweetwater Reservoir in the Sweetwater River Watershed in southern San Diego County, to pass and comply with storm water flows associated with a Probable Maximum Flood, in compliance with the California Department of Water Resources Division of Safety of Dams regulatory program. The project involves the construction and reconstruction of existing dam structures to contain and convey flows in the event of a Probable Maximum Flood.

**Froom Ranch Specific Plan EIR, City of San Luis Obispo, CA. 2018-Present.**

Air Quality Specialist and Lead Environmental Analyst. Mr. Lane currently serves as the Deputy Project Manager and Lead Environmental Analyst in preparation of the Program EIR for the Froom Ranch Specific Plan Project for the City of San Luis Obispo. The proposed project entails the adoption of a land use program to guide future development of 578 residential units, 100,000 square feet of commercial retail, a 70,000-square-foot hotel, open space uses, and a Life Community Plan that includes 404 senior housing units on a 111-acre site to be annexed into the City. Development of the site would require the relocation and restoration of an approximately 4,200-foot segment of the existing Froom Ranch Creek and subsequent revisions to the Federal Emergency Management Agency flood plain maps and designations. Critical resources with which Mr. Lane is tasked with assessing are impacts to air quality and from greenhouse gas emissions – which includes completion of air emissions modeling analyses using the CalEEMod software – hydrology and water quality, and transportation and circulation.

**Cate School Master Plan Update, County of Santa Barbara, CA. 2016.**

Air Quality Specialist and Deputy Project Manager. Mr. Lane provided applicable land use policy analysis and additional peer review for Draft EIR of the Cate School Master Plan. The Master Plan Update includes the expansion and renovation of the existing private Cate School, located within the coastal zone of the County of Santa Barbara. Additional tasks include review of project references and impact analysis of secondary resources for geologic resources, hazardous materials and hazards, land use resources, public facilities, recreation, transportation, and hydrology.

**Fountain Valley Crossings Specific Plan EIR, City of Fountain Valley, CA. 2016-2018.**

Deputy Project Manager. Mr. Lane served as the Deputy Project Manager in the preparation of the Program EIR for the Fountain Valley Crossings Specific Plan (FVCSP) for the City of Fountain Valley. The proposed project entails redevelopment of the existing commercial manufacturing focused area for creation of a 21st century workplace environment. Situated along the Interstate 405 and at a critical entrance into the City, redevelopment under the FVCSP is envisioned to establish the project area as City gateway and center for employment and entertainment. Included as part of the plan for redevelopment is the development of an estimated 491 residential units and a multitude of retail and entertainment uses to create a live-work environment. The EIR provides detailed analysis of traffic congestion and the effectiveness of a stringent transportation demand management program, air quality and greenhouse gas emissions, noise, stormwater runoff, and increased demand for infrastructure and public services. Following release of the Final EIR, in response to concerns from the public regarding air quality, greenhouse gas emissions, noise, and tribal cultural resource analyses, Mr. Lane oversaw recirculation of portions of the Final EIR. The EIR was certified and Project adopted by the City Council in January 2018.

**East Cherry Avenue Specific Plan EIR, City of Arroyo Grande, CA. 2016.**

Lead Environmental Analyst. Mr. Lane developed the resource sections and impact analyses related to land use planning, aesthetic and visual impacts, agricultural, biological, air quality, and noise impacts, and other CEQA resource sections. The EIR determines the impacts associated with the development of a 15.29-acre area of agricultural land located in the residential neighborhood of southern Arroyo Grande. The project involves the construction of a single-family residential neighborhood and a smaller mixed-use commercial and residential area that reflects the cultural and community focused ideologies of the Arroyo Grande Valley Japanese Welfare Association. The release of the Draft EIR is scheduled for 2016.

**Project Robin Projects of Regional Significance, Nevada, 2016.**

Environmental Analyst. Mr. Lane served as a research analyst for a large-scale commercial development in Nevada. Mr. Lane prepared a Projects of Regional Significance for the project applicants to assess potential impacts to local transportation facilities, public services, housing, and recreational 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.

### Employment history

Wood, PLC., Technical Professional 1, Santa Barbara, CA. 2016 – Present

### Representative projects

#### Goleta Beach Adaptive Management Program, Santa Barbara County, CA. 2016 – Present.

Project coordinator and lead analyst in executing adaptive management activities at Goleta Beach to meet environmental permitting regulations and CEQA requirements. Responsibilities involve coordinating between stakeholders, authoring and reviewing regulatory agency permits, upholding permit conditions in the field, scheduling biological and construction monitors, organizing presentation materials, and performing fieldwork in the form of photo documenting and taking notes on progress of construction activities

#### Escondido Canyon Park to Murphy Way Connector Trail Project Initial Study / Mitigated Negative Declaration, City of Malibu, CA. 2018

Lead analyst in authoring and reviewing sections for the Escondido Canyon Park to Murphy Way Connector Trail Project IS/MND to meet CEQA requirements. Sections include aesthetics and visual resources, agricultural and forestry resources, air quality, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, mineral resources, recreation, and tribal cultural resources. The proposed project will construct a multi-use trail to connect Murphy Way to the west with the existing Escondido Falls Trail to the east, in order to provide additional access to Escondido Canyon Park. The entire segment of the proposed trail would be designed as a multi-use trail, 3 feet in width and with stability and grade sufficient to provide safe use for a variety of users, including walkers, hikers, bikers, and equestrians.

#### Goleta Fire Station 10 EIR, City of Goleta, CA. 2018.

Deputy Project Manager responsibilities included reviewing all EIR sections for quality assurance and quality control; corresponding with the client to clarify specific needs of the deliverable; and addressing City comments and concerns in the preparation of the final EIR. Lead analyst in authoring and reviewing the aesthetics and visual resources section to meet CEQA requirements. The proposed project will address a deficiency of emergency and fire protection service in the western City of Goleta area.

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

Lead analyst in authoring and reviewing resource sections for the Strand and Pier Hotel Project EIR to meet CEQA requirements. Sections include aesthetics and visual resources, geology and soils, hazards and hazardous materials, hydrology, noise, and alternatives analysis. The proposed project will serve as a mixed-use boutique hotel with retail, restaurants, and public spaces strategically placed in the heart of the downtown Hermosa Beach area.

Years with Wood: 3

Years' Experience: 3

### Education

B.A., *Environmental Studies*, University of California, Santa Barbara, 2016

Minor, *Professional Writing for Business Communication*, University of California, Santa Barbara, 2016

### Memberships/affiliations

Association of Environmental Professionals (AEP)

### Location

West US - Santa Barbara

### Languages

English

American Sign Language (ASL)

Continued...

[Caltrans Inventory of Class-V Injection Wells, District 7, Los Angeles County, CA. 2017.](#)

Lead analyst in District 7 inventory of Class-V injection wells and documentation of storm water conveyance systems at 26 different Caltrans facilities. Responsibilities include training on types of Class-V injection wells and associated waste treatment or storage systems, coordinating with Wood PLC San Diego storm water unit and Caltrans District 7 storm water unit to organize analyst field work, on-site inspections and photo documentation of waste and storm water management systems, including documentation of Best Management Practices

[Malibu Creek Storm Water Coordinated Integrated Monitoring Program, Los Angeles County, CA. 2017.](#)

Lead analyst in outfall storm water sampling support for the Agoura Hills wet weather storm water monitoring team. Responsibilities include training on types of storm water sampling and associated permits, sampling at various outfall locations in the field, and transporting time-sensitive samples to the nearest laboratory for further analysis.

[Sweetwater Dam Improvements Initial Study / Mitigated Negative Declaration, San Diego County, CA. 2017.](#)

Lead analyst in authoring and reviewing resource sections for the Sweetwater Dam Improvements IS/MND to meet requirements of CEQA. Sections include aesthetics and visual resources, hazards and hazardous materials, land use and planning, noise, recreation, transportation and traffic, and utilities. The proposed project will provide large-scale dam infrastructure improvements located in the unincorporated part of San Diego County and will follow Division of Safety of Dams regulations.

[Airport Park Expansion Project EIR, City of Santa Monica, CA. 2017.](#)

Lead analyst in authoring and reviewing resource sections for the Airport Park Expansion Project EIR to meet CEQA requirements. Sections include hazards and hazardous materials, noise, other CEQA considerations, and project alternatives. The proposed project will serve as redevelopment of non-aviation land adjacent to the existing Airport Park with additional recreational facilities and amenities including sports fields, bike paths, fitness equipment, playgrounds, a community garden, and public spaces, more than doubling the size of Airport Park.

[Project Varietals Initial Site Screening and Preliminary Due Diligence Study, CA and OR, United States. 2016.](#)

Lead analyst in researching and screening a variety of sites for potential industrial development in California and Oregon. Authored and reviewed a preliminary due diligence study for several sites after narrowing the project scope. Also, performed fieldwork in the form of meeting with local and state government officials on several industrial sites in California and going on three site visits to photo document and take notes on the benefits and drawbacks of each site.

[Project Zeus Initial Study / Mitigated Negative Declaration, City of Vallejo, CA. 2016.](#)

Lead analyst in authoring and reviewing resource sections for the Project Zeus IS/MND to meet CEQA requirements. Sections included agricultural and forestry resources, cultural resources, minerals, population and housing, and public services. Also, performed fieldwork in the form of completing a baseline noise study. The proposed project will serve as a large-scale industrial development in the City of Vallejo providing a number of jobs for residents and improving the local economy.

[East Cherry Avenue Specific Plan EIR, City of Arroyo Grande, CA. 2016.](#)

Lead analyst in authoring and reviewing the Statement of Overriding Considerations for the East Cherry Avenue Specific Plan EIR to meet CEQA requirements. The proposed project will serve as the City of Arroyo Grande's long-range plan for the development and ongoing use of the various properties within the boundaries of the Specific Plan area.

[Fountain Valley Crossings Specific Plan EIR, City of Fountain Valley, CA. 2016.](#)

Lead analyst in authoring and reviewing resource sections for the Fountain Valley Crossings Specific Plan EIR to meet CEQA requirements. Sections included population and housing, public services, and other CEQA considerations. The proposed project will provide the City of Fountain Valley, property owners, and businesses with a guide for future development in the approximate 162-acre Fountain Valley Crossings Specific Plan area to enable revitalization of the district and introduce a community activity center to the city.

## Brian Londquist

### Project Scientist

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#### Professional summary

Mr. Londquist has over 15 years of project experience within the environmental sciences field. As a Project Manager, Mr. Londquist is responsible for providing ongoing guidance and oversight of junior staff in the completion of reports and fieldwork and overseeing multiple regulatory closure-focused, petroleum hydrocarbon impacted sites in San Diego County. He is also responsible for managing staff, subcontractors, invoices, and interaction with client and regulatory agencies, and assisting in various project management duties, including: cost estimates and proposals, budgeting/ invoicing, scheduling, staffing, preparation, coordinating with subcontractors and vendors, and other logistics for field events across San Diego. He oversees the completion of field events safely and in a timely manner.

Mr. Londquist's areas of expertise include: Site assessment activities in California: Tasks included permitting, scheduling, and installation of soil borings and groundwater monitoring wells; performing soil sampling and classification with hollow-stem auger, percussion hammer, and direct-push technology drilling methods; authored site assessment reports documenting all field activities; Responsible for groundwater monitoring activities including data validation, creation of groundwater elevation contour and chemical isoconcentration maps, and report preparation for quarterly groundwater monitoring events; Performed Phase II field sampling activities at multiple sites across southern California. Remediation Scientist for the groundwater extraction remediation system at a bulk fuel terminal: Tasks include the coordination, data collection and validation, and report preparation for periodic remediation sampling events; monitoring of water quality parameters; and system maintenance; Coordinated remediation system start-up activities and associated sampling; Completed remediation system sampling and report preparation in accordance with National Pollution Discharge Elimination System (NPDES) requirements. Site closure activities including driving sites to regulatory closure by performing environmental compliance reporting and site characterization; coordinated site closure activities including permitting, scheduling, and budgeting; Performed oversight of well destruction by over-drilling and pressure grouting methods.

Mr. Londquist has also authored technical reports for various projects including mobile remediation system events, corrective action plans, UST removal, remedial excavations, remedial system installations, site conceptual models, sensitive receptor surveys, site assessment reports, and site closure requests. He has also been responsible for data validation, creation of groundwater elevation contour and chemical isoconcentration maps, and report preparation for quarterly groundwater monitoring events for various retail petroleum sites.

#### Wood Environment & Infrastructure Solutions projects

Waste Characterization and Disposal, City of Chula Vista, Chula Vista, CA  
5014090200.29, 2012. Mr. Londquist was the task manager for a waste characterization project for the 3rd Street beautification project for the City of Chula Vista. Mr. Londquist was in charge of coordinating laboratory testing of excavated material to meet the acceptance requirements of the identified disposal facility, summarizing data, coordinating all testing and waste profiling with the City of Chula Vista and preparing the waste profile for proper disposal of the excavated material.

Groundwater Monitoring, U.S. Navy, Naval and Marine Corps Reserve Center, Los Angeles, CA

5012118011.04, 2012. Mr. Londquist performed low flow groundwater monitoring and sampling to provide basewide general installation restoration support at the site. Mr. Londquist was responsible for performing all aspects of groundwater monitoring and sampling at the site including sample collection and groundwater quality parameter monitoring.

Years with Wood Environment & Infrastructure Solutions: 9

Years' Experience: 9

#### Education

Bachelor of Science, Earth Systems & Science Policy, California State University, 2001

#### Location

West US - San Diego

#### Language

## **Phase I Investigations**

Phase I, GE Capital Solutions, Trailer Fleet Services, Fontana, San Bernardino County, CA 572260744, 2012. Mr. Londquist assisted with a Phase I environmental site assessment to document current and historical use for a parcel with full-scale trailer fleet services operations, which included trailer storage and minor trailer maintenance. He performed site reconnaissance for the site and adjacent properties and recorded observations with sketches, annotated maps, field notes, and a photographic log. In addition, Mr. Londquist conducted and documented interviews with both the site manager and regional manager to obtain information regarding the historical use of the property and potential environmental impacts to the site.

Phase I, Modspace, Riverside, Riverside County, CA 06070236, 2012. Mr. Londquist assisted with a Phase I environmental site assessment to document current and historical use for a parcel being considered for purchase by the client. The parcel of land was previously used in the manufacturing and hydrostatic testing of concrete piping. He performed site reconnaissance for the site and adjacent properties, recorded observations with sketches, annotated maps, field notes, and a photographic log. In addition, Mr. Londquist conducted a historical file review of the site to obtain information regarding historical use of the property and potential environmental impacts to the site.

## **Water Quality Projects**

Port of Los Angeles, San Pedro Waterfront, Manson Construction, Los Angeles, CA 1215101900, 2012. Mr. Londquist is assisting the weekly field efforts for the water quality portion of the project. The effort has included interaction with Port of Los Angeles and Manson Construction personnel regarding how to best accomplish the goals of the monitoring requirements. Mr. Londquist is involved in weekly water quality monitoring for dredge and disposal activities including real time data analysis, CTD casting, and Van Dorn Grab sampling for total suspended solids (TSS).

Vibracore Sampling for Maintenance Dredging at Naval Bases Coronado, San Diego, and Point Loma, San Diego Bay, San Diego County, CA 1115102100, 2012. Mr. Londquist coordinated the logistics of restocking the field crew with provisions, sample equipment, sample containers, field sheets, daily data downloads, and sample receiving and shipment to various labs for analytical analysis to support sediment characterization study for dredging at four U.S. naval bases in San Diego bay. Mr. Londquist also participated in on water field efforts including sample collection, sediment logging, documentation, and general logistics.

## **Biological Monitoring Projects**

Stormwater Monitoring Coalition Bioassessment Working Group, Riverside County, CA 5013110027, 2012. Mr. Londquist is a project scientist for involvement in the Stormwater Monitoring Coalition (SMC) bioassessment monitoring efforts. In addition to conducting Surface Water Ambient Monitoring Program (SWAMP) bioassessments for the program, the team is audited annually during the field efforts for this program in all aspects of SWAMP bioassessment and CRAM methodologies by the State agency responsible for QAPP implementation under this program. The Wood team received high marks during field audits and the auditors expressed great confidence in their ability to generate consistent and accurate bioassessment data.

Lower Santa Margarita River Monitoring, Marine Corps Base Camp Pendleton, San Diego County, CA 5012117009, 2012. Mr. Londquist performed annual SWAMP bioassessment monitoring at four locations on Camp Pendleton, some involving hiking to some remote locations on base. Events involved collection of benthic macroinvertebrate and periphyton samples, as well as physical habitat assessment and data collection including parameter measurements with regards to width, depth, substrate material, riparian coverage, and flow rate. In addition, Mr. Londquist participated in Camp Pendleton's Ambient Bay and Lagoon Monitoring (ABLM) program in the Santa Margarita Estuary.

## **Federal Projects**

Vibracore Sampling for Maintenance Dredging at Naval Bases Coronado, San Diego, and Point Loma, San Diego Bay, San Diego County, CA 1115102100, 2012. Mr. Londquist coordinated the logistics of restocking the field crew with provisions, sample equipment, sample containers, field sheets, daily data downloads, and sample receiving and shipment to various labs for analytical analysis to support sediment characterization study for dredging at four U.S. naval bases in San Diego bay. Mr. Londquist also participated in on water field efforts including sample collection, sediment logging, documentation, and general logistics. Upon receipt of sample analytical data, Mr. Londquist performed data analysis and reporting support to client and regulators.

Lower Santa Margarita River Monitoring, Marine Corps Base Camp Pendleton, San Diego County, CA 5012117009, 2012. Mr. Londquist performed annual SWAMP bioassessment monitoring at four locations on Camp Pendleton, some involving hiking to some remote locations on base. Events involved collection of benthic macroinvertebrate and periphyton samples, as well as physical habitat assessment and data collection including parameter measurements with regards to width, depth, substrate material, riparian coverage, and flow rate. In addition, Mr. Londquist participated in Camp Pendleton's Ambient Bay and Lagoon Monitoring (ABLM) program in the Santa Margarita Estuary. This involved annual collection of whole sediment and ambient water chemistry, sediment toxicity, and sediment biota samples at three locations within the estuary.

# Sydney Margallo

## Technical Professional - Environmental Planner



### 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 airspace establishment and modification. 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, conference rooms, 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.

### Employment History

Wood, PLC., Technical Professional 1, San Diego, CA. 2017 – Present

City of San Luis Obispo, Community Development Department, Planning Intern, San Luis Obispo, CA. 2016

### Representative Projects

**Cole Grade Road Improvements EIR, County of San Diego Public Works Department, CA. 2017**

The EIR addresses the potential environmental impacts of proposed improvements to 2.83-miles of roadway in the unincorporated community of Valley Center in San Diego County. This segment of Cole Grade Road would be widened to improve traffic flow and safety, and would also include installation of bicycle and pedestrian facilities to improve pedestrian and bicycle access along the roadway. In addition, three stormwater drainages along the roadway would be improved and overhead powerlines would be grounded. While the proposed pavement widening along Cole Grade Road would occur within the existing County right-of-way, additional right-of-way acquisition would be required for parkway improvements.

- Drafted environmental setting of numerous resource areas and analyzed the impacts resulting from the project, with particular emphasis on biological resources, aesthetics, and land use and planning associated with the removal of 177 mature oak trees
- Analyzed multiple technical studies prepared for the proposed project, including biological resources, geotechnical, hydrology, and transportation reports
- Drafted analyses of each of the project alternatives for the proposed project

**Years with Wood:** 1

**Years' Experience:** 2

### Education

*Bachelors (B. Sc.)  
Environmental Management  
and Protection, California  
Polytechnic State  
University, San Luis Obispo,  
CA, 2016*

*Minor, City and Regional  
Planning, California  
Polytechnic State  
University, San Luis Obispo,  
CA, 2016*

### Memberships/Affiliations

Association of  
Environmental  
Professionals

### Location

West US – San Diego

### Languages

English

### Honors and Awards

Dean's Honors List,  
California Polytechnic State  
University, San Luis Obispo,  
CA, 2014-2016

Ventura Hilton Project IS/MND, City of Ventura Planning Division, CA. 2017

The IS/MND addresses the construction a new four-story hotel with retail uses on approximately 2.74 acres of vacant property located at the southeast corner of Figueroa Street and East Harbor Boulevard. The hotel complex would provide 160 hotel rooms, a lobby/porte-cochere, restaurant, lounge, conference rooms, fitness center, pool, and retail/day spa space. In addition to the proposed hotel and retail space, the Project would provide improvements to the existing 1.23 acres of public park space in the southern portion of the site adjacent to the oceanfront Promenade.

- Drafted a project description for the IS/MND
- Analyzed impacts of oceanfront hotel construction and operation
- Conducted site visit and noise monitoring
- Prepared CalEEMod analysis to estimate air quality emissions of the proposed project

Cannabis Land Use Ordinance and Licensing Program, County of Santa Barbara, CA. 2017

The County of Santa Barbara is proposing a Cannabis Land Use Ordinance and Licensing Program to regulate commercial cannabis activities within unincorporated areas of the County. Under the Project, licensing of cannabis activities would be overseen by the County of Santa Barbara Department of Planning and Development to comprehensively monitor and control commercial cannabis activities throughout the County. Licensing would be subject to review and payment of fees to allow the County of Santa Barbara to regulate cannabis activities consistent with the standards of the Project. Under the Project, several cannabis activities would become permitted uses subject to standards or discretionary review as part of the licensing program. Within areas that would allow commercial cannabis activities, including cultivation and manufacturing, the Project would include a range of exclusions, such as setbacks from specified features and use prohibitions, based on the license type issued.

- Drafted environmental setting of numerous resource areas and analyzed the impacts resulting from the project for hydrology and water quality, public services, and biological resources
- Analyzed cumulative impacts of the proposed project and other cannabis ordinances within the County of Santa Barbara
- Incorporated internal review comments into the document

Addendum to the Previously Adopted IS/MND for the Riverside County Regional Park and Open-Space District Headquarters Improvement Project, County of Riverside, CA. 2018

The Riverside County Regional Park and Open-Space District prepared an Initial Study (IS) for the Riverside County Regional Park and Open-Space District Headquarters Improvements Project in 2005. The IS evaluated the removal of a temporary office trailer and construction of a new single-story conference center building in its place to be used for weddings, conferences, meetings, banquets, and other similar-type events. Offices and utility upgrades were also included within the previously approved conference center. The previously adopted project also expanded the existing parking lot south of the conference center to accommodate 165 additional vehicles. This CEQA Addendum addresses the possible environmental impacts of the proposed additions to the previously approved project, which include demolition of the existing Garden House conference and construction of the proposed Crestmore Conference Center, expansion of the surface parking lot, and minor realignment of the internal access road.

- Drafted CEQA Addendum and Environmental Checklist for the proposed additions to the project
- Incorporated lead agency comments into the document
- Corresponded with local agencies to obtain information on cumulative planning projects in the vicinity of the proposed project additions

# Kent E. Parrish, P.G., C.Hg

## Senior Associate Hydrogeologist



### Core Skills

- ▶ 33 years of increasing responsibility in Hydrogeology, Project, and Program Management
- ▶ Specializes in assessment and mitigation of environmental issues including at abandoned and active mine lands
- ▶ Licensed PG in two states and Certified Hydrogeologist in California

### Professional Summary

Mr. Parrish has over 33 years of experience in performing hydrogeologic assessment and remediation at environmentally impacted sites. He is a Registered Professional Geologist in two states and a Certified Hydrogeologist in California. Mr. Parrish specializes in hydrogeological analysis, active mine reclamation, abandoned mine lands characterization and cleanup, groundwater and vadose zone modeling, aquifer test analysis, groundwater resources development, and combining 3-dimensional (3-D) data visualization and geographical information systems with data interpretation. He provides both short- and long-range strategies that include innovative, efficient, and expedited solutions for environmental sites. His responsibilities include improving technical capabilities and quality, resource evaluation and augmentation, independent technical review, and project management.

Mr. Parrish has conducted detailed technical review for U.S. EPA and other public and private clients. He has previously managed a Hydrogeology/Modeling Group. He led combination of geospatial, database, and multimedia modeling groups into a state-of-the-science and integrated interpretive tool. Mr. Parrish was the Lead Hydrogeologist for 3-D groundwater modeling covering several federal Superfund Sites in California and hydrodynamic modeling of the Sacramento River. He led simultaneous fate and transport model development for three very large, complex military facilities: McClellan AFB; DDJC-Sharpe; and DDJC-Tracy.

### Representative Projects

Environmental Cleanup Confidential Landfill Site, Confidential Client, Pittsburg, CA  
2014 to present. Senior Associate Hydrogeologist. Mr. Parrish is the Project Manager and lead technical resource providing third-party technical consulting at this former landfill. The landfill has impacted groundwater and soil vapor to the north of the facility. The insured party has assumed cleanup for the Site and Mr. Parrish is leading the team responsible for providing technical input to the insuring firm. The insured party is evaluating the groundwater containment remedy and offsite soil vapor plumes. In addition to ongoing technical support to the client, Mr. Parrish will provide third-party review of subsurface barrier wall and phytoremediation pilot studies, a groundwater model update, and a Feasibility Study.

Chlorinated Solvent Plume, Confidential Client, Chico, CA  
2012 to Present. Senior Associate Hydrogeologist. Mr. Parrish is providing hydrogeological services to support a remedial action feasibility study for this former manufacturing facility with solvent impacted soils and groundwater. The hydrogeological activities include development of a site hydrogeochemical conceptual model using available data from Amec Foster Wheeler's investigations combined with investigation data from an adjacent Site managed by the CA DTSC. Mr. Parrish's experience working closely with the DTSC contractor provided the ground work for cooperation between the client and agencies, improving coordination and efficiency for all parties.

Alpha and Administration Sites Cleanup, Confidential Client Site, Sacramento, CA  
2012 - Present. Senior Associate Hydrogeologist. Mr. Parrish was the principal hydrogeologist for this former rocket testing facility with soil and groundwater contamination. He is providing technical advice and oversight for vadose zone closure strategy, including protection of groundwater and vapor intrusion evaluations.

Confidential Site, Alpine County, CA, United States  
2012 – Present. Senior Associate Hydrogeologist. Mr. Parrish serves as a principal technical and Superfund advisor for this former mine that is remotely located at high altitude. He is providing

Years with Wood: 6

Years' Experience: 33

### Education

MS, Geological Sciences, San Diego State University, 1990

BS, Geology, California State University, Sacramento, 1983

AA, Natural Science, San Joaquin Delta College, 1978

### Professional Qualifications

Certified Hydrogeologist, CA, 307, 1995

Professional Geologist, CA, 5188, 1991

Professional Geologist, AR, 959, 1989

### Memberships / Affiliations

Groundwater Resources Association of California

Nevada Water Resources Association

American Exploration & Mining Association

Society for Mining, Metallurgy & Exploration

Delta Tributaries Mercury Council

### Location

Sacramento, California

### Languages

English

Kent Parrish

technical advice and in-field oversight/quality assurance during the remedial investigation/feasibility study (RI/FS) phase. Two ongoing removal actions and treatability studies are being performed simultaneously with the RI/FS at this Site. Mine waste drainage has impacted streams flowing through the Site. Mr. Parrish is also assisting remedial strategy development and evaluation.

Hayden Hill Mine, Kinross Gold USA, Inc., Susanville, CA, United States

2012 – Present. Senior Associate Hydrogeologist. Mr. Parrish is Lead Hydrogeologist/Geologist and project manager for consulting services on this reclaimed former mine in northern Lassen County, California. Amec Foster Wheeler is currently providing geostatistical analysis for water quality compliance at this Site. Amec Foster Wheeler is also helping the client to develop treatment alternatives for Site drainage. Amec Foster Wheeler performed monitoring well integrity evaluations and has also developed Water Quality Protection Standards (WQPS) to fulfill regulatory (CA Regional Water Quality Control Board) requirements for groundwater beneath the Site.

Confidential Site, Dolores County, CO, United States.

2012 – Present. Senior Associate Hydrogeologist. Mr. Parrish served as a principal technical and Superfund process advisor for this former underground workings mine located at high altitude in the Rocky Mountains. Mine drainage has impacted a major river upstream from a mountain community. Mr. Parrish assisted hydrogeological characterization and analysis of removal actions focusing on underground shaft mine water treatment and using both horizontal and vertical flow wetlands to remediate mine impacted waters on the Site.

B F. Goodrich Superfund Site, U.S. EPA, Rialto, San Bernardino County, CA

Prior Firm Experience. 2010 to 2012. Principal Hydrogeologist. Mr. Parrish was Principal Hydrogeologist and Project Manager for this large groundwater plume contaminated with perchlorate and solvents. Several multipoint monitoring wells to 900 feet below ground surface were installed along with Site-wide groundwater monitoring and sampling. Mr. Parrish also oversaw support to the U.S. Geological Survey's study of stable chlorine and oxygen isotopes to help fingerprint perchlorate sources in this basin.

DDJC-Sharpe, Defense Logistics Agency, Stockton, CA

Prior Firm Experience. 2004 to 2010. Principal Hydrogeologist. As Principal Hydrogeologist and technical advisor, Mr. Parrish led the development of a 3-D groundwater flow and fate and transport model for the facility. This modeling effort was successfully performed with intimate involvement from CA DTSC technical staff by holding several technical working meetings at his recommendation. These efforts led to minimal model revisions and rapid acceptance of the model by the regulatory community. The model was used to document groundwater plumes containment, to optimize the existing groundwater extraction systems, and to help develop a revised cleanup strategy at the facility. The model was also used to reduce the number of pumping extraction wells from 36 to 15, an approximately 58 percent reduction while maintaining plume containment and mass removal rates acceptable to the regulatory community. Mr. Parrish also served as a primary technical reviewer for the ongoing cleanup program at this federal facility.

DDJC-Tracy, Defense Logistics Agency, Tracy, CA

Prior Firm Experience, \$8M, 2004 to 2010. Principal Hydrogeologist. As Principal Hydrogeologist and technical advisor, Mr. Parrish led development of a 3-D groundwater flow, fate, and transport model for the Tracy facility. Like the modeling effort for DDJC-Sharpe, it closely involved CA DTSC technical staff during model development by using technical working meetings. Similar to the DDJC-Sharpe approach, this 3-D groundwater model was used to document groundwater plumes containment, to optimize the existing groundwater extraction systems, and to help develop a revised cleanup strategy for DDJC-Tracy.

Blue Ledge Mine Superfund Site, Rogue River National Forest, U.S. EPA, Siskiyou County, CA

Prior Firm Experience. 2010 to 2011. Principal Hydrogeologist/Geologist. Mr. Parrish was Principal Hydrogeologist and Technical Lead for this abandoned copper mine at the CA/OR border. He provided principal-level consulting to scope and develop the RI, including planning documents and initial field implementation. The mine drainage has impacted streams flowing into Applegate Lake in Southern Oregon. Ecological and human health concerns along the streams are highest priorities.

Cooper Drum Company Superfund Site, U.S. EPA, South Gate, CA

Prior Firm Experience, 1998 to 2010. Principal Hydrogeologist. Mr. Parrish was a principal hydrogeologist for this former drum recycling facility. He provided technical advice and oversight for vadose zone and groundwater closure strategy, including protection of groundwater and vapor intrusion evaluations using numerical fate and transport modeling.

McClellan Air Force Base (AFB), U.S. Air Force, Sacramento, CA

Prior Firm Experience. 1991 to 2010. Principal Hydrogeologist. Mr. Parrish led principal hydrogeological support for complex modeling efforts at McClellan AFB. Efforts involved 3-D finite difference groundwater flow, particle tracking, and fate and transport modeling to evaluate, capture, and optimize groundwater extraction systems. Past efforts involved 3-D finite element and finite difference groundwater flow and transport modeling coupled with vadose zone transport modeling to evaluate long-term groundwater remediation cost analysis.

## David Stone, RPA

### Cultural Resource Manager

#### Core skills

Cultural Resources Investigations Management  
NHPA Section 106 Compliance  
Native American Consultation  
CEQA – NEPA Compliance Document Management  
Regional Archaeological Resource Sensitivity Assessments

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#### Professional summary

Mr. Stone is a cultural resources manager with 37 years of experience in cultural resources management and 33 years of experience in environmental planning. Mr. Stone's background and experience managing cultural resources analyses and documentation includes archaeological and historic resources projects, and Native American values. Mr. Stone has prepared hundreds of cultural resource management technical reports covering initial assessment, significance determination, and mitigation phases. He has also authored and managed production of several cultural resource technical reports and provided cultural resource technical support to Santa Barbara County planning staff. He has prepared numerous studies pursuant to federal statutes pertaining to the protection of historic properties (Section 106 of the National Historic Preservation Act) and for implementation of CEQA. Several studies have addressed the California Department of Transportation (Caltrans) Section 106 review process, as well as for US Navy, Air Force, Marines, and Bureau of Indian Affairs guidelines.

Mr. Stone served for more than 9 years as Santa Barbara County (County) archaeologist and cultural resources program manager, and has a variety of field, laboratory, and management experience with cultural resources. As County archaeologist, he developed and maintained the County's Cultural Resources Thresholds of Significance and Technical guidelines, both of which have been cited as planning jurisdiction models in CEQA and by the State Historic Preservation Office. In consultation with historians and architectural historians, Mr. Stone also developed a methodology for evaluating historical significance and for determining appropriate methods of historical resource mitigation. He has worked with Native Americans and the state Native American Heritage Commission to establish guidelines for ethnic impact assessment, monitoring requirements, and consultation procedures. He is expert at Native American consultation pursuant to federal NHPA Section 106 and California state AB 52 and SB 18 protocols.

Mr. Stone has managed cultural resource analyses for complex, interdisciplinary National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) compliance projects, as well as cultural resources (archaeology, history, and architectural history) technical studies. He has extensive experience in environmental review and project management in a variety of issue areas, including residential, commercial, industrial, and energy development, as well as comprehensive, programmatic planning efforts. His masters research involved preparing a predictive model of archaeological site location within coastal Santa Barbara, and he has prepared several regional cultural resource sensitivity assessments.

Mr. Stone is also Senior Lecturer in the Environmental Studies Program at the University of California at Santa Barbara, where he teaches environmental impact assessment upper division courses.

#### Professional qualifications/registration(s)

Registered Professional Archaeologist (since 2002)

#### Education

M.A., Anthropology, University of California, Santa Barbara, 1984  
B.A., Anthropology, University of California, Santa Cruz, 1978

David Stone, RPA

Continued...

### **Memberships/affiliations**

Society for American Archaeology  
Society for California Archaeology  
California Preservation Foundation  
Association of Environmental Planners

### **Representative Projects**

#### **Cultural Resources Significance Assessment and Data Recovery Mitigation**

##### **Rincon Point Sewer System Expansion, Carpinteria Sanitary District Phase 2 Significance Assessment and Phase 3 Data Recovery and Construction Monitoring for the, Santa Barbara County, CA**

Investigations involved the coastal Chumash ethnohistoric village of *Shuku*.

##### **Marriott Residence Inn Phase 2 and Phase 2 Significance Assessment and Phase 3 Data Recovery and Construction Monitoring**

Investigations involved a coastal Chumash village adjacent to the Goleta Slough inhabited over 6,000-year time span.

##### **Direct Relief International Phase 2 and Phase 2 Significance Assessment and Phase 3 Data Recovery and Construction Monitoring**

Investigations involved a coastal Chumash village adjacent to the Goleta Slough inhabited over 4,000-year time span.

#### **NHPA Section 106 Investigations**

##### **Transportation**

##### **Seismic Retrofit EA, Bay Area Rapid Transit (BART), Bay Area, CA**

Managed cultural resources (archaeology and architectural history) investigation, including preparation of Section 106 documents, Archaeological Survey Report, Historical Resources Evaluation Report, Historic Properties Survey Report (HPSR), and Findings of Effect (FOE). Prepared successful eligibility application for BART Underwater Tube for listing on National Register of Historic Places.

##### **Fairview Avenue/U.S. Highway 101 Overcrossing, Caltrans and Santa Barbara County, and Santa Barbara County, CA**

Prepared Phase 2 Significance Assessment Investigation within recorded coastal Chumash village supporting HPSR and Determination of Eligibility (DOE).

##### **Public Infrastructure**

##### **Mendota Pool Recharge Basin, Bureau of Reclamation, Fresno County, CA**

Prepared Cultural Resources Report including intensive ground surface survey and subsurface backhoe excavations over 85-acre Area of Potential Effects to demonstrate no adverse effect on surface or potentially buried prehistoric resources.

##### **Las Vegas/San Pedro Creeks Capacity Improvements Project MND, Santa Barbara County Flood Control District, Cities of Goleta and Santa Barbara, Santa Barbara County, CA**

Provided Extended Phase I and Phase II Testing and Determination of Eligibility, HPSR, Finding of Adverse Effect (FOE), Memorandum of Understanding; and Data Recovery Plan.

##### **Wastewater Treatment Facility Secondary Treatment Upgrades, Goleta Sanitary District, Goleta, Santa Barbara County, CA**

Managed Extended Phase 1 archaeological investigations to define constraints and areas of development potential within ethnohistoric Chumash village site in support of Department of Water Resources permit application. Proposed alternative engineering design for treatment facilities, resulting in cost savings and meeting critical construction schedules.

David Stone, RPA

Continued...

### ***Military***

**Transport of Supplies by Landing Craft, Air Cushioned (LCAC) from Naval Air Weapons Station (NAWS) Point Mugu to San Nicolas Island Environmental Assessment, U.S. Navy Environmental Division, Channel Islands, CA**

Prepared ASR.

**Construction of an Operations Support Building EA, Vandenberg Air Force Base, City of Santa Maria, CA**  
EA and archaeological testing done under severe temporal and financial constraints.

### **Tribal**

**Solid Waste Landfill, Campo Band of Mission Indians, San Diego County, CA**

Prepared ASR and HPSR.

### **CEQA and NEPA Cultural Resource Documentation**

#### ***Water/Wastewater***

**Solid Waste Facility Supplemental Environmental Impact Statement, Campo Indian Reservation, Bureau of Indian Affairs, San Diego County, CA**

Over 1,000-acre project site with substantial public controversy, surrounding groundwater issues, and biological resources.

**Upper-Guadalupe River Flood Control Feasibility Study EIR/EIS, San Francisco District U.S. Army Corps of Engineers (ACOE), San Jose, CA**

Seven miles of flood control and redevelopment with passive recreation amenities.

### ***Military***

**Development of Facilities to Support Deep-Draft, Power-Intensive (DDPI) Ships and Dredged Material Disposal Alternatives Analysis EIS, U.S. Department of the Navy (U.S. Navy), Southwest Division, Pacific Fleet, San Diego Bay, CA**

Project manager for EIS assessing infrastructure development and dredging and disposal of unsuitable sediments and cultural resource impacts.

**Developing Home Port Facilities for Three Nimitz-Class Aircraft Carriers, U.S. Navy Pacific Fleet, at either San Diego, California; Puget Sound, Washington; or Pearl Harbor, Hawaii**

Deputy project manager for multiple-alternative analysis of nuclear carrier homebased selection. Worked with several levels of Navy personnel, including the Secretary of Navy, in developing strategies for multi-tiered assessment.

### ***Commercial***

**Sexton Inn Hotel and Historic Renovation EIR, City of Goleta, Santa Barbara County, CA**

Incorporation and rehabilitation to U.S. Department of Interior standards of a county historic landmark within a 100-room hotel. Involved historic, agricultural, water resource, transportation, and air quality concerns.

### ***Energy***

**Pacific Pipeline Project, San Luis Obispo, Santa Barbara, and Ventura Counties, CA**

Managed cultural resources assessment of pipeline project and alternatives potentially impacting cultural and paleontological resources along 150+ mile route.

**Duke Energy Company Morro Bay Power Plant Modernization Project, City of Morro Bay, San Luis Obispo County, CA**

David Stone, RPA

Continued...

Project manager of a multidisciplinary team assisting the City of Morro Bay in reviewing an Application for Certification. Managed technical study reviews, preparation of issue papers and staff reports, presentation to Morro Bay City Council, and presentation of public workshops and public outreach programs.

### **Metromedia Fiber Network Services Fiber-Optic Network Project MND, California Public Utilities Commission**

Provided land use plans and policy analyses in support of the MND.

### ***Resource Management Community Plans***

#### **Los Alamos Community Plan Update EIR, Los Alamos, Santa Barbara County, CA**

Addressed revising buildout within the 460-acre Plan area, promoting in-fill and mixed use residential and commercial growth within the existing urban boundary. Principal issues addressed cultural resources including built historical resource compatibility).

**Montecito Community General Plan Update EIR, City of Montecito, Santa Barbara County, CA** Semi-rural community with complex water, traffic, biological resource, and land use compatibility issues. Included evaluation of growth management ordinance as initial phase of the plan, requiring sophisticated CEQA application and interpretation.

### **Regional Archaeological Resource Sensitivity Assessments**

#### **Cojo-Jalama Ranches, Santa Barbara County, CA**

Analyzed location of existing archaeological reports and recorded sites throughout a 20,000-acre coastal property including the Point Concepcion area of coastal Santa Barbara County. Determined high and low areas of potential archaeological site sensitivity.

#### **Gaviota Coast Land Use Plan, Santa Barbara County, CA**

Analyzed location of existing archaeological reports and recorded sites throughout a 158-square mile area and over 100,000 acres extending from the City of Goleta to Vandenberg Air Force supporting the development of land use regulations in this planning area of Santa Barbara County. Determined high and low areas of potential archaeological site sensitivity.

#### **Predictive Model of Archaeological Site Location, Southern Santa Barbara County, CA**

Master's Thesis research and analysis addressing and synthesizing all archaeological research from the early 20<sup>th</sup> century through 1984 to prepare a multi-variate statistical predictive model of archaeological site location throughout southern Santa Barbara County, based on environmental characteristics derived from academic studies of hunter-gather settlement location. Also constructed a typology of archaeological site function and land use for the several thousand archaeological site data base.

# Melaina Wright

## Environmental Analyst



### Professional summary

Ms. Wright is an Environmental Analyst who performs environmental impact analysis in compliance with the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA). She has experience coordinating with agency staff to ensure compliance with the National Historic Preservation Act (NHPA), Clean Water Act (CWA), Clean Air Act (CAA), Endangered Species Act (ESA), Fish and Wildlife Coordination Act, Rivers and Harbors Act, Coastal Zone Management Act (CZMA), and other relevant federal, state, and local legislation. She has expertise in statistical analysis, modeling, and data communication.

### Employment history

Wood Environment & Infrastructure Solutions, Santa Barbara, CA, 2017 to present

### Representative projects

#### Environmental Impact Report, County of Santa Barbara, Santa Barbara, CA, USA. 2017.

Ms. Wright drafted the geology and soils, aesthetics, and cultural resources existing setting and impact analysis sections for the County of Santa Barbara Cannabis Land Use Ordinance and Licensing Program Environmental Impact Report. Ms. Wright then coordinated with state and local agencies to determine odor-related air quality impacts.

#### Cannabis Social Equity Program, Office of the Chief Legislative Analyst, Los Angeles, CA, USA. 2017.

Ms. Wright prepared a social equity analysis report intended to provide background and recommendations in support of the now adopted Citywide cannabis social equity program, which promotes equitable ownership and employment opportunities in the cannabis industry in order to decrease disparities in life outcomes for marginalized communities and to address disproportionate impacts of cannabis prohibition in those communities. Ms. Wright also prepared an addendum to provide further information and recommendations for the ownership requirement, residency requirement, start-up costs of cannabis businesses, implementation of community benefits agreements, implementing task forces for interdepartmental coordination, and cannabis use, arrests and life outcomes.

Ms. Wright helped organize and present at a stakeholder meeting in the Watts Labor Community Action Committee Center. Approximately 600 stakeholders attended the meeting, including the Executive Director of the City's Department of Cannabis Regulation, three City Council members, and the Director of the Department of Race and Equality from the City of Oakland. Additionally, Ms. Wright presented at two City Rules, Elections, and Intergovernmental Relations hearings.

#### Environmental Assessment, United States Coast Guard, Baltimore, MD. 2018.

Ms. Wright drafted the Environmental Assessment for the proposed disposal of the OAKRIDGE at Coast Guard Yard and performed environmental impact analysis for the following resources: air quality/climate change, water resources, biological resources, cultural resources, hazardous materials and wastes, and land use. Ms. Wright coordinated with federal, state, and local agency staff to ensure compliance with relevant environmental legislation.

#### Environmental Assessment, Arizona Air National Guard, Tucson, AZ. 2018.

Ms. Wright utilized the U.S. Air Forces Air Conformity Applicability Model (ACAM) Version 5.0.10 to model air quality impacts for the proposed building addition, demolition and replace and repair projects associated with relocation of the Taiwan Air Force to Tucson Air National Guard Base. Ms. Wright authored the air quality existing setting and impact analysis sections in the Environmental Assessment.

#### The Neighborhoods Specific Plan, Project Applicant, Orcutt, CA, USA. 2018.

Ms. Wright provided the project applicant with an analysis of potential environmental concerns resulting from the proposed development of 146 residential units in Orcutt, CA. Santa Barbara

Years with Wood: 1

Years Experience: 1

### Education

MESM, Coastal Marine Resources Management, Bren School of Environmental Science & Management, Santa Barbara, CA, USA 2017

BA, Biological Sciences, Wellesley College, MA, USA 2015

### Memberships/affiliations

Association of Environmental Professionals (AEP)

### Location

Santa Barbara, CA

### Languages

English, basic Spanish

Melaina Wright continued...

County Planning and Development Department will use this information to assist them in making CEQA determinations for the project.

Ms. Wright consulted the County Sheriff's Department and Fire Department, as well as the local sanitation district, school district, and library to determine potential project impacts. Ms. Wright then performed environmental impact analysis for the following resources: public services, fire, drainage, water resources, and land use.

Environmental Compliance Monitoring, US Navy, Port Hueneme and Point Mugu, CA, USA. 2018.

Ms. Wright conducts storm water sampling at Naval Base Port Hueneme and Naval Air Station Point Mugu under the direction of Naval Facilities Engineering Command (NAVFAC) Southwest.

Environmental Assessment, Oregon Air National Guard, Portland, OR, USA. 2017.

Ms. Wright drafted the Environmental Assessment for the proposed building addition, demolition, and replace and repair projects under the 142W Air National Guard Installation Development Plan. She performed environmental impact analysis for the following resources: air quality, noise, land use, geological resources, transportation and circulation, hazardous materials and wastes, safety, cultural resources, water resources, and biological resources.