Northside SPECIFIC PLAN

Northside Neighborhood & Pellissier Ranch
Inter-Jurisdictional
Specific Plan and Program Environmental Impact Report
In conjunction with the City of Colton
RFP #1612

City of Riverside
Community & Economic Development Department
3900 Main Street, 3rd Floor
Riverside, CA 92522
951-826-5371
www.RiversideCA.

REFINED PROPOSAL
May 18, 2016

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
60 Corporate Park
Irvine, CA 92606
Contact: John Leehey, ASLA, APA
Director of Planning
JLeehey@Danielian.com
(949)474-6030

FIRSTCARBONSOLUTIONS™
OPR COMMUNICATIONS
FEHR PEERS
KWC ENGINEERS CIVIL ENGINEERS • PLANNERS • SURVEYORS
REAL ESTATE ECONOMICS
Galvin Preservation Associates GPA

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DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING
60 CORPORATE PARK, IRVINE, CA 92606 949.474.6030

May 18, 2016

City of Riverside: Purchasing Dept.
Attn: Art Torres; Purchasing Department
David Murray, Senior Planner
3900 Main Street
Riverside, CA 92522

Dear Mr. Torres and Mr. Murray,

The Northside District of the City of Riverside is in a strong position to benefit from a Specific Plan, and is in the opportune position to provide initiatives for the neighborhood planning areas that may attract investment, create open space opportunities and promote positive growth. Our Team of Danielian Associates (DA), First Carbon Solutions (FCS), OPR Communications (OPR), Fehr and Peers (F&P), Real Estate Economics (REE), KWC Engineering (KWC) and GPA Consultants (GPA) are excited for the chance to assist in this endeavor. We believe this Team can craft a Specific Plan that will embrace the goals of the public, city leaders, their constituency, and the public agencies involved.

Our objective for this Specific Plan is to deliver solutions that promote economic growth and revitalization, while providing answers to the complex community challenges that may impede the area's development. Spearheaded by DA, the Specific Plan will create policies that will allow the area to adapt to differing needs, population growth and market changes, while setting a framework for infrastructure, streetscape and park improvement that will strengthen community vitality. In an effort to promote resiliency, the SP will define and incorporate standards and guidelines for Sustainable practices. The Specific Plan will also include Development Standards and Design Guidelines aimed at safeguarding Northside's sense of place while the area grows and evolves.

Most importantly, our Team will work with the Northside community to uncover a shared Vision and establish goals for implementation. We understand that everyone has a voice that deserves to be heard. We will develop a strategy to foster unity between Northside residents, business owners, community leaders and other stakeholders, and assist them in creating tools and programs to leverage their common strengths. OPR will lead the Public Outreach activities, with active, engaged roles for DA, FCS and F&P.

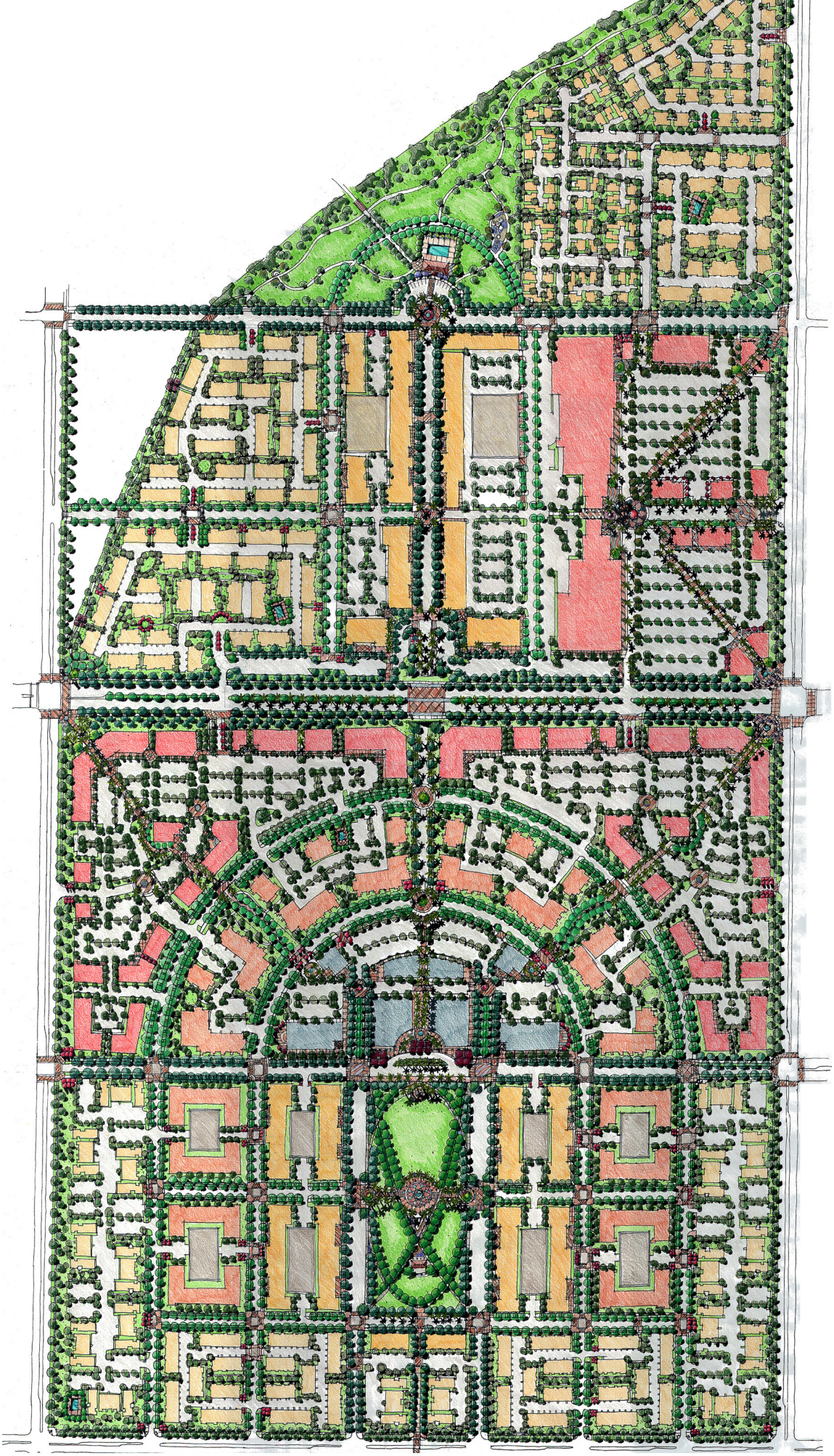
It should be noted that our Team has unique insight into the community, as one of our members, Kim Burnell, grew up in the heart of Northside. Her connection to the community remains strong, as she regularly visits her mother who still resides there. Kim is passionate about the Northside community and has a vested interest in shaping its positive growth and future success.

Our Team will also prepare a defensible, coordinated EIR analyzing all environmental and community issues. FCS will apply their experience and knowledge to swiftly, thoroughly and cost-effectively execute the review process. To support the EIR technical studies, the Team will rely on Fehr and Peers for their Transportation/ Mobility planning expertise, Real Estate Economics for Market analysis and feasibility studies, and GPA for their extensive knowledge of historic preservation and adaptive re-use.

This project is special to our entire team…we have a chance to create an exemplary Specific Plan that will strengthen and protect the future of the Northside area. We are committed to this effort, and appreciate this opportunity to create a compelling plan for the betterment and prosperity of the local community.

Sincerely,

John Leehey, ASLA, APA
Director of Planning
Danielian Associates Architecture + Planning
jleehey@danielian.com



Loma Vista Community Centers Master Plan, Clovis, CA

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TEAM ORGANIZATION CHART

CITY OF RIVERSIDE

SPECIFIC PLAN

Danielian Associates

John Leehey APA, ASLA
Director of Planning/ Principal In-Charge

Gena Guisar, AICP
Associate/ Senior Planner/Project Manager

ENVIRONMENTAL IMPACT REPORT

First Carbon Solutions

Frank Coyle
Project Oversite

Kim Burnell
Project Manager

Charles Holcombe, MBA
CEQA Technical Advisor

PUBLIC OUTREACH

COMMUNITY ENGAGEMENT

Kim Burnell - FCS
John Leehey - DA
Victor Alvarez -DA

PUBLIC RELATIONS

OPR Communications

Lou Monville
Vice President

HISTORIC ANALYSIS

GPA Consulting

Andrea Galvin
Principal Architectural Historian

MARKET ANALYSIS

Real Estate Economics

Mark Boud
Principal

CIVIL ENGINEERING

KWC Engineers

Brandon Barnett, PE, PLS
ExecutiveVice President

TRAFFIC ENGINEERS

Fehr and Peers

Jason Pack, PE
Principal

A Riverside Team

Our team is composed of professionals uniquely qualified to produce a thorough and defensible Specific Plan and EIR, to create consensus, guide policy and implement positive change for this opportune area:

Specific Plan: Danielian Associates Architecture + Planning (DA) brings a 48 year legacy of planning and designing successful communities. DA has been involved in numerous Specific Plans over the years, dealing with the many detailed issues related to both urban and suburban planning. A strong focus has been the development of urban infill and multi-family housing, allowing both innovative and cost-effective solutions for the urban dynamic so prevalent in today's cities. DA has been involved in over 20 projects in the Riverside County region over the years and has a strong familiarity with the city and region. The Team will be led by John Leehey APA, ASLA, a licensed Landscape Architect and Urban Planner with over 30 years experience, with Project Management coordinated by Gena Guisar, AICP; a DA Associate and employee for over 14 years and Victor Alvarez, a DA Associate and Urban Designer.

Environmental Impact Report: First Carbon Solutions (FCS) is one of the foremost national leaders in environmental compliance and has a background with more than 6,000 projects subject to the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). With their extensive experience in the regulatory landscape, they can readily identify the requirements and mandated procedures for the Northside Specific Plan area, expediting the review process swiftly and cost-effectively.

The FCS team will be lead by Kim Burnell who has a special relationship to the project, and will have Project Oversight and Quality Control/ Review of CEQA documents by Frank Coyle, A senior Project Director with the firm. Technical review and analysis will be provided by Charles Holcombe.

Public Outreach: OPR has been retained to help expedite the many complexities and sensitivity related to gaining community consensus. OPR will assist with public engagement, communication, strategic planning, education, and community relations services to assure a positive public interface. Mr. Lou Monville will lead their strategic planning efforts and his very strong awareness of community issues and objectives will be a valuable asset to the project development.

OPR has a keen understanding of the City of Riverside, its residents, community groups, and commitment to seeing its continued growth and success. Over the past decade, OPR has become a regional leader in providing award-winning, public outreach and education services for land use projects across the Inland Empire. Additionally, OPR has also worked on several successful projects with the City of Riverside and Riverside Public Utilities.

Market Assessment/ Financial Analysis: Real Estate Economics (REE), led by Mark Boud is considered a leader in providing market research that provides analysis of market areas using the most powerful database in the home building industry. REE will provide development projections and both Housing and Commercial Market Analysis.

Transportation Planning: Fehr + Peers: Is one of the thought leaders for transportation planning throughout the United States, emphasizing the development of creative, cost-effective, and result oriented solutions. They are very well suited to respond to the mobility and connectivity challenges related to this project. Their team will be led by Jason Pack; a 17 year Principal with the firm, and Michael Sahimi, both of whom have past experience working in the city of Riverside.

Historic/ Cultural Resources: GPA Consulting will provide the Historic Resources Evaluation for the subject sites within the project area. Led by Andrea Galvin, a noted cultural resources professional, their firm is highly qualified to evaluate historic properties, identify opportunities for adaptive re-use, and provide effective streamlining measures.

Infrastructure Analysis: KWC Engineers KWC, based in Corona, CA, has been in business for over 35 years providing professional civil engineering, planning, and surveying consulting services to our public and private clients in Riverside, San Bernardino, and Orange County.

Team Strengths:

Very few teams can provide the level of experience and knowledge related to the Northside site and adjacent parcel conditions as ours:

A strong project asset is the EIR PM involvement of Kim Burnell; **who grew up in the Northside Specific Plan area**, went to nearby elementary, middle and high schools, and is a passionate advocate for positive change in the neighborhoods. Her mother still lives in their family home in the center of the Northside project area. Kim is very knowledgeable about the concerns and issues of the local neighborhoods, and can fully evaluate the planning and technical issues so important to the community development.

Kim will also take an active role in the Public Outreach process; co-leading this effort with Lou Monville and John Leehey. All have strong ties to Riverside and a passion for its positive development, which **will instill the confidence and trust factor** so important to the success of this project.

Danielian Associates has always prided themselves as being **great collaborators**, pulling together teams of professionals and coordinating the services required to develop both creative and technically superior projects. Their past experience in the City of Riverside have included several community projects and they are profoundly **suited to evaluate community development opportunities** that Northside has. Their recent completion of three Specific Plans in Riverside County and two others in active development have required them to be very responsive to the challenges facing both the City and County of Riverside.

OPR has an office in downtown Riverside where they have resided for over 15 years. OPR's public affairs successes are rooted in the firm's ability to align community goals with sound public policy.

OPR has a proven track record of conducting successful public information, marketing, and community outreach programs. OPR has repeatedly produced award-winning brochures, news releases, and multimedia presentations that have resulted in overwhelming successes involving local, regional and national communications programs.

Allison Ellingson, who will be the community involvement/public engagement manager with OPR, is also a long term resident of the City of Riverside.

Mark Boud of Real Estate Economics is considered one of the **premier market analysts** in the Southern California region. His expertise in utilizing online research provides land optimization studies and site-specific market reports that allow for realistic expectations for development opportunities.

Jason Pack from Fehr and Peers is also a **resident of the City of Riverside,** with a local office within a mile of the subject area. He has worked on numerous projects within the city over the years and understands the technical issues that are of utmost concern to the residents. Jason will also take a supporting role in the Public Outreach process assisting with issues related to transportation concerns.

Finally, KWC Engineers is a local Riverside County Civil Engineer with a long history of review and analysis in infrastructure concerns. They will provide solutions for any future development opportunities.

Planning and Urban Design Philosophies

A comprehensive approach to land planning not only enhances the community's livability and architectural design, it has become the competitive advantage for maximizing land development opportunities. Environmental conditions, increased need for housing, diminishing raw land supply, urban infill opportunities, and affordability are all becoming pivotal factors driving projects and future residential developments.

Our team is capable of fusing thoughtful creativity with function, practicality with aesthetics, and connecting places with people. The idea that Lives are enriched through planning and design is a value we fully embrace as a team.

The Northside planning area can greatly benefit from this vision toward a progressive and thoughtful community planning that will improve lives, create economic benefit, and provide community amenities and services. Our public outreach efforts will determine the best case scenarios. Our concept planning will provide viable and exciting alternatives for growth, and our technical background will develop a feasible plan for sustainable development. Our entire Specific Plan and EIR team will work closely with the community and city to gain consensus and develop a vision for the future.

We have many questions for this area. How to improve underutilized or unattractive industrial parcels? Are the local schools in need of improvement and funding? How to enhance or upgrade the Santa Ana river edge conditions- improving trails connectivity? How to improve facility development for the AB Brown Sports Park to include parking lot improvements and a central facility development? Is there an opportunity for a cafeteria/ indoor sports venue that would attract families and athletes during sports tournaments? Can this be advanced to another sports level? Can the old Golf Course Clubhouse be further optimized for community opportunities, or social gatherings? Again – market analysis could determine the feasibility of any such endeavors.

All these assumptions, determinations, market assessments and feasibility studies lead to the real advantages of developing a Specific Plan for the Northside Area. The city is taking a responsible stance in funding this great opportunity for the improvement of this area. It is a challenging situation and condition, but one with great opportunity. Northside is at the fringe of Riverside city center urban development, surrounded by development opportunities, has a huge opportunity with the closure of the golf course, and could poise itself for a resurgence of positive growth and success. Our passion to see this through to fruition is the guiding principal for our Team involvement.

Public Involvement Philosophy

Land use planning has become increasingly difficult over the years with the significant rise in population, environmental challenges such as the drought and air quality concerns, economic recessions, and shifts in market demand. Likewise, it is greatly important for government agencies like the City of Riverside to communicate to its residents about the planning process. Calls for transparency also reinforce the need for cities to be more diligent than ever in reaching out to their residents and stakeholders in explaining what a specific plan is and how it is used in the planning process.

Our team is committed to the Asset Based Commmunity Development (ABCD) process of effective communication and public outreach to gain consensus, prioritize goals and objectives, determine viable alternatives and move preferred concepts to completion. That process is always a sensitive and sometimes very complicated condition. We will reach out to community groups such as the Hunter Park Business Council, the Latino Network, the Northside Improvement Association, Our Riverside-Our Neighborhood (ORON), Riverside Restorative Growth (RRG) and the Raincross Group to engage dialogue.

Our Team would work collaboratively with the City of Riverside to develop a plan that clearly defines the strategies and outreach tactics necessary to achieve a successful public education and outreach program for the Northside Specific Plan. Being a Riverside-based firm for 15 years and community partner, OPR would be able to identify key audience groups for comprehensive outreach to include in discussion in addition to working with the City of Colton, other agencies, property and business owners, community groups and developers.

This project has a major existing land opportunity due to the closure of the Riverside Golf Course, which could become the driving force for a complete community improvement program. Varied objectives have already clouded that central opportunity, and it is our goal to get things back on track for development of a productive community plan and vision.

There are of course many other community issues that need to be vetted, studied and evaluated for development or open space opportunities. The Trujillo Adobe historic development is a complex issue in that it straddles two jurisdictions and had potentially costly impacts necessary for redevelopment. Developing a true sense of connectivity to these older neighborhoods and bridging the gaps to new development will require sensitive urban planning and communication.

Our team leader: John Leehey has either conducted or been involved in numerous outreach programs in the past: whether for Massive Industrial Port projects, to Master Planned Community Specific Plans, to EIR Scoping meetings and to Urban Infill project approvals. Effective communication has always been his focus to achieve consensus planning. Whether you are dealing with Individuals, agencies, associations or client interests; they all have to move toward a common unifying goal that will achieve the stated objectives. John understands this and can move the ball in this direction.

Our added bonus for the public outreach is the involvement of Kim Burnell, who grew up in the Northside area and lived there until her college days. Her mother continues to live in the heart of the Northside area in their family home. Kim fully understands the issues and concerns of the community and has a heartfelt goal to improve the neighborhoods and re-invigorate the community. We believe her ideals for the community will inspire confidence in the outreach involvement, and that she will become a strong asset toward gaining community consensus.

As a further complement to our outreach efforts; Gena Guisar will be involved with the background review and analysis that is so important to understanding the full objectives and community direction. Gena is engaging in one-on-one communications and has the great listening capacity and temperament to both determine and help explain alternative scenarios for the community development. In addition, Victor Alvarez will take an active role to engage Spanish speaking community members.

References

John Leehey, ASLA, APA Project Director/Principal In-Charge

Paul Johnson Senior Vice President - Community Development, Rancho Mission Viejo Company
pjohnson@ranchomv.com
949-240-3363 x256
John Leehey worked closely with Paul for over eight years on the development of Ladera Ranch in South Orange County.

Steve Kellenberg, Senior Vice President - Community Design Studio, The Irvine Company
skellenberg@irvinecompany.com
949-720-2257
John Leehey worked with Steve for over nine years from 2000-2009 on over 100 projects ranging from large Master Plan Communities to smaller site specific Mixed Use projects, and over the past year on two Mixed Use projects in Cupertino and San Diego.

Matt Straite, Contract Principal Planner, County of Riverside, Principal and Vice President, MIG Hogle Ireland
mstraite@rctlma.org
951-955-8631
Matt has attended numerous city staff meetings and project presentations with John for work on the University Highlands Specific Plan and Paradise Valley Specific Plan.

Gena Guisar, AICP Specific Plan Project Manager

Rudy Zeledon, Principal Planner, City of Ontario
rzeledon@ci.ontario.ca.us
303 East B Street
Ontario, CA 91764
(909) 395-2422
Gena coordinated with Rudy on the New Model Colony projects, including New Haven, Edenglen and Festival Center Specific Plans.

Dwight Kroll, AICP Director of Community Development, City of Clovis
dwightk@cityofclovis.com
1033 5th St, Clovis, CA 93612
(559) 324-2349
Gena worked closely with Dwight on the Loma Vista Community Centers Master Plan Document, which set forth the development standards and design guidelines for a 272 acre mixed use site.

Marc Huffman VP of Planning & Entitlements, Brookfield Residential
Marc.Huffman@brookfieldrp.com
12045 Waterfront Drive Suite 400, Playa Vista, CA. 90094
D: 310.448.4629
Gena worked closely with Marc in the creation and approval of the Lincoln Specific Plan in Whittier, CA.

Kim Burnell CEQA/PEIR Project Manager

Sophia Pagoulatos, Planning Manager, City of Fresno
2600 Fresno Street, Fresno, CA 93721
Sophia.pagoulatos@fresno.gov
559.621.8062
Kimberlin Tran Burnell is currently managing preparation of a Program EIR for the Fresno Downtown Neighborhoods Community Plan (DNCP), Fulton Corridor Specific Plan (FCSP), and Downtown Development Code (DDC) Project.

Brenda Eells, CH2M HILL
6 Hutton Center Drive, Suite 700, Santa Ana, CA 92707
Brenda.eells@ch2m.com
310.562.9374
Kimberlin Tran Burnell worked with CH2M HILL on the preparation of the Chiquita Canyon Landfill Expansion EIR project in Santa Clarita, CA, and also the Tehachapi Renewable Transmission Project in Los Angeles County, CA.

Keith Gardner, Keefer Consulting
6149 Bluffwood Drive, Riverside, CA 92506
keefergard@gmail.com
951.533.2934
Kimberlin Tran Burnell has worked with Keith Gardner, former Principal Planner in Riverside County, on hundreds of projects, including Specific Plan and EIRs for master-planned communities, industrial warehouses, and commercial/retail shopping centers.

Lou Monville Community Involvement/Public Engagement Leader

Tom Mullen, Former Riverside County Supervisor
tbmullen@charter.net
951-377-4150
Comprehensive outreach program to increase awareness and recognition of the RCIP project through government, media and community relations

Bob Barry, Director of Business Development for Care Ambulance
bobb@careambulance.net
714-288-3809
OPR implemented a community education and outreach program on ambulance franchise licensing in the City of Riverside

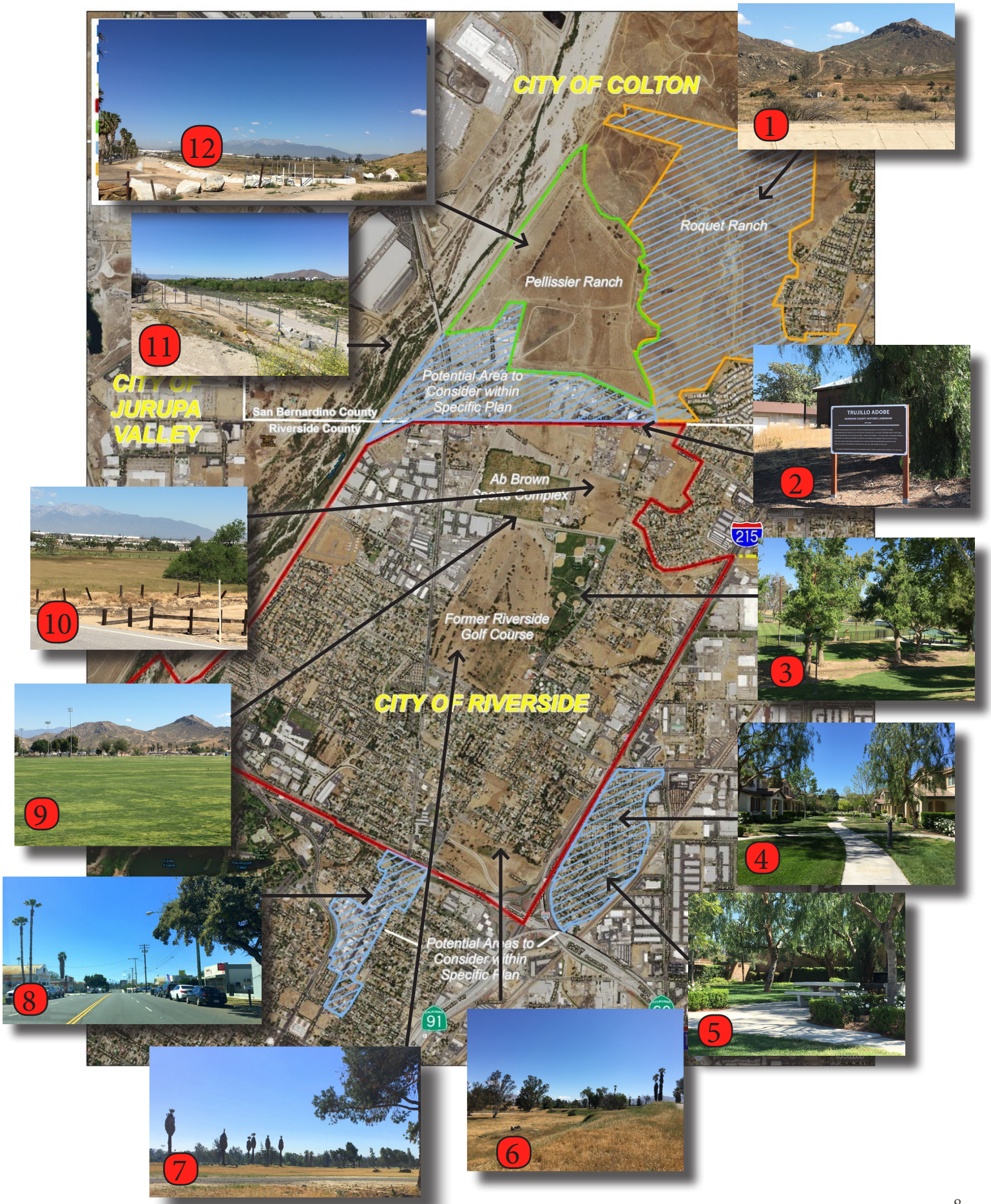
Michele McKinney Underwood, Director of Community & Government Affairs for Western Municipal Water District
mmckinney@wmwd.com
951-571-7239
OPR provided strategic counsel on an outreach program for water rate increases

Yixing Health Community,
Yixing, China

ĐA current project

PART II
APPROACH

Photo Catalogue



Project Understanding

We understand that the City of Riverside is a strong advocate for comprehensive planning and Asset-Based Community Development. The Northside Specific Plan Team will share these philosophies. Danielian Associates (John Leehey) and First Carbon Solutions (Kim Burnell) both attended the Project Introduction meeting on March 31, 2016, gaining valuable insight into the process, site condition opportunities and community issues. Afterward they did a thorough project site tour and canvased all areas of the plan, including the northern site areas in Colton and the applicable sites surrounding the Northside central subject area. They are very aware of the site and neighborhood conditions, existing parks, greenfields and open space opportunities, new and older housing conditions, and cultural opportunities. (Trujillo Adobe).

City of Colton and Adjacent Property Understanding

It is understood that the focus of the planning studies for the project will be the core Northside Planning area. However we do understand the site conditions for the Colton city parcels and adjacent site parcels that will impact the Northside Area and require analysis and inclusion within the Specific Plan:

- **Roquet Ranch** currently has a development plan in process. Once this becomes public knowledge we will incorporate the planning context for zoning compliance and into our evaluation of site conditions. The hillside conditions and varied topography for this area is acknowledged.
- **Pellissier Ranch** will require zoning establishment and concurrence. Impacts to the overall Specific Plan will be analyzed and determined. The generally flat area for this site is acknowledged.
- The **transition zone** between the Northside planning area and Pellissier Ranch is currently an industrial location with a large volume of vehicle storage. The impacts and future potentials for this area will be analyzed with recommendations for future zoning and compliance.
- The impacts to the **Santa Ana River** will be analyzed and opportunity for trail enhancement or public use will be analyzed. Assumptions or determinations for its future use will be reviewed.
- The **Main Street connection** south of the Northside Area will be evaluated for civic improvements, urban infill, or new development. This important connection into the Northside planning area is an important opportunity for evaluation.
- The **RCTC** property at the southeast area of the Northside Planning Area is an opportunity site that will be analyzed for future opportunity as open space or development.
- The **Hunter Park Neighborhood** community to the Southeast of the Northside Planning area has a portion of new development that may become an inspiration to the community. The upper half of that neighborhood will be evaluated for improvements and redevelopment opportunity.

Photo Catalogue Legend

1. View toward Roquet Ranch. Current development concept in planning phase. Within Colton city limits. This project has both enhancement and tax revenue opportunity.
2. Trujillo Adobe. Historic Heritage Resource with community focus.. Community opportunity to develop as cultural resource.
3. View into Reid Park. Primary Community Park Amenity.
4. New Housing development within Northside planning area. Good case study for positive housing development opportunity.
5. Pocket Park within new Northside neighborhood. Opportunity for improved amenity standards within neighborhoods.
6. View of RCTC open space property. Development or open space opportunity condition.
7. View of former Riverside Golf Course.
8. View of Main Street just south of Northside Specific Plan area.
9. Soccer Fields looking over AB Brown Sports Complex. Established Community amenity to be promoted, improved and maintained
10. Open space/ Greenfield Opportunity for open space or development opportunity. Typical conditions throughout Northside core area that could promote community infill.
11. View of Santa Ana River watershed. Great opportunity for Bike and Pedestrian trail linkages.
12. View of Pellissier Ranch.

Site Evaluation

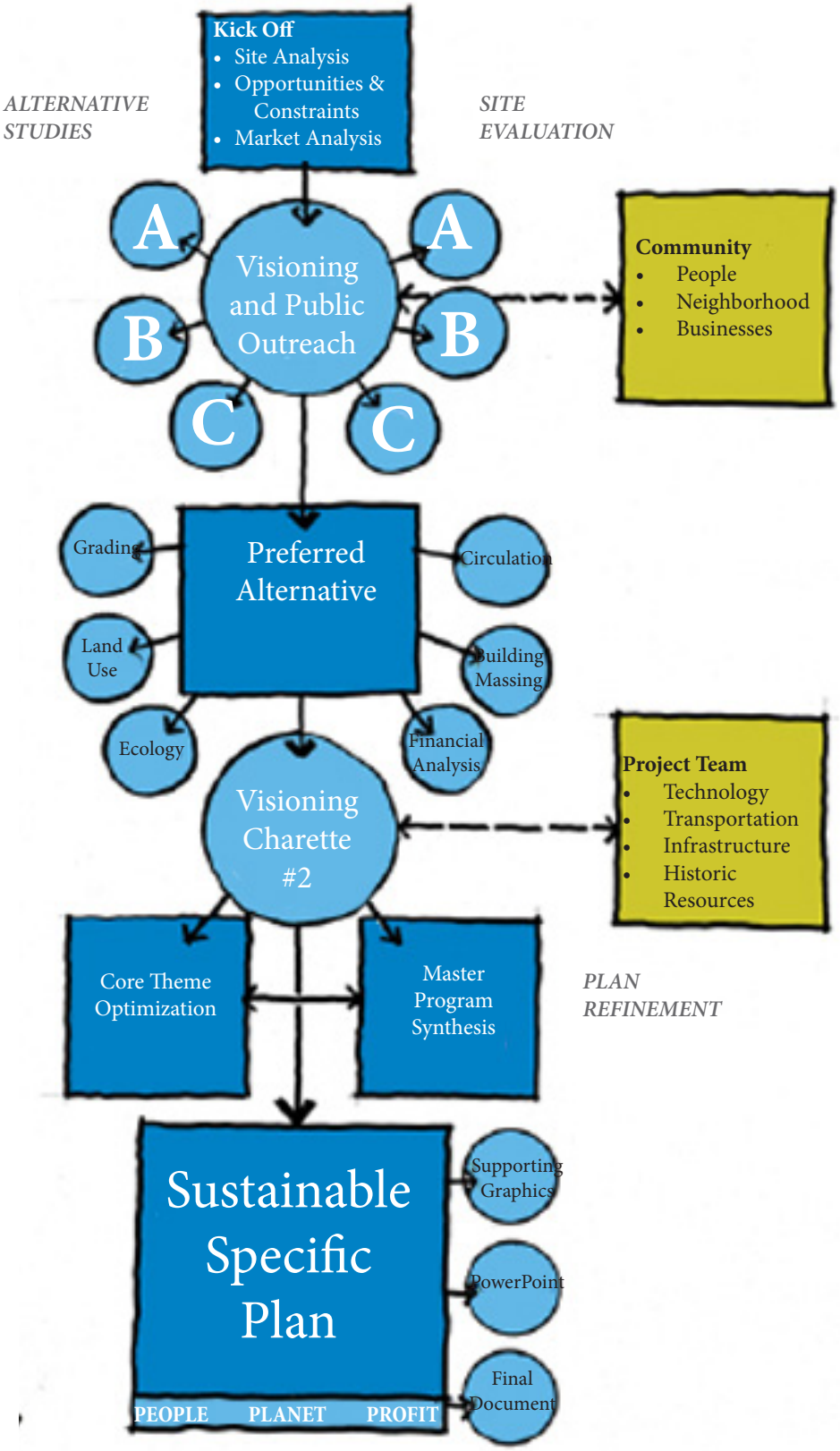
Vision

Concept Planning

Preferred Plan Development

Plan Refinement

Specific Plan



Typical Specific Plan Process Flowchart

Our Approach to this project is organized toward the following eight major objectives:

1. **Engage the community. Develop viable goals and objectives.**
2. **Develop a Community Vision that will inspire the Northside residents.**
3. **Analyze the site to determine optimal land development opportunities.**
4. **Determine alternative scenarios that respond to community objectives.**
5. **Develop a preferred plan scenario that optimizes all objectives.**
6. **Develop Community consensus toward a unified Community Plan.**
7. **Develop a Specific Plan that establishes and defines the community vision.**
8. **Develop a fully defensible Environmental Impact Report.**

Achievement of these objectives will allow the community to grow in an inspired, cost effective and progressive manner. Development of a strong "Sense of Place" that provides neighborhood pride and accountability will provide the momentum for sustainable development and a fully connected community.

Public Outreach

The Public Outreach will be lead by Kim Burnell who grew up in the Northside area until she went to college and who's mother still lives in the heart of the Northside Planning Area. She is extremely aware of the neighborhood issues and is very sensitive to the opinions of the community consitituency. She will be assisted by OPR who will focus on developing a comprehensive public relations program comprised of message development, community relations, media relations, and strategic counsel. DA will provide additional support in discussion of the community objectives and development of alternative planning scenarios to attain community consensus.

Our approach involves open, clear and honest communication. We will listen to interested parties and acknowledge concerns, suggestions and opinions with respect. Our public outreach efforts will provide insight into the goals, desires and needs of the community. We will endeavor to understand how people live, work, shop, play and how various demographic groups interact internally and with one another. Our findings will inform the Specific Plan's policies and strategies for shaping the built environment. Our approach will follow the guiding principles of Asset Based Community Development (ABCD) in guiding to gain consensus and to identify community strengths and areas for growth. Visioning workshops and open houses will allow the community to pinpoint Northside's greatest attributes, and prioritize objectives that will shape positive future growth. We will also work with the community to determine the best and highest uses for the former Riverside Golf Course.

We will reach out to groups such as, but not limited to, the Latino Network, Springbrook Heritage, Hunter Park Business Council, the Northside Improvement Association and the Raincross Group. We will also endeavor to mobilize residents via the City's ORON (Our Riverside, Our Neighborhoods) program. We see our efforts as a catalyst to push the community to vocalize and help them determine what the future Northside will look like physically, economically and socially.

Our public outreach strategy includes presentations and meetings, online engagement and open houses designed to build community Vision consensus. We will strive to raise awareness about the urban form and to learn from community members how to fit that form into the fabric of existing neighborhoods in the Northside Neighborhood. A combination of stakeholder interviews, focus group meetings and roundtable discussion will assist the project team in developing an understanding of current challenges and assess potential solutions.

We intend to identify and address potential real and perceived barriers to crafting and developing a highly connected plan that meets the needs of the community. Other barriers to development might be perceived, such as neighborhood opposition to a project that would increase

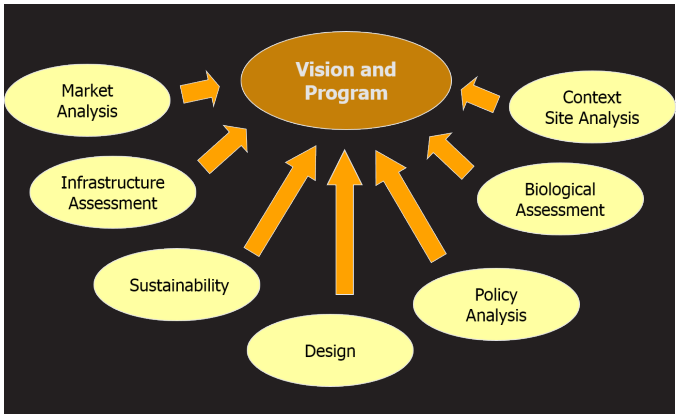
the density of an opportunity site, or re-zoning a portion of the former Riverside Golf Course. Neighborhood concerns can often be alleviated through effective outreach and communication with stakeholders. The Team will reach out to residents and stakeholders through a series of meetings to understand urban design elements and context, explore best practices, and fit these concepts within the fabric of the existing community.

Specific Plan

Paving a path to achieve the goals of the Northside Community requires a creative and adaptable team that shares the City of Riverside's vision to make the Specific Plan area a complete and livable community, understands the unique obstacles that have in the past served to constrain development, and collaboratively devises inventive solutions with an emphasis on Asset Based Community Development. Our Team's approach will be focused on the creation of a realistic plan that provides attainable results and creates consensus for Northside residents and stakeholders, the City and the greater Riverside community, and the City of Colton.
A wealth of history is one of the perks of being one of the oldest cities in California. We will deepen our knowledge of Northside's architectural treasures, policies, development chronology and culture and broaden our understanding of the physical, economic, social and environmental aspects of the project area and surrounding neighborhoods. This will be accomplished through reconnaissance visits, photographic inventories, and by conducting opportunities and constraints analyses for the entire site and for key subareas.

The Team will create an inventory of current public amenities and identify opportunities and shortfalls. We will identify a range of critical uses, such as parks, plazas, sports fields, trails, libraries, and other uses vital to a thriving community. We will craft an amenity master plan mapping out the location of each amenity feature, and highlighting the multi-modal connectivity between homes, amenities and commercial areas.

The Team will work with the city to determine available site opportunities throughout the primary Northside planning area. Optimal site locations will be determined that may enable future development or redevelopment. Determinations regarding commercial viability and need will be determined from the results of Real Estate Economics Market and Feasibility analysis. City purchase of land will be evaluated and discussed for opportunity development, or adaptive re-use. There are numerous under-utilized sites throughout the core Northside planning area that may benefit from improvement opportunities. Housing need and successful prototypes fitting the need of the neighborhoods will be assessed. Opportunities for single family homes, townhomes, apartments, affordable housing, adaptive re-use and higher density program potentials will all be determined for their market viability and interest.



The primary opportunity of course is the central golf course development – or non-development opportunity. The public outreach process is very important to determine the level of development the community aspires to. If the concept is to develop a "Central Park", then viable development opportunity may be necessary to both pay for and maintain the park. Again DA will coordinate with REE to assess development opportunity scenarios that may work hand-in-hand with a Community Park concept. Further to that; the active versus passive park development will play a strong part in the necessity for supporting financial development with tax revenue opportunities. Sports fields, sports facilities, playgrounds and active play areas are far more expensive than passive open space development, both in cost and maintenance. All of this will be brought to the table in public discussion at the outreach. Suggestions for commercial development and what type and scale of commercial uses will be vetted and again, recreation clubs or cultural facility development will be reviewed.

Infrastructure analysis will be conducted to assess current conditions and help identify the improvements necessary to support future growth. Assessments of water, sewer, drainage and utilities will provide a baseline for future recommendations.

Road circulation systems will be evaluated and a "Complete Streets" concept will be developed to determine optimum connectivity opportunities. Standards for road

improvements, bike lanes, pedestrian access routes, greenbelt connections and connections to both local and regional trail systems will be determined. Safe paths to schools will be determined and assessed. DA will work with Fehr and Peers to review and determine Specific road improvement needs and meet with the city to assess cost and effectiveness. Trucking route diversion if needed, increased access to freeway off-ramp locations, collector road enhancement, and local road improvement will all be analyzed. Street landscaping programs will be assessed and determinations will be made to determine if the city can support these opportunities financially.

Main Street will be analyzed for potential improvements and development opportunities. A special purpose plan related to enhancing this important connection to the Riverside City center will be discussed with the city to determine both process for approval and opportunity conditions. The enhancement of this street corridor could bring added revenue and attraction to the core of the Northside area.

The development impact of the proposed Roquet Ranch planned development will be analyzed and assumptions will be provided as to whether this will have a positive or negative impact on the Northside core area. Traffic conditions will be determined for both roadway upgrades or commercial opportunity. A new community in adjacent Colton may provide a bookend to the Riverside City Center that could be developed to the Northside Area enhancement. The same applies to the Pellessier Ranch development opportunities. Zoning application to this area may become very important to the Northside area, and assumptions and determinations regarding this will be made.

Specific Plan Format

The Specific Plan process will include a Screencheck Draft, Draft and Final Specific Plan document.

The DA Team will prepare a Specific Plan working outline for review with City staff that identifies the suggested organization and content of the Draft Specific Plan (DSP). It is anticipated that the DSP will include:

- Introduction - purpose, preparation and plan organization; Project Vision- vision and objectives;
- Urban Design Framework - Land Use and Zoning - land use plan, designations, key concepts, amenities, allowed uses, and density/development standards; arks, Recreation, and Open Space - parks and recreation standards and the management of resources including historic resources, climate change, air quality, and renewable resources;
- Circulation, Streetscapes and Mobility - pedestrian, bicycle, transit, and vehicle infrastructure, programs and standards;
- Implementation - subsequent entitlements, financing, phasing and incentives. Public Services and Infrastructure - Fire protection, law enforcement, schools, libraries, solid waste/recycling, water, sanitary sewer, storm drain, dry utilities, and green infrastructure; and

It is anticipated that the DSP may be divided into geographic sub-areas, which could be neighborhoods or major corridors, based upon common issues, needs, and opportunities. The focus will be to create a Plan that is user-friendly, technically proficient, legally adequate, easily navigated, understandable, and that is focused on implementation. Text will be supplemented with photographs, graphics, illustrations, models and other images to ensure concepts, standards and their physical results are clearly understood.

The Specific Plan will provide solutions that promote economic growth and urban revitalization. It will provide answers to the complex financial and community challenges that may impede the district development. The Inter-jurisdictional nature of the SP must demonstrate General Plan consistency for both Riverside and Colton.

Development standards for the Northside Specific Plan will be established by a hybrid of traditional zoning and a form based code. We will utilize the most reliable elements of traditional zoning- the elements that produce the most certainty for the city; those which regulate land use and development. We will add a layer of form based coding to allow for flexibility and promote a cohesive design character (frontage types, streetscape types).

Market Analysis

We will conduct an assessment of current conditions of the Housing, Retail, Industrial market and applicable market conditions.

Environmental Impact Report

FirstCarbon Solutions' (FCS) goal is to provide cost-effective, technically sound, and legally defensible environmental consulting and documentation services. To this end, we emphasize frequent, informal communication with our clients and prepare concise verbal and written summaries of project information. Our level of commitment is supported by our firm's management style of "No Surprises." As soon as we encounter a challenge, we notify our clients immediately and provide proven, short and long term strategies to remedy any situation we encounter, including emergencies and delays.

The Programmatic Environmental Impact Report (EIR) prepared by FCS and the Specific Plan prepared by Danielian Associates will streamline the subsequent CEQA process by identifying environmental issues that are likely to create the largest constraints on project development so we can facilitate the development of a comprehensive impact analysis while simultaneously identifying the need for any future permit level analysis and specific mitigation requirements. As part of developing a work plan, FCS seeks to utilize existing technical studies wherever possible before identifying studies that are needed to characterize existing conditions, as required under CEQA. Such studies provide the foundation for evaluating the significance of project impacts and identifying suitable mitigation measures.

By integrating environmental considerations early in the project planning process, we are able to take into account environmental opportunities and constraints in the project design. Our experience has shown that by proactively incorporating environmental and permitting considerations into the project conceptualization, design, and planning phases at the earliest feasible time, project proponents can reduce and, in some instances, eliminate the need for agencies to acquire additional regulatory permits that can add months or even years to project completion schedules and substantially increase project costs. Our approach streamlines the environmental compliance process and facilitates the preparation of legally defensible documents that can withstand public scrutiny and potential legal challenge.

FCS will prepare the Administrative Screencheck and Draft EIR, based on comments and input from city staff in close coordination with DA and the Planning Team. The Specific Plan will be designed to be as self-mitigating as possible, using policies and other regulations to reduce or avoid potential impacts. The EIR will incorporate Specific Plan policies as part of the project description and analysis to demonstrate where impacts can be found less than significant. Compliance with the Specific Plan is intended to facilitate future development and streamline the need for additional CEQA review of subsequent projects.

FCS will prepare written responses to comments received on the Draft EIR that raise significant environmental issues and will submit them for City staff and Planning Team's review after the close of the public comment period. The responses to comments will be prepared based upon the CEQA Guidelines and the City's Procedures. FCS will also prepare the Mitigation Monitoring and Reporting

Older Housing Neighborhood

Newer Housing Neighborhood

Program, as required by CEQA. Working sessions will be held with City staff to discuss the DSP content, key issues and objectives, and to review comments on the Administrative Draft document.

Specific studies necessary to support the EIR analysis that may include, but not be limited to:

- Traffic Study
- Noise Study
- Cultural Study
- Phase I Environmental Study

Our project management philosophy revolves around an orientation to communication and assigning appropriately skilled resources to implement a given project scope. The repeat business we receive from our many valued clients is a result of our focused customer service philosophy. Ms. Burnell, as the primary point of contact for the City, will be available during regular business hours to answer questions from City staff, outside agencies, and the public for the duration of this project.

The Team will review current project review protocol and recommend a streamlined process for development applications. Streamlining processes applicable for cultural resources may include identifying types of activities that by
their nature do not have the potential to cause significant impact. Identification of cultural resources exempt from consideration would require a programmatic-level evaluation and review procedures by the City.

Historic Preservation

The City of Riverside has many historic resources that help create its unique neighborhood character. GPA Consulting will define this character, and have extensive experience in the area of historic preservation. Their experienced staff have established relationships with the Historic Preservation Officer and Planning Staff at the City of Riverside, and are intimately familiar with Riverside's preservation policies and practices as well as its cultural resources within the City. GPA has previously conducted three large historic resource surveys within the City and also worked closely with City staff to develop a Historic Preservation Ambassador Program to educate the public on historic preservation issues.

GPA will work as an interdisciplinary team member for the Northside project, and will prepare all activities related to historic preservation and assist with the cultural resources section of the Draft EIR for the Specific Plan.

One of the goals of the Plan includes preserving and protecting existing neighborhoods, upholding historic preservation, accommodating mobility choices, and facilitating great public realms. An additional goal is to evaluate the natural, cultural, and historic resources and identify opportunities for enhancement and integration into future development through a built-in mitigation program. The Trujillo Adobe project will also receive special evaluation due to its significance and importance to the historic early character development of the Northside area. Preservation of this valuable historic resource and alternatives for its further development as a cultural resource will be fully explored and evaluated.

Historic Evaluations

GPA Consulting will prepare a Historic Context Statement for the Northside area. The Context will assist in identifying potentially significant historic properties within the area that may need to be preserved or protected. The associated property types will identify architectural types and styles that may help guide future planning efforts or design guidelines for the area. GPA will prepare the section of the PEIR that identifies existing and potentially significant historic properties within the Specific Plan area. Final Product will include the Cultural Resources Section of the PEIR (Built Environment resources only).

GPA will not produce individual inventory forms for this project, but rather will identify existing and potentially significant properties that may require further evaluation or protection during the development process in the future. As requested, GPA will provide standard mitigation

measures for properties that may be impacted through development in the future, as appropriate.

Traffic Studies

As part of this effort, Fehr & Peers will complete the traffic study that will be incorporated into the EIR document. This study will focus on completing analysis consistent with current CEQA requirements but, due to changing legislation, may need to be revisited after completion of the specific plan. Assumptions related to their services include the evaluation of: Existing, Existing Plus Project, Cumulative No Project, and Cumulative Plus Project Conditions.

Fehr & Peers will utilize a forecasting model to assist in generating Vehicle Miles Traveled (VMT) and SB 743 Assessment for the project. The model will be used to extract VMT by trip purpose for both productions and attractions. This will be combined with the MXD results to estimate VMT associated with the project. VMT will be provided for incorporation into the Air Quality and Greenhouse Gas assessment.

Hydrology

KWC will conduct a cursory hydrology analysis of the Northside City-owned properties, including potential arroyo delineation and creek restoration, utilizing existing flood control and FEMA studies and maps.

PART III
SCOPE OF WORK

Scope of Work

Our proposed Scope of Work includes 4 primary Tasks with subtasks to complete the Project Initiation, Public Outreach, Specific Plan and Environmental Impact Report for the Northside area. Tasks and subtasks may run concurrently or may occur in an order other than presented below.

Task 1 Project Initiation

Task 1.1 Project Kick-off Meeting

The Team will conduct a kick-off meeting to include all team members, City Staff and key stakeholders. We will confirm protocols, conduct a site visit and create a photographic inventory. We will also establish protocol for coordination with City of Colton.

Task 1.2 Existing Data review

The Team will review the Northside sub-section of the General Plan, rescinded Northside community plan, Riverside 2.0 Strategic Plan, Riverside Restorative Growthprint and other pertinent documents.

Task 1.3 Generate Base Maps, Opportunities and constraints maps

The Team will create a working base for the project area, including all existing roadways, parcel delineations and topography.

Task 1.4 Market Analysis

Real Estate Economics (REE) will provide the primary information related to the Market Analysis. The market analysis activities will consist of, but not be limited to, the following:

- An in-depth market research will be conducted to understand current and historic trends for residential, commercial, office and industrial real estate.
- Conduct stakeholder (builders/developers/banks) group meetings to determine potential market conflicts,
- Provide recommendations for land use and zoning adjustments, and identify a format for the final study that is useful to stakeholders.
- Provide recommendations for housing types to be constructed in vacant and underutilized properties consistent with anticipated demand.
- Assess potential displacement of households living in low cost rentals to inform the City's affordable housing preservation strategies.
- Determine areas of growth in short term.
- Determine likely household types and associated demographics.
- Identify a phasing recommendation for the location and development type of future development.
- Identify financial and regulatory incentives to attract housing.

Task 2 Public Outreach

Public Outreach is an integral component of the Specific Plan process. Our Team will utilize an Asset-Based Community Development approach to identify community strengths and areas for growth. Visioning workshops and open houses will allow the community to reach consensus on pinpointing Northside's greatest attributes, and prioritizing objectives that will shape positive future growth. We will also work with the community to determine the best and highest uses for the former Riverside Golf Course.

We will reach out to groups such as, but not limited to, the Latino Network, Springbrook Heritage, Hunter Park Business Council, the Northside Improvement Association and the Raincross Group. We will also endeavor to mobilize residents via the City's ORON (Our Riverside, Our Neighborhoods) program. We see our efforts as a catalyst to push the community to vocalize and help them determine what the future Northside will look like physically, economically and socially.

Task 2.1 Strategic Planning Meetings

DA and applicable Team members will meet with City Staff on a bi-weekly basis to discuss issues and considerations.

Task 2.2 Message Development

Key Message Document: OPR will work with the City, project team and other consultants to develop key

messages and themes to be used as the foundation for all outreach materials. OPR will also include factual proof points to support the messages. These messages will ensure consistent communication to City of Riverside residents and other stakeholders.

2.3 Stakeholder Tracking Matrix

We will create a matrix to identify and target stakeholders for outreach purposes. This document can be used to track and monitor local participation through briefings and community meetings. Having long term roots, relationships, and community connections, We understand the importance of local resident involvement and the supportive roles of local associations and institutions.

Task 2.4 Community Meetings

We will coordinate up to three (3) workshops and ten (10) consensus building "open houses" with constituents, community groups and neighbors to provide and receive direct feedback regarding the specific plan and process. We will review and provide feedback to team via a PowerPoint presentation to be used during these public meetings.

The Davenport Institute Public Engagement Grant will be applied to Community Meetings. Prior to beginning the community meetings, The DA team will engage the Davenport Institute to receive consultation related to building understanding and support for the civic engagement consistent with their approach and methodologies.

Task 2.5 Briefing & Informational Materials

We will review and provide feedback on team fact sheets, Q&As, and collateral materials to be used at all open houses, stakeholder briefings, and public hearings, and any RPU bill inserts.

2.6 Web Site Updates and Management

Task We will work with the City to provide content recommendations to improve the effectiveness and optimization of the City's website to be a centralized resource for information for Riverside residents.

Task 2.7 Social Media Program

We can assist the City in building upon its current social media programs by creating a schedule of project updates, and providing content for Facebook, Nextdoor Neighbor, Twitter, YouTube and other social media platforms.

Task 2.8 Media Lists

We can assist with a list of media publications and reporters to keep informed of the upcoming steps in the Specific Plan process.

Task 2.9 Strategic Counsel

Topic Management: We will address various subject matters that arise and discuss the appropriate next steps and response.

Task 3 Specific Plan (as informed by City, community)

Task 3.1 Site Plan Alternative Studies

Based on the results of Visioning exercises during the Public Outreach process, the Team will begin to craft various Urban Design scenarios for the Specific Plan. We will synthesize the information obtained during workshops to develop Land Plan alternatives for the Northside area.

Task 3.2 Determine Preferred Alternative

The Team will present up to three (3) Urban Design concepts to the community to determine the preferred alternative for Northside.

Task 3.3 Draft Specific Plan

DA will craft a Draft Specific Plan to include the following sections:

- Introduction
- Urban Framework
- Circulation, Streetscape and Mobility
- Design Guidelines
- Implementation

Task 3.3.a Introduction Section

We will draft the Introduction Section, with a description of existing conditions, including major streetscapes and existing uses with photographs. We will describe site access, available parking, and the physical condition of existing buildings, street furniture and infrastructure. A list of constraints and opportunities will specify areas for growth and community assets.

The Introduction will also emphasize the Plan's commitment to resilience and will contain an outline of goals and policies aimed at future-proofing Northside. Most importantly, this section will also present the Visions, Goals and Policies as informed by the City and public outreach process, with maps and diagrams to aid in summarization.

We will also describe the Plan's relationship to the City of Colton and the inclusion of the Pellissier Ranch property.

Task 3.3.b Urban Framework Section
The Urban Framework Section will present the Urban Design Concept for the Northside area. We will describe the desired Form and Character of various areas and sub-areas with text, graphics and diagrams. Areas and sub-areas will be classified into Zones, which may include overlays. Permitted and Conditionally Permitted Uses will be defined, and Development Standards will be spelled out using a Hybrid form-based code.

The Hybrid Form-Based code will consider such topics as the Public Realm, Open spaces, edge conditions.

The Urban Framework Section will also include provisions for Historic resources and Adaptive Re-Use and policies related to the Trujillo Adobe.

Task 3.3.c Circulation, Streetscape and Mobility Section
The desired form and character of Streetscapes will be further refined in the Circulation, Streetscape and mobility Section. This section will provide a higher level of focus on the theme and character of major various zones. A Streetscape Framework Plan will outline existing and future Roadway sections, with accommodations for vehicles, pedestrians and bicycles. Street lights, street furniture, signage The Plan will specify standards for parking, drop off zones, public transit and Electric Vehicle charging. Roadway section diagrams will establish criteria for travel lanes, bike lanes, sidewalks, parkways and landscaping, turning movements, and other essential components.

This section will also set the framework for connectivity within and between zones, as well as to external trailways such as the Santa Ana Riverbed Trail.

Task 3.3.d Design Guidelines Section
The Specific Plan will feature flexible, adaptable Design Guidelines with straightforward criteria for residential, commercial, entertainment, recreational, industrial and public facility uses. Design guidelines will be non-mandatory, intended to supplement the Development Standards found in the Urban Framework Section. Guidelines for building scale and massing, siting entries, doors, windows, roofs and more will set the tone for future development, while remaining true to Northside's history and charm. Guidelines will be crafted to work hand-in-hand with development standards, with the ability to adapt to unique preferences while staying true to Northside.

The Design Guidelines will also recommend an overall theme or themes and provide descriptions and details of preferred Architectural Styles. Northside's Historic themes and styles will be described, with an opportunity to introduce new styles to complement and reinforce a sense of place.

Task 3.3.e Implementation Section
The Implementation Section will outline initiatives, programs and policies for carrying out Plan Goals and Visions. This section will outline what infrastructure investments are necessary and identify a cost sensitive approach to an Infrastructure Finance Plan.

KWC will prepare an infrastructure analysis including sewer, water, recycled water, storm drain, and water quality existing and proposed facilities within the Specific Plan area

Sustainable standards and policies for water, sewer, trash collection and utilities will be described. Other topics of the Implementation Section will include development tracking, a design review program and maintenance. We will summarize existing and potential maintenance mechanisms for public areas, parks, trails, public facilities and related Plan components.

Task 3.4 Screencheck Draft
Following one found of City staff comments on the Draft Specific Plan, we will prepare a Screencheck Draft SP with all revisions tracked.

Task 3.5 Submit Final Specific Plan
We will finalizing the Specific Plan following review and approval of final City staff comments .

Task 3.6 Specific Plan Project Management
This task includes coordination with City Staff and Project Team members, as well as up to three (3) public hearings (i.e., Planning Commission and City Council).

Task 4 Environmental Impact Report

Task 4.1: Project Initiation and Kick-off Meeting
FCS will schedule and coordinate one Project Kick-Off meeting with City staff and the project team. FCS' Project Director/Project Manager and other key team members will meet with City staff to clarify and confirm the project description, identify key contacts, establish protocol and communication procedures, discuss scheduling targets, and obtain copies of the project plans and other relevant information. A site visit may be conducted as part of the project initiation process and is assumed to occur on the same day as the kick-off meeting.

In an effort to provide a concise and straightforward description of the project, the timing and methods of construction, and any infrastructure improvements that may be required, the first key task will be the formulation of a working project description for the EIR. One of the key elements with the project description is to ensure the both day-to-day operations and special events are identified and captured within the project description. FCS will work closely with the City, and as appropriate the project team, to prepare a description that articulates the overall objectives of the project.

Task 4.2 Stakeholder Meetings and Public Hearings
FCS has extensive experience in public outreach programs and scoping, including public participation programs and public hearings. FCS will be present at public meetings and hearings to develop an understanding of the public's comments and concerns, be available to answer questions on environmental issues, and make presentations on the EIR.
FCS' role is as follows:

- FCS will attend an orientation/Steering Committee kickoff meeting (outside of Task 7.1) and five project coordination meetings with City staff and the project team throughout the EIR process.
- FCS will attend three community meetings (outside of Task 7.1) to be available to discuss the Program EIR.
- FCS will be present at public meetings/hearings to develop an understanding of the public's comments and concerns, answer questions on environmental issues, and make presentations on the EIR, as directed by City staff. FCS will also prepare handout materials regarding the EIR process, if needed. Meeting graphics depicting the project and other project description materials are assumed to be provided by the project team and/or City staff in drafting staff reports and recommendations to the Planning Commission and City Council. This will include three (3) public hearings (i.e., Planning Commission and City Council). The allocations of meetings can be altered by mutual agreement. FCS may attend additional meetings on a time-and-materials basis, with authorization.

Task 4.3 Peer Review of Technical Studies
FCS will conduct a peer review of available technical studies to determine if they provide sufficient information to complete the CEQA evaluation. Since the technical discussions and analysis contained in these technical studies will ultimately be incorporated into the EIR, FCS will utilize the extensive expertise and experience of its technical discipline staff to peer review these studies and ensure that they adequately address all potential environmental impacts and proactively address any possible resource agency comments and concerns. FCS will actively coordinate with City staff and the project team to address any concerns.

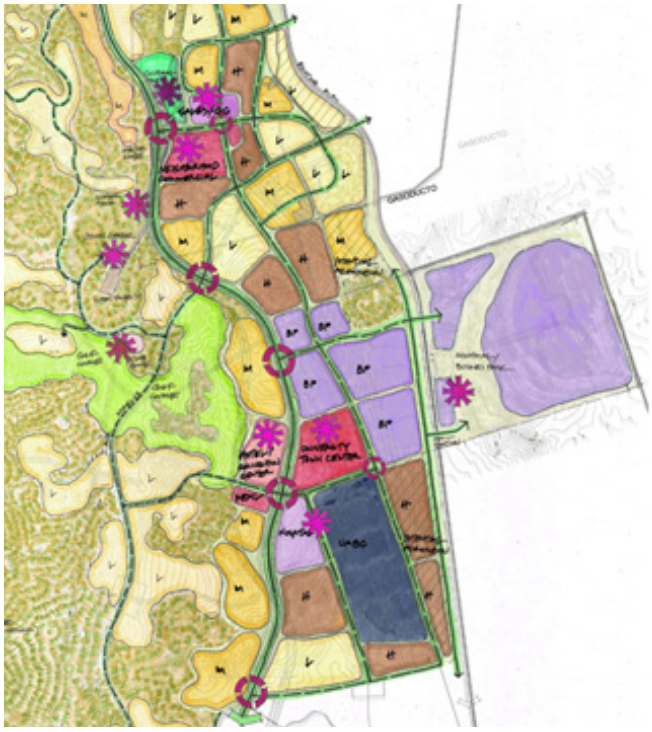
Task 4.4: Notice of Preparation and Scoping Meeting
FCS will prepare a Notice of Preparation (NOP) in accordance with requirements of CEQA Guidelines Section 15082. Issuance of the NOP is the first milestone in the CEQA process and announces a lead agency's intent to prepare an EIR. The NOP will identify the project location, provide a summary of the project characteristics, and list probable environmental effects, supported by color

graphics. The City will be responsible for distributing the NOP. Consistent with CEQA Guidelines Section 15060(d), the City has determined that an EIR is required and thus preparation of an Initial Study is not proposed.

Following release of the NOP, this scope of work assumes that the City will hold a public scoping meeting in the City of Riverside, which FCS representatives will attend. FCS will be available to present an overview of the NOP and CEQA process. This scope assumes that the City will record the scoping meeting and provide access to the recording or transcript to FCS. All public comments received during the scoping period will be documented in the Draft EIR.

Task 4.5 Coordination and Preparation of Technical Reports

FCS will coordinate preparation of technical studies to support the Program EIR as follows.



Task 4.5.1 Air Quality and Greenhouse Gas Analysis

FCS will prepare a comprehensive air quality and greenhouse gas analysis that will include an evaluation of both localized and regional short-term (construction) and long-term (operation) emissions. The analysis will answer the California Environmental Quality Act (CEQA) guidelines Appendix G checklist questions for air quality and greenhouse gases and will follow guidance presented by the South Coast Air Quality Management District (SCAQMD). Emissions modeling methodology and assumptions, as well as model output, will be provided in an appendix to the EIR. To answer the questions, the following four tasks are required.

- Compile and Summarize Background Information
- Conduct Air Pollutant and Greenhouse Gas Emission Analysis
- Calculate Greenhouse Gas Emission Reductions
- Summarize Emissions Reductions and Significance Findings

Task 4.5.2 Biological Resources Analysis

An FCS biologist will review publicly available existing information regarding the project and vicinity to identify protected biological resources that may be present including species listed as endangered or threatened under the state and federal Endangered Species Acts, wetlands or other sensitive natural communities, rare plants, etc. Existing information such as maps, aerial photographs, documents, and correspondence relative to the project site will be reviewed and analyzed. Data to be reviewed includes but is not limited to:

- Existing documentation and studies of the biological resources within vicinity of the project site;
- The Federal Register listing package for each federally listed endangered or threatened species potentially occurring in the site action area;
- The California Department of Fish and Wildlife (CDFW) Annual Report on the status of California's listed threatened and endangered plants and animals;
- Literature pertaining to habitat requirements of special-status species potentially occurring in or adjacent to the project site including the CDFW's California Wildlife Habitat Relationships (CWHR) system;
- California Natural Diversity Data Base (CNDDB) information regarding sensitive habitat areas, and special-status plant and wildlife species potentially occurring in and adjacent to the project area;
- California Native Plant Society Electronic Inventory (CNPSEI) information regarding special-status plant species potentially occurring on the project site and;
- United States Geological Service (USGS) topographic maps and current aerial photos will be reviewed for evidence of United States Army Corps of Engineers (USACE), state and/or CDFW jurisdictional special aquatic areas pursuant to Section 404 and 401 of the Clean Water Act, the Porter Cologne Water Quality Act and Section 1602 of the California Fish and Game Code.

Task 4.5.3 Historical and Cultural Resources Assessment

The following are subtasks associated with the completion of a comprehensive cultural resources assessment i.

Although they are included in the "Potential Areas to Consider within Specific Plan", this proposal assumes, based on communications with planning and development teams, that the areas known as the Pellissier Ranch and Roquet Ranch have been previously evaluated for cultural resources as part of past studies. FCS will peer review any recent and viable cultural resource studies for these properties and conduct any necessary updates or additions including updated records searches and Native American outreach. If, in fact, these properties have not been previously investigated for cultural resources, an augment will be provided to complete the necessary studies as required by CEQA.

Within the remaining "Potential Areas to Consider within Specific Plan," FCS will conduct the necessary subtasks associated with evaluations for archaeological resources, paleontological resources, and the potential to encounter buried human remains. FCS will also assist in the compilation of outreach attempts and responses received during the necessary AB52 and SB18 Native American consultations in order to determine the potential impacts to Tribal Cultural Resources (TRC). GPA Consulting will conduct the necessary subtasks associated with evaluations for potential impacts to historic resources and provide proposed mitigation measures, as needed.

Evaluation for Potential Impacts to Historic Resources
GPA will conduct historic research and develop a historic context of the Northside Area. General contextual research will be conducted at local libraries and museums, with an emphasis on identifying historical themes, personages and patterns of development that influenced the area. Historical research will consist of historic aerial photographs and maps, newspaper articles, written histories and biographies, building records (as applicable), books, and online sources, etc. GPA will conduct a records search at the relevant Information Center (IC) and City Planning Department to identify previously recorded historic properties within the area. GPA will send out letters and contact local historical groups and leaders to solicit information on existing known historic properties and to gain insight into potential districts or preservation areas. The project team will drive the Specific Plan area (reconnaissance level survey only) to gain a better sense of any potential historic properties that would represent the historic contexts and themes developed in the historic context statement.

GPA Consulting will prepare a Historic Context Statement that will include historic themes and property types representing those themes. The Context will assist in identifying potentially significant historic properties within the area that may need to be preserved or protected. The associated property types will identify architectural types and styles that may help guide future planning efforts or design guidelines for the area. GPA will prepare the section of the PEIR that identifies existing and potentially significant historic properties within the Specific Plan area.

GPA will assist with preparing an illustrated document that incorporates design criteria and clear and objective development standards and design guidelines; and, preparing an illustrated document that incorporates design criteria and clear and objective development standards and design guidelines; and, as part of the development of the historic context, GPA staff will identify significant property types and the character-defining features of such properties and coordinate with the project team to identify criteria for design guidelines, as relevant, and as associated with historic properties (as applicable).

FCS will also conduct evaluations for potential impacts to archaeological resources, Tribal Cultural Resources and Paleontological Resources.

Task 4.5.4 Noise Analysis
FCS will prepare a comprehensive programmatic level technical noise impact analysis to evaluate project-related noise impacts to existing and proposed noise sensitive land uses. The analysis will be wholly contained in the EIR and the supporting technical data will be appended to the document. To perform this analysis, the following tasks are required.

- Compile and Summarize Background Information
- Conduct Construction Noise Impact Analysis
- Conduct Operational Noise Impact Analysis
- Summarize Noise Reductions and Significance Finding

Task 4.5.5 Hydrology
KWC will research flood control studies, reports and FEMA firm panels necessary to provide a cursory review

of Specific Plan hydrology, flooding evaluation, and coordinated environmental delineation, and also research City utility master plans for existing and future utility facilities. KCW will also utilize existing flood control and FEMA studies/maps to provide a hydrologic analysis and flood evaluation of the Specific Plan areas and City-owned parcels, and then prepare an infrastructure analysis including sewer, water, recycled water, storm drain, and water quality existing and proposed facilities within the Specific Plan area. KWC will also review and comment on the EIR to ensure consistency with the preliminary engineering documents and existing master plans, and provide exhibits for use in the EIR.

Task 4.5.6 Traffic Study

Fehr and Peers (F&P) will complete the traffic study that will be incorporated into the EIR document. Given the advanced-planning nature of this project, we anticipate the need to further refine the scope of services prior to beginning the traffic study. Additionally, this study will focus on completing analysis consistent with current CEQA requirements but, due to changing legislation, may need to be revisited after completion of the specific plan.

F&P Will evaluate Existing, Existing Plus Project, Cumulative No Project, and Cumulative Plus Project Conditions.

F&P will evaluate a total of 20 study locations as part of this assessment (either intersections during the AM and PM peak hours, roadway segments on a daily capacity level, or freeway ramp merge/diverge/weave assessment during peak hours); new counts will be needed at 15 locations

Existing Conditions. F&P will evaluate the study intersections using the methodologies identified in the Highway Capacity Manual (Transportation Research Board, 2010). We will spend two days in the field observing the transportation facilities, identifying existing and proposed bicycle, pedestrian, and transit facilities, and to collect lane configuration and traffic control data. We will obtain signal timings from the Cities and/or Caltrans if needed as part of this effort.

Forecasts. F&P will develop forecasts for Project Trips and Cumulative Conditions

Impacts and Mitigation Measures. F&P will evaluate the analysis scenarios and forecasts and compare them to each city's significance criteria and/or the CEQA checklist to identify potential impacts. Additionally, the project's consistency with existing and proposed bicycle, pedestrian, and transit facilities will be reviewed to determine if the project results in any impacts to those travel modes. Feasible mitigation measures will be identified (if possible) to mitigate identified impacts associated with the project.

VMT and SB 743 Assessment. F&P will utilize the forecasting model to assist in generating VMT for the project. VMT will be provided to the CEQA consultant

for incorporation into the Air Quality and Greenhouse Gas assessment. Additionally, we will spend up to 20 staff hours working with the cities to develop VMT per service population and identify if the project has the potential to satisfy the ultimate guidance developed for addressing SB 743 impacts. Given that the final guidelines will likely be adopted by the resource agency prior to completion of the environmental document, we may need to refine this portion of the scope of services to address these impacts.

Task 4.6 Administrative Draft Environmental Impact Report

FCS will prepare one Administrative Draft EIR in accordance with the applicable requirements contained in CEQA Guidelines Sections 15120 through 15132. The Administrative Draft EIR will contain project- and program- level analysis supported by graphics and tables. The document will identify potentially significant impacts, feasible mitigation measures, and the residual significance after mitigation has been implemented. The contents of the Administrative Draft EIR will be as follows:

Task 4.6.a Executive Summary

In accordance with CEQA Guidelines Section 15123, the Executive Summary will contain a summary of the project, list the project alternatives, identify areas of controversy, and provide a matrix listing environmental impacts and mitigation measures, and the residual significance of all

impacts.

Task 4.6.b Introduction

FCS will prepare the introduction including the purpose and background of the project, the determination of the lead agency, scope of the EIR, and the document's organization. The Introduction will establish the scope of review of the EIR and identify environmental topics that had been previously evaluated at a sufficient level in the prior rounds of environmental review and, thus, would not need to be reevaluated again.

Task 4.6.c Project Description

Pursuant to CEQA Guidelines Section 15124, the project description will identify the project location, describe the project characteristics, list the project objectives, identify necessary approvals, and list other agencies that may use the document.

The following specific sections will be prepared that provide a discussion of environmental setting, impacts, and mitigation measures (if applicable).

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

Task 4.6.d Cumulative Effects

This section will analyze the project's environmental impacts in combination with the impacts of other past, present, and probable future projects.

Task 4.6.e Alternatives

The purpose of the alternatives analysis is to evaluate feasible project alternatives that effectively reduce or eliminate significant adverse impacts without regard to attainment of project financial/economic objectives. FCS will evaluate a minimum of three alternatives to the proposed project. One alternative will be the CEQA-required "No Project Alternative." This could either be

maintenance of the current undeveloped condition of the site and/or other uses developed in accordance with the existing General Plan and Zoning designations. Other alternatives will be formulated in consultation with City staff and the applicant. Each alternative will be described in sufficient detail and evaluated on a topical section basis against the proposed project to determine if it will have fewer, equivalent, or greater impacts. A matrix will be provided comparing each alternative's impacts on the various topical areas. The environmentally superior alternative will be identified. The Alternatives section will also include a description of alternatives that were initially considered but ultimately rejected from further consideration.

Task 4.6.f Other CEQA Required Sections

Pursuant to CEQA Guidelines Section 15126(g), FCS will discuss any potential growth-inducing impacts of the proposed project. Potential sources of growth inducement and their corresponding impacts, such as removal of obstacles to growth (i.e., extension of infrastructure), new employment generation, or major economic influences, will be qualitatively analyzed, to the extent that they are applicable.

FCS will also be responsible for the preparation of the following for each project:

- Table of Contents
- Irreversible and Irretrievable Commitment of Resources
- List of Organizations and Persons Consulted
- Preparers of the Environmental Document
- References
- Appendices

Task 4.6.g References

This section will list all resources used in the preparation of the EIR. FCS will compile all documents cited in the References section and include it on CD.

Task 4.6.h Technical Appendices
Pursuant to CEQA Guidelines Section 15147, supporting technical information will be appended to the EIR as technical appendices. This includes but is not limited to technical studies, modeling data, and correspondence.

Task 4.7 Revised ADEIR
Upon receipt of final City staff comments on the Screencheck Draft EIR, FCS will proceed with finalizing and producing the Draft EIR for public review.

Task 4.8 Draft EIR/ Notice of Completion
FCS will provide copies of the Draft EIR to the City of Riverside, which will be responsible for local distribution, noticing, and posting. FCS will provide copies of the Draft EIR to the State Clearinghouse, which will distribute the document to state agencies. FCS will also prepare the Notice of Completion that will be provided to the State Clearinghouse as part of this task. Finally, FCS will prepare the Notice of Availability and provide to the City for use as part of the local distribution process.

Task 4.9 Administrative Final EIR
FCS will prepare an Administrative Final EIR in accordance with the applicable requirements contained in CEQA Guidelines Sections 15088 and 15089. The Administrative Final EIR will list all agencies, organizations, and individuals who submitted written comments on the Draft EIR during the public review period and provide written responses to those comments. To enhance readability and avoid redundancy, FCS will use Master Responses to address frequent and reoccurring comments on the Draft EIR's analysis. Additionally, the Administrative Final EIR will contain Errata, which will document minor changes to the Draft EIR text in strikeout–underline format.

Task 4.10 Revised Final EIR
Once City staff provides one set of comments on the Administrative Final EIR, FCS will prepare a Screencheck Final EIR that shows tracked changes.

Task 4.11 Final EIR
Once City staff provides final comments on the Screencheck Final EIR, FCS will proceed with finalizing and producing the Final EIR for public review. FCS will provide copies of the Final EIR to the City of Riverside, which will be responsible for local distribution, noticing, and posting. FCS will send copies of the Final EIR directly to state agencies that commented on the Draft EIR. Finally, FCS will prepare and mail the Notice of Availability to the local agencies and interested parties on the City-provided mailing list.

Task 4.12 Mitigation Monitoring and Reporting Program

FCS will prepare a comprehensive Mitigation Monitoring and Reporting Program (MMRP), pursuant to CEQA Guidelines Section 15097. The MMRP will contain all mitigation measures identified in the EIR. This comprehensive MMRP will provide City staff with a single source of reference to the full range of mitigation measures to be implemented. For each measure or group of similar measures, the agency responsible for ensuring proper implementation will be identified, along with the timing and method of verification. Copies of the MMRP will be included in the Final EIR submittal.

Task 4.13 Notice of Determination
FCS will prepare the Notice of Determination and provide it to City staff for filing with the County Clerk's Office within 5 business days of EIR certification. As indicated in this scope of work, City staff will be responsible for filing the Notice of Determination and paying the associated filing fees.

Task 4.14 EIR Project Management
Ensuring the successful completion of the CEQA process requires ongoing focus and diligence of the Project Manager. In addition to the research, analysis, communications, and report writing tasks described above, FCS will perform a variety of project management duties to ensure that the EIR meets the City's standards of quality, and that it is delivered on time and within budget. These duties will include team supervision and coordination, oral and written communications with City staff, project accounting, and quality assurance review by FCS' Project Director and Technical Editor of all deliverable products. These services also will include ongoing support to City staff, such as providing input to staff reports, regular schedule updates, and discussions of technical issues.

Tasks Outside of EIR Scope of Work
Below are tasks FCS has identified as being outside of its scope of work for the proposed project.

Newspaper Noticing
Findings of Fact
Statement of Overriding Considerations
Notice of Determination Filing/Payment of Fees

NOTE: Project Team will work diligently to complete the scope of work in the 18-20 month time frame. However, should the scope or time frame exceed that period, consultant reserves the right to discuss additional fees.

PART IV
BUDGET

University Highlands Master Plan, Riverside County, CA

DA current project

This budget is estimated on the basis of an 18-20 month period for the completion and approvals of the Specific Plan and EIR. For purposes of budget clarity we have listed the Public Outreach process separately, although it will be an integral part of the Specific Plan process

Task 1 Project Initiation

Primary Involvement and coordination – DA
Secondary Involvement by all Team members

Task 1.1 Project Kick-off Meeting and Preparation	1 day	$6,000
Task 1.2 Existing Data Review	1 month	$16,300
Task 1.3 Generate Base Maps	1 month	$16,200
	Subtotal for Project Initiation	**$38,500**

Market Analysis
Primary Involvement – REE

Task 1.4 Market Analysis	2 months	**$24,500**

Task 2 Public Outreach

Community Workshop Leadership and Support by DA and FCS
Primary Involvement Community Relations - OPR
Technical/ Information Support by F+P and REE

Task 2.1 Strategic Planning Meetings (4)	1-6 months	$17,000
Task 2.2 Message Development, Opinion Gathering	1-2 months	$5,000
Task 2.3 Stakeholder Tracking Matrix	4-5 months	$3,500
Task 2.4.1 Community Workshops (3)	3 months	$18,000
Task 2.4.2 Community Meetings (10)	4-5 months	$44,000
Task 2.5 Briefing & Informational Materials	4-5 months	$3,500
Task 2.6 Web Site Updates and Management	5-6 months	$4,000
Task 2.7 Social Media Program	5-6 months	$14,500
Task 2.8 Media Lists	2-3 months	$500
Task 2.9 Strategic Council	ongoing	
	Subtotal for Public Outreach	**$110,000**

NOTE: The Davenport Institute Public Engagement Grant will be applied to Public Outreach. Prior to beginning the community meetings, The DA team will engage the Davenport Institute to receive consultation related to building understanding and support for the civic engagement consistent with their approach and methodologies. Their efforts to support and facilitate the public meetings will be acknowledged during the public forums.

Task 3 Specific Plan

Primary involvement and completion by Danielian Associates
Support by REE for Market Analysis/ Feasibility Studies
Support by F+P for Transportation Mobility
Coordination with FCS for SP/EIR Interface

Task 3.1 Site Development studies.	2 months	$37,000
Task 3.2 Determine preferred Plan	1 month	$24,000
Task 3.3.a Draft Specific Plan: Introduction Section	2 months	$25,000
Task 3.3.b Draft Specific Plan: Urban Framework Section	2 months	$40,000
Task 3.3.c Draft Specific Plan: Circulation, Streetscape and Mobility Section	2 months	$35,000
Task 3.3.d Draft Specific Plan: Design Guidelines Section	2 months	$30,000
Task 3.3.e Draft Specific Plan: Implementation Section	2 months	$30,000
Task 3.4 Screencheck Draft Specific Plan	2 months	$127,000
Task 3.5 Final Specific Plan	2 months	$80,000
Task 3.6 SP Project Management, Meetings	ongoing	$54,000
	Subtotal for Specific Plan	**$482,000**

Task 4 Environmental Impact Report (FCS)

Primary involvement and completion by FCS
Support by F+P for Transportation Mobility, GPA for Historic Analysis, KWC for hydrology

Task 4.1 Project Initiation	1 month	$3,000
Task 4.2 Stakeholder Meetings and Public Hearings	ongoing	$10,000
Task 4.3 Peer Review of Technical Studies	2 months	$3,000
Task 4.4 NOP / Scoping Meeting	4 months	$4,000
Task 4.5 Technical Reports	4 months	$210,000
Task 4.6 Administrative Draft EIR	4 months	$50,000
Task 4.7 Revised Admin Draft EIR	2 months	$18,000
Task 4.8 Draft EIR/Notice of Completion	2 months	$10,000
Task 4.9 Administrative Final EIR	1 month	$6,000
Task 4.10 Screencheck Final EIR	1 month	$6,000
Task 4.11 Final EIR	1 month	$4,000
Task 4.12 MMRP and Findings of Facts	1 month	$3,000
Task 4.13 Notice of Determination	1 month	$3,000
Task 4.14 Project Management	ongoing	$15,000
	Subtotal for EIR	**$345,000**
	Total	**$1,000,000**
	Material Costs	**$30,000**
	Grand Total	**$1,030,000**
	Davenport Grant (Community Outreach meetings)	**$12,000**

PART V PROJECT SCHEDULE

	2016					2017															
	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
Task 1 Specific Plan Initiation																					
Task 1.1 Project Kick-off Meeting	✦																				
Task 1.2 Existing Data Review		■	■																		
Task 1.3 Generate Base Maps		■	■																		
Task 1.4 Market Analysis		■	■	■																	
Task 2 Public Outreach																					
Task 2.1 Strategic Planning Meetings (4)		■	■	■	■	■	■														
Task 2.2 Message Development, Opinion Gathering		■	■	■																	
Task 2.3 Stakeholder Tracking Matrix			■	■	■	■	■														
Task 2.4.1 Community Meetings (3)			■	■	■																
Task 2.4.2 Community Meetings (10)			■	■	■	■	■														
Task 2.5 Briefing & Informational Materials			■	■	■	■	■														
Task 2.6 Web Site Updates and Management		■	■	■	■	■	■														
Task 2.7 Social Media Program		■	■	■	■	■	■														
Task 2.8 Media Lists		■	■	■	■	■	■														
Task 2.9 Strategic Council		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
Task 3 Specific Plan																					
Task 3.1 Site Development studies.			■	■	■																
Task 3.2 Determine preferred Plan					■	■															
Task 3.3.a Draft Specific Plan: Introduction Section					■	■	■														
Task 3.3.b Draft Specific Plan: Urban Framework Section						■	■														
Task 3.3.c Draft Specific Plan: Circulation, Streetscape and Mobility Section							■	■													
Task 3.3.d Draft Specific Plan: Design Guidelines Section								■	■												
Task 3.3.e Draft Specific Plan: Implementation Section (completed DSP)								■	■	✦											
Task 3.4 Screencheck Draft Specific Plan										■	■	■									
Task 3.5 Final Specific Plan												■	■	■							
Task 3.6 SP Project Management, Meetings	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
Task 4 EIR																					
Task 4.1 Project Initiation	✦																				
Task 4.2 Meetings and Public Hearings	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
Task 4.3 Peer Review of Technical Studies			■	■																	
Task 4.4 NOP and Scoping Meeting			■	■	■	■	■														
Task 4.5 Technical Reports			■	■	■	■															
Task 4.6 Administrative Draft EIR							■	■	■	■	■										
Task 4.7 Revised ADEIR											■	■									
Task 4.8 Draft ADEIR													■	■							
Task 4.9 Administrative Final EIR															■	■					
Task 4.10 Revised Final EIR																■	■				
Task 4.11 Final EIR																		■	■		
Task 4.12 MMRP and Findings of Facts																		■	■		
Task 4.13 Notice of Determination																			■	■	
Task 4.14 Project Management	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		

PART VI
TEAM SUCCESS

DANIELIAN ASSOCIATES - URBAN INFILL PROJECTS

PARKSIDE APARTMENTS ■ POMONA, CA

Client: Related Companies Density: 25 du/ac

The Parkside Family Apartments, an affordable housing infill neighborhood on a former mobilhome park site, is one of the first approved projects within the Corridors Specific Plan, Pomona's extensive revitalization effort. The project contains 21 units that are designated to accommodate residents eligible for Mental Health Services Act (MHSA) services and offers permanent supportive housing programs including mental health and substance abuse services, benefits advocacy, physical health services and employment services. Site amenities include a large, centralized village green with children's play area, media room, computer center, a conference room and a large multi-purpose room.

WESTGATE GREEN STREET ■ PASADENA, CA

Client: Equity Residential Density: 60-100 du/ac

Old Pasadena is a vibrant commercial area incorporating a number of residential urban infill projects such as the Green Street Mixed-Use Condominiums. The 88 units incorporates a range of one bedroom, two bedroom, and loft configurations. The 16,500 SF of ground floor retail and restaurant space provides the classic Old Pasadena sidewalk appeal. Amenities include an attractive lobby off Green Street, a roof-top terrace with spa, and a landscaped courtyard. The first floor of the building, like the upper floors, reflects a sleek contemporary appearance that creates an intriguing pedestrian experience. The overall architectural style provides a sophisticated balance to the gateway location by complementing adjacent contemporary residential and industrial buildings. This project opened in the Fall, 2015

NINETEEN 01 ■ SANTA ANA, CA

Client: Lyon Communities Density: 50-60 du/ac

This challenging 5.1 Acre site located within the Metro East Mixed-Use Overlay Zone, an active urban district, is surrounded by multi-tenant office buildings, a parking structure, Medical Offices, low-rise office buildings and a retail development. An existing 4-level concrete, 660 space parking structure remains on the site and is incorporated into the new project. 264 units are contained within a five-story, 250 unit apartment building located against the west side of the garage; 14 units are 3-story plus rooftop deck townhomes with private garages that wrap the south and east sides. Amenities include secured bicycle storage, pet spa, and a 5,000 SF clubhouse and recreation deck with pool over the southern half of the existing parking structure. 2,500 SF of retail space is prominently featured at ground level along First Street. The project is in mid-construction and expected to open late summer 2016. Danielian Associates is serving as the architect of record.

DANIELIAN ASSOCIATES - SPECIFIC PLAN DEVELOPMENT

MASTER PLAN

HISTORIC BUILDING - ADAPTIVE RE-USE

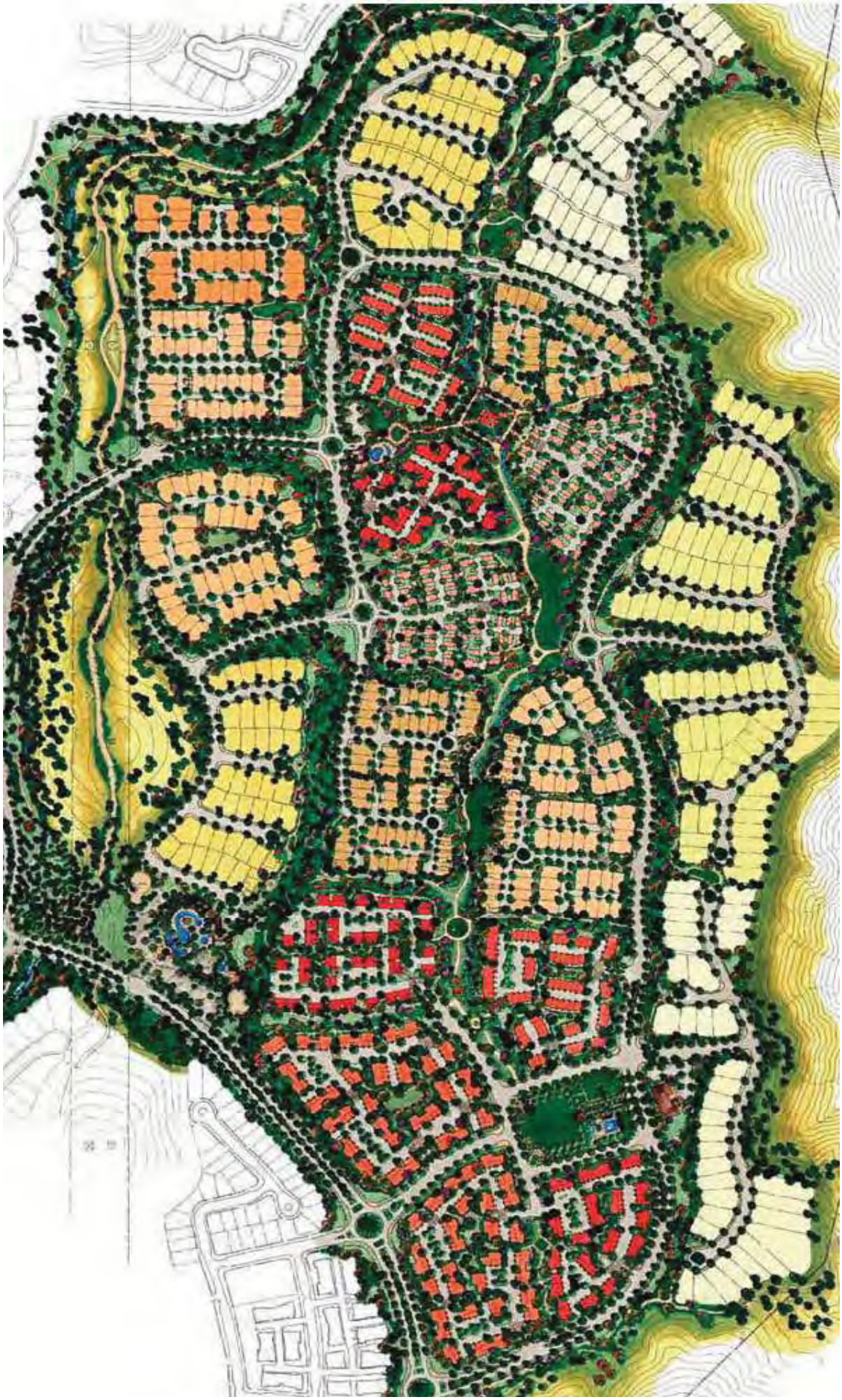
BIRD'S EYE PERSPECTIVE

LINCOLN SPECIFIC PLAN ■ WHITTIER, CA

Client: Brookfield Residential

The Lincoln Specific Plan site sits at what was once the 76 Acre Fred C. Nelles Youth Correctional Facility, the oldest juvenile facility in the State, which was formally closed in June of 2004. The Land Use Plan for Lincoln includes a purposefully varied mix of residential, commercial and open space land uses to serve the diverse housing, commercial and recreational needs of the Whittier community.

This highly contentious project involved extensive public outreach with multiple stakeholders. The EIR required historic evaluations for over 44 existing buildings, with 8 having varying degrees of historic significance. Four buildings were ultimately designated as historically significant and will be adapted and re-used on site. A chapel building will be restored to become the community clubhouse and other buildings will be restored and integrated into a small scale neighborhood commercial area called Heritage Court.



TERRAMOR AT LADERA RANCH ■ LADERA RANCH, CA

DA PLANNING DIRECTOR PROJECT INVOLVEMENT

NEIGHBORHOOD CORE

CENTRAL ARROYO

Project Involvement

John Leehey under past employment with EDAW/AECOM was the Senior Planner and Project Manager for the Ladera Ranch Master Planning for an approximate 8 year period. As part of a complete team focus that included the client, numerous engineering and architectural consultants, Orange County coordinators, marketing team, and special consultants, John took a prominent leadership role in establishing the development of this highly acclaimed and award winning community.

Project Transformation

Ladera Ranch was an incredibly successful Planned Community project that maintained a fast-paced volume for sales and rentals of approximately 1000 homes a year for an 8 year period. The success of the community was due to many factors; including a pre-determined approval process, a strong economy at the time, excellent planning and design, streamlined engineering process, strong marketing efforts, and focused client management.
However the real excellence in the community was due to the "Value Added Benefit" of a Community Plan and unique architectural style that created a strong "Sense of Place" with enormous pride in the community. To this day, Ladera Ranch still outpaces and outsells adjacent communities that have added benefit of being located closer to the coast, have a cooler climate and closer proximity to major highways.

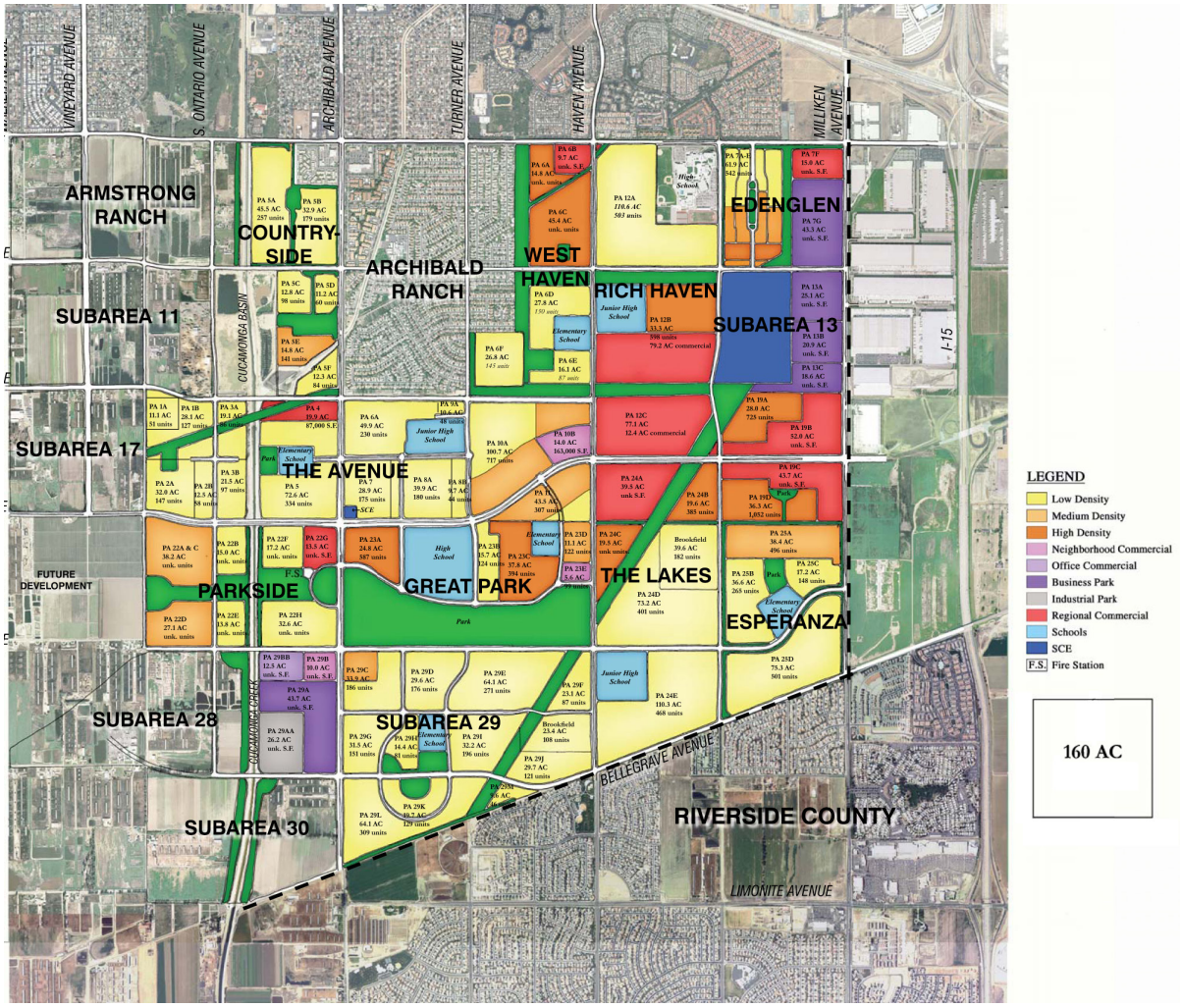
The community crafting brought enormous benefit and established a strong neighborhood context that promoted connectivity, diversity in housing programs, great amenities, beautiful landscape and created the "Ladera Vision" for a prosperous community development. Ladera was also a prominent leader in the Sustainable Development movement, providing unique solutions for energy, conservation, water and recycling issues that became national standards. Their Terramor Village was the first community plan in the country that provided over 50% of homes with PV panels, and also established a water reclamation system that became a standard in development.

This Transformation of Community Development that inspired pride and ownership and became a national leader in community crafting and sustainable technologies is a goal for the Northside project, where the community crafting promoted by our team can provide very positive changes in the neighborhood redevelopment and Sense of Place.

TERRAMOR AT LADERA RANCH ■ LADERA RANCH, CA

Client: Rancho Mission Viejo/DMB
Density: 8.5 du/ac

DANIELIAN ASSOCIATES - SPECIFIC PLAN DEVELOPMENT



NEW MODEL COLONY ■ ONTARIO, CA

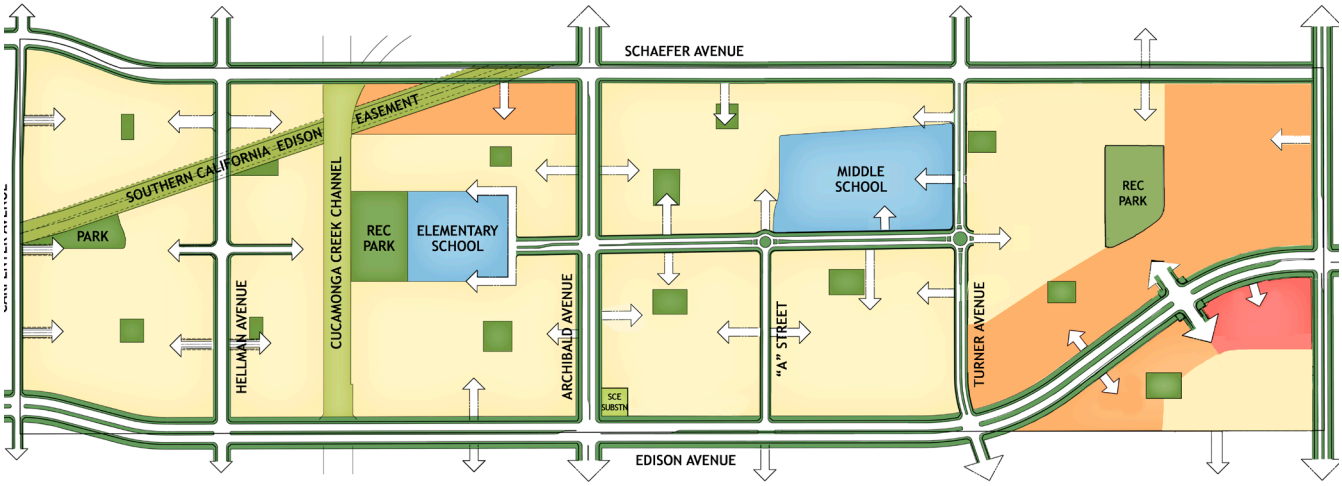
Client: City of Ontario/Brookfield Residential

When the City of Ontario annexed this portion of the former San Bernardino County Agricultural Preserve in 1999, the City envisioned the evolution of a full and diverse master planned community. The approximately 8,200 acre New Model Colony incorporates 30,000 homes with major employment, retail, commercial, recreational and educational uses.

As part of Ontario's goal to create a framework of specific plans to guide the development of designated subareas within the New Model Colony, Danielian Associates created an inventory of subject sites and coordinated development efforts with city City and local developers. The planning process helped facilitate the City's overall goal by creating consensus among individual land owners. The Plan reconciles the proposed land uses of eleven specific plans, and the overall interests of a multitude of land owners.

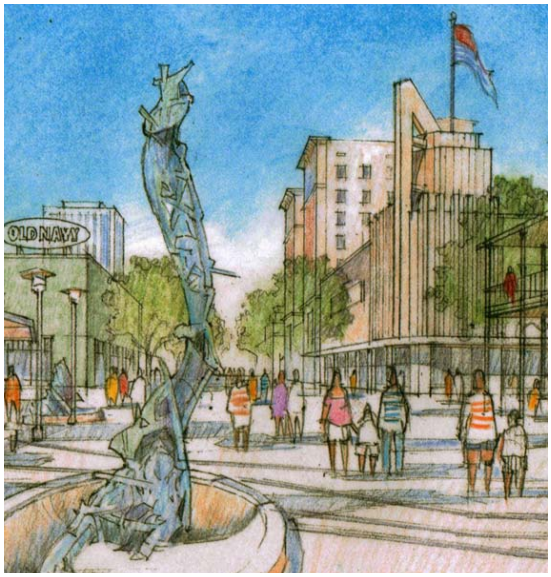
To date, Danielian Associates has completed several individual Specific Plans within the greater New Model Colony Area. DA worked with Brookfield Homes to complete the award winning Edenglen project, Festival Center, and most recently led the effort in the adoption of The Avenue (New Haven) Specific Plan. These projects, which are in various stages of development, have helped to transform former agricultural land into much needed housing, commercial and recreation opportunities for the city of Ontario.

DANIELIAN ASSOCIATES - SPECIFIC PLAN DEVELOPMENT

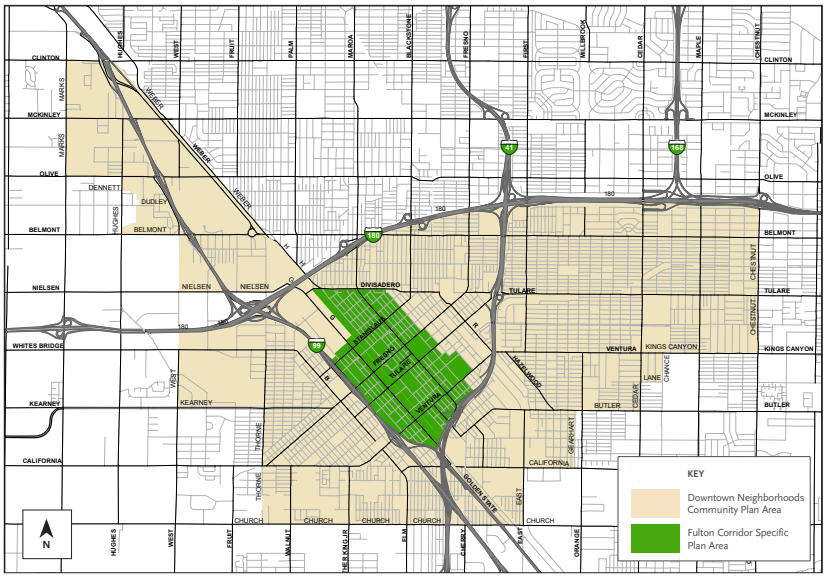


New Haven (formerly known as The Avenue) is one of the many Specific Plans within the Ontario New Model Colony area. New Haven is a truly walkable community, featuring pedestrian amenities that encourage walking or biking to schools, parks and basic commercial needs—all within five minutes, for the majority of residents. The Plan offers a traditional neighborhood lifestyle featuring a variety of residential housing types, recreational amenities, retail and commercial uses and school sites. Connectivity within The New Haven Specific Plan establishes a system of pedestrian and bicycle trails linking residential neighborhood parks to the retail and commercial land use areas within the plan area.

NEW HAVEN, NEW MODEL COLONY ■ ONTARIO, CA



Artist rendering, civic area



Downtown Fresno Map

EIR FOR THE DOWNTOWN NEIGHBORHOODS COMMUNITY PLAN ■ FRESNO, CA

INCREASED OPPORTUNITIES FOR HOUSING AND OTHER USES

FCS is currently preparing the Draft Program EIR for the Fresno Downtown Neighborhoods Community Plan (DNCP), Fulton Corridor Specific Plan (FCSP), and Downtown Development Code (DDC) Project (Project) in downtown Fresno, California. The proposed Project would implement the DNCP, the FCSP, and the DDC, which are described in more detail below.

The DNCP boundaries encompass 7,290 acres within the southern portion of the City of Fresno; the 655-acre FCSP area is located within the boundaries of the DNCP. Together, the DNCP and FCSP anticipate developing up to 9,990 residential dwelling units, 5,900,000 square feet of office space, 1,950,000 square feet of retail space, 3,050,000 square feet of industrial space within the two Plan areas, with an associated population increase of up to 28,860 people, which is within the limits established by the Fresno General Plan.

DOWNTOWN REVITALIZATION

The DNCP outlines the community's long-term goals and provides detailed policies concerning a wide range of topics, including land use and development, transportation, the public realm of streets and parks, infrastructure, historic resources, and health and wellness. The overarching goal of the DNCP is to capitalize on the positive momentum for Downtown revitalization and put specific policies and actions into place to guide the rejuvenation of the Downtown neighborhoods that brings about lasting prosperity and improvements.

The FCSP includes detailed policies regarding land use and development, historic resources, the public realm, transportation, and infrastructure that provide the basis for the City to make decisions regarding growth, historic preservation, housing, transportation, the environment, community facilities, and community services within the Specific Plan area. The goal of the FCSP is to establish predictable and clear regulations that help reduce development costs and alleviate uncertainty, making good projects easier to build Downtown. The DDC is a form-based code that will regulate development patterns consistent with the existing scale and character of the plan areas' various neighborhoods districts and corridors. The DDC will provide all of the substantive rules for zoning, land use and development standards for the property subject to the Downtown Code and will supersede the Fresno Municipal Code provisions related to zoning, land use, and development standards.

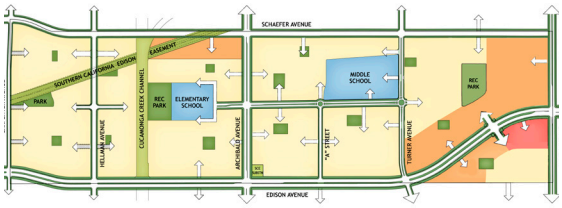
EIR INTENT

Future development and land use activities that occur pursuant to the DNCP, FCSP, and DDC may require discretionary approvals such as subdivision parcel maps, use permits, and design review, and/or ministerial approvals such as lot line adjustments and demolition, grading, and building permits. The intent of the Program EIR is to provide sufficient coverage for development and land use activities contemplated by the DNCP, FCSP, and DDC such that no additional or low-level environmental review (e.g., a Negative Declaration) will be necessary.

PART VII
SAMPLE PROJECTS

Millennium Master Plan, Palm Desert, CA

DA current project



NEW HAVEN SPECIFIC PLAN, ONTARIO, CA

http://newhavenlife.com/

New Haven will truly be a walkable community, featuring pedestrian amenities that encourage walking or biking to schools, parks and basic commercial needs—all within five minutes, for the majority of residents. The Plan offers a traditional neighborhood lifestyle featuring a variety of residential housing types, recreational amenities, retail and commercial uses and school sites. Connectivity within The New Haven Specific Plan establishes a system of pedestrian and bicycle trails linking residential neighborhood parks to the retail and commercial land use areas within the plan area.

LINCOLN SPECIFIC PLAN, WHITTIER, CA

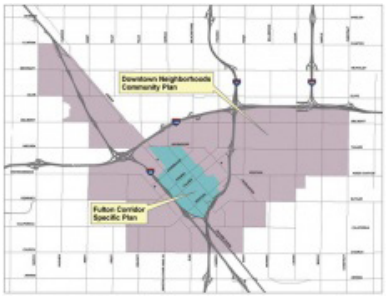
http://www.cityofwhittier.org/civicax/filebank/blobdload.aspx?blobid=9952

The Lincoln Specific Plan site sits at what was once the 76 Acre Fred C. Nelles Youth Correctional Facility, the oldest juvenile facility in the State, which was formally closed in June of 2004. The Land Use Plan for Lincoln includes a purposefully varied mix of residential, commercial and open space land uses to serve the diverse housing, commercial and recreational needs of the Whittier community.

RIVERSIDE COUNTY INTEGRATED PLAN, RIVERSIDE COUNTY, CA

http://planning.rctlma.org/Portals/0/genplan/content/gp/chapter04.html#TOC3_1

Riverside County embarked upon an ambitious new program to combat urban sprawl, known as the Riverside County Integrated Project (RCIP), which addresses the region's future conservation, transportation, housing, economic and agricultural needs in a single integrated project. OPR was charged to create and implement an outreach plan that would position the project to effectively compete for state and federal funding, and build awareness and appreciation among county residents.



FRESNO DOWNTOWN NEIGHBORHOODS COMMUNITY PLAN/FULTON CORRIDOR SPECIFIC PLAN / DOWNTOWN DEVELOPMENT CODE EIR, CITY OF FRESNO, CA

http://www.fresno.gov/Government/MayorsOffice/DowntownRevitalization/FresnoDowntownPlans/default.htm

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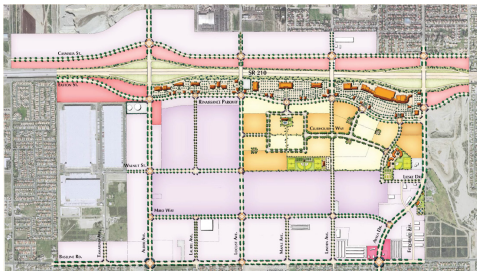

RENAISSANCE MIXED USE SPECIFIC PLAN EIR, CITY OF RIALTO, CA (PN: 0123.0027)

http://www.rialtoca.gov/development_4604.php

Because of our excellent long-standing relationship with the cities and counties in southern California, the City of Rialto contracted FCS to prepare a Program EIR for the Renaissance Mixed Use Specific Plan, which proposed to redevelop approximately 1,510 acres located on and around the Rialto Municipal Airport, in the western/central portion of the City. The project proposed to construct up to 16.2 million square feet of business and commercial uses (835,200 square feet of which were existing and would remain), 1,667 residential units, one school, one community park, and multiple neighborhood parks. The project also included the closure of the Rialto Municipal Airport and the relocation of all flight operations and tenants to surrounding general aviation Airports in the region. The overall goal of the project was to create an integrated mixed-use community with a variety of housing types (single-family detached, small-lot detached residences, duplexes, triplexes, stacked flats, and courtyard clusters) located near and closely linked to places of employment, retail outlets, services, and schools.

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING

AVAILABILITY:
Time dedicated to project = 25%

EDUCATION
Master of Landscape Architecture, Harvard University, Cambridge, Massachusetts,1987
Bachelor of Science, Landscape Architecture, California Polytechnic State University, San Luis Obispo, 1978

AFFILIATIONS
American Society of Landscape Architects
American Planning Association
Urban Land Institute
Building Industry Association
LADAC (Cal Poly Landscape Architecture Department Advisory Council)

REGISTRATIONS
Licensed Landscape Architect, California, 2011 Registration No 5760 Original License1982 Registration No 2193

HONORS AND AWARDS
BIA Volunteer of the Year- 2015. Awarded for efforts supporting public agency issues. Active leader in Urban Infill Council.
PCBC- 2015 Merit Award for Best International Master Plan – Yixing Medical Health Community.
Architecture Society of China: 2012 Gold Medal Award for Master Planning and Landscape Architecture: Yingkou Harbor Town Resort, Liaoning Province, China
UI Award of Excellence; Ladera Ranch Master Planned Community. 2006
Award of Merit for Sustainable/ Green Residential Project of the Year for Evergreen at Terramor, Ladera Ranch, PCBC Gold Nugget Awards, 2004
Pacific Coast Builders Conference, Gold Nugget Award of Merit, Ladera Ranch- 2006
PCBC Gold Nugget Award of Merit, Terramor and Avendale at Ladera Ranch

SPECIFIC PLAN INVOLVEMENTS
Paradise Valley Specific Plan
University Highlands Specific Plan
Millennium Village SP
Victorville Desert Gateway
Yarbrough Specific Plan
Mountain House New Town
West Park Stanislaus County SP
Monrovia Nursery Specific Plan
Corral Hollow Specific Plan

John Leehey, ASLA, APA
Overall Project Director/Principal In-Charge

John Leehey, ASLA, APA, is Director of Planning at Danielian Associates. In his role of Overall Project Director/Principal In-Charge for the Northside Neighborhood Specific Plan he will provide consistent overview of all contract, coordination and planning efforts for the full scope of work. He will take an active role in the specific plan development and public outreach and community/council workshops throughout the project duration. John draws on his past experience working on complex urban environments all over the world, providing a modern urban perspective for DA's planning department. His unique skill set bridges the complexity of architecture, planning and landscape architecture to create the best possible plan for project design and function.

Primary involvements are:

- Land Planning and Management of Master Planning Projects
- Public Policy Planning, coordination and management
- Landscape Architecture Design and Management
- Coordination of multiple design and engineering teams
- Assuring Quality control of design and implementation
- Contract and Budget development and review

John's national work includes numerous projects in California, Arizona, Nevada, Hawaii, Colorado, North Dakota and Florida. His international work experience includes extensive work involvement in China, and substantial experience throughout the Middle East, Australia and Canada. John has a Masters Degree from Harvard University and enjoys challenges and collaborations that continually provide substantial benefit to the client.

PROFESSIONAL EXPERIENCE
Danielian Associates, Irvine, California 2013 - Current
Director of Planning, responsible for leading planning studio. Detailed Land Planning and Public Planning Focus with Architectural coordination and contract management. Strong focus on Specific Plan Development.

JML Planning and GDM Design Director
Irvine California and Beijing China 2009 – 2013
Land Planning and Landscape Architecture consultancy services.
Consultant services for numerous firms and developers in Southern California, with continuous affiliation with GDM based in Beijing.

EDAW/AECOM, Irvine California 2000 – 2009
Principal/Senior Associate. Focus on project management and design for wide variety of Community Development and Urban Design projects. All levels of master plan and development coordination.

Danielian Associates, Irvine, California 1996 – 2000
Planning Manager. Responsible for contracts, proposals, client coordination and design review of all company planning projects.

Rabya Landscaping Company, Jeddah, Saudi Arabia 1993-1996
Construction management for large City/Community Developments. Landscape Architect for exclusive Villa and Palace projects.

Mclarand Vasquez and Partners, Costa Mesa, California 1990 – 1993
Senior Planner/PM. Site specific planning coordination and design for extensive variety of housing and commercial planning projects.

John Leehey, ASLA, APA

SPECIAL EVENTS
Guest Speaker: Beijing Travel Channel. Filmed TV Discussion on Best Attributes of Resort Development. Jan. 2012

Lecturer at ULI Real Estate Development School. "China Case Study Projects" Los Angeles, June 2011
Primary speaker: Seminar for "Improvement of Rural Lifestyles". Chongqing China. Feb. 2010. Televised presentation in front of 400 local public administrators. Guide for rural policy development and model villages.

Gonghua Peninsula Master Plan and Summer Student Session - 2006
Beijing China; Tsinghua University
Client: Beijing Topeak Company
Lecturer and student advisor. Conceptual planning for Cultural Heritage site with high level of environmental complexity.

Provided APA Conference bus tour of Santa Margarita and Ladera Ranch, 2006
Provided ULI Conference bus tour of Ladera Ranch 2005.
Guest Speaker at " Nuts and Bolts" APA Planning seminar for City of Irvine. 2004

DESIGN GUIDELINE DOCUMENTS
Yarbrough Village Design Guidelines
Banning Lewis Ranch Master Guidelines
Desert Gateway Design Guidelines
Jeddah Gate Business Park
Jericho Heights – Henderson Nevada
Ladera Ranch Master Guidelines
Ladera Ranch Community Facilities
Ladera Ranch Retail Design
Ladera Ranch Urban Activity Corridor
Terramor Green Community Program
Mariposa Lakes Design Manual
Mountain House Design Guidelines
Newport Coast Master Guidelines

DOCUMENTS / BROCHURES
BIA Innovative Housing Solutions
Alicante Sustainable Brochure
Large Lot Alley SFD Housing Typologies
Micro-Macro Planning Development
Urban High Density Residential Prototypes
RMV Green Communities Program
Residential Housing Prototypes booklet
Small Lot Development Standards
Terramor Builder Opportunity Package

POWERPOINTS
Housing Typologies For New MPC's
New Trends in Urban Design
The China Future: New Urban Design
Terramor Builders Program
Mountain House Public Outreach
Jeddah Gate Business Park
Residential Housing Prototypes booklet

RELEVANT PROJECT EXPERIENCE

Paradise Valley Specific Plan, Riverside County, California
Client: Glorious Land Development Company
Master plan, specific plan and design guidelines for 1800 acre, 8500 dwelling unit community. Strong Conservation and sustainable community focus.

University Highlands Specific Plan, Riverside County, California
Client: Standard Portfolios Development Group
Specific plan, Master Planning and design guidelines for 320 acre, 2200 unit mixed use/TOD Community. Complex site coordination issues.

Millennium Village Master Plan, Palm Desert, California
Client: GHA Communities
Master Plan Coordination and Design for a 152 acre Multi-Use community, integrating residential, affordable housing, commercial, office and hotel, surrounding a 27 acre regional park.

Yixing Medical Health Community Master Plan, Yixing, China
Client: Synergy Group, Shanghai China.
Winner of 2015 PCBC Award of Merit for International Master Planning.
Comprehensive Medical Community Master Plan for 120 HA site along famous Tai Lake. Complete orientation to Health and Wellness Lifestyle.

Desert Gateway Specific Plan, Victorville, California
Client: Transit Real Estate Development LLC
Specific plan and design guidelines for a 13,000-acre, 26,000 unit community, integrating principles of mixed use TOD related to high speed rail connection to Las Vegas. Dynamic Urban Town Center Development.

Mountain House New Town SP2, San Joaquin County, California
Client: San Joaquin Community Development Department
Developed Master plan, Specific Plan, and EIR Coordination for 800-acre, 2,400 unit community with a community college and large park/open space component. Included extensive public outreach.

West Park Specific Plan, Stanislaus County CA
Client: Stanislaus County Community Development Dept/ GNK Kamilos Specific Plan for 4800 acre Industrial Park with strong Employment Focus as "Regional Port" for Agricultural Industry development and Commerce.

Yarbrough Master Plan and Design Guidelines, West Sacramento, CA
Client: ASB Southport LLC.
Master plan and Specific Plan coordination for 700 acre area of the Southport master planned community. Design Guidelines and Master planning for 3,000 Home, Mixed-Use Golf Course and Lake Community.

Ladera Ranch, Orange County, CA
CLIENT: DMB / Ladera, LLC
Master Planning coordination for a 2400 acre 8000 dwelling unit community. Developed numerous design guidelines and village planning documents. Project received 2006 ULI National Award of Excellence.

Rancho Mission Viejo Strategic Planning
Client: Rancho Mission Viejo Company / DMB
Strategic Planning for large 6,000 acre Development Area with additional 17,000 acres of open space. Includes residential planning for 14,000 housing units, Mixed Use Town Center, Office Parks, Regional Retail, Village Centers, Community Facilities and extensive parks and open space planning.

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING

Gena Guisar, AICP
Specific Plan Project Manager

AVAILABILITY:
Time dedicated to project = 60%

Gena Guisar, AICP, will be the project manager and primary contact for the Specific Plan. Gena's approach to specific plans, master planning, yield studies, code analysis, historic research, demographic studies and conceptual design involves placemaking, sustainability. With over 14 years at Danielian, she is a team player and client advocate with extensive experience in entitlement services. As the firm has expanded internationally, Gena has developed and managed master plan development for a number of resort and residential communities in the US, China, Mexico and the UAE. She holds a Master of Urban and Regional Planning from the University of California at Irvine and a Bachelor of Science in Research and Analytical Methods, also from UCI.

Gena is a Certified Planner and an active member of the American Planning Association and Urban Land Institute. Prior to becoming a Planner, Gena worked for over 8 years at the Los Angeles Times, Orange County Edition, where she covered such topics as entertainment and religion.

Project Manager: Lincoln Specific Plan, Whittier, CA. The Lincoln Specific Plan guides the development of a 72 acre residential and commercial site on a former youth correctional facility. The plan calls for 750 dwelling units, 7.3 acres of parks and 208,350 square feet of commercial uses. The Plan guides the design and implementation of four historic buildings that will be adapted and re-used within a high intensity, mixed use center.

Project Manager: Holt Family Apartments, Pomona,CA. This affordable housing project was one of the first implementing projects within the Pomona Corridors Specific Plan, an extensive redevelopment effort for the city. The project, which contains units subsidized for MHSA residents and families, is set for completion in March 2016.

Project Manager: University Highlands Specific Plan, Riverside County, CA. A 317 acre community with 2,300 dwelling units and a 20 acre mixed use district containing a MetroLink Rail station. The project design and Specific Plan numerous constraints, including an existing jet fuel line, high pressure state aqueduct, sensitive habitat lands, and substantial rock outcroppings and topography, the project design

Project Manager: Paradise Valley Specific Plan, Riverside County, CA. A 5,000 acre Sustainable New Town with 8,500 dwelling units and over 1.8 million square feet of commercial, office, entertainment and service uses. The project will have a development footprint of 1,800 acres and will dedicate over 3,100 acres of conservation land in perpetuity as part of the CVMSHCP. The plan promotes desert sensitive design strategies, CPTED, a multi-modal mobility plan, Dark Sky lighting and a comprehensive water conservation and recycling plan, among other innovative concepts.

Project Manager: Loma Vista Community Centers, Clovis, CA. A Master Plan Document for a 250 acre residential, mixed-use and commercial site in a previously zoned agricultural zone. The plan includes development standards, landscape guidelines, design guidelines, prototypical home samples and a comprehensive implementation plan.

Project Manager: The Avenue Specific Plan Amendment, Ontario, CA. A major SPA for a 568 acre mixed use Master Plan within Ontario's New Model Colony. The plan contains 2,700 dwelling units, 130,680 commercial square feet and over 22 acres of parks and trails.

Project Manager: Edenglen Specific Plan Amendment, Ontario, CA. A specific plan amendment for a 160 acre mixed use Master Plan on former dairy land. The plan guides the development of 600 residential units with variety of housing types, from for-sale single family detached to rental apartments catering to a broad cross section of residents. Homes are supported by 75 acres of parkland and 83 acres of mixed use commercial area.

EDUCATION

University of California, Irvine
Master of Urban and Regional Planning, Honors Graduate

University of California, Irvine
Bachelor of Arts, Social Science Research and Analytical Methods, Honors Graduate

YEARS OF EXPERIENCE

With Danielian: 14 years
Total Planning: 16 Years

PROFESSIONAL AFFILIATIONS

American Planning Association
American Institute of Certified Planners
Urban Land Institute
ULI NEXT Council Member
UCI MURP Graduate Student Mentor

DANIELIAN ASSOCIATES
ARCHITECTURE + PLANNING

Victor Alvarez
Urban Designer

Victor Alvarez joined Danielian Associates in 2005 and brings 21 years of experience in architecture and urban design experience to the office. Victor's experience ranges from schematic design, design development and project management for commercial retail, mixed-use and residential projects. His collaborative skills makes him an essential team member that helps bring projects to fruition.

Victor's engaging personality, pleasant character and fluency in Spanish has led him to many public engagement presentations for multi-lingual audiences.

EDUCATION

California Polytechnic State University
School of Architecture
Bachelor of Architecture
San Luis Obispo, CA

YEARS OF EXPERIENCE

With Danielian: 11 years
Total Planning: 21 Years

PROFESSIONAL AFFILIATIONS

CEO for Midway City
Home Owners Association

- Designer: Lake Las Vegas Corporate Plaza, Lake Las Vegas, Nevada. Mixed-Use
- Designer: JP Ranch Town Center: Calimesa, California. Mixed-Use
- Designer: Citrus Plaza, San Bernardino, California
- Designer: Laguna Hills Mall, Laguna Hills, California
- Case Road Promenade, Perris, California. Mixed-Use
- Designer: Galileo Luxury Villas at Lake Las Vegas, Lake Las Vegas, Nevada: 324 luxury villas surrounding a village, a golf course and Lake Las Vegas to maximize views and create a strong sense of place.
- Designer: Santa Barbara en Bajamar, Bajamar, Mexico: Multifamily Residential
- Designer: Deluxe Villas, Chongqing, China: Single Family residential
- Designer: Brighton Park Small & Large Series, Bakersfield, California: Single Family Residential
- Designer: Cazarez Residence, Solana Beach, California: Remodel, Single Family Residential
- Designer: Perez Residence, Mexicali, Mexico: Custom residence, single Family Residential
- Designer: Denny's Restaurant, Leon Guanajuato, Mexico
- Designer: Office/Retail, Leon Guanajuato, Mexico. Mixed-Use
- Designer: The Orchard at Saddleback. Lake Forest, California

FIRSTCARBONSOLUTIONS™

Kimberlin Tran Burnell
CEQA/PEIR Project Manager

AVAILABILITY: Time dedicated to project = 60%

Kimberlin Tran Burnell is a City of Riverside native, growing up in a house on Columbia Avenue within the boundaries of the Northside Neighborhood. Ms. Burnell learned to swim and dance at Reid Park, advanced from Fremont Elementary School, and played soccer at the Ab Brown Sports Complex, all of which are also located within the boundaries of the Northside Neighborhood.

Professionally, Ms. Burnell has more than 13 years' experience in land use and environmental planning as well as project management in both the public and private sectors. As a Senior Planner for the Riverside County Planning Department, Ms. Burnell managed approximately 400 land use applications, many of them consisting of large Specific Plan/EIR projects with project applicants who were required to conduct community outreach efforts with local constituents. Subsequently in her career, Ms. Burnell has worked as both a land use and environmental planner on development projects all over Riverside County. With her knowledge of preparing plans and managing environmental documents, Ms. Burnell understands how all of the technical pieces fit together, how changes to one document affect the other, and is effective in preparing integrated land use plans, policy plans and EIRs that are mutually supportive, self-mitigating and promote streamlined implementation.

RELATED EXPERIENCE AND CLIENT SUMMARY

Program EIR for the Downtown Neighborhoods Community Plan, Fulton Corridor Specific Plan, and Downtown Development Code, City of Fresno, CA
Ms. Burnell is currently managing the preparation of a Program EIR for the City of Fresno Downtown Neighborhoods Community Plan (DNCP), Fulton Corridor Specific Plan (FCSP), and Downtown Development Code (DDC).The Program-Level analysis will address the potential effects associated with the buildout of the DNCP and FCSP and implementation of the DNCP, FCSP, and DDC. The DNCP encompasses 7,290 acres within Downtown Fresno and includes the 655-acre FCSP area. The project is ongoing.

Gavilan Hills Estates, Riverside County, CA
Ms. Burnell was the Senior Riverside County Planner of the Gavilan Hills Estates project in unincorporated Riverside County, near Lake Mathews, east of the City of Corona, south of the City of Riverside and within the Gavilan Hills community. Multiple community outreach efforts, including monthly meetings with the Residents Association of Greater Lake Mathews (RAGLM), were held at the Cajalco Fire Station in Lake Mathews in order to address community concerns, identify community-driven project alternatives, and provide project updates. By the time the project was approved in 2006, the community was on record as supporting the developer's proposed project, which had changed significantly due to community input. This project was deemed a success on all accounts.

The Retreat, Riverside County, CA
Ms. Burnell was the Senior Planner (through Riverside County) of the master-planned community design for The Retreat, and she served as the lead case planner for the project's Specific Plan and CEQA documents. The Retreat is located on 1,032 acres just south of the City of Corona and is heralded as a landmark development in Riverside County. This gate-guarded community includes 520 homes, a large open space preserve, a family park, an office site, and the Champions Club at The Retreat Golf & Country Club, which includes an 18-hole golf course designed by the Nicklaus Design Group to blend into the master development plan and maximize views of the nearby Cleveland National Forest. Residential builders at The Retreat have included builders such as Prestige Homes, Beazer Homes, and Ryland Homes.

Audie Murphy Ranch Specific Plan and EIR, City of Menifee, CA
As the Senior Planner (through Riverside County) for this 1,113-acre master-planned residential community in the City of Menifee, Ms. Burnell worked with the project team to secure approvals for the residential lotting studies, the land use plan, the Specific Plan document, design guidelines, and the zoning ordinance. These approvals allowed for the development of 2,157 homes, two public schools, three community public parks, numerous pocket parks and linear parks, a community center, multi-use trail system, and open space. The project team worked closely with the Native American community during the CEQA compliance process to set aside land containing important archaeological sites, which was conveyed to the Pechanga Band of Luiseño Indians for permanent conservation.

FIRSTCARBONSOLUTIONS™

Frank Coyle
CEQA/PEIR Project Oversight

Frank Coyle is highly experienced in urban and regional planning in both the private and public sectors. He has prepared and managed a wide variety of high-quality policy planning and environmental documents, achieving an impressive record of accomplishment in successfully managing projects through the entitlement process. Prior to joining FCS in 2014, Mr. Coyle was employed as the Deputy Planning Director for the County of Riverside overseeing both the Advanced Planning and Current Planning divisions. As a result, he possesses strong knowledge and understanding of development economics, governing agencies and bureaucratic procedures.

Frank has reviewed and processed various specific plans, environmental impact reports, managed a wide variety of site specific projects through the CEQA process; evaluated general plan amendments, zone changes, and subdivision requests; prepared and presented reports; and made recommendations to various planning bodies. His thorough knowledge of CEQA and experience with the principles and practices of urban and regional planning, zoning, and subdivision concepts makes him a leader in the industry and an asset to the FCS team. In December 2008, Mr. Coyle was appointed to the City of Redlands Climate Action Task Force by the mayor; the purpose of this group was to identify strategies for the City to reduce greenhouse gas emissions, which concluded with the preparation of a Sustainability Master Plan in 2011.

As FCS's Project Director, Mr. Coyle will be the primary point of contact with the City during the evaluation period of the on-call proposal. Once awarded, and for the term of the projects, FCS's designated Project Managers will handle the day-to-day activities and will be the primary points of contact for the City's on-call projects.

RELATED EXPERIENCE AND CLIENT SUMMARY

Las Montanas Marketplace Project, City of Indio, CA
Mr. Coyle was the Director in charge of preparing the EIR for the Las Montanas Marketplace Project, an approximately 92-acre mixed-use development consisting of retail and/or entertainment structures, multi-residential housing (condominiums or apartments totaling 1,820 dwelling units), a hotel or convention center, and corporate or medical office campuses.

Plaza de Murrieta Specific Plan, City of Murrieta, CA
Mr. Coyle successfully prepared and managed the Plaza de Murrieta Specific Plan document and subdivision maps and oversaw the preparation of various technical studies (traffic, air, noise, biology, geotechnical and hydrology) for this 52-acre mixed-use master planned community project in the City of Murrieta, California.

Winchester Hills, Riverside County, CA
Mr. Coyle was the Director of Planning for this 160-acre development located at Newport Road and Leon Road, near the Mt. San Jacinto College-Menifee Campus, in unincorporated Riverside County. The project proposed to develop 350 single- and multi-family residential lots, a school, a park, and an 18-acre commercial component. Mr. Coyle was responsible for the preparation of the Specific Plan Amendment, General Plan Amendment, Change of Zone, and Tentative Tract Map and coordinated agency processing efforts.

Roripaugh Ranch, City of Temecula, CA
Mr. Coyle was the Director of Planning responsible for preparing the Specific Plan and Environmental Impact Report for this master planned community located on approximately 805 acres near Butterfield Stage Road in the City of Temecula. The project consisted of approximately 2,000 single- and multi-family residential units, commercial uses, two school sites, a 20-acre sports park, paseos, a public and private recreation center, flood control improvements, and approximately 200 acres of open space.

Desert Lakes Specific Plan, City of El Centro, CA
Mr. Coyle was the associate in charge of preparing the Desert Lakes Specific Plan for a master planned community located at the southwest corner of I-8 and State Highway 111 in the City of El Centro, California. The project consisted of 6,064 single and multi-family residential lots, parks, four school sites, a fire station, a community center, lakes, and open space on 1,290 acres.

FIRSTCARBONSOLUTIONS™

Charles Holcombe, MBA
CEQA/PEIR

Charles Holcombe, MBA, has over nine years' experience as an environmental planner and project manager specializing in environmental impact assessment and urban and regional land use planning for both the public and private sectors. He has authored general plan updates, specific plans, environmental impact reports (EIRs), environmental assessments (EAs), and initial studies/mitigated negative declarations (IS/MNDs) for such planning efforts. Mr. Holcombe possesses strong technical understanding of both the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). He also has a wide range of project experience developing environmental compliance strategies under CEQA and NEPA for industrial facilities, residential and commercial projects, educational and public facilities, and roadway and regional recreation centers.

As the CEQA technical lead, Mr. Holcomb will be responsible for execution of the technical studies and Program EIR and will be available to answer technical questions at community meetings and public hearings.

RELATED EXPERIENCE AND CLIENT SUMMARY

Adobe Springs Specific Plan EIR, City of Murrieta, CA
As the project manager for the Adobe Springs Specific Plan, Mr. Holcombe oversaw the development of the Project Description, CEQA Notice of Preparation (NOP) and Notice of Completion (NOC), and the development and circulation of the Draft Environmental Impact Report (EIR), and Final EIR for the Adobe Springs Specific Plan, which proposes to subdivide an approximately 122.3-acre project site to create four parcels for residential and business park purposes. Of these, Parcel 1 would be developed as a single-family residential community with up to 287 single-family detached residences, similar to the existing residential uses to the south and west.

I-10 Gateway Job Center EIR, County of Riverside, CA
Mr. Holcombe assisted in project management for development and circulation of the Draft and Final Environmental Impact Report (EIR) for the I-10 Gateway Job Center. The I-10 Gateway Job Center site totals approximately 228-acres of which approximately 160-acres will be developed. The remaining 68-acres is proposed to remain as open space. The Project consists of two (2) industrial buildings that are designed to be eligible for LEED Certification and will total approximately 2,507,460-square-feet.

Grand Crossings Project EIR, City of Grand Terrace, CA
Mr. Holcombe developed a Specific Plan template, prepared an Existing Conditions memorandum, and assisted in preparing an EIR for the Grand Crossings Project, which proposed to construct approximately 92 net acres of mixed-use development on the former "Outdoor Adventures Center" property within the City of Grand Terrace. The design concept included approximately 44 acres of retail commercial development totaling approximately 425,000 square feet. The retail development would focus on two primary anchor tenants with a combined building area of 310,000 square feet.

Renaissance Specific Plan EIR, City of Rialto, CA
Mr. Holcombe assisted in preparing an EIR for the proposed Renaissance Specific Plan in the City of Rialto. The project proposed to construct up to 16.2 million square feet of business and commercial uses (835,200 square feet of which were existing and would remain), 1,667 residential units, one school, two community parks, and multiple neighborhood parks. The project also included the closure of the Rialto Municipal Airport and the relocation of all flight operations and tenants to surrounding general aviation Airports in the region. T

Lou Monville
Community Involvement/Public Engagement Leader

AVAILABILITY: Time dedicated to project = 25%

Lou Monville is the Vice President of OPR Communications, providing both tactical and strategic public affairs counsel to business and public agency clients throughout the Inland Empire.

In addition to his duties at OPR, Monville serves as Chair of California State University Board of Trustees. The CSU is the largest baccalaureate degree granting institution in the world.

Monville's areas of expertise include land-use entitlement, water and energy project development as well as public education and community outreach programs. Monville has extensive experience working with government agencies in the design and implementation of media, government, and public information and outreach programs.

Before joining the firm, Monville served in the California Governor's administration, directing the activities of the Governor's Inland Empire office. While holding that position, Monville served as an advisor to the administration in several key policy areas for the Inland Empire, including business and economic reform, education and infrastructure development.

Monville's business leadership and advocacy was recently recognized by the California Chamber of Commerce who presented him their 2009 "Small Business Advocate of the Year" award.

Monville formerly served on the California Community College Board of Governors. Appointed to this board by the Governor, this board sets the policy for the 109 Community Colleges in California.

Monville holds a bachelor's degree in Communications from California State University, San Bernardino.

Allison Ellingson
Community Involvement/Public Engagement Manager

Allison Ellingson is a Senior Account Executive at OPR Communications, contributing extensive experience in legislative, transportation, economic development and sustainability solutions. Allison has years of background in community outreach, government relations, coalition building, and business development in both the public and private sector.

While working as a Field Representative for former California Governor Arnold Schwarzenegger, Allison engaged and informed communities and elected officials on the State's pressing budgetary, education, environmental, economic development, prison reform, goods movement and transportation issues and policies.

Having previous experience representing two energy companies, Allison assisted start-up companies with business development, successfully securing RFPs, and worked with public agencies in California and nationwide. Allison's experience can assist clients in laying the foundation for long-term, challenging projects, movement through regulatory compliance processes, and develop internal strategic and communication plans.

She also worked for the Western Riverside Council of Governments (WRCOG), which represents the County of Riverside, seventeen cities and two municipal water districts on regional planning issues, and a position within the South Coast Air Quality Management District (SCAQMD), Engineering and Compliance Department. Allison graduated from the University of California, Riverside (UCR) with a Bachelor of Arts degree in political science.

Both Lou and Allison are long term residents of the City of Riverside.

FEHR PEERS

Jason Pack
Transportation/Traffic Engineering

Jason Pack, PE, Principal. Mr. Pack manages Fehr & Peers' RivTAM on-call contract, and has managed several transportation planning projects in Riverside County. He has worked on a wide variety of transportation projects, from general plans and specific plans to detailed corridor, interchange, and signal coordination studies. Additionally, he has applied or developed travel demand forecast models on over 50 projects in the State of California.

Education
Bachelor of Science in Civil Engineering, University of California, Davis, 1999

Registrations
Licensed Traffic Engineer, State of California (TR2402)

Project Experience
- UC Riverside Master Plan
- City of Upland General Plan
- City of Los Alamitos General Plan
- City of Chico General Plan
- Cal Poly Pomona Master Plan
- Holt Boulevard Corridor Plan
- Wine Country Community Plan
- Monterey Avenue Signal Coordination Study – Palm Desert
- OCTA Main Street Grade Separation Study – Orange
- OCTA Ball Road Grade Separation Study – Anaheim
- Avenue 66 Grade Separation Study – Riverside County
- Kern COG HOV/BRT Feasibility Study – Bakersfield
- Temecula Wine Country TransCAD TDF Model Development
- City of Upland TransCAD TDF Model Development
- Rancho Cordova Sub Area TP+/MINUTP TDF Model Development
- Cal Poly Pomona Parking Assessment
- San Bernardino Community College Parking Assessment
- Crafton Hills Parking Assessment
- San Bernardino TOD Overlay

GalvinPreservationAssociates

Andrea Galvin
Principal Architectural Historian

GPA Consulting is an interdisciplinary consulting firm specializing in historic preservation, environmental planning, and biology services. Founded in 2003, GPA is a certified woman-owned (WBE), disadvantaged (DBE), and small (SBE) business enterprise registered as a California Corporation. Our company values are quality, integrity, and reliability. With these values we are able to work collaboratively with our clients to meet their project objectives. Our clients include government agencies, architects, developers, and non-profit organizations.

ANDREA GALVIN is the President and Principal Architectural Historian of GPA. She has been professionally involved in the research and documentation of historic districts, sites, buildings, and structures since 1995. Her past experience includes working for the California Department of Parks and Recreation conducting architectural surveys of historic buildings and structures, the California Department of Transportation working on CEQA and Section 106 compliance, and the California Office of Historic Preservation reviewing projects for Section 106 and Secretary of the Interior's Standards compliance. As such, Andrea has a deep understanding of the environmental review process as it relates to historic resources and a close working relationship with decision-makers. Her past project experience has included: providing design guidance on historic resources; developing historic preservation programs for local cities; managing large-scale historic resource surveys; developing mitigation measures for impacts to historic resources; and preparing Section 106 and CEQA compliance reports. Many of Andrea's projects have involved coordinating with a number of local, state, and federal agencies as well as conducting public outreach with stakeholder groups. She has conducted training on a wide variety of topics at conferences and workshops throughout California, and is an active member of several state and national preservation organizations.

Educational Background:
M.S., Historic Preservation, University of Pennsylvania, 1999
Certificate, Preservation Planning, Istanbul Technical University, Turkey, 1998
B.S., Environmental Design, University of California, Davis, 1994, with honors

Professional Experience:
GPA Consulting, President and Principal Architectural Historian, 2003-present
California Office of Historic Preservation, Assoc. Architectural Historian, 2002-04
Caltrans, District 7, Los Angeles, Assoc. Architectural Historian, 1999-01/ Headquarters, Sacramento, 2001-04
California Department of Parks and Recreation, Cultural Resource Specialist, 1995-1999

Selected Projects:
- City of Riverside Historic Preservation On-call, Riverside, CA
- Nelles Correctional Facility Specific Plan EIR, Whittier, CA
- Downtown Core & Corridors Specific Plan & EIR, Fullerton, CA
- Yorba Linda Specific Plan EIR, Yorba Linda, CA
- Historic Resources Element for City's General Plan, Yorba Linda, CA
- Historic Preservation Planning, Long Beach, CA
- Carousel Mall Property Proposed Redevelopment Plan, San Bernardino, CA
- Swan Hall Design Guidance, Occidental Col-lege, CA
- South County Detention Facility CEQA Compli-ance, Tulare County, CA
- City of Huntington Beach City-wide Historic Sur-vey and General Plan Update, Huntington Beach, CA
- Schroeder Hall CEQA Historical Resource Report, Long Beach, CA

Mark Boud
Principal Market Analyst

Real Estate Economics is a leading national provider of real estate consulting services and online research tools. Working with builders, lenders, investors, developers and others in the real estate development industry, the team at Real Estate Economics has created the most comprehensive and insightful consulting services and online information tools available on a national level.

Real Estate Economics was founded in 1995 by Mark Boud, a well respected real estate economist. In 2015, REE greatly expanded its capabilities by merging with Hanley Wood/Metrostudy, highly respected national real estate data and consulting firms. The company's main office is in San Clemente, California. A team of highly experienced consultants at Real Estate Economics provides market analyses, feasibility studies, land optimization studies, supply/demand analyses and site-specific market reports for a diverse set of clients throughout major markets in the United States, with special emphasis on the west coastal markets, Hawaii, Nevada, Arizona, Utah, Colorado, Texas, Georgia, Florida, and the Carolinas. This team of consultants has the experience and knowledge to understand the changing market conditions and opportunities unique to each area they serve.

Born out of the company's consulting efforts, Real Estate Economics has also created online real estate information tools that allow subscribers to conduct their own research with precision and speed. Within minutes, detailed statistics and reports can be generated for any site area within any major region of the nation. Reports, tables and charts are provided in MS Word® or Excel® format so that the subscriber can update or manipulate the data as needed. Detailed information on all actively selling new home developments are available in select western markets, with existing home sales records, distressed housing records, demographic and socio-economic trends, builder rankings, employment, building permits and even floor plan renderings available in most national markets.

Mark Robbins Boud is a graduate of Brigham Young University. He holds degrees in Economics and English Literature. Since graduation in 1985, Mr. Boud has been heavily involved in the analysis of commercial and residential real estate markets throughout the United States. His modeled forecasts and analytics are trusted by major builders, land developers, capital groups and financial institutions. He is quoted in the Wall Street Journal, USA Today, Forbes and other major newspapers, magazines and industry publications. Mr. Boud is a popular public speaker and industry panelist, and is actively involved in many building industry trade organizations.

Mr. Boud formally organized Real Estate Economics in 1995. In 2015, REE greatly expanded its capabilities by merging with Hanley Wood/Metrostudy, highly respected national real estate data and consulting firms. Mr. Boud continues to lead Real Estate Economics while also serving as Chief Economist for Hanley Wood. REE's goal continues to be the promotion of intelligent and successful development of real estate throughout the United States by an effective understanding and forecast of the economic cycle. In doing so, Mr. Boud and his team conduct hotel, retail, office, custom and master planned residential, and age targeted market research throughout the nation. Clients include Cal Atlantic Homes, Bank of America, Lennar Corporation, Shea Homes, IHP Capital Partners, William Lyon Homes, Cityview, Partners Bank, Newland Communities, Rio Tinto, DMB Inc, Starwood, Alexander Baldwin, Queen Lili'uokalani Trust, Kamehameha Schools, Pulte/Del Webb, 1st American, Sunbelt Holdings, Rancho Mission Viejo, and The Irvine Company.

Most recently, Mr. Boud and his team have completed market, feasibility and fiscal impact studies, asset valuation reports and land plan optimization reports for commercial and residential developments for The Queen Lili'uokalani Trust on the Big Island (Hawaii), Rio Tinto at Daybreak (Salt Lake City, UT), A&B Properties on Oahu and Maui, Newland Communities in Seattle, Atlanta and the Carolinas, Lennar Communities in Anaheim and Irvine (Orange County, CA), DMB in Arizona and the California Bay Area, and Cal Atlantic Homes in California and Florida.

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Brandon Barnett, PE, PLS
Executive Vice President

EDUCATION
B.S. in Civil Engineering with an emphasis in Geospatial Engineering, California Polytechnic University of Pomona, Pomona, California, 2008
California Professional Civil Engineer P.E. No.C78472
California Professional Land Surveyor P.L.S. No 9040

Mr. **Brandon Barnett** offers over 8 years of experience in civil engineering design and surveying practices and procedures, including the design and survey of storm drain, utility infrastructure, grading, roadways, WQMP, SWPPP, in addition to land entitlements. As Executive Vice President, Brandon interacts with clients and public agencies to manage and coordinate complex projects from conception through the construction phase while managing budgets, schedules, overseeing the design efforts, developing innovative solutions to field issues, and ensuring client satisfaction through clear and continuous communication. Brandon has developed his engineering and surveying practices and procedures through various master planned communities within Southern California.

RECENT PROJECT EXPERIENCE
Paradise Valley, Coachella Valley, CA - Project Manager for the land planning and entitlement of a master planned community and new town concept of over 8,000 homes, associated backbone infrastructure, a town center, and local agency coordination.

Nichols Road, Lake Elsinore, CA – Project Surveyor for the construction staking of approximately 1 mile of rough grade, curb, storm drain, sewer, and water alignments and elevations located between the 15 Freeway and Lake Street in the City of Lake Elsinore.

SMP 109, Corona, CA – Project Manager for the design and construction surveying of the SMP 109 Reclamation Plan. Included mass grading of over 850,000 cubic yards of earthwork.

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