



Harris & Associates

STATEMENT OF QUALIFICATIONS

Environmental Planning + Compliance



“ Harris has committed to meeting our clients’ needs by adding environmental services to its repertoire. As a core skill of mine, it was a natural progression to add value to our clients and the communities in which we serve. To make this a reality, we have hired some of the most qualified staff in this line of work, but that is not all. Recognizing the need for highly functional leaders to realize clients’ goals, we only invite staff that value team work, communication, and collaboration. In fact, we feel so strongly about this differentiator that it is reflected in our shared values, employee evaluations, and management curriculum. We call this to your attention because it is crucial for a consultant to have technical competence from a legal and scientific perspective, and also to have people leadership and management skills. This, combined with the extensive local knowledge and experience of our team, provides all the dimensions of productivity and client satisfaction.”

Lisa Larrabee, CEO/President, Harris & Associates

Firm Profile



Harris & Associates (Harris) has served public agencies and private clients since 1974. Since then, we have developed a robust program of services that offer our clients expertise and assistance in various realms of engineering services, program and construction management, public finance, and environmental planning and compliance. We have 11 offices throughout the West Coast.

With a team of approximately 220 employee-owners, we are sized to keep your project a priority and are personally vested in its success. Outstanding people join Harris and stay because we nurture their talents and invest in their growth. The return is a team who is passionate about its work, has strong internal and external relationships, and delivers high-quality work products.

This Statement of Qualifications (SOQ) focuses on Harris' environmental planning and compliance services. It also includes project examples and select personnel profiles. Harris has some of the industry's best leaders with abilities to solve your most complex challenges. The personnel included in this SOQ only scratch the surface of the pool of experts we offer to our clients. Please visit our website for more information: www.WeAreHarris.com.

COMPREHENSIVE SERVICES



Environmental Planning + Compliance

Harris' core Environmental Planning + Compliance staff each have 15–35 years of experience in California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance, with expertise in project management, impact assessment, permitting, and technical writing. Our environmental services staff have earned an esteemed reputation for providing high-quality, legally defensible documents that are easily understood by the general public. Harris staff have experience with a wide range of planning, development, and infrastructure projects, from small residential infill projects to large master-planned communities. As such, our experience includes program-level, tiered, and project-specific documentation. To support the environmental documents, Harris also prepares technical studies for several environmental topics.

Our environmental planning and compliance services include:

- CEQA/NEPA Documentation
- Environmental Constraints Analysis
- Air Quality Modeling and Reports
- Biological Resources
 - Habitat Assessments
 - Vegetation Mapping
 - Flora and Fauna Surveys
 - Habitat Conservation Plans
 - Restoration Plans
 - Mitigation Plans and Monitoring
 - Wetland Delineations
 - Natural Resource Management Plans
- Greenhouse Gas (GHG) Emissions Modeling and Reports
- Health Risk Assessments
- Hydrology and Water Quality Studies
- Noise Modeling and Reports
- Public Outreach
- Regulatory Compliance and Permitting

Our Staff



We are happy to be working together to provide great service to our clients!

Our staff is very active and well-connected in the environmental professional field, as well as experienced with teaming, to address any project-specific technical analysis required. To supplement our in-house expertise, Harris can assemble a team to provide all technical studies necessary to support the environmental document.

Harris is also experienced with providing quality control reviews of technical reports, including all subconsultant reports and applicant-prepared reports. Because much of the environmental documentation relies on technical reports and the provision of adequate substantial evidence, the Harris quality-control review process focuses on ensuring that technical reports include sound methodology and support for conclusions in the environmental document.

We understand that each project and lead agency is unique. Harris is adept at adjusting project management styles and work approaches to provide the most effective and efficient environmental documentation process possible.

Most importantly, Harris provides legally defensible documents. The environmental staff have worked on many controversial projects, some of which have been subject to challenges. To withstand legal challenges, our staff works to identify potential environmental concerns early in the process and to ensure issues are adequately addressed in the environmental documents. Scoping meetings and outreach are a vital tool for identifying potential legal issues on a controversial project.

Harris staff work closely with the lead agency and applicant to develop a comprehensive project description, including adequate detail about project construction and operation, to provide a thorough analysis with sound rationale and support for conclusions. For environmental impact reports (EIRs), we ensure a reasonable range of alternatives have been analyzed, and that responses to public comments are thorough. By working with CEQA attorneys and staying informed on CEQA case law, Harris staff is aware of potential litigation issues and solutions to avoid litigation.

Project Experience

Following are project examples representing Harris' recent firm experience. Additional staff experience is listed under "Key Personnel."

On-Call / As-Needed Environmental Services

Harris provides a variety of professional on-call services including preparation and peer-review of CEQA and NEPA environmental documents for development and infrastructure projects. Work also includes the preparation of Caltrans Preliminary Environmental Studies, preparing and reviewing environmental technical studies (air quality, biological resources, cultural resources, GHG emissions, noise, hydrology/water quality, traffic, etc.), and obtaining permits from various regulatory agencies, including the California Coastal Commission, the U.S. Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB), U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW). Project examples representing Harris' recent on-call experience are provided below.

- Buena Sanitation District, As-Needed Environmental Consulting Services
- City of Del Mar, As-Needed Environmental Planning Services
- City of Pacific Grove, Department of Public Works, As-Needed Environmental Services
- City of San Marcos, CEQA On-Call Consultant List A: Qualified Consultant List for Private Applicants
- City of San Marcos, CEQA On-Call Consultant List B: City Environmental Documents and Peer Review
- City of Vista, As-Needed CEQA Consultant Services for the Planning Department
- City of Vista, As-Needed Environmental Consulting Services for Sewer Projects
- County of Monterey, EIR Consultant List
- County of San Diego, Department of General Services, As-Needed Environmental/Entitlement Services
- County of San Diego, Department of Parks and Recreation, As-Needed Consultant Services for CEQA Support, Resource Monitoring and Biological Restoration Services
- San Diego Unified Port District, As-Needed Long Range Planning and Environmental Review Services
- San Diego Unified Port District, CEQA, NEPA, Planning and Project Management – Category 1
- Santa Cruz County Sanitation District, On-Call Environmental Services

Development

City of Solana Beach

Solana 101 EIR

Harris worked with the City of Solana Beach to prepare an EIR for a mixed-use development project along Highway 101 in Solana Beach. The Solana 101 project proposed construction of a new mixed-use development on a two-acre site. The proposed development included 45,587 square feet of commercial office space, 17,714 square feet of retail and restaurant space, 25 multifamily residential units, and two floors of underground parking with 366 parking spaces.

The proposed project was developed based on concepts of community compatibility, sustainability, and environmental conservation. The project incorporated a number of project design features to reduce GHG emissions, including energy efficiency, on-site renewable solar energy, conservation of water and solid waste, and transportation demand management measures.



During the final print check review of the Draft EIR prior to starting the 45-day public review period, the City made a decision to change the project by making one of the project alternatives the proposed project. This resulted in a full rewrite of the EIR to address the new project, including updates to all technical studies. At the same time, the City wanted to release the Draft EIR for public review as soon as possible.

In only five weeks, Harris implemented a detailed scope of work amendment outlining an efficient plan to update the EIR. Harris rearranged staff commitments so that all available staff were reassigned to the project in order to meet the deadline. A complete revised Draft EIR addressing the new proposed project and new project alternatives was submitted to the City on schedule exactly five weeks from receipt of the notice to proceed. The high quality of the revised Draft EIR allowed the City to eliminate the need for a print check review and go straight to public review to make up time on the schedule.

“Thank you for your dedication to this project and for your patience and perseverance!! I know it was a tall order to accelerate the schedule as we did and the fact that we were able to meet the [accelerated] hearing date was no small feat indeed!!”

*Greg Wade, City Manager
City of Solana Beach*

City of Escondido

Bear Valley Parkway Residential Development Project EIR

Harris prepared an EIR for a residential project that would subdivide 40.9 acres into 55 residential lots, two private street lots, seven open space lots, and one recreation lot. The EIR also evaluated the impacts of the Bear Valley Parkway Specific Alignment Plan, which proposes full-width improvements to the roadway including widening and installations of a center median, sidewalks, curbs, and gutters. The development project applicant is only responsible for half-width improvements on Bear Valley Parkway; therefore, the impacts and mitigation for the residential development project and the Specific Alignment Plan are clearly separated in the EIR.

To address potential aesthetic concerns, Harris prepared visual simulations that illustrate the change in views from surrounding public vantage points. Technical documents were also completed for air quality, GHG emissions, biological resources, cultural resources, hazards, noise, and traffic. As required by Assembly Bill 52, the City consulted with local Native American tribes that expressed interest in the project.



Harris prepared visual simulations to illustrate visual screening provided by the landscape plan.

Harris' approach to streamline the EIR process was to use the CEQA Guidelines Appendix G Initial Study (IS) Checklist as a tool to eliminate many environmental topics from detailed analysis in the EIR. For many of the topics, such as air quality, GHG emissions, and hydrology/water quality, technical studies were prepared to provide substantial evidence demonstrating that impacts would be less than significant. Therefore, the EIR focused on topics that may have a significant effect on the environment.

City of Escondido

Daley Ranch Resort EIR

Harris is working with the City of Escondido to prepare an EIR for the Daley Ranch Resort project in Escondido. The project will establish a comprehensive planning framework for the development of a 189-unit residential community and 225-room resort on



four parcels totaling 208 acres. The project site is currently undeveloped and was previously used for agriculture as a macadamia nut grove. The project consists of mixed-residence types, including single-family custom homes; smaller-lot single-family residential homes; and courtyard-style single-family homes. The resort with amenities and parking will comprise approximately 14 acres and cater to outdoor recreationalists and tourists. The project will also involve annexation of approximately 50 parcels (1,200 acres), including the four parcels proposed for project development from unincorporated San Diego County into the City of Escondido. The annexation parcels are contiguous with City of Escondido limits and generally located along the Valley Center Road corridor. The development rights from the annexation parcels would be transferred to the project site parcels.

Harris is preparing the EIR and conducting the modeling for air quality, energy, GHG emissions, and noise and vibrations. In addition, Harris is reviewing the following applicant-prepared studies:

- Biological Resources Technical Report
- Archaeological/Historic Report
- Geologic Reconnaissance
- Traffic Impact Study
- Water Quality Study

City of Escondido

Touchstone Aspire Initial Study/Mitigated Negative Declaration (IS/MND)

The proposed project involves approval of a Planned Development Permit, Specific Plan Amendment, and a Tentative Subdivision Map to construct a six-story mixed-use building that includes 106 residential units, underground parking, common areas and amenities, and



approximately 5,750 square feet of ground floor retail space situated on property in the Downtown Specific Planning Area. The site consists of the existing City Public Parking Lot #1 and comprises two contiguous parcels.

The current project site lies within the boundaries of the Escondido Downtown Specific Plan and within the Historic Downtown District. The project proposes to construct 106 stacked residential units on the 1.04-acre site, 31 units more than is allowed for the site based on the current land use designation. The City has filed an application to create a density transfer credit ordinance for the Downtown Specific Plan Historic District that would allow the transfer of residential dwelling units between sites within the Specific Plan area without increasing the total number of dwelling units allowed in the Specific Plan. Once the City has processed this amendment, the project applicant intends to request that an additional 31 residential dwelling units be allocated to the project site. If the option to use the density transfer credit ordinance is not available, the proposed project would request an amendment to the Downtown Specific Plan Historic District to increase the density allowed on the project site to 106 units, which is consistent with adjacent properties to the east. Harris is preparing the CEQA documentation and technical studies, including air quality, GHG emissions, and noise modeling and analysis.

City of Santee

Fanita Development EIR

The proposed Fanita development is a highly controversial project that must withstand public and legal scrutiny. The project includes preparation of a specific plan to address development standards on the project site. It is also integrated with two concurrent planning processes: 1) the City's Multiple Species Conservation Program Subarea Plan and 2) the City's Climate Action Plan.

The project proposes residential, mixed-use village center, and agricultural uses, as well as a K-8 school site, parks, and open space. Development would be clustered into three villages to preserve natural open space areas, drainages, and key wildlife corridors, and would have a total of 2,949 homes of varying types and sizes. Villages are arranged around a centralized farm that would provide food and be a focal point for the community. Additional agriculture is permitted throughout the villages to support farming and wellness as the central themes for Fanita Ranch. Fanita Commons serves as the main village and includes a village center that consists of a mix of retail, residential, civic, and office uses, with a strong physical connection to the central farm. A village green provides a central gathering place for the community and allows farm events to extend into the village center. Fanita Commons also includes a community park, a K-8 school site, and an active adult neighborhood. The Vineyard and Orchard villages include smaller mixed-use village centers that allow for neighborhood-serving uses, office space, and other community services and amenities, as well as Medium Density Residential and Low Density Residential neighborhoods. A variety of parks are located within walking distance of all homes, and a comprehensive system of walking and biking trails connects the homes to key destinations throughout Fanita Ranch.



2,600-acre Fanita project site

Harris is managing a large team of subconsultants responsible for the technical analysis of key environmental issues. Due to the high likelihood of litigation, the Harris management team coordinates regularly with the City's and applicant's attorneys to confirm project approach and maximize legal defensibility.

Pebble Beach Company

Inclusionary Housing GHG Reduction Plan

Harris assisted Pebble Beach Company with implementation of a mitigation measure identified in the Pebble Beach Company's Inclusionary Housing Project EIR to reduce climate change impacts and to provide project compliance with Monterey County's Condition of Approval to implement one of the EIR Mitigation Measures. The Measure will reduce annual GHG emissions by 24 percent, relative to business as usual, using a combination of design features, replanting, and/or offset purchases.

Harris prepared a GHG Reduction Plan, which involved coordinating with Pebble Beach Company staff regarding project design features and preparing a draft and final GHG Reduction Plan. Through this coordination with the developer and County Planning Department, we were able to meet the reduction requirements without purchasing offsets.



Infrastructure

Santa Cruz County Regional Transportation Commission North Coast Rail Trail EIR

Harris is working with the Santa Cruz County Regional Transportation Commission (RTC), in cooperation with the Federal Highway Administration's Central Federal Lands Highway Division and other consultants, to prepare an EIR for the proposed North Coast Rail Trail Project in northern Santa Cruz County. The 7.5-mile multi-use trail is proposed to be developed along an existing rail corridor parallel to the coastline from Wilder Ranch State Park on the south to Davenport on the north. The Project would include a paved path with striping, parallel unpaved path and shoulder, fencing, and parking improvements with trail connections at three locations along the alignment.



Key issues include agricultural, biological, and cultural resources. The rail is a historical resource, and the alignment extends through farmland and California Coastal Commission Environmentally Sensitive Habitat Areas.

In addition to the proposed project, the RTC is evaluating a trail-only alternative, whereby the railroad tracks would be removed and the trail would be developed directly atop the rail or trackbed ballast at an equal level of detail.

The project is part of the larger Monterey Bay Sanctuary Scenic Trail Network Master Plan, which includes a continuous 50-mile, multi-use trail extending the length of Santa Cruz County. The project is controversial because there are concerns about conflicts with agricultural uses and advocates for a trail without the rail.

Harris is responsible for project management and technical analyses for air quality, GHG emissions, noise, land use, recreation, and other environmental topics.

“Thank you for your top-grade responsiveness and excellent project management. We appreciate your polished work products, your diligent task tracking, and your caution in making sure that every millimeter of our environmental document is legally defensible. You’re a consultant superhero, and it’s a comfort to know that our complicated and controversial project is in such trust worthy, thorough, and capable hands.”

*Cory Caletti, Senior Planner/
Rail Trail Program Manager
Santa Cruz County RTC*

County of Santa Cruz

Freedom Sewer Rehabilitation Project IS/MND

Harris is working with the Freedom County Sanitation District to prepare an IS/MND for the Freedom Sewer Rehabilitation Project. The project, which is located in the unincorporated community of Freedom in southern Santa Cruz County, replaces approximately 5 miles of existing wastewater collection lines, located predominately within existing paved roadways in residential neighborhoods,

with the exception of a small portion on Watsonville Airport property. The project includes the replacement of 27,440 linear feet or 5.2 miles of existing wastewater (sewer) collection lines located within existing residential roadways in the unincorporated community of Freedom. The existing sewer lines within the project area are 50–60 years old and are deteriorating. Without rehabilitation, the deterioration of these lines could lead to surface spills and leaks along the buried pipelines. The project area is divided into five improvement locations and will be implemented in five phases between 2019 and 2021.

The County is seeking funding approval through the California State Water Resources Control Board's Clean Water State Revolving Fund Program, and through the U.S. Department of Agriculture's Rural Utilities Services Program. Because the project may receive federal funding, it is subject to federal environmental regulations as well as CEQA. The federal "cross-cutting regulations" applicable to the project include the Clean Air Act, Endangered Species Act, Migratory Bird Treaty Act, and National Historic Preservation Act. Therefore, the IS/MND is a "CEQA Plus" document that also addresses these federal regulations in the air quality, biological resources, and cultural resources analyses.

The key issues include biological resources because the airport property is considered critical habitat for the protected Santa Cruz tarplant and cultural resources because of known archaeological sites in the area. Other issues include construction-related air, traffic, and noise impacts.

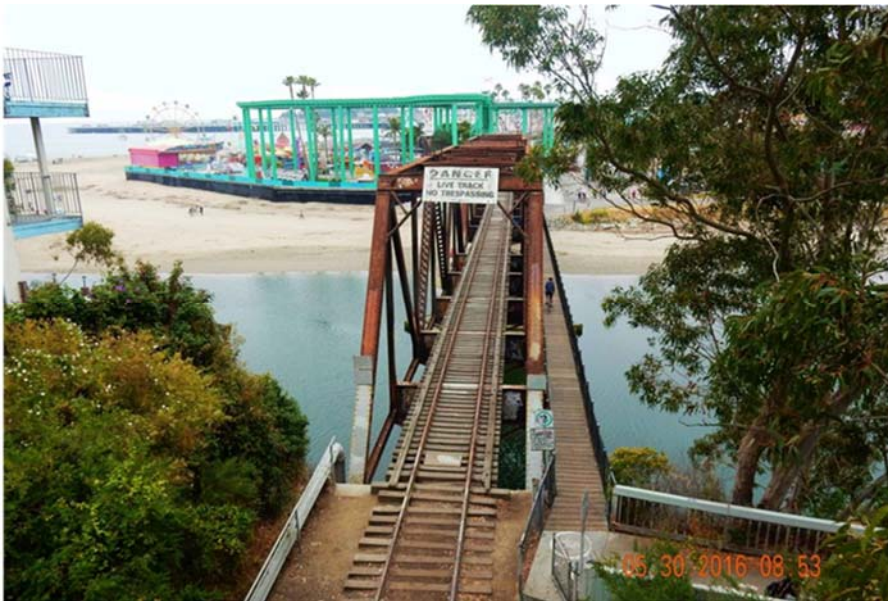


City of Santa Cruz

San Lorenzo River Parkway Phase III IS/MND

Harris worked with the City of Santa Cruz Public Works Department to prepare an IS/MND for the San Lorenzo River Parkway Phase III Project, also called the Trestle Bridge Path Widening Project. The project would widen the pathway across the span of the San Lorenzo River Trestle Bridge, near the mouth of San Lorenzo River and adjacent to the Santa Cruz Beach Boardwalk amusement park. The project includes the replacement of the existing 4-foot-wide wooden walkway with an approximately 10-foot-wide path for pedestrian and bicycle use. The project is needed because the heavily traveled walkway is deteriorating and is too narrow for both pedestrians and bicyclists to use.

The Trestle Bridge Path is part of Santa Cruz's larger San Lorenzo River Parkway, which includes paved pathways on each side of the river, and Segment 8 of the Santa Cruz County RTC's Coastal Rail Trail project, which extends the length of Santa Cruz County. The west end of the Trestle Bridge Path requires no modifications to connect to the existing pathway, constituting the rest of Segment 8. The east end requires minor modifications to the landing to connect to the existing pathway extending up to East Cliff Drive and to future Segment 9 of the Rail Trail Project, which would continue along the railroad tracks.



The primary environmental issues include cultural resources because the Trestle Bridge was constructed in 1905 and is considered a historical resource and biological resources and water quality because the project spans the San Lorenzo River, considered critical habitat. There are also construction-related issues associated with air quality and noise because of adjacent residents and transportation/access issues because the heavily traveled bridge would be closed, and pedestrian and bicycle traffic would be rerouted.

"I wanted to compliment you on the Initial Study for the San Lorenzo River Trestle project. I thought it was excellent – comprehensive, convincing, and very clearly written."

*Andy Schiffrin, CEQA Lecturer
University of California, Santa Cruz*

City of San Diego

Otay Pipeline 2 Segment A6 Replacement Project IS/MND

Harris is managing preparation of technical studies, including air quality and GHG emissions; cultural resources; and biological resources including habitat assessments, vegetation mapping, jurisdictional delineation, permitting and mitigation planning, and the CEQA document for the Otay Pipeline 2 Segment A6 Replacement Project IS/MND. Because the CEQA document will be used by both the City of Chula Vista and the City of San Diego to obtain project approvals, both cities' significance thresholds will be identified in the document. In general, the more stringent thresholds will be used as the basis for identifying significant impacts and mitigation measures. In certain circumstances, such as mitigation for environmentally sensitive lands issues, which only applies to the City of San Diego, impacts and mitigation may be different for each city.



Constructed in 1958, segment A6 of Otay Pipeline 2 is currently not in service and is in need of replacement. Segment A6 is within a 100-foot corridor owned in

fee by the City of San Diego and is approximately 4,000 linear feet in length, making the proposed project footprint approximately 9.2 acres. The easement is bound on both sides by the Salt Creek Preserve of the City of Chula Vista's Multiple Habitat Conservation Program Subarea Plan. Otay Pipeline 3 is an existing, adjacent pipeline within the same easement that is currently in service. Pipeline 2 provides redundancy for Pipeline 3. The City of San Diego approved the replacement of segment A6 in 2015 as part of a participation agreement with HomeFed for the design and construction of the Otay Pipeline 2 relocation and related facilities. Based on the participation agreement, the City of San Diego will reimburse HomeFed for 100 percent of the pipeline replacement costs, including documentation and processing of environmental clearances.

Segment A6 of Otay Pipeline 2 is currently a 40-inch pipe and is proposed to be replaced with an increased diameter 54-inch pipe. The environmental technical studies will influence the design and construction methodology of the pipeline to avoid and/or minimize project impacts.

County of Monterey

Palo Colorado Road Emergency Repair Environmental Compliance, Permitting, Mitigation Plan, and Monitoring

Palo Colorado Road and the Rocky Creek culvert were severely damaged in winter storms and require emergency repair. The project includes installation of a new culvert and headwalls, requiring permits on an expedited schedule to restore Palo Colorado Road, the Rocky Creek culvert, and residential access. Harris' environmental team is leading the environmental compliance, regulatory permitting, and mitigation monitoring for the project.



Key tasks include:

- CEQA documentation
- California Coastal Commission Coastal Development Permit
- CDFW Section 1602 Streambed Alteration Agreement
- USACE Section 404 Permit
- RWQCB Section 401 Water Quality Certification
- Biological Assessment, pursuant to Section 7 of the federal Endangered Species Act
- Section 106 of the National Historic Preservation Act
- Tribal consultation related to Native American resources
- Conceptual Mitigation Plan
- Preconstruction Surveys
- Mitigation Monitoring

City of National City

Paradise Creek Water Quality & Community Enhancement Project

The project site lies in the northeast corner of National City along Paradise Valley Road where it intersects with East Plaza Boulevard and would be constructed in two phases.

Phase I of the project includes the construction of a biofiltration basin in the western portion of the project area north of Paradise Valley Road. The proposed biofiltration basin would be constructed adjacent to, and south of, the existing Paradise Creek channel. The channel would be lined with a turf reinforcing mat, which would mimic an earthen channel by allowing vegetation to grow through, while protecting the channel from erosion.



Phase II of the project includes additional channel improvements to the central and eastern portions of the project site. These improvements consist of riprap installation along the upstream (east and north) channel banks. The project would also replace the existing concrete culvert to accommodate more stormwater flow under the roadway and reduce the level of flooding along Paradise Valley Road. The existing channel hardscape would be replaced and lined with a turf reinforcing mat.

Harris managed the preparation of the biological technical report, CEQA document (IS/MND), and the design engineering for the project. The biological technical report included a jurisdictional delineation and associated regulatory permitting for 401, 404, and 1602 permits.

After completion and adoption of the Final IS/MND by the City, an additional stretch of the creek was added to the project that was outside the project footprint analyzed in the IS/MND. This resulted in the need to conduct additional fieldwork to analyze the added creek area and determine the path forward to comply with CEQA requirements. To further complicate matters, this was a grant-funded project that did not have funds available for this additional work.

To address this challenge, the project team prepared a detailed scope amendment outlining the steps necessary to include the additional creek area in the project and to comply with CEQA requirements. An additional habitat assessment was conducted to gather field data for the wetland delineation. An analysis was conducted to determine the best path forward to comply with CEQA. It was determined that no new significant impacts and no new mitigation measures would be required; therefore, the project team was able to quickly prepare an addendum to the IS/MND and thereby keep the project moving forward to meet the project grant deadlines.

City of Pacific Grove

Pacific Grove Monarch Butterfly Sanctuary Sanitary Improvements Project IS/MND



Harris worked with the City of Pacific Grove Public Works Department to prepare an IS/MND for their Pacific Grove Monarch Butterfly Sanctuary (PGMBS) Sanitary Improvements Project. Pacific Grove, which is nicknamed

“Butterfly Town, U.S.A.,” takes great pride in supporting the thousands of monarchs that overwinter in the PGMBS every year. With its natural setting, the project site is considered to have strong visual character and high visual quality.

The project includes installing a new restroom facility on the upper portion of the 3-acre PGMBS to replace the portable toilet brought to the PGMBS seasonally. The project is needed to provide a sanitary public restroom facility onsite that is compliant with the Americans with Disabilities Act and is connected to the City’s wastewater collection system for the approximately 30,000 annual visitors that visit the PGMBS between October and February, the overwintering time for the monarch butterflies. As part of the project, Pacific Grove is replacing the three existing private sewer lines that extend through the PGMBS with a single public line that would enable the City to have greater control of the maintenance to ensure there are no incidents during the butterfly overwintering season.

The PGMBS property is owned by the City, who jointly manages the sanctuary with CDFW, to whom the City granted a Conservation Easement. The conditions of the Conservation Easement include no new structures, unless they are replacing pre-existing structures of similar size. The new restroom facility is replacing a house that was located on the side and, thus, is in compliance with the Conservation Easement.

The primary issues are biological resources, construction-related noise, and potential disturbance to unknown buried cultural and tribal cultural resources.

Town of Tiburon

Hawthorne Utility Undergrounding Project IS/MND

The project includes relocating the Pacific Gas & Electric power, AT&T telephone, and Comcast Communications aerial facilities underground along a number of streets within a residential neighborhood adjacent to the San Francisco Bay, Belvedere Tennis Club, and Tiburon Boulevard (State Route 131). Harris prepared an IS/MND for the project, which included extensive coordination with Caltrans and the San Francisco Bay Conservation and Development Commission as the area contains a number of drainages and ditches, is in an area sensitive for cultural resources, and includes temporary trail closures along the Old Rail Trail, which runs along a berm that borders the San Francisco Bay. Harris assisted in the tribal consultation process to develop mitigation measures for both cultural and tribal resource protection throughout implementation of the project. Biologists also worked with Town engineers, USACE, and CDFW to ensure that the drainages and ditches throughout the project area were protected and avoided in order to protect the biological and natural resources within the project and adjacent to the project area.



Planning

UC San Diego

UCSD Hillcrest Campus 2019 Long-Range Development Plan EIR

Harris is working with UC San Diego to prepare an EIR addressing the proposed UC San Diego Hillcrest 2019 Long-Range Development Plan (LRDP). The proposed 2019 LRDP aims to redevelop approximately 34 acres of the 62-acre campus resulting in removal of a vast majority of the 35 existing buildings, including replacement of the 11-story hospital. Harris is working closely with the LRDP planning consultant to develop LRDP policies (i.e., principles) that will self-mitigate environmental impacts to the extent feasible.

This LRDP comes as a result of the immediate need for the renovation of many of the campus's structures to meet the mandate of Senate Bill 1953, the California Hospital Seismic Safety Law. This bill mandates that



all acute care facilities within the state become compliant with the seismic safety provisions of the California Building Standards Code (Title 24) by the year 2030. In order to meet this mandate, nearly all of the existing campus's most critical buildings will need to be replaced or disabled as acute-care service facilities. In order for the existing hospital to remain open until the proposed replacement hospital becomes operational, the project will require a total of six phases of construction lasting 15 years.

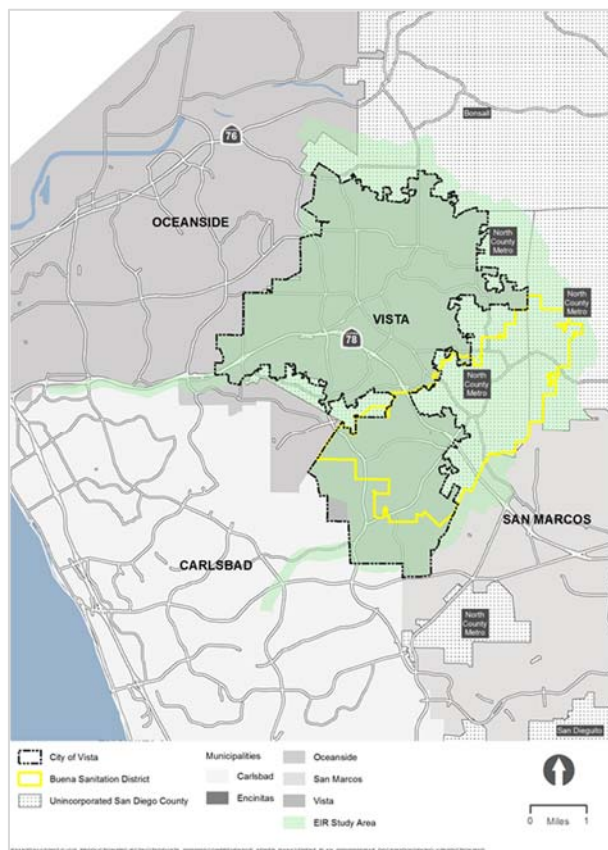
The EIR will provide a detailed project-level analysis of the six project phases, as opposed to a program-level analysis that is typically prepared for a long-range planning document. The EIR evaluation will tie mitigation measures to project phases, as well as identify non-specific programmatic measures for implementation as impacts occur during each phase. The Harris team is preparing technical studies to support the EIR, including air quality, biological resources including coastal California gnatcatcher surveys, GHG emissions, health risk assessments for both construction and operational emissions, hydrology and water quality studies, noise analysis including helicopter noise, population and housing analysis, as well as assisting the City of San Diego with the water supply assessment.

City of Vista

Vista Comprehensive Sewer Master Plan Program EIR

Harris prepared the air quality, GHG emissions /energy, land use and noise sections of the Program EIR for the City of Vista and Buena Sanitation District Comprehensive Sewer Management Plan (CSMP). Vista's overall goal for the 2017 CSMP was to update and refine the 2008 Sewer Master Plan Update by reprioritizing capital improvement plan (CIP) projects based on more current population and development projections and corresponding future demand capacity. The CIP projects address the capacity and noncapacity-related improvements necessary to maintain a safe and reliable sanitary-sewer collection system. The 2017 CSMP will also include prioritization of improvements included in the Vista's Operations and Maintenance (O&M) Program. The following objectives were identified for this project:

- Reduce the potential for sanitary sewer overflows consistent with State requirements;
- Implement facility improvements based on age, material, and condition related infrastructure;
- Maintain and/or enhance existing sanitary sewer collection service;
- Prioritize a list of CIP projects for capacity, replacement, and rehabilitation improvements and implementation of these improvements; and
- Prioritize a list of projects and activities for inclusion in the O&M Program and implementation of these projects and activities.



The CIP projects included in the proposed 2017 CSMP were identified through hydraulic modeling and capacity analysis, a review of known conditions, and through addressing new regulatory requirements. The identified complete condition assessment, replacements, and rehabilitation program will minimize the potential for system overflows and facilitate compliance with the State's Waste Discharge Requirements.

Key Personnel

Diane Sandman, AICP

Senior Director of Environmental Planning + Compliance



Diane has 18 years of experience managing the preparation and processing of highly complex and controversial environmental documents for public and private planning and development projects. She has successfully completed more than 150 CEQA and NEPA documents for a wide variety of projects including general plans, specific plans, campus master plans, redevelopment, residential, commercial, medical, industrial, mixed-use, university, and school, coastal, and infrastructure projects. Diane was also an instructor for the Environmental Assessment Practices undergraduate course at the University of San Diego, which is her alma mater.

Relevant Experience

- City of Chula Vista, Palomar Gateway District Specific Plan Program EIR
- City of El Cajon, Forrester Creek Industrial Park EIR
- City of El Cajon, Johnson Avenue Trunk Sewer IS/MND and CEQA Plus
- City of Escondido, 2012 General Plan Update, Downtown Specific Plan and Climate Action Plan Program EIR
- City of Escondido, Bear Valley Parkway Residential Development Project EIR
- City of La Mesa, Collier Park Master Plan Improvements Project EIR and Environmental Assessment (EA)
- City of La Mesa, Glen Street Sidewalk Improvement Project Community Impact Assessment
- City of La Mesa, La Mesa Sewer Repair and Replacement IS/MND and CEQA Plus Requirements
- City of Murrieta, Murrieta Hills Specific Plan Amendment EIR
- City of Oceanside, Oceanside Beach Resort EIR
- City of San Diego, Montgomery Field Airport Taxiway C Rehabilitation and Run-Up Pad Extension Project Extraordinary Circumstances Exception
- City of San Diego, Otay Mesa Trunk Sewer Program EIR
- City of San Diego, San Diego Zoo Expansion EIR
- City of Santee, Fanita Ranch Development EIR
- City of Solana Beach, Solana 101 Mixed-Use Development EIR
- City of Vista, Downtown Vista Specific Plan Update Program EIR
- County of San Diego, 2011 General Plan Update Program EIR
- CSU San Marcos, Campus Master Plan Update Program EIR
- Evans Hotels, Bahia Resort Hotel Renovation and Expansion Project EIR Addendum
- HomeFed Corporation, Otay Pipeline 2 Segment A6 Replacement Project IS/MND
- Palomar Health, Palomar Medical Center West EIR Addendum
- Touchstone Communities, Aspire and The Ivy Residential Projects IS/MND
- UC San Diego, 2019 Hillcrest Campus Long-Range Development Plan EIR
- UC San Diego, Gilman Bridge Technical Studies
- Yuima Municipal Water District/Bureau of Indian Affairs, Northern Route Pipeline EIR/EA

Ryan Binns, ENV SP

Director of Environmental Planning + Compliance



Ryan is an active program and project manager with 18 years of experience managing environmental projects. Ryan has experience preparing environmental documentation for large projects and is well versed in managing diverse teams of specialists for complex projects, including a mix of both in-house and subconsultant staff. In addition to CEQA

documentation, he regularly oversees the preparation of technical reports including air quality, biological resources, cultural resources, GHG emissions, hazardous materials, noise, traffic, and visual simulations. Ryan has been approved by the County of San Diego as an EIR preparer and has a master's degree in International Environmental Policy from the Middlebury Institute of International Studies at Monterey.

Relevant Experience

- City of Chula Vista, Otay Pipeline 2 Segment A6 Replacement Project Technical Studies and IS/MND
- City of Escondido, 661 Bear Valley Parkway Development EIR
- City of Escondido, Daley Ranch Resort EIR
- City of National City, Paradise Valley Creek Water Quality and Community Enhancement Project IS/MND
- City of San Diego, Virginia Avenue Parking Garage EIR Addendum
- City of Santee, Fanita Ranch Development EIR
- City of Solana Beach, Ocean Ranch Estates IS/MND
- City of Solana Beach, Solana 101 Mixed-Use Development EIR
- City of Vista, Green Oak Trunk Sewer Replacement Project IS/MND
- County of San Diego Department of General Services, As-Needed Environmental/Entitlement Consulting Services Contract
- County of San Diego Department of Public Works (DPW), As-Needed Environmental Services for Non-Federal Projects Contract
- County of San Diego DPW, Alpine Creek Drainage Improvement Project Technical Studies
- County of San Diego DPW, Bear Valley Parkway North Widening Noise Study
- County of San Diego DPW, Cole Grade Road Improvements Project Technical Studies
- County of San Diego DPW, Gillespie Field 70-Acre Redevelopment joint CEQA/NEPA and FAA-compliant Program EIR/EA
- County of San Diego DPW, Pine Creek and Old Highway 80 Intersection Improvements Project Technical Studies and IS/MND
- County of San Diego DPW, San Vicente Road Improvement Project EIR, Technical Studies, and Construction Monitoring
- Department of the Navy, Naval Facilities Engineering Command Southwest, Naval Base Point Loma Pier 5000 EA
- Newport Pacific, Inc., Palma de la Reina Development Project EIR
- Port Authority of Guam, Hotel Wharf and Access Road Maintenance and Repair Project EA, Technical Reports, and Permitting
- UC San Diego, Biological and Physical Sciences Building IS/MND
- UC San Diego, East Campus Parking Structure 2 (Athena Parking Structure) IS/MND
- UC San Diego, 2019 Hillcrest Campus LRDP EIR
- UC San Diego, Outpatient Pavilion Tiered EIR

Kate Giberson

Director of Environmental Planning + Compliance



Kate has more than 25 years of experience preparing environmental documentation in compliance with CEQA and NEPA for development and infrastructure projects. Development experience includes residential, mixed-use, park, and trail projects. Infrastructure experience includes roadway, bridge, pipeline, and treatment plant projects.

Kate prepares, reviews, and edits project impact analyses for required resource topics and manages project budget, schedule, and client relations for multiple diverse projects. She has led large multidisciplinary teams and managed complex and controversial projects. Kate also coordinates public outreach meetings.

Relevant Experience

- Alameda County Transportation Commission, East-West Connector Project EIR
- Bay Area Toll Authority, Bay Bridge Regional Bicycle/Pedestrian Connection IS/MND
- Caltrans, SR 58 Widening and Realignment Project EIR/Environmental Impact Statement (EIS)
- City of Capitola, Health Center EIR
- City of Clovis, Sewage Treatment/Water Reuse Facility Program EIR
- City of Gilroy, Camino Arroyo Bridge and Roadway Project IS/MND
- City of Mountain View, 100 Moffett Residential Project IS/MND
- City of Mountain View, 865 El Camino Real Residential Project EIR
- City of Mountain View, Miramonte Reservoir Expansion EIR
- City of Pacific Grove, Monarch Butterfly Sanctuary IS/MND
- City of Santa Cruz, Highway 1/9 Intersection Improvements IS/MND
- City of Santa Cruz, Mission Street Underground Utility District IS/MND
- City of Santa Cruz, San Lorenzo River Parkway Phase III IS/MND
- City of Soledad, Soledad Recharge Facility IS/ND
- City of Vallejo, Reuse of the Mare Island Dredged Material Disposal Ponds EIS/EIR
- City of Watsonville, General Plan Supplemental EIR for Tai Development
- Monterey County, Palo Colorado Road Repair Environmental Permitting
- Monterey County, Pebble Beach Buildout Project EIR
- Monterey County, Pebble Beach Inclusionary Housing Project EIR
- Pacific Gas & Electric Company, Groundwater Remediation EIR
- Pebble Beach Company, Inclusionary Housing GHG Reduction Plan
- San Francisco Public Utility District, Harry Tracy Water Treatment Plant Long-Term Improvements Project EIR
- San Mateo County Community College District, Cañada College Housing IS/MND
- San Mateo County Community College District, Cañada College Solar Array IS/MND
- Santa Cruz County RTC, North Coast Rail Trail EIR
- Santa Cruz County Sanitation District, Freedom Sewer System Rehabilitation Project IS/MND
- Santa Cruz County, Harkins Slough Road Bridge and Road Improvement EIR
- Town of Tiburon, Hawthorne Utility Undergrounding IS/MND
- US Army Corps of Engineers, Fort Ord Disposal and Reuse EIS

Kim Howlett

Principal Environmental Planner



Kim's CEQA and NEPA documentation career spans 35 years with the preparation of over 300 environmental documents addressing projects in Southern California, ranging from public infrastructure facilities to private and public land development. The public and private development projects that he has addressed have ranged in size from a few acres to over 36,000 acres and have required a variety of discretionary approvals,

including conditional use permits, general plan amendments, coastal development permits, tentative subdivision maps, annexations and specific plans. The types of projects he has evaluated include commercial (hotel, marina, office and retail), institutional (church, police station, hospital and school), mixed-use development, habitat management plans, redevelopment projects and public infrastructure (roadway, bridge, water and sewer lines, reservoirs, wastewater treatment plants, and electrical and solid waste facilities).

Relevant Experience

- Caltrans, District 11, Technical Studies and NEPA EIS Support for State Route 125
- City of Carlsbad, Cannon Road, Reaches 3 and 4 EIR
- City of Carlsbad, South Agua Hedionda Sewer Interceptor System Completion EIR
- City of Carlsbad, Woolley Annexation and General Plan Amendment EIR
- City of Coronado, Police Station EIR
- City of El Cajon, Downtown Master Design Plan EIR
- City of Escondido, City of Escondido General Plan Update EIR
- City of Oceanside Harbor District, Oceanside Harbor Precise Plan EIR
- City of Oceanside, Loma Alta Creek Flood Control Project EIR and Addendum
- City of San Diego, Metropolitan Sewage System Upgrade EIR/EIS
- City of San Diego, San Diego Water Reclamation and Reuse Conceptual Master Plan EIR
- City of San Dimas, Brasada Residential Project EIR
- County of San Diego, County of San Diego General Plan Update EIR
- Daley Enterprises, Daley Enterprises Rock Quarry EIR
- Grossmont Union High School District, West Hills High School EIR
- North County Transit District, San Diego-Oceanside Commuter Rail EIR
- Otay Water District, Water Resources Master Plan EIR
- Palomar Health, Palomar Medical Center West EIR Addendum
- San Diego County Water Authority, San Vicente Dam Raise EIR/EIS
- San Diego Unified Port District, Lindbergh Field Expansion Alternatives and EIS
- San Diego Unified Port District, North Embarcadero Alliance Visionary Plan Master EIR
- San Diego Unified Port District, Old Police Headquarters & Park Project EIR
- San Diego Unified Port District, San Diego Marriott Marquis and Marina Facilities Improvement and Port Master Plan Amendment Project EIR
- San Diego Unified Port District, South Embarcadero Redevelopment Program 1 EIR
- SeaWorld Master Plan Update EIR
- Toll Brothers, Robinson Ranch Specific Plan EIR
- UC San Diego, 2004 LRDP EIR
- UC San Diego, 2019 Hillcrest Campus LRDP EIR

Shannon Bane

Biologist, Natural Resources and Restoration Planner,
GIS Specialist



Shannon has over 15 years of experience in education, restoration planning, natural resource and conservation planning, biological resource impact assessment and mitigation, development and implementation of large-scale monitoring programs, riparian permitting, geographic information system (GIS), and writing CEQA and NEPA compliance documents. Her project experience includes development and conservation

work, including evaluation of special status habitats and species, invasive species removal, wetland delineations, land acquisition, public meetings, and extensive coordination with regulatory agencies.

Relevant Experience

- Bay Area Rapid Transit, Warm Springs Extension Supplemental EIR
- City of Livermore, Greenville Interchange Program EIR and Vasco Laughlin Regional Conservation Plan EIR
- City of Mountain View, Miramonte Reservoir Expansion EIR
- City of National City, Paradise Creek Enhancement Biological Resources Technical Report, Wetland Delineation, and CWA/CDFW permit applications
- City of Pacific Grove, Pacific Grove Monarch Sanctuary Sanitary Improvements Project IS/MND
- City of San Carlos, Preconstruction Nesting Bird Surveys
- City of Santa Cruz Water Department, University Tank 5 Replacement Project, Mitigation Plan and Project Area Natural Resources Evaluation and Surveys
- City of Santa Cruz, Monarch Butterfly Habitat Assessment and Population Study
- City of Santa Cruz, Graham Hill Water Tank Replacement Technical Studies
- County of Santa Clara, Stanford University Master Lighting Plan EIR
- Midpeninsula Regional Open Space District, Toto Ranch/Tunitas Creek Open Space Preserve Rangeland Management Plan Technical Studies and IS/MND
- Monterey County, Palo Colorado Road Repair Project, Environmental Compliance, Permitting, Mitigation Plan, and Monitoring
- Monterey County, Salinas River Bridge Restoration Biological Assessment
- San Benito County Water District, Pacheco Creek Restoration Project
- Seaside County Sanitation District, Angelus Way Sewer Main Replacement Project, Permitting and Mitigation Monitoring
- Seaside County Sanitation District, Lift Station Upgrades at Del Monte, Military and Rosita Lift Stations
- Seaside County Sanitation District, On-Call Sewer Rehabilitation Environmental Studies and Permitting
- Sobrato, Sobrato Fountain Park Office Development IS
- Stanford University, San Francisquito Creek Culvert Replacement Project
- Town of Tiburon, Hawthorne Undergrounding Project IS/MND
- UC Santa Cruz, Long-Range Development Plan and Campus-wide Habitat Conservation Plan
- UC Santa Cruz, Ranch View Terrace Housing Habitat Conservation Plan and Biotic Study

Esther Daigneault

Environmental Analyst



Esther has 15 years of experience preparing CEQA and NEPA environmental compliance documents for public and private development and infrastructure projects. Development experience includes, but is not limited to residential, commercial, detention facility, and park and trail projects. Infrastructure experience includes roadway, bridge, flood control facilities, and sewer replacement projects. Esther has experience in all aspects of project management, from preparing and reviewing technical reports and environmental assessment documentation to budget and schedule compliance and invoicing. Esther also has experience preparing and obtaining permits from the USACE, CDFW, RWQCB, USFWS and other state and local agencies.

Relevant Experience

- Bureau of Land Management, Inter Connect Towers Ash Hill Communications Site EA
- Bureau of Land Management, Inter Connect Towers I-15 Sorrel Trail Communication Site EA
- City of Chino Hills, Aerojet Corrective Measures Implementation for Munitions and Explosives of Concern Management Area I IS/MND
- City of Escondido, The Ivy Development IS/MND
- City of San Diego, Urban Runoff Management Program IS/MND
- City of San Diego/Baja Mex Insurance Services, Inc., Virginia Avenue Parking Structure EIR Addendum
- City of Solana Beach, Solana 101 Mixed Use Development EIR
- City of Vista, Bub Williamson Park Rehabilitation IS/MND
- City of Vista, Bueno Vista Condos IS/MND
- City of Vista/Rick Engineering, Green Oak Trunk Sewer Replacement IS/MND
- County of San Diego, Bear Valley Parkway Road Improvement EIR
- County of San Diego, Black Canyon Road Bridge Replacement IS/MND
- County of San Diego, Central Avenue Drainage Improvement IS/MND
- County of San Diego, Cole Grade Road Improvements EIR
- County of San Diego, Collier Way Bridge Replacement IS/MND
- County of San Diego, Cottonwood Creek Restoration IS/MND
- County of San Diego, Dye Road Extension EIR
- County of San Diego, Jamacha Landfill Bioremediation Study IS/ND
- County of San Diego, Las Colinas Detention Facility Expansion EIR
- County of San Diego, Los Coches Road Sewer Replacement IS/MND
- County of San Diego, Otay River Regional Park Trails IS/MND
- County of San Diego, Pala Temecula Road Improvement IS/MND
- County of San Diego, San Luis Rey River Park Master Plan Program EIR
- County of San Diego, Summit Hill Campground IS/MND
- County of San Diego, Sweetwater Loop Trail IS/MND
- County of San Diego, Tijuana River Regional Trails and Habitat Enhancement EIR
- County of San Diego, Viejas Blvd Road Bridge Replacement Project IS/MND

Paul Garcia

Project Manager



Paul has more than 15 years of experience with an extensive project management background for a wide range of CEQA and NEPA environmental compliance projects. His experience includes management of water and wastewater infrastructure projects, NEPA coordination for bureaus within the Department of the Interior, and program management for the City of San

Diego. In addition, Paul has successfully lead environmental compliance and permitting efforts with a variety of state and federal resource agencies including the USACE, USFWS, National Marine Fisheries Service, California Department of Water Resources, CDFW, and the State Water Resources Control Board. Paul currently serves as Program Manager for the San Diego Unified School District CEQA Environmental Compliance Program, assisting with the implementation of its 4.9 billion-dollar bond program.

Relevant Experience

- San Diego Unified School District, Logan Heights Educational Center EIR
- San Diego Unified School District/Monarch Group, Scripps Mesa Joint Occupancy Project EIR
- San Diego Unified School District, Wilson Middle School and Central Elementary School Redevelopment Project EIR
- San Diego Unified School District, Lindbergh Schweitzer Whole Site Modernization & Joint Use Field Project IS/MND
- San Diego Unified School District, King-Chavez Primary, Arts, and Athletics Academies Whole Site Modernization Project IS/MND
- San Diego Unified School District, Emerson Bandini Elementary School Whole Site Modernization IS/MND
- San Diego Unified School District, Balboa Elementary School Whole Site Modernization IS/MND
- San Diego Unified School District, CEQA Facilities Development Program Manager
- California Department of Water Resources, North Bay Aqueduct Alternate Intake Project EIR
- California Public Utilities Commission, Sutter Pointe Development Project water supply infrastructure Focused Tiered EIR
- California State San Marcos, Extended Learning Building IS/MND
- City of San Diego, As-Needed Environmental Consulting Services for CEQA and NEPA compliance
- City of San Diego, El Capitan Blow-Off Stabilization Historical and Biological Resources Evaluation Support Services
- City of San Diego, Manning Canyon Long Term Access Cultural Resources and Engineering Support Services
- City of San Diego, Mission Center Access Path Repair CEQA Hydrological Resources Evaluation
- Cities of Woodland and Davis and University of California at Davis, Davis-Woodland Water Supply Project EIR
- Otay Water District, Master Plan Update Program EIR
- Riverside County Flood Control and Water Conservation District, Environmental Compliance Review for Development Projects

Sharon Toland

Project Manager/ Air Quality, GHG, and Noise Specialist



Sharon has more than 10 years of experience as an environmental analyst and project manager responsible for preparation of documentation in compliance with CEQA and NEPA. She has managed and participated in the environmental documentation and technical analysis for a variety of projects including multi-use development, planned communities, redevelopment,

and infrastructure. Sharon's technical focus is environmental noise, air quality, and GHG emissions within the context of CEQA. Her specialties include analysis and mitigation for residential development with potential land-use compatibility issues, including exposure of residential development to noise from adjacent roadways and commercial uses.

Relevant Experience

- Cal State University San Marcos, Campus Field House Expansion IS/MND
- California State University San Marcos, Campus Master Plan Update EIR
- City of Carlsbad/ Carlsbad Municipal Water District, Sewer, Water, and Recycled Water Master Plan Program EIR
- City of Chula Vista, Otay Ranch Village 8 West SPA Plan Second-Tier EIR, Air Quality Technical Report, and Noise Technical Report
- City of Chula Vista, Palomar Gateway District Specific Plan EIR
- City of El Cajon, Forrester Creek Industrial Park EIR
- City of Escondido, 661 Bear Valley Parkway Residential Development EIR
- City of Escondido, General Plan Update, Climate Action Plan, and Downtown Specific Plan Update EIR
- City of Escondido, New Urban West, Oak Creek Residential Noise Report
- City of La Mesa, Alvarado Trunk Sewer Improvements IS/MND
- City of La Mesa, Collier Park Renovations Project EIR
- City of Laguna Niguel, Picerne Apartments Project Health Risk Assessment
- City of Pomona, Pomona Valley Hospital Medical Center Helipad Noise Report
- City of Santa Cruz, San Lorenzo River Parkway Phase III IS/MND
- City of Santa Cruz, Water Tank Replacement Air Quality Technical Report
- City of Santee, Fanita Residential EIR
- City of Solana Beach, AAT Solana 101 Mixed-Use Development Air Quality and GHG Reports
- City of Solana Beach, Ocean Ranch Estates IS/MND
- City of Vista, Bub Williamson Park Rehabilitation IS/MND
- County of San Diego, General Plan Update EIR and Global Climate Change Analysis
- County of San Diego, Property Specific Request General Plan Update Noise Report
- San Diego Unified Port District, San Diego Marriott Hotel & Marina Facilities Improvement Project IS/MND and EIR
- Santa Cruz County RTC, North Coast Rail Trail EIR
- Santa Cruz County Sanitation District, Freedom Sewer Rehabilitation IS/MND
- Town of Tiburon, Hawthorne Utility Undergrounding IS/MND, Air Quality and GHG Modeling
- UC San Diego, 2019 Hillcrest Campus LRDP EIR, Air Quality Technical Report, and Noise Technical Report

Melissa Tu

Project Manager/Senior Biologist



Melissa Tu has over 20 years of biological resources experience for public and private planning and development projects. She has successfully completed more than 100 NEPA, CEQA, and biological resources technical documents. She is a County of San Diego-approved CEQA consultant for biological resources.

Melissa is a project manager and senior biologist with broad experience in environmental planning and ecology with a focus on birds, reptiles, and endangered species; plant ecology (plant identification, rare plant surveys, vegetation mapping, invasive species management, revegetation, and restoration); wetland delineations; and vernal pool surveys and restoration. With a biological focus, Melissa has extensive experience in biological report writing, Endangered Species Act compliance, and regulatory permitting. Melissa has experience surveying for, documenting, and mapping rare plants; mapping Southern California vegetation; conducting wetland delineations; conducting California Rapid Assessment Method surveys; preparing Clean Water Act (CWA) Section 401/404 permit applications, preparing CDFW streambed alternation permits; and preparing habitat restoration and mitigation plans for projects throughout California.

Melissa has extensive experience conducting coastal California gnatcatcher surveys and is permitted by USFWS (TE64138A-1) to perform these surveys. She is a practiced user of global positioning system (GPS) and GIS systems as well as desktop publishing software.

Relevant Experience

- City of Chula Vista, Otay Pipeline 2 Segment A6, Biological Resources Surveys, Biological Resources Technical Report, Delineation of Jurisdictional Wetlands and Waters Report
- City of El Cajon, Broadway Channel Biological Resources Surveys, Biological Resources Technical Report, Delineation of Jurisdictional Waters Report
- City of National City, Paradise Creek Water Quality and Community Enhancement Biological Resources Technical Report, Delineation of Jurisdictional Waters Report, and CWA and CDFW permit applications
- City of San Diego, As-Needed Environmental Consulting Services for CEQA and NEPA Compliance
- City of Vista, Sewer Master Plan CIP 8202 Addendum, Biological Resources Technical Report, and Construction Monitoring
- County of San Diego, Department of Parks and Recreation, As Needed Environmental Services
- Red Leaf Village, Rare Plant Survey and Report, Ramona, California
- UC San Diego, 2019 Hillcrest Campus LRDP EIR Coastal California Gnatcatcher Survey and Report, Waters of the U.S. Preliminary Assessment, and Biological Resources Technical Report
- U.S. Army Corps of Engineers Santa Ana River Habitat Restoration, Biological Surveys, and Public Outreach

Morgan, Weintraub

CEQA Project Manager



Morgan has over 4 years of experience preparing and serving as a deputy project manager on various environmental analysis documents. Her primary experience includes the preparation of initial studies and EIRs in compliance with CEQA and environmental assessments compliant with NEPA. Morgan has also worked as a contracted planner for multiple cities where

her work included plan checks, counter coverage, preparation of staff reports, and presentation of findings and recommendations to planning commissions.

Relevant Experience

- City of Chula Vista, Otay Pipeline 2 Segment A6 Replacement Project Technical Studies and IS/MND
- City of Eastvale, Contract Staffing
- City of El Centro, El Centro Town Center IS/MND
- City of Encinitas, Weston Subdivision EIR
- City of Escondido, Safari Highlands EIR
- City of Hermosa Beach, PLAN Hermosa General Plan EIR
- City of Los Altos, Housing Element IS
- City of Maricopa, General Plan Safety Element Initial Study
- City of Norwalk, Norwalk High School IS/MND and EIR
- City of Palm Desert, General Plan Update EIR
- City of San Bernardino, Ord Mountain Solar EIR
- City of San Bernardino, Rancho Palma EIR
- City of San Mateo, Los Prados Park IS
- City of Santa Clarita, Rent A Bin IS/MND
- City of Santee, Santee Walker IS/MND
- City of Suisun City, Housing Element IS
- City of Wasco, Housing Element IS
- City of Wildomar, Camelia Townhomes IS/MND
- City of Wildomar, Contract Staffing
- City of Wildomar, McVicar Subdivision IS/MND
- City of Wildomar, Nova Homes Residential IS/MND
- City of Wildomar, Southern California Edison (SCE) Helipad IS/ND
- County of Imperial, Holtville Material Borrow Site Reclamation Plan and IS/MND
- County of Riverside, 2013-2021 Housing Element Update EIR
- County of Riverside, CUP03700 EA
- County of San Diego, Casa de Oro Revitalization Plan
- County of San Diego, Los Peñasquitos Watershed Improvement Project
- Town of Yountville, Housing Element IS/ND
- UC San Diego, 2019 Hillcrest Campus LRDP EIR

Wendy Young

Project Manager/Natural Resources and Restoration Planner



Wendy has over 15 years of environmental consulting experience, with an emphasis on natural resources planning and compliance. She has managed and prepared EIRs, EISs, IS/MNDs, and EAs in accordance with CEQA and NEPA regulations. She has also managed and prepared habitat restoration plans, and post-restoration monitoring and adaptive management

plans, including those projects associated with fulfilling mitigation requirements. In accordance with these projects, Wendy has prepared permitting packages, including standard project permits, and emergency permits, and led consultation efforts with a number of government agencies, including the USACE, USFWS, RWQCB, and CDFW.

Relevant Experience

- Alameda County Public Works Department, Alameda County Flood Control Project, USACE, CWA and CDFW permit applications
- Bay Area Rapid Transit (BART), Lake Merritt Administration Building Dismantling Project IS/MND
- California State Coastal Conservancy, Bel Marin Keys V Restoration Planning and EIR
- Caltrans, Daffodil Canyon Habitat Creation and Enhancement Project Biological Assessment
- City of Gilroy, Camino Arroyo Bridge and Roadway Project IS/MND
- City of Livermore, Northeast Livermore Resource Conservation Plan
- City of Mountain View, Miramonte Reservoir Expansion EIR
- City of Pacific Grove, Pacific Grove Monarch Sanctuary Sanitary Improvements Project, IS/MND
- City of Santa Cruz, San Lorenzo River Parkway Phase III Project IS/MND
- City of Santa Cruz, RTC, North Coast Rail Trail EIR
- Midpeninsula Regional Open Space District, Toto Ranch/Tunitas Creek Open Space Preserve Rangeland Management Plan Technical Studies and IS/MND
- Monterey County, Palo Colorado Road Repair Project, Environmental Compliance, Permitting, and Mitigation Monitoring
- Morro Bay National Estuary Program, Morro Bay Estuary Erosion Watershed Erosion Control and Habitat Improvement Project
- San Benito County Water District, Pacheco Creek Restoration Project
- San Francisco International Airport, San Francisco International Airport Runway Reconfiguration Habitat Mitigation Planning Project
- Santa Clara Valley Transportation Authority, River Oaks Bicycle and Pedestrian Bridge IS/MND, Mitigation and Monitoring, and Permitting
- Santa Clara Valley Water District, Upper Guadalupe Flood Protection Project, EIR/EIS, and CWA and CDFW permit applications
- Santa Cruz County Public Works Department, Freedom County Sanitary Sewer Replacement Project IS/MND
- Santa Cruz County, Harkins Slough Bridge and Road Improvement Project EIR, Restoration Planning, Conceptual Mitigation Plan and Habitat Evaluation
- Stanford University, Stanford University Master Lighting Plan IS/MND
- Town of Tiburon, Hawthorne Undergrounding Project IS/MND
- U.C. Santa Cruz, U.C. Santa Cruz Ranch View Terrace Development HCP/EA



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