

**CITY OF COSTA MESA
PROFESSIONAL SERVICES AGREEMENT
WITH PSOMAS**

THIS PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is made and entered into this 17th day of March 2026 (“Effective Date”), by and between the CITY OF COSTA MESA, a municipal corporation (“City”), and PSOMAS, a California corporation (“Consultant”).

RECITALS

A. City proposes to utilize the services of Consultant as an independent contractor to provide professional engineering design, ecological restoration design, and environmental planning services for the Fairview Park West Bluff Restoration Project, as more fully described herein; and

B. Consultant represents that it has that degree of specialized expertise contemplated within California Government Code section 37103, and holds all necessary licenses to practice and perform the services herein contemplated; and

C. City and Consultant desire to contract for the specific services described in Exhibit “A” and desire to set forth their rights, duties and liabilities in connection with the services to be performed; and

D. No official or employee of City has a financial interest, within the provisions of sections 1090-1092 of the California Government Code, in the subject matter of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, the parties hereby agree as follows:

1.0. SERVICES PROVIDED BY CONSULTANT

1.1. Scope of Services. Consultant shall provide the professional services described in City’s Request for Proposals (RFP 25-23), attached hereto as Exhibit “A,” and Consultant’s Proposal, attached hereto as Exhibit “B,” both incorporated herein.

1.2. Professional Practices. All professional services to be provided by Consultant pursuant to this Agreement shall be provided by personnel experienced in their respective fields and in a manner consistent with the standards of care, diligence and skill ordinarily exercised by professional consultants in similar fields and circumstances in accordance with sound professional practices. Consultant also warrants that it is familiar with all laws that may affect its performance of this Agreement and shall advise City of any changes in any laws that may affect Consultant’s performance of this Agreement.

1.3. Performance to Satisfaction of City. Consultant agrees to perform all the work to the complete satisfaction of the City. Evaluations of the work will be done by the City Manager or his or her designee. If the quality of work is not satisfactory, City in its discretion has the right to:

- (a) Meet with Consultant to review the quality of the work and resolve the matters of concern;

(b) Require Consultant to repeat the work at no additional fee until it is satisfactory; and/or

(c) Terminate the Agreement as hereinafter set forth.

1.4. Warranty. Consultant warrants that it shall perform the services required by this Agreement in compliance with all applicable Federal and California employment laws, including, but not limited to, those laws related to minimum hours and wages; occupational health and safety; fair employment and employment practices; workers' compensation insurance and safety in employment; and all other Federal, State and local laws and ordinances applicable to the services required under this Agreement. Consultant shall indemnify and hold harmless City from and against all claims, demands, payments, suits, actions, proceedings, and judgments of every nature and description including reasonable attorneys' fees and costs, presented, brought, or recovered against City for, or on account of any liability under any of the above-mentioned laws, which may be incurred by reason of Consultant's performance under this Agreement.

1.5. Non-Discrimination. In performing this Agreement, Consultant shall not engage in, nor permit its agents to engage in, discrimination in employment of persons because of their race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military or veteran status, except as permitted pursuant to section 12940 of the Government Code.

1.6. Non-Exclusive Agreement. Consultant acknowledges that City may enter into agreements with other consultants for services similar to the services that are subject to this Agreement or may have its own employees perform services similar to those services contemplated by this Agreement.

1.7. Delegation and Assignment. This is a personal service contract, and the duties set forth herein shall not be delegated or assigned to any person or entity without the prior written consent of City. Consultant may engage a subcontractor(s) as permitted by law and may employ other personnel to perform services contemplated by this Agreement at Consultant's sole cost and expense.

1.8. Confidentiality. Employees of Consultant in the course of their duties may have access to financial, accounting, statistical, and personnel data of private individuals and employees of City. Consultant covenants that all data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without written authorization by City, unless required to produce pursuant to legal process. City shall grant such authorization if disclosure is required by law. All City data shall be returned to City upon the termination of this Agreement. Consultant's covenant under this Section shall survive the termination of this Agreement.

2.0. COMPENSATION AND BILLING

2.1. Compensation. Consultant shall be paid in accordance with the fee schedule set forth in Exhibit "C," attached hereto and made a part of this Agreement. Consultant's total compensation shall not exceed Five Hundred Thirty-Three Thousand One Hundred Eighty-Nine

Dollars (\$533,189.00).

2.2. Additional Services. Consultant shall not receive compensation for any services provided outside the scope of services specified in the Consultant's Proposal unless the City Manager or designee, prior to Consultant performing the additional services, approves such additional services in writing. It is specifically understood that oral requests and/or approvals of such additional services or additional compensation shall be barred and are unenforceable.

2.3. Method of Billing. Consultant may submit invoices to the City for approval on a progress basis, but no more often than two times a month. Said invoice shall be based on the total of all Consultant's services which have been completed to City's sole satisfaction. City shall pay Consultant's invoice within forty-five (45) days from the date City receives said invoice. Each invoice shall describe in detail, the services performed, the date of performance, and the associated time for completion. Any additional services approved and performed pursuant to this Agreement shall be designated as "Additional Services" and shall identify the number of the authorized change order, where applicable, on all invoices.

2.4. Records and Audits. Records of Consultant's services relating to this Agreement shall be maintained in accordance with generally recognized accounting principles and shall be made available to City or its Project Manager for inspection and/or audit at mutually convenient times from the Effective Date until three (3) years after termination of this Agreement.

3.0. TIME OF PERFORMANCE

3.1. Commencement and Completion of Work. Unless otherwise agreed to in writing by the parties, the professional services to be performed pursuant to this Agreement shall commence within five (5) days from the Effective Date of this Agreement. Said services shall be performed in strict compliance with the Project Schedule approved by City as set forth in Exhibit "B," attached hereto and incorporated herein. The Project Schedule may be amended by mutual agreement of the parties. Failure to commence work in a timely manner and/or diligently pursue work to completion may be grounds for termination of this Agreement.

3.2. Excusable Delays. Neither party shall be responsible for delays or lack of performance resulting from acts beyond the reasonable control of the party or parties. Such acts shall include, but not be limited to, acts of God, fire, strikes, pandemics (excluding COVID-19), material shortages, compliance with laws or regulations, riots, acts of war, or any other conditions beyond the reasonable control of a party (each, a "Force Majeure Event"). If a party experiences a Force Majeure Event, the party shall, within five (5) days of the occurrence of the Force Majeure Event, give written notice to the other party stating the nature of the Force Majeure Event, its anticipated duration and any action being taken to avoid or minimize its effect. Any suspension of performance shall be of no greater scope and of no longer duration than is reasonably required and the party experiencing the Force Majeure Event shall use best efforts without being obligated to incur any material expenditure to remedy its inability to perform; provided, however, if the suspension of performance continues for sixty (60) days after the date of the occurrence and such failure to perform would constitute a material breach of this Agreement in the absence of such Force Majeure Event, the parties shall meet and discuss in good faith any amendments to this Agreement to permit the other party to exercise its rights under this Agreement. If the parties are not able to agree on such amendments within thirty (30) days and if suspension of performance continues, such other party may terminate this Agreement immediately by written notice to the party experiencing the Force Majeure Event, in which case neither party shall have any liability to

the other except for those rights and liabilities that accrued prior to the date of termination.

4.0. TERM AND TERMINATION

4.1. Term. This Agreement shall commence on the Effective Date and continue for a period of twenty-four (24) months, ending on March 16, 2028, unless previously terminated as provided herein or as otherwise agreed to in writing by the parties. This Agreement may be extended by three [3] additional one [1]-year periods upon mutual written agreement of both parties.

4.2. Notice of Termination. The City reserves and has the right and privilege of canceling, suspending or abandoning the execution of all or any part of the work contemplated by this Agreement, with or without cause, at any time, by providing written notice to Consultant. The termination of this Agreement shall be deemed effective upon receipt of the notice of termination. In the event of such termination, Consultant shall immediately stop rendering services under this Agreement unless directed otherwise by the City.

4.3. Compensation. In the event of termination, City shall pay Consultant for reasonable costs incurred and professional services satisfactorily performed up to and including the date of City's written notice of termination. Compensation for work in progress shall be prorated based on the percentage of work completed as of the effective date of termination in accordance with the fees set forth herein. In ascertaining the professional services actually rendered hereunder up to the effective date of termination of this Agreement, consideration shall be given to both completed work and work in progress, to complete and incomplete drawings, and to other documents pertaining to the services contemplated herein whether delivered to the City or in the possession of the Consultant.

4.4. Documents. In the event of termination of this Agreement, all documents prepared by Consultant in its performance of this Agreement including, but not limited to, finished or unfinished design, development and construction documents, data studies, drawings, maps and reports, shall be delivered to the City within ten (10) days of delivery of termination notice to Consultant, at no cost to City. Any use of uncompleted documents without specific written authorization from Consultant shall be at City's sole risk and without liability or legal expense to Consultant.

5.0. INSURANCE

5.1. Minimum Scope and Limits of Insurance. Consultant shall obtain, maintain, and keep in full force and effect during the life of this Agreement all of the following minimum scope of insurance coverages with an insurance company admitted to do business in California, rated "A," Class X, or better in the most recent A.M. Best's Rating Guide, and approved by City:

- (a) Commercial general liability, including premises-operations, products/completed operations, broad form property damage, blanket contractual liability, independent contractors, personal injury or bodily injury with a policy limit of not less than One Million Dollars (\$1,000,000.00) per occurrence, Two Million Dollars (\$2,000,000.00) general aggregate.
- (b) Business automobile liability for owned vehicles, hired, and non-owned vehicles, with a policy limit of not less than One Million Dollars

(\$1,000,000.00) combined single limit per accident for bodily injury and property damage.

- (c) Workers' compensation insurance as required by the State of California. Consultant agrees to waive, and to obtain endorsements from its workers' compensation insurer waiving subrogation rights under its workers' compensation insurance policy against the City, its officers, agents, employees, and volunteers arising from work performed by Consultant for the City and to require each of its subcontractors, if any, to do likewise under their workers' compensation insurance policies.
- (d) Professional errors and omissions ("E&O") liability insurance with policy limits of not less than One Million Dollars (\$1,000,000.00), combined single limits, per occurrence and aggregate. If the policy is written as a "claims made" policy, the retro date shall be prior to the start of the contract work. Consultant shall obtain and maintain, said E&O liability insurance during the life of this Agreement and for three years after completion of the work hereunder.

5.2. Endorsements. The commercial general liability insurance policy and business automobile liability policy shall contain or be endorsed to contain the following provisions:

- (a) Additional insureds: "The City of Costa Mesa and its elected and appointed boards, officers, officials, agents, employees, and volunteers are additional insureds with respect to: liability arising out of activities performed by or on behalf of the Consultant pursuant to its contract with the City; products and completed operations of the Consultant; premises owned, occupied or used by the Consultant; automobiles owned, leased, hired, or borrowed by the Consultant."
- (b) Notice: "Said policy shall not terminate, be suspended, or voided, nor shall it be cancelled, nor the coverage or limits reduced, until thirty (30) days after written notice is given to City."
- (c) Other insurance: "The Consultant's insurance coverage shall be primary insurance as respects the City of Costa Mesa, its officers, officials, agents, employees, and volunteers. Any other insurance maintained by the City of Costa Mesa shall be excess and not contributing with the insurance provided by this policy."
- (d) Any failure to comply with the reporting provisions of the policies shall not affect coverage provided to the City of Costa Mesa, its officers, officials, agents, employees, and volunteers.
- (e) The Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5.3. Deductible or Self-Insured Retention. If any of such policies provide for a deductible or self-insured retention to provide such coverage, the amount of such deductible or

self-insured retention shall be approved in advance by City. No policy of insurance issued as to which the City is an additional insured shall contain a provision which requires that no insured except the named insured can satisfy any such deductible or self-insured retention.

5.4. Certificates of Insurance. Consultant shall provide to City certificates of insurance showing the insurance coverages and required endorsements described above, in a form and content approved by City, prior to performing any services under this Agreement.

5.5. Non-Limiting. Nothing in this Section shall be construed as limiting in any way, the indemnification provision contained in this Agreement, or the extent to which Consultant may be held responsible for payments of damages to persons or property.

6.0. GENERAL PROVISIONS

6.1. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to any matter referenced herein and supersedes any and all other prior writings and oral negotiations. This Agreement may be modified only in writing and signed by the parties in interest at the time of such modification. The terms of this Agreement shall prevail over any inconsistent provision in any other contract document appurtenant hereto, including exhibits to this Agreement.

6.2. Representatives. The City Manager or his or her designee shall be the representative of City for purposes of this Agreement and may issue all consents, approvals, directives and agreements on behalf of the City, called for by this Agreement, except as otherwise expressly provided in this Agreement.

Consultant shall designate a representative for purposes of this Agreement who shall be authorized to issue all consents, approvals, directives and agreements on behalf of Consultant called for by this Agreement, except as otherwise expressly provided in this Agreement.

6.3. Project Managers. City shall designate a Project Manager to work directly with Consultant in the performance of this Agreement.

Consultant shall designate a Project Manager who shall represent it and be its agent in all consultations with City during the term of this Agreement. Consultant or its Project Manager shall attend and assist in all coordination meetings called by City.

6.4. Notices. Any notices, documents, correspondence or other communications concerning this Agreement or the work hereunder may be provided by personal delivery or mail and shall be addressed as set forth below. Such communication shall be deemed served or delivered: (a) at the time of delivery if such communication is sent by personal delivery, and (b) 48 hours after deposit in the U.S. Mail as reflected by the official U.S. postmark if such communication is sent through regular United States mail.

IF TO CONSULTANT:

Psomas
865 Figueroa Street, Suite 3200
Los Angeles, CA 90017

IF TO CITY:

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Tel: (626) 808-5427
Attn: Richard Lewis III

Tel: (714) 754-5135
Attn: Kelly Dalton
Project Manager

Courtesy copy to:

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Attn: Finance Dept. | Purchasing

6.5. Drug-Free Workplace Policy. Consultant shall provide a drug-free workplace by complying with all provisions set forth in City's Council Policy 100-5, attached hereto as Exhibit "D" and incorporated herein. Consultant's failure to conform to the requirements set forth in Council Policy 100-5 shall constitute a material breach of this Agreement and shall be cause for immediate termination of this Agreement by City.

6.6. Attorneys' Fees. If litigation is brought by any party in connection with this Agreement, the prevailing party shall be entitled to recover from the opposing party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in the exercise of any of its rights or remedies hereunder or the enforcement of any of the terms, conditions, or provisions hereof.

6.7. Governing Law. This Agreement shall be governed by and construed under the laws of the State of California without giving effect to that body of laws pertaining to conflict of laws. In the event of any legal action to enforce or interpret this Agreement, the parties hereto agree that the sole and exclusive venue shall be a court of competent jurisdiction located in Orange County, California.

6.8. Assignment. Consultant shall not voluntarily or by operation of law assign, transfer, sublet or encumber all or any part of Consultant's interest in this Agreement without City's prior written consent. Any attempted assignment, transfer, subletting or encumbrance shall be void and shall constitute a breach of this Agreement and cause for termination of this Agreement. Regardless of City's consent, no subletting or assignment shall release Consultant of Consultant's obligation to perform all other obligations to be performed by Consultant hereunder for the term of this Agreement.

6.9. Indemnification and Hold Harmless. Consultant agrees to indemnify, hold free and harmless the City, its elected officials, officers, agents and employees, at Consultant's sole expense, from and against any and all claims, actions, suits or other legal proceedings brought against the City, its elected officials, officers, agents and employees to the extent caused by the negligent, reckless or intentionally wrongful performance of the Consultant, its employees, and/or authorized subcontractors, of the work undertaken pursuant to this Agreement. The defense reimbursement obligation provided for hereunder shall apply without any advance showing of negligence or wrongdoing by the Consultant, its employees, and/or authorized subcontractors, but shall be required whenever any claim, action, complaint, or suit asserts as its basis the negligence, errors, omissions or misconduct of the Consultant, its employees, and/or authorized subcontractors, and/or whenever any claim, action, complaint or suit asserts liability against the City, its elected officials, officers, agents and employees based upon negligence, recklessness,

or willful misconduct in the work performed by the Consultant, its employees, and/or authorized subcontractors under this Agreement, whether or not the Consultant, its employees, and/or authorized subcontractors are specifically named or otherwise asserted to be liable. Notwithstanding the foregoing, the Consultant shall not be liable for the defense or indemnification of the City for claims, actions, complaints or suits arising out of the sole active negligence or willful misconduct of the City. Consultant will reimburse City for any expenditure, including reasonable attorney's fees, incurred by City in defending against claims or liabilities to the extent ultimately determined to be caused by the negligence, recklessness or willful misconduct of Consultant. This provision shall supersede and replace all other indemnity provisions contained either in the City's specifications or Consultant's Proposal, which shall be of no force and effect.

6.10. Independent Contractor. Consultant is and shall be acting at all times as an independent contractor and not as an employee of City. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its agents or employees are in any manner agents or employees of City. Consultant shall secure, at its sole expense, and be responsible for any and all payment of Income Tax, Social Security, State Disability Insurance Compensation, Unemployment Compensation, and other payroll deductions for Consultant and its officers, agents, and employees, and all business licenses, if any are required, in connection with the services to be performed hereunder. Consultant shall indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Consultant further agrees to indemnify and hold City harmless from any failure of Consultant to comply with the applicable worker's compensation laws. City shall have the right to offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this paragraph.

6.11 Conflicts with Independent Contractor. Contractor/consultant's duties and services under this Agreement shall not include preparing or assisting the public entity with any portion of the public entity's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with the public entity. The public entity entering into this Agreement shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. Contractor/consultant's participation in the planning, discussions, or drawing of project plans or specifications shall be limited to conceptual, preliminary, or initial plans or specifications. Contractor/consultant shall cooperate with the public entity to ensure that all bidders for a subsequent contract on any subsequent phase of this project have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by contractor pursuant to this Agreement.

6.12. PERS Eligibility Indemnification. In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in PERS as an employee of City and entitlement to any contribution to be paid by City for employer contribution and/or employee contributions for PERS benefits.

6.13. Cooperation. In the event any claim or action is brought against City relating to Consultant's performance or services rendered under this Agreement, Consultant shall render any reasonable assistance and cooperation which City might require.

6.14. Ownership of Documents. All findings, reports, documents, information and data including, but not limited to, computer tapes or discs, files and tapes furnished or prepared by Consultant or any of its subcontractors in the course of performance of this Agreement, shall be and remain the sole property of City. Consultant agrees that any such documents or information shall not be made available to any individual or organization without the prior consent of City. Any use of such documents for other projects not contemplated by this Agreement, and any use of incomplete documents, shall be at the sole risk of City and without liability or legal exposure to Consultant. City shall indemnify and hold harmless Consultant from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from City's use of such documents for other projects not contemplated by this Agreement or use of incomplete documents furnished by Consultant. Consultant shall deliver to City any findings, reports, documents, information, data, in any form, including but not limited to, computer tapes, discs, files audio tapes or any other Project related items as requested by City or its authorized representative, at no additional cost to the City.

6.15. Public Records Act Disclosure. Consultant has been advised and is aware that this Agreement and all reports, documents, information and data, including, but not limited to, computer tapes, discs or files furnished or prepared by Consultant, or any of its subcontractors, pursuant to this Agreement and provided to City may be subject to public disclosure as required by the California Public Records Act (California Government Code section 7920.000 *et seq.*). Exceptions to public disclosure may be those documents or information that qualify as trade secrets, as that term is defined in the California Government Code section 7924.510, and of which Consultant informs City of such trade secret. The City will endeavor to maintain as confidential all information obtained by it that is designated as a trade secret. The City shall not, in any way, be liable or responsible for the disclosure of any trade secret including, without limitation, those records so marked if disclosure is deemed to be required by law or by order of the Court.

6.16. Conflict of Interest. Consultant and its officers, employees, associates and subconsultants, if any, will comply with all conflict-of-interest statutes of the State of California applicable to Consultant's services under this agreement, including, but not limited to, the Political Reform Act (Government Code sections 81000, *et seq.*) and Government Code section 1090. During the term of this Agreement, Consultant and its officers, employees, associates and subconsultants shall not, without the prior written approval of the City Representative, perform work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or subconsultants to abstain from a decision under this Agreement pursuant to a conflict of interest statute.

6.17. Responsibility for Errors. Consultant shall be responsible for its work and results under this Agreement. Consultant, when requested, shall furnish clarification and/or explanation as may be required by the City's representative, regarding any services rendered under this Agreement at no additional cost to City. In the event that an error or omission attributable to Consultant's negligence occurs, then Consultant shall, at no cost to City, provide all necessary design drawings, estimates and other Consultant professional services necessary to rectify and correct the matter to the reasonable satisfaction of City and to participate in any meeting required with regard to the correction.

6.18. Prohibited Employment. Consultant will not employ any regular employee of City while this Agreement is in effect.

6.19. Order of Precedence. In the event of an inconsistency in this Agreement and any of the attached Exhibits, the terms set forth in this Agreement shall prevail. If, and to the extent this Agreement incorporates by reference any provision of any document, such provision shall be deemed a part of this Agreement. Nevertheless, if there is any conflict among the terms and conditions of this Agreement and those of any such provision or provisions so incorporated by reference, this Agreement shall govern over the document referenced.

6.20. Costs. Each party shall bear its own costs and fees incurred in the preparation and negotiation of this Agreement and in the performance of its obligations hereunder except as expressly provided herein.

6.21. Binding Effect. This Agreement binds and benefits the parties and their respective permitted successors and assigns.

6.22. No Third Party Beneficiary Rights. This Agreement is entered into for the sole benefit of City and Consultant and no other parties are intended to be direct or incidental beneficiaries of this Agreement and no third party shall have any right in, under or to this Agreement.

6.23. Headings. Paragraphs and subparagraph headings contained in this Agreement are included solely for convenience and are not intended to modify, explain or to be a full or accurate description of the content thereof and shall not in any way affect the meaning or interpretation of this Agreement.

6.24. Construction. The parties have participated jointly in the negotiation and drafting of this Agreement and have had an adequate opportunity to review each and every provision of the Agreement and submit the same to counsel or other consultants for review and comment. In the event an ambiguity or question of intent or interpretation arises with respect to this Agreement, this Agreement shall be construed as if drafted jointly by the parties and in accordance with its fair meaning. There shall be no presumption or burden of proof favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Agreement.

6.25. Amendments. Only a writing executed by the parties hereto or their respective successors and assigns may amend this Agreement.

6.26. Waiver. The delay or failure of either party at any time to require performance or compliance by the other of any of its obligations or agreements shall in no way be deemed a waiver of those rights to require such performance or compliance. No waiver of any provision of

this Agreement shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought. The waiver of any right or remedy in respect to any occurrence or event shall not be deemed a waiver of any right or remedy in respect to any other occurrence or event, nor shall any waiver constitute a continuing waiver.

6.27. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable in any circumstance, such determination shall not affect the validity or enforceability of the remaining terms and provisions hereof or of the offending provision in any other circumstance. Notwithstanding the foregoing, if the value of this Agreement, based upon the substantial benefit of the bargain for any party, is materially impaired, which determination made by the presiding court or arbitrator of competent jurisdiction shall be binding, then both parties agree to substitute such provision(s) through good faith negotiations.

6.28. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original. All counterparts shall be construed together and shall constitute one agreement.

6.29. Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said parties and that by doing so the parties hereto are formally bound to the provisions of this Agreement.

[Signatures appear on following page.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their respective authorized officers, as of the date first above written.

CONSULTANT

Signature

Date: _____

[Name and Title]

CITY OF COSTA MESA

Cecilia Gallardo-Daly
City Manager

Date: _____

ATTEST:

Brenda Green
City Clerk

APPROVED AS TO FORM:

Kimberly Hall Barlow
City Attorney

Date: _____

APPROVED AS TO INSURANCE:

Ruth Wang
Risk Management

Date: _____

APPROVED AS TO CONTENT:

Kelly Dalton
Project Manager

Date: _____

DEPARTMENTAL APPROVAL:

Brian Gruner
Parks and Community Services Director

Date: _____

APPROVED AS TO PURCHASING:

Carol Molina
Finance Director

Date: _____

EXHIBIT A
REQUEST FOR PROPOSALS



REQUEST FOR PROPOSAL

FOR

FAIRVIEW PARK WEST BLUFF RESTORATION

RFP NO. 25-23

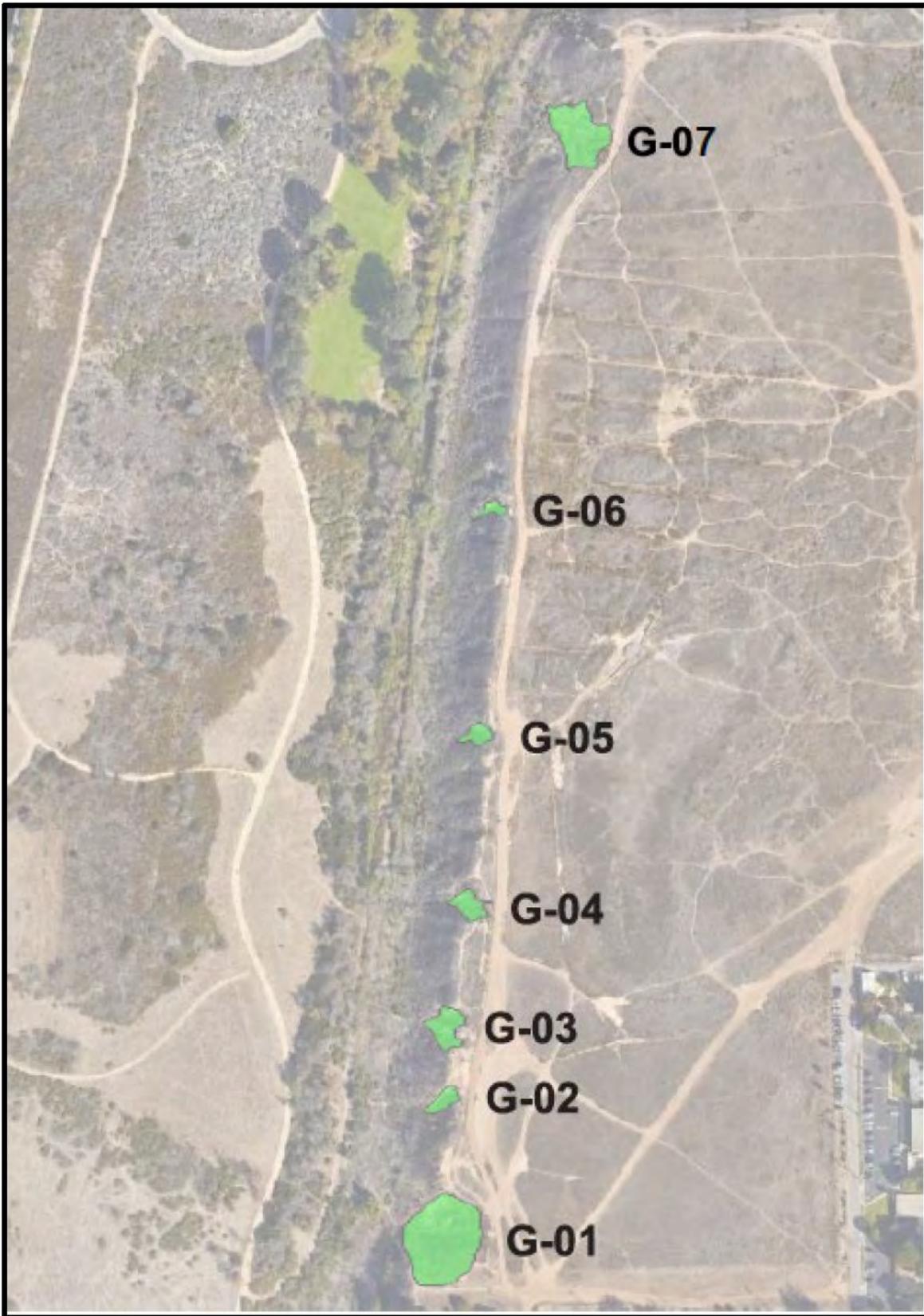


PARKS AND COMMUNITY SERVICES DEPARTMENT

CITY OF COSTA MESA

Released on

June 5, 2025



**Fairview Park Bluff Restoration Project Site
Fairview Park, City of Costa Mesa**

**REQUEST FOR PROPOSAL
FOR
FAIRVIEW PARK WEST BLUFF RESTORATION**

The City of Costa Mesa (hereinafter referred to as the “City”) is requesting Proposals from qualified consultants to provide professional engineering design, ecological restoration design, and environmental planning services for the Fairview Park West Bluff Restoration project. The awarded Contractor, (hereinafter referred to as “Contractor”) shall be in accordance with the Sample Professional Service Agreement, **Appendix B** terms, conditions, and scope of work. Prior to submitting a Proposal, Proposers are advised to carefully read the instructions below, including the Sample Professional Service Agreement and any solicitation appendix/exhibits. The term is expected to have a duration of 2 years with 3 one-year extension options. The City reserves the right to award one or more contracts for this service.

I. GENERAL INFORMATION

The City of Costa Mesa is a general law city, which operates under the council/manager form of government with an annual General Fund budget of over \$189.9 million and a total budget of \$240.10 million for fiscal year 2024-2025.

The City of Costa Mesa, incorporated in 1953, has an estimated population of 115,000 and has a land area of 16.8 square miles. It is located in the northern coastal area of Orange County, California, and is bordered by the cities of Santa Ana, Newport Beach, Huntington Beach, Fountain Valley and Irvine.

The City is a “full service city” providing a wide range of services. These services include: police and fire protection; animal control; emergency medical aid; building safety regulation and inspection; street lighting; land use planning and zoning; housing and community development; maintenance and improvement of streets and related structures; traffic safety maintenance and improvement; and full range of recreational and cultural programs.

The City of Costa Mesa is home of the Segerstrom Center for the Arts, Orange County Fairgrounds, South Coast Repertory Theater and the South Coast Plaza Shopping Center, which is the single largest commercial activity center in the City. The volume of sales generated by South Coast Plaza secures its place as the highest volume regional shopping center in the nation.

The successful Proposer, shall have experience in similar types of services. All Proposers responding to this Request for Proposal (RFP) will be evaluated on the basis of their expertise, prior experience on similar projects, demonstrated competence, ability to meet the requested services, adequate staffing, reference check, understanding of services, cost and responsiveness to the needs and concerns of the City of Costa Mesa.

1. **Important Notice:** The City has attempted to provide all information available. Please visit the City’s website for supplemental information on Fairview Park: <https://www.costamesaca.gov/community/fairview-park>. Please see Costa Mesa Municipal Code, Title 12, Ch. 12-V section 12-89 for further information on Ballot Measure AA. It is the responsibility of each Proposer to review, evaluate, and, where necessary, request any clarification prior to submission of a Proposal. **Proposers are not to contact other City personnel with any**

questions or clarifications concerning this Request for Proposal (RFP). Any City response relevant to this RFP other than through or approved by Cit's Purchasing Department is unauthorized and will be considered invalid.

If clarification or interpretation of this solicitation is considered necessary by City, a written addendum shall be issued, and the information will be posted on PlanetBids. Any interpretation of, or correction to, this solicitation will be made only by addendum issued by the City's Purchasing Department. It is the responsibility of each Proposer to periodically check PlanetBids website to ensure that it has received and reviewed all addenda to this solicitation. The city will not be responsible for any other explanations, corrections to, or interpretations of the documents, including any oral information.

2. **Schedule of Events:** This Request For Proposal shall be governed by the following schedule:

Release of RFP	June 5, 2025
Mandatory Job Walk	June 17, 2025, 9:00 a.m.
Deadline for Written Questions	June 19, 2025, 5:00 p.m.
Responses to Questions Posted	June 28, 2025, 5:00 p.m.
Proposals are Due	July 8, 2025, by 10:00 a.m.
Interviews (if held)	July 29-31 2025
Approval of Contract	October 2025 (tentatively)

**All dates are subject to change at the discretion of the City.

Mandatory Job Walk: A mandatory job walk will be held at 9:00 am on June 17, 2025 at Fairview Park. The job walk will be held to allow for questions and clarification regarding the City's RFP process, scope of services, and subsequent contract award. The job walk will include an overview of the Fairview Park project site and the west bluff restoration design project. The mandatory job walk will begin at the onsite picnic shelter, found at the end of the Fairview Park main parking lot, 2525 Placentia Ave, Costa Mesa CA 92626 (image attached).

3. **Proposer's Minimum Requirements:** Interested and qualified Proposers that can demonstrate their ability to successfully provide the required services outlined in **Appendix A – Scope of Services**, of this RFP are invited to submit a proposal, provided they meet the following requirements. All requirements must be met at the time of the proposal due date. **If these requirements are not met, the proposal may not receive further consideration, as determined in the sole discretion of the City.**

a. The consultant must provide a minimum list of three projects of similar size and scope that have been completed within the last ten years in California. Information of the completed projects should include project name and description, agency or client name along with the person to contact and telephone number, year completed, engineering fee, and project construction cost.

b. The consultant shall maintain a local office with a competent representative who can be reached during normal working hours who is authorized to make decisions on matters pertaining to this contract with the City. Office facilities that support daily operations must be within ninety (90) miles of the City.

c. Consultants must identify the project manager, and the individual authorized to negotiate the contract on behalf of the consulting firm; and provide an organization chart showing all proposed key project team members.

3.a. Proposer's desired qualifications:

The selected firm will have proven experience and knowledge in environmental restoration, geotechnical engineering and slope stabilization, project management related to parks and open spaces, environmental permitting, and public outreach involving various stakeholders. The selected consultant will be comprised of an interdisciplinary team that can effectively plan and design a multi-benefit project that achieves both slope stabilization and ecological restoration, in addition to other community benefits. The consultant will plan and develop an integrated design that draws upon disciplines including, but not limited to:

- Habitat restoration of natural Southern California landscapes including coastal sage scrub, coastal bluff scrub, and other native vegetation communities. Consultant shall have experience successfully implementing large (>5 ac.) habitat restoration projects of Southern California vegetation communities.
- Geotechnical engineering of bluffs and other natural slope features.
- Civil Engineering.
- Landscape Architecture.
- Archeology and cultural resources management.
- Wildlife biology and regulations pertaining to special-status biological resources.
- CEQA and environmental documentation.

Consultants shall also have the following qualifications:

- Experience in public engagement and collaboration
- The technical qualifications to perform the environmental tasks outlined in the scope of work
- Strong graphic communication and clear, concise writing style
- A dedicated team with a single project manager to guide the project to conclusion

II. GENERAL INSTRUCTIONS AND PROVISIONS

1. **Proposal Format Guidelines:** Interested entities or contractors are to provide the City of Costa Mesa with a thorough Proposal using the following guidelines: Proposal should be typed and should contain no more than 25 typed pages using a 12-point font size, including cover letter, Index/Table of Contents, tables, charts, and graphic exhibits, but excluding resumes of key people and pricing forms. Each Proposal will adhere to the following order and content of sections. Proposal should be straightforward, concise and provide "layman" explanations of technical terms that are used. Emphasis should be concentrated on conforming to the RFP instructions, responding to the RFP requirements, and on providing a complete and clear description of the offer. Proposals which appear unrealistic in terms of technical commitments, lack of technical competence or are indicative of failure to comprehend the complexity and risk of this contract may be rejected. The following Proposal sections are to be included in the Proposer's response:

- **Cover Letter:** A cover letter, not to exceed two pages in length, should summarize key elements of the Proposal. An individual authorized to bind the Contractor must sign the letter. Indicate the address and telephone number of the contractor's office located nearest

to Costa Mesa, California, and the office from which the project will be managed. And include proposed working relationship among the offering agency and subcontractors, if applicable.

- **Background and Project Summary Section:** The Background and Project Summary Section should describe your understanding of the City, the work to be done, and the objectives to be accomplished. Refer to **Scope of Services, Appendix A** of this RFP.
- **Project Approach and Methodology:** Provide a detailed description of the approach and methodology that will be used to fulfill each requirement listed in the Scope of Services of this RFP. The section should include:
 1. Describes familiarity of project and demonstrates understanding of work and project objectives moving forward.
 2. Detailed description of efforts your firm will undertake to achieve client satisfaction and to satisfy the requirements of the "Scope of Services" section. Identifies the project's potential issues and response to them.
 3. Proposers are encouraged to provide additional innovative and/or creative approaches for providing the service that will maximize efficient, safe, and cost-effective operations or increased performance capabilities.
- **Project Schedule:** Provide a detailed project schedule, identifying all tasks and deliverables to be performed, durations for each task, and overall time of completion.
- **Qualifications & Experience of the Firm:** Describe the qualifications and experience of the organization or entity performing services/projects that are similar in size and scope to demonstrate competence to perform these services. Information shall include:
 1. Relevant experience, specific qualifications, and technical expertise of the firm and sub-consultants to provide design services.
 2. Submit a description of the organization's qualifications, experience and abilities that make it uniquely capable to provide the services specified in the Scope of Work.
 3. If the owner is a corporation please provide: Name of corporation, corporate office street address, city, state, and zip code, state where incorporated, date of incorporation, first and last name of officers, local office address, city, state & zip, and the date local office opened its doors for business.
 4. If the owner is a partnership or joint venture, please provide: Name of partnership or joint venture, principal office street address, city, state, and zip code, state of organization, date of organization, first and last name of general partner(s), local office address, city, state, and zip code, and date local office opened its doors for.
 5. Provide a list of current and previous contracts similar to the requirements for this project in Costa Mesa, including all public agencies served (if any). For each, provide a brief description of the scope of work performed, the length of time you have been providing services, and the name, title, and telephone number of the person who may be contacted regarding your organization's service record.

- **Financial Capacity:** The City is concerned about proposers' financial capability to perform, and therefore, is requesting copies of audited financials from the past three years to allow an evaluation of firm's financial capabilities.
- **Key Personnel:** It is essential that the Proposer provide adequate experienced personnel, capable of and devoted to the successful accomplishment of work to be performed under this contract. The Proposer must agree to assign specific individuals to the key positions.
 - Identify the members of the staff who would be assigned to act for Proposer's firm in key management and filed positions providing the services described in the Proposal, and the functions to be performed by each.
 - Include resumes or curriculum vitae of each such staff member, including name, position, telephone number, email address, education, and years and type of relevant experience. Describe for each such person, the relevant role and functions for each project.

Cost Proposal: Provide a not-to-exceed fee schedule/pricing information for the project including identifying the specific assigned personnel, their hourly rates and their number of hours, and the cost for each work task/deliverable as described in the Scope of Services. If work tasks or deliverable are proposed that are not specifically listed in the City's Scope of Services, please identify those costs as separate and optional. Proposals shall be valid for a minimum of 180 days following submission.

The Cost proposal shall include a \$10,000 allowance for permit fees and approved reimbursables.

- **Disclosure:** Please disclose any and all past or current business and personal relationships with any current Costa Mesa elected official, appointed official, City employee, or family member of any current Costa Mesa elected official, appointed official, or City employee. **Any past or current business relationship may not disqualify the firm from consideration.**
- **Sample Professional Service Agreement:** The firm selected by the City will be required to execute a Professional Service Agreement with the City. A sample of the Agreement is enclosed as **Appendix B** but may be modified to suit the specific services and needs of the City. **If a Proposer has any exceptions or conditions to the Agreement, these must be submitted for consideration with the Proposal. Otherwise, the Proposer will be deemed to have accepted the form of Agreement.**
- **Checklist of Forms to Accompany Proposal:** As a convenience to Proposers, following is a list of the forms, **Appendix C** included in this RFP, which should be included with Proposals:
 1. Vendor Application Form
 2. Company Profile & References
 3. Ex Parte Communications Certificate
 4. Disclosure of Government Positions
 5. Disqualifications Questionnaire
 6. Bidder/Applicant/Contractor Campaign Contribution

2. Process for Submitting Proposals:

- **Content of Proposal:** The Proposal must be submitted using the format as indicated in the Proposal format guidelines.
- **Preparation of Proposal:** Each Proposal shall be prepared simply and economically, avoiding the use of elaborate promotional material beyond those sufficient to provide a complete, accurate and reliable presentation.
- **Cost for Preparing Proposal:** The cost for developing the Proposal is the sole responsibility of the Proposer. All Proposals submitted become the property of the City. Cost proposal shall be submitted in a **separate** file. The cost proposal is confidential and will be unsealed after all proposals have been reviewed, and the most qualified consultant has been selected. Proposals shall be valid for a minimum of 180 days following submission.
- **Forms to Accompany Proposal:** **Appendix C** forms shall be attached at the end of the Proposal with the exception of the Cost Proposal which shall be submitted in a separate file.
- **Number of Proposals:** Submit one (1) PDF file format copy of your technical proposal in sufficient detail for thorough evaluation and comparative analysis, and (1) PDF file format copy of your cost proposal.
- **Submission of Proposals:** Complete written Proposals must be submitted electronically in PDF file format via the planetbids.com website not later than **10:00 a.m. (P.S.T) on July 8, 2025**. Proposals will not be accepted after this deadline. Proposals received after the scheduled closing time will not be accepted. It shall be the sole responsibility of the Proposer to see that the proposal is received in proper time. Faxed or e-mailed Proposals will not be accepted. **NO EXCEPTIONS.**
- **Inquiries:** Questions about this RFP must be posted in the Q & A tab on Planetbids no later than **June 19, 2025 at 5:00 P.M.** The City reserves the right not to answer all questions.

The City reserves the right to amend or supplement this RFP prior to the Proposal due date. All addendum(s), responses to questions received, and additional information will be posted to the Costa Mesa Procurement Registry, Costa Mesa-Official City Web Site, Business-Bids & RFP's. Proposers should check this web page daily for new information.

From the date that this RFP is issued until a firm or entity is selected and the selection is announced, firms or public entities are not allowed to communicate outside the process set forth in this RFP with any City employee other than the contracting officer listed above regarding this RFP. The City reserves the right to reject any Proposal for violation of this provision. No questions other than posted on Planetbids will be accepted, and no response other than written will be binding upon the City.

- **Conditions for Proposal Acceptance:** This RFP does not commit the City to award a contract or to pay any costs incurred for any services. The City, at its sole discretion, reserves the right to accept or reject any or all Proposals received as a result of this RFP, to negotiate with any qualified source(s), or to cancel this RFP in part or in its entirety. The City may waive

any irregularity in any Proposal. All Proposals will become the property of the City of Costa Mesa, USA. If any proprietary information is contained in the Proposal, it should be clearly identified.

- **Insurance & W-9 Requirements:** Upon recommendation of contract award, Contractor will be required to submit the following documents with ten (10) days of City notification, unless otherwise specified in the solicitation:
 - **Insurance** - City requires that licensees, lessees, and vendors have an approved Certificate of Insurance (not a declaration or policy) or proof of legal self-insurance on file with the City for the issuance of a permit or contract. Within ten (10) consecutive calendar days of award of contract, successful Bidder must furnish the City with the Certificates of Insurance proving coverage as specified in the sample contract.
 - **W-9** – Current signed form W-9 (Taxpayer Identification Number & Certification) which includes Contractor's legal business name(s).

3. Evaluation Criteria: The City's evaluation and selection process will be conducted in accordance with Chapter V, Article 2 of the City's Municipal Code (Code). This project will be awarded based on a Qualifications Based Selection process. In accordance with the Code, the responsive responsible proposer shall be determined based on evaluation of qualitative factors. At all times during the evaluation process, the following criteria will be used. Sub-criteria are not necessarily listed in order of importance. Additional sub-criteria that logically fit within a particular evaluation criteria may also be considered even if not specified below.

1. **Project Approach & Methodology ----- 35%**
2. **Qualifications & Experience of Firm ----- 25%**
3. **Key Personnel ---- 30%**
4. **Cost---- 10%**

4. Evaluation of Proposals and Selection Process: In accordance with its Municipal Code, the City will adhere to the following procedures in evaluating Proposals. An Evaluation Committee, which may include members of the City's staff and possibly one or more outside experts, will screen and review all Proposals according to the weighted criteria set forth above. While price is one basic factor for award, it is not the sole consideration.

- A. Responsiveness Screening:** Proposals will first be screened to ensure responsiveness to the RFP. The City may reject as non-responsive any Proposal that does not include the documents required to be submitted by this RFP. At any time during the evaluation process, the City reserves the right to request clarifications or additional information from any or all Proposers regarding their Proposals.
- B. Initial Proposal Review:** The Committee will initially review and score all responsive written Proposals based upon the Evaluation Criteria set forth above. The Committee may also contact Proposer's references. Proposals that receive the highest evaluation

scores may be invited to the next stage of the evaluation process. The City may reject any Proposal in which a Proposer's approach or qualifications are not considered acceptable by the City. An unacceptable Proposal is one that would have to be substantially rewritten to make it acceptable. The City may conclude the evaluation process at this point and recommend award to the highest ranked consultant or proceed to interview the highest ranked consultants.

- C. Interviews, Reference Checks, Revised Proposals, Discussions:** Following the initial screening and review of Proposals, the Proposers included in this stage of the evaluation process may be invited to participate in an oral interview. Interviews, if held, are tentatively scheduled for **the week of July 29-31, 2025** and will be conducted at City of Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, CA 92626 or virtually at the discretion of the City. The dates are subject to change. The individual(s) from Proposer's organization that will be directly responsible for carrying out the contract, if awarded, should be present at the oral interview. The oral interview may, but is not required to, use a written question/answer format for the purpose of clarifying the intent of any portions of the Proposal.

In addition to conducting an oral interview, the City may during this stage of the evaluation process also contact and evaluate the Proposer's references, contact any Proposer to clarify any response or request revised or additional information, contact any current users of a Proposer's services, solicit information from any available source concerning any aspect of a Proposal, and seek and review any other information deemed pertinent to the evaluation process.

Following conclusion of this stage of the evaluation process, the Committee will again rank all Proposers according to the evaluation criteria set forth above. The Committee may conclude the evaluation process at this point and make a recommendation for award. Once the highest ranked consultant is identified, the City will open the Cost Proposal and enter negotiations.

Recommendation for award is contingent upon the successful negotiation of final contract terms. Negotiations shall be confidential and not subject to disclosure to competing Proposers unless an agreement is reached. If contract negotiations cannot be concluded successfully within a time period determined by the City, the City may terminate negotiations and commence negotiations with the next highest scoring Proposer or withdraw the RFP.

- 5. Protests:** Failure to comply with the rules set forth herein may result in rejection of the protest. Any proposals awarded pursuant to the formal procurement procedure set forth in the Proposal procedure may be appealed in accordance with the following procedure:
- The Proposer shall file the written notice of appeal with the purchasing officer at least ten (10) working days prior to proposal award date specified in the notice of recommendation to award.
 - The written notice of appeal must include specifics as to the nature of the appeal.
 - The Proposer must provide any and all documentation to support the appeal.
 - The purchasing officer will respond in writing to the Proposer within five (5) working days.

- In the event the appeal is denied by the purchasing officer, the Proposer may appeal the purchasing officer's ruling to the city council at the next available council meeting.

6. Accuracy of Proposals: Proposers shall take all responsibility for any errors or omissions in their Proposals. Any discrepancies in numbers or calculations shall be interpreted to reflect the cost to the City.

If prior to contract award, a Proposer discovers a mistake in their Proposal which renders the Proposal unwilling to perform under any resulting contract, the Proposer must immediately notify the facilitator and request to withdraw the Proposal. It shall be solely within the City's discretion as to whether withdrawal will be permitted. If the solicitation contemplated evaluation and award of "all or none" of the items, then any withdrawal must be for the entire Proposal. If the solicitation provided for evaluation and award on a line item or combination of items basis, the City may consider permitting withdrawal of specific line item(s) or combination of items.

7. Responsibility of Proposers: The City shall not be liable for any expenses incurred by potential Contractors in the preparation or submission of their Proposals. Pre-contractual expenses are not to be included in the Contractor's Pricing Sheet. Pre-contractual expenses are defined as, including but not limited to, expenses incurred by Proposer in:

- Preparing Proposal in response to this RFP.
- Submitting that Proposal to the City;
- Negotiating with the City any matter related to the Proposal; and,
- Any other expenses incurred by the Proposer prior to the date of the award and execution, if any, of the contract.

8. Confidentiality: The California Public Records Act (Cal. Govt. Code Sections 6250 et seq.) mandates public access to government records. Therefore, unless information is exempt from disclosure by law, the content of any request for explanation, exception, or substitution, response to this RFP, protest, or any other written communication between the City and Proposer, shall be available to the public. The City intends to release all public portions of the Proposals following the evaluation process at such time as a recommendation is made to the City Council.

If Proposer believes any communication contains trade secrets or other proprietary information that the Proposer believes would cause substantial injury to the Proposer's competitive position if disclosed, the Proposer shall request that the City withhold from disclosure the proprietary information by marking each page containing such proprietary information as confidential. Proposer may not designate its entire Proposal as confidential nor designate its Price Proposal as confidential.

Submission of a Proposal shall indicate that, if Proposer requests that the City withhold from disclosure information identified as confidential, and the City complies with the Proposer's request, Proposer shall assume all responsibility for any challenges resulting from the non-disclosure, indemnify and hold harmless the City from and against all damages (including but not limited to attorney's fees and costs that may be awarded to the party requesting the Proposer information), and pay any and all costs and expenses related to the withholding of Proposer information. Proposer shall not make a claim, sue, or maintain any legal action against the City or its directors, officers, employees, or agents concerning the disclosure, or withholding from

disclosure, of any Proposer information. If Proposer does not request that the City withhold from disclosure information identified as confidential, the City shall have no obligation to withhold the information from disclosure and may release the information sought without any liability to the City.

- 9. Ex Parte Communications:** Proposers and Proposers' representatives should not communicate with the City Council members about this RFP. In addition, Proposers and Proposers' representatives should not communicate outside the procedures set forth in this RFP with an officer, employee, or agent of the City, including any member of the evaluation panel, with the exception of the RFP Facilitator, regarding this RFP until after Contract Award. Proposers and their representatives are not prohibited, however, from making oral statements or presentations in public to one or more representatives of the City during a public meeting.

A "Proposer" or "Proposer's representative" includes all of the Proposer's employees, officers, directors, consultants and agents, any subcontractors or suppliers listed in the Proposer's Proposal, and any individual or entity who has been requested by the Proposer to contact the City on the Proposer's behalf. Proposers shall include the Ex Parte Communications Form, **Appendix C** with their Proposals certifying that they have not had or directed prohibited communications as described in this section.

- 10. Conflict of Interest:** The Proposer warrants and represents that it presently has no interest and agrees that it will not acquire any interest which would present a conflict of interest under California Government Code Sections 1090 et seq., or Sections 87100 et seq., during the performance of services under any Agreement awarded. The Proposer further covenants that it will not knowingly employ any person having such an interest in the performance of any Agreement awarded. Violation of this provision may result in any Agreement awarded being deemed void and unenforceable.

- 11. Disclosure of Governmental Position:** In order to analyze possible conflicts that might prevent a Proposer from acting on behalf of the City, the City requires that all Proposers disclose in their Proposals any positions that they hold as directors, officers, or employees of any governmental entity. Additional disclosure may be required prior to contract award or during the term of the contract. Each Proposer shall disclose whether any owner or employee of the firm currently hold positions as elected or appointed officials, directors, officers, or employees of a governmental entity or held such positions in the past twelve months using the attached Disclosure of Government Positions Form, **Appendix C**.

- 12. Conditions to Agreement:** The selected Proposer will execute a Professional Service Agreement for Services with the City describing the Scope of Services to be performed, the schedule for completion of the services, compensation, and other pertinent provisions. The contract shall follow the sample form of Agreement provided as **Appendix B** to this RFP, which will be modified by the City to include federal requirements.

All Proposers are directed to particularly review the indemnification and insurance requirements set forth in the sample Agreement. **The terms of the agreement, including insurance requirements have been mandated by the City and can be modified only if extraordinary circumstances exist.**

Submittal of a Proposal shall be deemed acceptance of all the terms set forth in this RFP and the sample agreement for services unless the Proposer includes with its Proposal, in writing, any conditions or exceptions requested by the Proposer to the proposed Agreement.

13. Disqualification Questionnaire: Proposers shall complete and submit, under penalty of perjury, a standard form of questionnaire inquiring whether a Proposer, any officer of a proposer, or any employee of a Proposer who has a proprietary interest in the Proposer, has **ever** been disqualified, removed, or otherwise prevented from proposing on, or completing a federal, state, or local government project because of a violation of law or safety regulation and if so, to explain the circumstances. A Proposal may be rejected on the basis of a Proposer, any officer or employee of such Proposer, having been disqualified, removed, or otherwise prevented from proposing on, or completing a federal, state, or local project because of a violation of law or a safety regulation, **Appendix C**.

14. Standard Terms and Conditions: The City reserves the right to amend or supplement this RFP prior to the Proposal due date. All addendum(s) and additional information will be posted via PlanetBids. Proposers should check this web page daily for new information.

ATTACHMENTS:

- APPENDIX A – SCOPE OF SERVICES
- APPENDIX B – SAMPLE PROFESSIONAL SERVICE AGREEMENT
- APPENDIX C- REQUIRED FORMS
- APPENDIX D – PROJECT AREA
- APPENDIX E – MAPPED GULLIES/PRIORITY AREAS SUBJECT OF REPAIRS
-
- APPENDIX F – Geotechnical Investigation Report for Fairview Park Slope Restoration (dated June 7, 2024, prepared by Fenagh Engineering and Testing)

APPENDIX A

SCOPE OF SERVICES
FOR
FAIRVIEW PARK WEST BLUFF RESTORATION

The Consultant is tasked with performing comprehensive design and environmental planning services and developing a comprehensive set of plans, specifications, and estimates for the Fairview Park West Bluff Restoration project (“project”). The project shall be informed by existing site conditions, Fairview Park Master Plan, Ballot Measure AA, the 2023 Vegetation Map and Restoration Opportunities Report, other technical reports provided by the City, and the consultant’s technical expertise in various fields. The Consultant will address geotechnical and slope stability, erosion, and ecological considerations, while developing solutions that ensure minimal adverse impacts on existing resources.

Using information gathered from site evaluations and the City-provided technical reports, the consultant shall assess the Fairview Park west bluff geological features according to severity of erosion and degree of risk to nearby trails and other essential park features, and develop a design solution that improves the geotechnical stability of the west bluffs. Given the site’s environmental sensitivity and various sensitive resources known to be present, consultant shall rely on design elements and stabilization solutions that avoid and minimize adverse impacts to existing resources where feasible.

Based on the results of the consultant’s technical evaluations, consultant shall prepare a detailed design and implementation plan. The consultant will draw upon both biological resources protection requirements and cultural resources preservation standards in preparing the design. The consultant shall develop an integrated engineering and ecological restoration solution that supports the long-term safety and integrity of the Fairview Park west bluffs, while preserving the site’s natural character and environmental resources.

Consultants are encouraged to present innovative concepts to achieve the objectives set forth in the Request for Proposal (RFP). The work described in this section is considered to be the minimum required to complete this process. In their proposals, consultants may propose additional tasks or revisions to this scope that lead to the best process and results for the project.

The primary goals and objectives of the project are as follows:

- Ensure the geotechnical stability of the west bluffs.
- Mitigate erosion and associated risks to park trails and other features.
- Restore and enhance the ecological integrity of the Fairview Park West Bluffs.
- Develop sustainable solutions for the west bluffs that promote native habitat for wildlife and minimize environmental impact.

In addition to achieving geotechnical stabilization to preserve the longevity and safety of the

west bluff trails, the project is also intended to accomplish ecological restoration and enhancement. In developing the design, the consultant's restoration plan shall identify and prioritize the removal of existing stands of invasive vegetation along the west bluffs. The consultant will develop a restoration plan to remove existing invasive and non-native vegetation, and revegetate these areas with native species of coastal bluff scrub and other ecologically appropriate vegetation communities. Plant palettes for the habitat restoration areas shall be consistent with the City's Fairview Park Master Plan and habitat restoration opportunities identified therein.

TASK 1. PROJECT COORDINATION AND DOCUMENT REVIEW

This task will include an initial kickoff meeting and regular coordination and meetings with City staff throughout the design development process. In addition, this task will involve coordination between consultant's various technical disciplines to ensure an integrated design process. Consultant will thoroughly review and evaluate existing site conditions and available documentation pertinent to the project site. Consultant shall review applicable sections of the following materials, at a minimum:

- Geotechnical Investigation Report for Fairview Park Slope Restoration (dated June 7, 2024, prepared by Fenagh Engineering and Testing)
- Fairview Park Master Plan (last updated in 2008) and Fairview Park Negative Declaration dated 1997
- Engineering Evaluation of the Westerly Slope at Fairview Park (dated March 2003 prepared by Dudek and Associates)
- Ballot Measure AA
- Other biological and technical reports will be made available to the selected consultant.

TASK 2. SITE DESIGN EVALUATIONS

This item of work shall include visually surveying site to establish design constraints and existing conditions including landmarks, adjacent uses, site edges, views and orientation, site topography, and circulation systems. The slope stabilization and restoration design is expected to include a combination of bioengineered and earthwork restoration solutions, considering remedial grading and ecologically suitable engineered fill material as part of the proposed solutions. Consultant shall consider all applicable engineering and environmental design constraints, including but not limited to:

- Existing and future infrastructure.
- Soil conditions.
- Site circulation (pedestrian and service vehicular access).
- Sensitive environmental features and biological resources.
- Topography.
- Drainage systems.
- Adjacent land uses, parks (Talbert Regional Park), structures, and residential areas.
- On-site and off-site uses.

- Utilities.

In conducting the site design evaluations, consultant shall prepare a sustainable earthwork and restoration design solution to ensure the geotechnical stability of the west bluffs, and account for:

- Drainage overtopping the bluff edge.
- Collapse of near-vertical bluffs.
- Highly erodible soil layers.
- Burrowing and bioturbation and stability vulnerabilities.
- Encouragement of native, drought-tolerant deep-rooted species on erosional faces.
- Design solutions that avoid and minimize adverse impacts to existing sensitive resources.
- Bluff safety during construction and public safety for trail users.
- Coordination with neighborhood residents of potential project impacts.
- Limitations of use for heavy equipment and tools.
- Temporary trail closures for the duration of construction.

TASK 3. DESIGN DEVELOPMENT

Consultant will prepare and provide a comprehensive set of plans for the City's review and comments at stages including preliminary design (30%), 60%, 90%, and 100% design submittals. The design shall prepare civil and landscape architectural plans in sufficient detail for contractors to construct the project during the (future) implementation phase. The consultant will draw upon biological resources and cultural resources preservation standards, and knowledge of ecological restoration in preparing a sustainable design solution.

The design development process shall include the following:

- Geotechnical analyses
- Utilities.
- Existing cultural and archeological resources assessment
- Slope stabilization and restoration design
- Site preparation details.
- Excavation plan.
- Remedial grading.
- Engineered fill sections.
- Compaction methods and equipment specifications.
- Slope reinforcement plan.
- Drainage plan.
- Erosion control plan.

Consultant shall also develop an ecologically appropriate habitat restoration design and implementation plan. The habitat restoration implementation plan shall be prepared by a qualified restoration ecologist with experience in managing large (>5 ac.) restoration projects in Southern California vegetation communities. The habitat restoration design shall include the

following items, at a minimum:

- Plant palettes and details
- Seed mixes and seed installation methods
- Habitat restoration monitoring and maintenance plan
- Irrigation during establishment period and temporary irrigation plan.
- The consultant shall also establish success criteria for the habitat restoration and enhancement areas, and any other performance-based standards to be met during the implementation phase.

Construction drawings and specifications shall be signed and stamped by the licensed engineer and/or landscape architect, and sub-consultants in their respective specialty disciplines.

Plans and specifications shall comply with standard drawings and specifications of the City of Costa Mesa and other agencies as applicable.

All construction drawings shall be provided to the City in both hard copy and electronic format.

TASK 4. PREPARATION OF QUANTITIES AND COST ESTIMATES

The consultant will provide itemized preliminary and final construction quantity and cost estimates during the design process. A preliminary cost estimate shall be prepared at the 30% design stage, and detailed cost estimates shall be provided at 60%, 90%, and 100% design submittals and a final estimate upon final submittal.

The consultant shall provide preliminary cost estimates for at least two (2) alternatives during the schematic design phase.

TASK 5. RESOURCE CONSULTATION AND ENVIRONMENTAL PERMITTING

The consultant shall provide all services necessary to determine potential impact to sensitive resources, consult with regulatory agencies and obtain approvals from all regulatory authorities and wildlife agencies to construct and implement the project. This will include preparing and submitting documents to the appropriate governing agencies for review, meetings and consultation with applicable regulatory authorities and the City, and obtaining all approvals and permits necessary to construct the project.

TASK 6. CULTURAL RESOURCE MANAGEMENT PLAN

Consultant shall include all services necessary to develop a cultural resource management plan for the project, which is to be implemented during the subsequent phase of project implementation. The cultural resource management plan shall account for cultural resource monitoring needs during specific phases and activities of project implementation. In addition, this task shall include any anticipated coordination with tribal organizations that may be necessary during the course of project planning and design. Consultant's cultural resources management plan shall adhere to all applicable cultural and historical resources preservation requirements including the National Historic Preservation Act and other applicable standards.

The cultural resource management plan shall be developed under the direction of a Qualified Archeologist, and shall account for the following items, as applicable.

- Review of Applicable Records and Site Inventory
- Archeological Surveys
- Archeological Monitoring
- Native American Monitoring
- Tribal Consultation and Facilitation
- Cultural Resources Avoidance and Protection Measures
- Worker Training Program
- Cultural Resource Discovery Procedures

TASK 7. FINAL DESIGN, CONSTRUCTION DOCUMENTS AND BID PACKAGE PREPARATION

Based on the approved design development documents, the consultant shall prepare the working drawings and specifications which shall set forth and prescribe in detail the work to be done by the contractor including materials, workmanship, finishes, and equipment required for to fulfill the design in accordance with the geotechnical, civil, landscape architectural, and ecological restoration plans. Construction drawings and specifications shall be signed and stamped by the licensed engineer and sub-consultants in their respective specialties. Consultant shall conduct in-house constructability review.

The consultant shall process the construction documents for the review and approval of the City's Parks and Community Services Department and Public Works Department, answer plan check comments, and if necessary, revise construction documents and obtain any required permits or approvals from outside agencies. The consultant shall prepare Final Plans, Cost Estimate and Technical Specifications to be used for the City Bid Package.

The consultant shall consider all applicable design constraints and address all items to prepare a technically defensible design. The final design and construction documents shall include all details and plans necessary to construct the project, including:

- Geotechnical analyses
- Utilities.
- Existing cultural and archeological resources assessment
- Slope stabilization and restoration design
- Site preparation details.
- Excavation plan.
- Remedial grading.
- Engineered fill sections.
- Compaction methods and equipment specifications.
- Slope reinforcement plan.
- Drainage plan.
- Erosion control plan.

- Survey plans and CAD files.
- Fencing and signage plan.
- Trail detour plan.
- Construction staging and access plan.
- Equipment details and technical methods.
- Engineered fill material specifications.
- Slope reinforcement materials, alternatives, and specifications.
- Cost estimates for each of the project alternatives.
- Detailed Technical Specifications including Special Provisions. Copies of Standard General Provisions and Construction Contract Agreement will be supplied by the City for incorporation into construction documents. A description for each bid item will be required.
- Habitat Restoration Final Design, including detailed implementation plan and restoration maintenance and monitoring plan.

Consultant shall also develop a long-term maintenance and monitoring plan for the west bluff restoration project to ensure the longevity of the stabilization solution and success of the ecological restoration project beyond the establishment period.

TASK 8. CEQA AND ENVIRONMENTAL DOCUMENTATION

The selected consultant shall:

- Prepare a project description in accordance with the California Environmental Quality Act (CEQA).
- Determine the appropriate level of CEQA environmental analysis and documentation for the project.
- Prepare an applicable environmental document.
- Prepare all associated notices and findings in compliance with the California Environmental Quality Act (CEQA) necessary to analyze the environmental impacts of the project, and define mitigation and monitoring responsibilities.
- Provide response to comments after circulating the CEQA document for public review.
- Consult with responsible and trustee agencies as required and obtain all necessary permits and agency approvals needed to implement the project.

TASK 9. PUBLIC OUTREACH

Consultant shall prepare and lead a minimum of three (3) public outreach meetings at appropriate stages of the project planning and design process. Consultant shall be familiar with the City's governance structure for Fairview Park including the Fairview Park Steering Committee and Costa Mesa Ballot Measure AA. Public outreach meetings may include a combination of general outreach meetings for the project, Fairview Park Steering Committee meetings, on-site informational sessions, or meetings to the Costa Mesa City Council or Parks and Community Services Commission. Consultant will coordinate with City staff in planning and scheduling the public outreach meetings for the project. The consultant shall use the

public outreach sessions as opportunities to share information about the project, address questions and concerns, and educate the community about the long-term benefits to be realized by the project. Consultant shall include hours appropriate hours and expenses to prepare applicable presentation materials for meetings, and conduct a presentation at each of the public outreach meeting sessions.

TASK 10. BIDDING AND CONSTRUCTION SUPPORT

Consultant will attend one bid coordination meeting and prepare technical specifications, project appendices, bid form and architect's estimate. Attend two pre-bid meetings and provide full size exhibits for use in the pre-bid meeting presentations. During the bid process, the architect shall be responsible for preparing addenda, clarifying the construction documents, answering bidder's questions, issuing revised bid form, plans, exhibits, and technical specifications as required. During the construction phase, the architect and his sub-consultants shall review / approve submittals and respond to contractor's Requests for Information (RFIs), provide review and input on contractor change order requests, attend weekly construction progress meetings, attend to final walk-through and punch list preparation and prepare final As-Builts.

EXAMINATION OF SITE PRIOR TO SUBMITTING PROPOSAL

Each consultant must fully know all project conditions and the effort required to successfully complete the project. Failure to do so will not relieve the selected consultant of the obligations to carry out the contract.

**APPENDIX C
FORMS**

**Vendor Application Form
Ex Parte Communications Certification
Disclosure of Government Positions
Disqualification Questionnaire
Company Profile & References
Bidder/Applicant/Contractor Campaign Contribution**

EXHIBIT B
CONSULTANT'S PROPOSAL

Fairview Park West Bluff Restoration

RFP No. 25-23

CITY OF COSTA MESA



Proposal | 07.15.2025

P S O M A S

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July 15, 2025

Mike Fuentes
City of Costa Mesa
77 Fair Drive, 1st Floor
Costa Mesa, CA 92626

Subject: Proposal for the Fairview Park West Bluff Restoration

Dear Mr. Fuentes and Selection Committee:

Psomas is excited about the prospect of providing professional engineering design, ecological restoration design, and environmental planning services for the Fairview Park West Bluff Restoration for the City of Costa Mesa. We believe we have assembled an exemplary team of professionals who can effectively plan and design a multi-benefit project that achieves both slope stabilization and ecological restoration, as well as other community benefits. In addition to Psomas' experienced engineering, resource management, and environmental planning teams, our team includes the geotechnical professionals at GMU Engineers & Geologists (GMU) to document existing conditions, establish design constraints, and specify geotechnical resources. We have also included Capo Projects Group on the team to support the task of construction quantity and cost estimates.

We believe we are aptly suited to provide the services identified in the Request for Proposal:

- ▶ Psomas has maintained long-term relationships with public sector agencies in the immediate vicinity of Fairview Park for over 30 years.
- ▶ Psomas is a multi-disciplinary firm with extensive experience working on award-winning resource management and habitat restoration projects for public sector clients in Orange County and adjacent municipalities.
- ▶ Psomas has designed and monitored multiple native habitat mitigation/restoration projects along the Southern California coast that were signed-off by the natural resource agencies in a timely manner—including sites with challenging soils/slope conditions, under rigorous performance standards specified in project permits.
- ▶ Psomas staff have longstanding site familiarity and extensive knowledge of the jurisdictions, resources, and opportunities and constraints within the Park and surrounding areas. Our tested practices, combined with our local office location for efficiency and responsiveness, make our team uniquely qualified for this effort.

Melding Safety, Efficiency, and Sensitivity

In addition to our innovative engineering solutions and resource management practices, what sets Psomas apart is our ability to "think outside the box" and, where appropriate, leverage existing data sources that provide key information to help our clients succeed. The specific principles that guide our work include:

- ▶ Utilize the best available, current science for informed decision making.
- ▶ Concentrate on acquiring new information that improves slope stability/safety, longevity, and improved ecosystem function for the area.
- ▶ Designate in-house professionals in the areas of environmental planning and CEQA documentation, restoration ecology, botany, wildlife biology, regulatory services, cultural resources, engineering, and construction management for efficient and strategic solutions.
- ▶ Rethink and retool as part of an assertive adaptive management approach. Habitat restoration is not a one-size/one-type-fits-all practice. Being open-minded and creative, while remaining science-based, helps to produce desirable project results.
- ▶ Plan for the long game: The process of restoring and managing the slopes will take time and "active patience." When we observe superior results in one area, these methods can potentially be applied in other areas.
- ▶ Positively engage with the City of Costa Mesa and your community partners and stakeholders. Build on the experience gathered during the Fairview Park Master Plan Update process.
- ▶ Look to share information and potential solutions with adjacent partners with similar interests/needs in providing resource protection/community enjoyment (e.g., OC Public Works and Parks) as appropriate, while prioritizing clear, responsive, and responsible communication with City staff.

Our attached proposal identifies the following items:

- ▶ Background and Project Summary
- ▶ Project Approach and Methodology
- ▶ Project Schedule
- ▶ Qualifications & Experience
- ▶ Financial Capacity
- ▶ Key Personnel
- ▶ Cost Proposal

We have reviewed the Sample Professional Service Agreement and have proposed minor modifications for your consideration in Section 9. We have received Addendum No. 1, dated June 17, 2025, and the Questions and Answers dated July 8, 2025. The Psomas office located at 5 Hutton Centre Drive, Suite 300, Santa Ana, California 92707 is our closest office to the City of Costa Mesa and will serve as the office from which the project will be managed.

Thank you in advance for taking the time to select the best candidate suited for this endeavor. As a Vice President, Alia Hokuki, AICP, is authorized to sign the City of Costa Mesa's contract for Psomas. Richard B. Lewis III, ENV SP, the Project Manager for this contract, will be the primary contact person responsible for day-to-day management for the services pursuant to this proposal and can be contacted at Richard.Lewis@psomas.com, or 626.808.5427.

Sincerely,

PSOMAS



Alia Hokuki, AICP
Vice President/Principal-in-Charge



Richard B. Lewis III, ENV SP
Project Manager

1. **Delete** Schedule of Events: **Schedule of Events:** This Request For Proposal shall be governed by the following schedule:

- 2. **Deadline for Written Questions** June 19, 2025, 5:00 p.m.
- 3. **Responses to Questions Posted** June 28, 2025, 5:00 p.m
- 4. **Proposals are Due** July 8, 2025, by 10:00 a.m.
- 5. **Interviews (if held)** TBD 2025
- 6. **Approval of Contract** October 2025 (tentatively)
- 7. ****All dates are subject to change at the discretion of the City.**

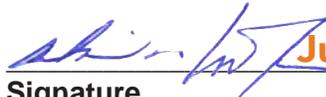
8. **Replace** Schedule of Evets: **Schedule of Events:** This Request For Proposal shall be governed by the following schedule:

- 9. **Deadline for Written Questions** June 26, 2025, 5:00 p.m.
- 10. **Responses to Questions Posted** July 8, 2025, 5:00 p.m
- 11. **Proposals are Due** July 15, 2025, by 10:00 a.m.
- 12. **Interviews (if held)** August 2025
- 13. **Approval of Contract** October 2025 (tentatively)
- 14. ****All dates are subject to change at the discretion of the City.**

All other provisions of the request for proposal shall remain in their entirety.

Vendors hereby acknowledge receipt and understanding of the above Addendum. Complete and submit this Addendum with your proposal.

Psomas also acknowledges receipt and understanding of Addendum 2 which includes the Q&A's and the Mandatory Pre-Proposal meeting Sign-in Sheet.


Signature _____ Date **July 15, 2025**
Alia Hokuki, AICP
Vice President/Principal-in-Charge
Typed Name and Title

Psomas
Company Name _____
5 Hutton Centre Drive, Suite 300
Address _____
Santa Ana, CA 92707
City State Zip

1 Background & Project Summary

One of the first objectives of the Fairview Park Master Plan Update is to “Protect, preserve, and enhance the unique natural and cultural resources of Fairview Park as a passive open space park.” The proposed activities of performing comprehensive design and environmental planning services and developing a comprehensive set of plans, specifications, and estimates for the Fairview Park West Bluff Restoration Project (“project”) require a consulting team that works collaboratively both internally and externally with the City and the community. Open lines of communication and information sharing will be key in addressing the variety of technical issues (geology, engineering, biology, restoration ecology, cost estimating, regulatory permitting, archeology, and environmental planning) and stakeholder concerns. The existing information (Master Plan, Measure AA, etc.) on these technical issues will be relied on heavily to provide consistency regarding subject analysis and cost efficiencies.

The City of Costa Mesa’s Parks and Community Services Department is committed to enhancing the community through the delivery of innovative recreational programs; quality parks and facilities; and services that promote social, physical and emotional well-being. The City’s largest park, Fairview Park, provides unique resources to the public, including special status habitat and species, protected cultural resources, regional connection to adjacent open space, passive recreational opportunities, model glider flying, volunteering and citizen science opportunities, and model train riding. Protecting, preserving, and enhancing the unique natural and cultural resources of this exceptional park facility are key to the City and a major objective of the Master Plan Update for the park. The protection of the West Bluff is in alignment with the objectives of the Master Plan Update and will demonstrate the City’s environmental stewardship of these lands for current and future generations.

The Psomas team has developed a Scope of Work (outlined in Section 2) to gather and evaluate information regarding the seven identified geological features and develop a design solution that improves the geotechnical stability of the west

bluffs. Given the site’s environmental sensitivity (biological/cultural/geological/recreational/ etc.), Psomas will rely on design elements and stabilization solutions that avoid and minimize adverse impacts to existing resources where feasible. The close collaboration between Psomas’ engineers and habitat restoration specialists will facilitate the work products delivering an integrated engineering and ecological restoration solution that supports the long-term stability and integrity of the Fairview Park west bluffs, while preserving the site’s unique natural character and environmental resources.

A summary of the key work elements (discussed in detail in Section 2) to be completed by the Psomas team include:

- ▶ **Project Coordination and Document Review**
- ▶ **Site Design Evaluations (Geotechnical/Geographic/Biologic)**
- ▶ **Design Development (Engineering/Habitat Restoration)**
- ▶ **Quantities and Cost Estimates**
- ▶ **Resource Consultation and Environmental Permitting**
- ▶ **Cultural Resource Management Plan**
- ▶ **Final Design, Construction Documents and Bid Package**
- ▶ **CEQA Documentation**
- ▶ **Public Outreach**
- ▶ **Bidding and Construction Support**

The following will be our guiding project objectives in the execution of the Scope of Work deliverables outlined in this proposal:

- ▶ Confirm the geotechnical integrity of bluff features, focusing on preserving the longevity and stability of these areas
- ▶ Mitigate erosion and associated risks to park trails and other features in the project vicinity
- ▶ Restore and enhance the ecological integrity of bluff features
- ▶ Develop sustainable solutions for bluff features that promote native habitat for wildlife and minimize environmental impacts

2 Project Approach & Methodology



Furry Friends Visiting Fairview Park Project Site

The Psomas team approach and methodology to completing the Scope of Work tasks outlined in the RFP for the project has been provided below. We have focused our approach and methodologies around three specific Goals and Objectives:

- ▶ **Safety = improve the geotechnical stability of the west bluffs, and mitigate erosion and associated risks onsite**
- ▶ **Efficiency = rely on previously collected information/data and sustainable solutions, critical for cost control**
- ▶ **Sensitivity = understand and respect the onsite natural and cultural resources by minimizing potential impacts and restoring or enhancing native habitats**

TASK 1. PROJECT COORDINATION AND DOCUMENT REVIEW

Important to the successful delivery of a project is implementing our Scope of Work, Schedule, and Cost Controls in compliance with the requirements of, and to the satisfaction of, the City. Upon project kick-off, the tasks within this Scope of Work will be further discussed with the City and the Psomas team to provide any required clarity. As the Scope of Work will

direct the action items for all tasks proposed, it is imperative that it is kept updated and any changes in approach and direction are documented. Tasks completed as part of the Scope of Work will be communicated with the City at regular intervals to facilitate project deliverables and complete an integrated design.

Psomas envisions a synergistic working relationship with the City that would enable the process to progress efficiently, while facilitating exchange of ideas; knowledge gathering; transfer of information; and partnering on the common objective of providing the detailed design and implementation plans on time, and within budget. Key components our team will execute include establishing a communication protocol with the City staff, and technical leads to enable project-critical information to be efficiently and accurately conveyed and confirm roles/responsibilities are clear for efficient management of assignments and quality control of services and deliverables.

Cost efficiency is a key component of the project. The City has and will provide valuable information (as outlined in the RFP) that will be thoroughly reviewed. Upon completion of the document review process, the Psomas team will meet with the City to discuss any critical items that may be lacking that would support the project deliverables and discuss potential solutions to obtain the required information in the most cost-efficient manner possible.

TASK 2. SITE DESIGN EVALUATIONS

Geotechnical Resources

GMU will conduct a field investigation to establish the existing site conditions and potential design constraints of the subject site. Based on a detailed review of the available geotechnical information of the site, GMU has identified the level of effort required to provide long-term slope stabilization. The approach is summarized below:

- ▶ Conduct three (3) days of bucket auger and/or mud-rotary holes to a depth of 50 to 80 feet below grade at the top of the bluff. These borings will be logged and reviewed by GMU.



Eroded Bluff at Fairview Park Project Site

- ▶ Excavate one (1) day of shallow test pits at the bluff faces to obtain surficial soil samples.
- ▶ Conduct laboratory tests, including Moisture & Density, Gradation, Atterberg Limits, Direct Shear, Expansion Index, and Corrosion tests will be performed on collected samples.
- ▶ Provide geotechnical analyses that includes:
 - Three (3) geotechnical sections at the major bluff failures and one (1) standardized section for the other smaller erosion features.
 - Communication with Psomas and City regarding the possible mitigation alternatives
 - Analyze stability of the bluff under static, seismic, and surficial erosion condition for (a) existing conditions and (b) up to three (3) potential mitigation alternatives.

Key issues that will be addressed by GMU include:

- ▶ Recommendations for drainage overtopping bluff edge
- ▶ Collapse of bluff face
- ▶ Erodible soils
- ▶ Recommendations for instability from burrowing and bioturbation.

GMU will provide a complete and comprehensive geotechnical analysis report to Psomas for use in preparation of the design plans outlined in Task 3. The report will summarize field and laboratory findings, analysis, slope stabilization and restoration

options, site preparation requirements, excavation requirements, remedial grading requirements, engineered fill specifications, slope reinforcement requirements, and subsurface drainage recommendations. In addition, GMU will coordinate with the Psomas engineering team to perform a technical review of the design plans outlined in Task 3.

Topography, Land Use, and Utility Resources

Psomas' GIS specialists will rely on existing databases (i.e. County of Orange, aerial photography, etc.) and City provided data (i.e., current/proposed infrastructure, pedestrian/vehicle circulation, previously documented sensitive resources [biological/cultural], land uses, etc.) to develop GIS files and can graphically illustrate the limitations and opportunities to project implementation.



Red-Shouldered Hawk at Fairview Park Project Site

Biological Resources

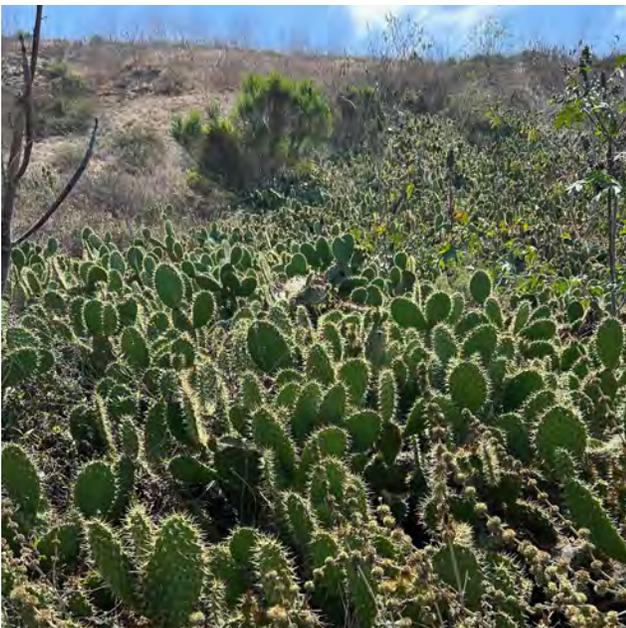
Prior to the field visit, Psomas will conduct a literature review to determine the species that may have potential to occur on the project site or immediate vicinity. The literature review will include:

- ▶ Database search of the California Natural Diversity Database (CNDDDB)
- ▶ Database search of the Electronic Inventory of the California Native Plant Society
- ▶ Special status species lists from the California Department of Fish and Wildlife (CDFW)
- ▶ Critical habitat maps for each federally listed Endangered or Threatened species potentially occurring in the vicinity of the Project site
- ▶ Previous biological studies, permitting, and other environmental documentation prepared for the park site or publicly available for adjacent areas.

Upon completion of the GIS database review and literature review compilation described above, a biologist will conduct a general walkover survey to describe the current condition of the project site. The dominant species for each vegetation type will be recorded, and disturbances noted (if applicable). Plant and wildlife species observed during the survey will be recorded in field notes. The location of any notable observations will be recorded with a Global Positioning System (GPS) unit or an iPad. The biologist will assess the potential for special status plant and wildlife species to occur based on observations and field notes taken during the survey. Any special status plant or wildlife species observed will be reported to the CNDDDB per requirements of the surveying Biologist's permits.

Upon completion of the evaluations described above, Psomas will prepare a memorandum that identifies any significant project constraints or opportunities in the restoration design solution for the geotechnical stability of the west bluffs. A biological resource memorandum will describe potential issues regarding

- ▶ Native revegetation
- ▶ Avoidance/minimization of impacts on sensitive resources
- ▶ Recommendations (as appropriate) for sensitive construction practices and community engagement.



Coastal Prickly Pear at Fairview Park Project Site



Eroded Slope at Fairview Park Project Site

TASK 3. DESIGN DEVELOPMENT

Engineering Design

Psomas will prepare Design Development Plans to include an Existing Conditions Plan, Site Preparation Plan, Grading and Slope Stabilization Plan, Engineered Fill Sections, Drainage Plan, and Erosion Control Plan. The design will be coordinated with, follow the recommendation of, and be reviewed by GMU. 30% Design Development Plans will include up to two (2) alternatives for slope stabilization at each location, as appropriately determined by GMU. Following the 30% Design Development, Psomas will coordinate with the City to determine the most appropriate design to be further developed into 60%, 90%, and 100% Design Development Plans. These plans will include design development level considerations for utilities (sanitary sewer, water, and storm drain), existing cultural and archeological resources (provided by the City and Psomas' Cultural Resource Manager), site preparation, compaction methods and equipment specifications (provided by GMU), and slope reinforcement (also provided by the GMU). The Design Development phase will incorporate close coordination with Psomas Resource Management and Environmental Planning team members and GMU to minimize the level of disturbance while maximizing long-term slope stability, all while anticipating construction site staging and access needs. For each Design Development deliverable, Psomas will provide response and revision to City comments (one (1) round of responses per deliverable milestone).

Exclusions:

- ▶ **Traffic control or pedestrian circulation mitigation plans**
- ▶ **New utility service connections or pump station designs**
- ▶ **Irrigation designs, calculations, or plans**
- ▶ **Demolition or phasing plans**
- ▶ **Structural engineering design/calculations—Should GMU recommend remediation efforts that require a structural engineer, this work would be an additional service**

Habitat Restoration Design

Psomas' approach to habitat restoration design will incorporate best-science and our deep knowledge of the resources of the immediate Park vicinity and the coastal resources of Orange County. We are familiar with, and will carefully reference, existing site documentation included within the Biological Resources Technical Report (2025), the City's Fairview Park Master Plan and habitat restoration opportunities identified therein, and other key resources.

The revegetation implementation plan (Plan) will focus on native plant palettes and methods to provide both short-and longer-term root development to augment the slope stabilization provided via geotechnical solutions and—importantly—also compatible with these engineering solutions. The plant palettes will be carefully developed to achieve continuity with existing key plant species growing in similar, nearby conditions within the park (i.e., similar slope, aspect, soils) toward best performance results. The plant palettes will be consistent with the City's Fairview Park Master Plan. The Plan will recommend that plant materials of local genetic origin be collected and installed as part of project implementation, to confirm that the revegetated areas have genetic continuity with existing plant populations. It is not anticipated that a line irrigation system will be provided to the revegetation areas, partly due to the risk of erosion in the event of line failure. Instead, strategic seed mixes will be proposed that include:

- ▶ A diverse mix of shrubs, broad-leaf perennials herbs, and annual/perennial grasses
- ▶ An ecologically suitable fiber/binder matrix to be applied via hydroseeding.

The Plan will identify and prioritize the removal of existing stands of non-native invasive plant species within the project footprint. The restoration approach may also include plantings of locally-harvested, non-irrigated cuttings of native cactus (coast cholla; coastal prickly-pear).

Ecologically suitable erosion control materials will be specified—e.g., the use of plastic mesh-encased fiber rolls will be avoided, as these products can fatally trap wildlife such as lizards and snakes and small mammals. The Plan will address the need for remedial measures such as soil patching, re-seeding, and other methods to improve damaged or non-performing portions of the project sites, to be developed and monitored by a qualified ecologist in collaboration with City staff.

The Plan will set forth a suitable maintenance and monitoring approach for the revegetation areas, including a description of qualified contractors/monitors, and the frequency, timing, duration (years), and documentation (e.g., memoranda/reports) associated with these activities. Project success will be determined by the achievement of performance criteria to be set forth in the Plan, such as the counted/measured or estimated plant species diversity and percent cover on the revegetated areas. The Plan will recommend a program of regular photo documentation from permanent photo stations—i.e., coordinates established via GPS equipment—to visually assess the progress of slope revegetation and naturalization over time. Importantly, the Plan will specify maintenance and monitoring methods and schedules that avoid adverse impacts to sensitive biological resources such as nesting birds.



Matilija Poppy at Fairview Park Project Site

TASK 4. PREPARATION OF QUANTITIES AND COST ESTIMATES

The Psomas team will provide itemized preliminary and final construction quantity and cost estimates during the design process. A preliminary cost estimate will be prepared at the 30% design stage, and detailed cost estimates will be provided at 60%, 90%, and 100% design submittals and a final estimate upon final submittal.

The Psomas team will provide preliminary cost estimates for at least two (2) alternatives during the schematic design phase.



California Buckwheat at Fairview Park Project Site

TASK 5. RESOURCE CONSULTATION AND ENVIRONMENTAL PERMITTING

The vernal pool complex located to the east of the bluff restoration sites is well delineated. Psomas has assumed the project can avoid all direct and indirect impacts to the vernal pool complex, including the regulated species that inhabit these areas (San Diego and Riverside fairy shrimp, special status plant species). If no impacts are anticipated, no permits/approval from the regulatory agencies are needed for the vernal pool complex/listed species to the east of the project.

A drainage resource that has been mapped by the National Wetlands Inventory is located at the bottom of the slope from where the bluff restoration sites occur. This drainage resource is located approximately 150 feet from the bluff restoration sites. It is Psomas' professional opinion that the bluff restoration sites (erosional features on the bluff) do not qualify as "waters" that would be regulated by local, state, or federal agencies. Therefore, assuming

that all construction activities would take place at the top of the bluff and no construction would take place at the bottom of the bluff in the drainage, there would be no impact to the identified drainage, and no agency permitting would be required.

Fairview Park, as a whole, has the potential or is known to support state and/or federally listed species including San Diego button-celery, Gambel's watercress, California Orcutt grass, least Bell's vireo, and coastal California gnatcatcher. Based on the recent information available for Fairview Park regarding these species, suitable habitat for these species is not present at the bluff restoration sites; therefore, regulatory permitting for these species is not anticipated. One regulated species that does have a potential to occur at the bluff restoration sites: Crotch's bumble bee. Rather than assume presence and suggest extensive permitting for this species, Psomas recommends focused surveys at the bluff restoration sites. If the species is not found, no regulatory process is warranted. If present, Psomas would work with the City and the CDFW to identify an appropriate avoidance program during construction. For this Scope of Work, Psomas has identified a limited budget to (1) conduct the Crotch's bumble bee survey and (2) coordinate with the City/CDFW. Given the uncertainty of the survey findings and the required CDFW permitting process, any additional regulatory permitting may require a contract augment.

TASK 6. CULTURAL RESOURCE MANAGEMENT PLAN

Psomas will develop a Cultural Resource Management Plan (CRMP) to guide the protection and monitoring of cultural resources during subsequent phases of project implementation. The CRMP will be prepared under the direction of a Qualified Archaeologist and will comply with all applicable federal, state, and local cultural resource regulations, including the National Historic Preservation Act (NHRP) and the California Environmental Quality Act (CEQA).

The CRMP will address potential impacts to cultural resources and outline necessary measures for avoidance, protection, and mitigation. Key components will include a review of existing records and site inventories,

archaeological and Native American monitoring, and coordination with tribal organizations as needed. The CRMP will also establish procedures for unanticipated discoveries, a worker training program, and specific protection measures. The plan will verify cultural resource compliance and support respectful collaboration with tribal stakeholders throughout project planning and implementation.

Technical Assumptions

- ▶ This Scope of Work includes the development of a CRMP only and does not include the implementation of archaeological fieldwork (e.g., field surveys, monitoring), including California Historical Resources Information System (CHRIS) cultural resources literature reviews and records searches, or formal evaluations of cultural resource properties. Should such services be required during a future phase, they will be scoped and contracted separately.
- ▶ It is assumed that all relevant existing cultural resource documentation, including Department of Parks and Recreation (DPR) 523 forms and associated spatial data for known cultural resources within the project area, will be provided to Psomas prior to the preparation of the CRMP.
- ▶ Coordination with tribal organizations will be limited to planning-level consultation necessary to inform the CRMP. Formal consultation or facilitation activities beyond the planning phase are not included in this task.

TASK 7. FINAL DESIGN, CONSTRUCTION DOCUMENTS AND BID PACKAGE PREPARATION

Following approval of the 100% Design Development plans, Psomas will prepare the bid package to include Final Plans, Specifications, and Estimates providing construction documentation to finalize all elements included in Task 3 and include Trail Detour Plans, Construction Staging and Access Plan, and Fencing and Signage Plans. Construction documents will be consistent with GMU recommendations, environmental constraints and recommendations, City design standards, and Greenbook standards. Final

construction documents will be reviewed and approved by the Geotechnical Engineer. Psomas will facilitate the City submittal process to obtain review and approval from the City's Parks and Community Services Department and Public Works Department and will provide plan revisions and written responses to address City comments (up to three (3) rounds).

TASK 8. CEQA AND ENVIRONMENTAL DOCUMENTATION

Based on the description of project activities in the RFP, Psomas believes the project meets the requirements for a Categorical Exemption (CE) in accordance with the CEQA. Specifically, Section 15333 Small Habitat Restoration Projects of the CEQA guidelines is applicable to this project. As a result, the following tasks describe the work effort for preparation and submittal of a CE and Notice of Exemption (NOE).

Psomas will prepare a draft Notice of Exemption (NOE), consistent with Section 15062 of the State CEQA Guidelines. The NOE will include a description of the project location, along with the nature, purpose, and beneficiaries of the project. Psomas will also document in a brief Memorandum the reasons the project would not trigger any of the stated Exceptions identified in Section 15300.2 of the CEQA Guidelines (i.e., location, cumulative impact, significant impact due to unusual circumstances, scenic highways, hazardous waste sites, and historical resources). The draft NOE and Memorandum will be submitted to the City for review and comment.



Invasive Sweet Fennel at Fairview Park Project Site

Upon receipt of comments from the City, Psomas will revise the NOE and Memorandum accordingly. This Scope of Work assumes that no major changes to the Project Description are made subsequent to initiation of the CEQA documentation process. Psomas will coordinate the necessary signing and filing of the NOE with the City upon project approval. Additionally, Psomas will submit it to the State Clearinghouse (SCH) through the CEQAnet website along with the SCH Summary Form. The filing fee will be paid as part of the project allowed reimbursables. This task includes time for ongoing coordination with the project team making sure compliance with the project schedule and participation at up to two (2) coordination conference calls with appropriate team members, as necessary.

Deliverables

- ▶ Electronic Copies of Draft NOE and Memorandum
- ▶ Electronic Copies of Final NOE and Memorandum
- ▶ Filing the NOE

TASK 9. PUBLIC OUTREACH

Psomas proposes a community engagement program designed to engage the community and area stakeholders, share information, provide meaningful responses to the comments received, inform the community about the long-term benefits of the project, and incorporate public input (as appropriate) into the final work product. In order to effectively design a public outreach strategy, we will first thoroughly research existing information (previous outreach meeting notes, presentations, general history, etc.) and conduct interviews with existing City staff and others (e.g., area stakeholders, community members and residents) as recommended by the City to determine what approaches and methods have been successful in the past and what to avoid; what primary concerns have been presented; and what project components/benefits are considered most desirable. A plan will be developed that identifies the approach to public involvement; roles and responsibilities; primary stakeholders and target groups/organizations; and public outreach methods. A brief engagement schedule will be developed to synch engagement activities with the

project schedule to best capture community sentiment and incorporate feedback into the project deliverables.

The Psomas team will prepare and lead a minimum of three (3) public outreach meetings at appropriate stages of the project planning and design process. Public outreach meetings may include a combination of general outreach meetings for the project, Fairview Park Steering Committee meetings, on-site informational sessions, or meetings to the City Council or Parks and Community Services Commission.

TASK 10. BIDDING AND CONSTRUCTION SUPPORT

Psomas engineers will attend one pre-construction meeting, construction progress meetings as needed (up to five (5) in person and five (5) virtual), and one (1) final walk-through. Psomas engineers will provide response to bid questions, relevant contractor submittals and RFIs, prepare a final punch list, and prepare final As-Built plans to incorporate contractor provided markups. It is assumed the project will be bid as a single project with one (1) bid package to be advertised. It is assumed the City will advertise the bid package and solicit responses.



Invasive Castor Bean at Fairview Park Project Site

3 Project Schedule

Fairview Park West Bluff Restoration

FAIRVIEW PARK WEST BLUFF RESTORATION PROJECT SCHEDULE																					
Task	Project Initiation	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20
TASK 1. PROJECT COORDINATION AND DOCUMENT REVIEW		Task will be completed for the duration of the Project																			
TASK 2. SITE DESIGN EVALUATIONS																					
Geotechnical Deliverable: Report & Recommendations																					
GIS Deliverables: Data Files for Use in Other Tasks																					
Biological Deliverables: Memorandum																					
TASK 3. DESIGN DEVELOPMENT																					
Engineering Deliverable: Design and City Reviews																					
30% Design (3 Month)/City Review (1 Month)																					
60% Design (1.5 Month)/City Review (.5 Month)																					
90% Design (1.5 Month)/City Review (.5 Month)																					
100% Design (1 Month)																					
Restoration Deliverable: Revegetation Implementation Plan																					
TASK 4. PREPARATION OF QUANTITIES AND COST ESTIMATES																					
Estimating/Deliverable: Cost Estimate																					
30% Design																					
60% Design																					
90% Design																					
100% Final																					
TASK 5. RESOURCE CONSULTATION AND ENVIRONMENTAL PERMITTING																					
Biological Avoidance, Survey, and Coordination Deliverable: Report & Communication Records																					
TASK 6. CULTURAL RESOURCE MANAGEMENT PLAN																					
Cultural Deliverable: Cultural Resource Management Plan																					
TASK 7. FINAL DESIGN, CONSTRUCTION DOCUMENTS AND BID PACKAGE PREPARATION																					
Engineering Deliverable: Final Plans and Specifications (Include 3 Rounds of City Reviews)																					
TASK 8. CEQA AND ENVIRONMENTAL DOCUMENTATION PREPARATION																					
Environmental Deliverable: Notice of Exemption (NOE)																					
Draft NOE and Memorandum																					
City Review and Revised NOE and Memorandum																					
File NOE/Submit to State Clearinghouse																					
TASK 9. PUBLIC OUTREACH PREPARATION		Task will be completed for the duration of the Project																			
TASK 10. BIDDING AND CONSTRUCTION SUPPORT PREPARATION		Task a Assumes a 6 Month Construction Support Period																			
Engineering Deliverable: Meeting Attendance/Response to Bid Questions & RFIs and Prepare As-Built Plans																					



4 Firm Qualifications & Experience

CORPORATION INFORMATION

Psomas

865 South Figueroa Street
Suite 3200
Los Angeles, CA 90230

State Incorporated:
California

Year Incorporated:
1974

Psomas' Officer List is
included on
pages B-4 to B-6

LOCAL OFFICE INFORMATION

Psomas Santa Ana Office

5 Hutton Centre Drive
Suite 300
Santa Ana, CA 92707

Year Local Office Opened:
1978

List of Contracts Similar
to Requirements is
included on pages
B-12 to B-15

Psomas emphasizes inter-office collaboration, with staff from multiple locations ready to contribute to the Fairview Park West Bluff Restoration project, facilitating responsive and coordinated project execution.

Overview

As presented in this section, Psomas has the professional experience, and depth of staff to satisfy the City's requirements for the project. Psomas has the local knowledge to execute the work in a highly efficient and effective manner. Our robust local experience with both City and County of Orange-initiated projects, as well as private developer projects, will allow Psomas to leverage our professional experience to facilitate cost-effective and time-efficient work products.

Firm Profile

Founded in 1946, Psomas is dedicated to balancing the natural and built environment by providing sustainably engineered solutions to public and private sector clients. As a full-service consulting firm, we help our clients create value by planning, designing, and delivering complex projects. The cornerstone of our business approach is to focus on our clients' longterm needs and guide our strategic growth to meet those needs. Our core strength is our multi-disciplined teams of professionals in all Psomas offices, who work together seamlessly.

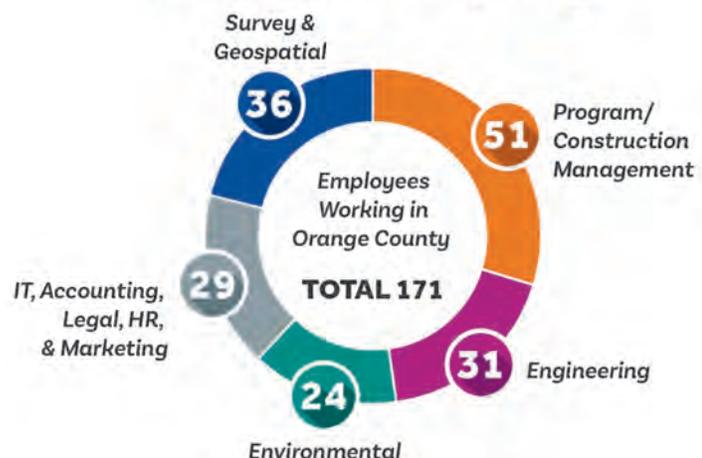
Markets served by Psomas include land development, water, transportation, and energy with the following services offered:

- ▶ Environmental Planning and Resource Management
- ▶ Civil Engineering
- ▶ Surveying and Geospatial Services
- ▶ Construction Management/Project Management

Office Locations

Psomas operates across 16 offices throughout California, Arizona, Utah, and Washington, with the Santa Ana office serving as the central hub for services under this contract. Our Environmental Group, which includes Environmental Planning and Resource Management is based in Southern California and designates our Santa Ana office as the primary site for City-related support, including oversight by Project Manager Richard Lewis, who is readily available for in-person meetings.

Psomas Local Capacity



Extensive Psomas Team Experience

Members of the Psomas team for this project have been providing biological, restoration, regulatory, cultural resource, geotechnical engineering, and community support services for over three decades. Many of our projects span multiple years, giving our staff deep institutional knowledge, best practices proficiency, and lessons learned that will provide insight, continuity, and efficiency for the work efforts associated with the park.

As demonstrated in the qualifications materials presented, the Psomas team has provided these types of services to various public agencies.

Our in-house technical capabilities include:

- ▶ Biological Resources Surveys/Assessments and Monitoring
- ▶ Regulatory Services and Permitting
- ▶ Habitat Restoration/Mitigation Planning and Monitoring
- ▶ GIS Services
- ▶ Cultural Resources Assessments and Monitoring
- ▶ Tribal Cultural Resources Coordination (Assembly Bill [AB] 52 and Senate Bill [SB] 18)
- ▶ Environmental Planning
- ▶ Civil engineering
- ▶ Survey and geospatial services
- ▶ Site development engineering
- ▶ Transportation/traffic engineering
- ▶ Structural engineering
- ▶ Water/wastewater engineering
- ▶ Land planning and urban design
- ▶ Project/Construction management

Relevant Experience

The following project summaries provide details of relevant projects undertaken by Psomas representing our team's professional experience. These projects demonstrate our overall capabilities in managing complex environmental analysis, design, and management required for projects and programs in a variety of settings.

References

We have provided six reference contacts with the project information to demonstrate our experience for meeting the City's needs. Each project speaks of the Psomas team's overall capabilities and competence in managing complex projects/programs, and highlights various aspects of our experience, which would be applied to this contract.

Alton Parkway Extension Project Mitigation Program, Habitat Maintenance, and Performance Monitoring

Irvine, CA | OC Public Works

Relevance to Project

- ▶ Develop, Manage, and Monitor a Large-Scale Habitat Creation and Enhancement Program
- ▶ Document Site Conditions (Written and Photographic)
- ▶ Perform Biological Impact Analysis and Prepare Technical Report
- ▶ Prepare Environmental Documentation (EIR)
- ▶ Coordinate with Resource Agencies
- ▶ Protection of Sensitive Bird Species
- ▶ Perform Focused Plant and Wildlife Surveys

Psomas prepared the Environmental Impact Report (EIR) and provided biological, cultural, and restoration/mitigation planning and monitoring support services for this project which provides circulation enhancements and completes a critical gap closure in the regional roadway network. Psomas performed vegetation mapping; conducted general wildlife surveys; conducted special status plant surveys; and conducted focused surveys for federal and State listed bird species. Psomas prepared a Biological Technical Report to evaluate impacts for the County portion of the project and to provide mitigation measures consistent with the Central-Coastal Natural Community Conservation Plan (NCCCP)/Habitat Conservation Plan (HCP). Psomas prepared the Habitat Mitigation and Monitoring Program and monitored habitat establishment for the on-site and off-site mitigation areas. The 14-acre on-site mitigation is part of a



On-Site Habitat Creation at the Alton Parkway Wildlife Corridor Link After Mass Excavation (2011) and Native Vegetation Establishment



A male least Bell's vireo at the Wildlife Corridor Link

critical regional habitat corridor that connects open space in the Santa Ana Mountains and the coastal preserves. The 82-acre off-site mitigation occurs along a 2.75-mile reach of Aliso Creek. The sites have been colonized by multiple special status bird species including the least Bell's vireo, coastal California gnatcatcher, and coastal cactus wren.

PROJECT AWARDS

2012, ASCE - Orange County Project of the Year

SERVICE DATES

01/2007 - Present

REFERENCE

- ▶ Jennifer Shook
Manager, OC Mitigation and Construction Compliance
- ▶ (714) 955-0615
jennifer.shook@ocpw.ocgov.com

Santa Anita Oak Woodland Habitat Revegetation/ Mitigation Program Implementation

Los Angeles County, CA | Los Angeles County Public Works

Relevance to Project

- ▶ Habitat Restoration Planning
- ▶ Community Engagement
- ▶ Revegetation of an Engineered Landform
- ▶ Soils Fertility Treatments
- ▶ Native Plant and Seed Palettes
- ▶ Provide High Quality Wildlife Habitat

Psomas prepared an Oak Woodland Habitat Mitigation Program in coordination with the California Department of Fish and Wildlife to mitigate impacts to oak woodland and coastal sage scrub associated with the Santa Anita Dam Riser Modification and Reservoir Sediment Removal Project. This project involved Los Angeles County Public Works' removal of approximately 325,000 cubic yards of sediment from Santa Anita Dam Reservoir. The mitigation area is a nearby sediment placement site located at the facility. The program includes the collection of seed materials from the local sub-watershed for container species propagation and seed mixes; innovative large-scale salvage and placement of coarse woody debris (e.g., oak trunks/boughs), boulders, and brush piles, and the upright placement of salvaged oak and sycamore snags to facilitate natural decay processes and to provide micro habitat

for wildlife colonization and use; phased establishment of oaks via container planting and direct-seeding of acorns; and several experimental treatments (e.g., caging, shading, soils enhancements). Psomas is responsible for habitat maintenance (via subcontractor) and biological monitoring tasks; quantitative vegetation analysis; oak tree evaluations by a Certified Arborist; and wildlife surveys including nesting birds. The vegetation cover and diversity exceed most of the final performance standards. Wildlife diversity and abundance is exceptionally high including 118 observed native vertebrate species, 16 nesting native bird species, and more than 155 species of native plants. Project information is available on Public Works' website at <https://dpw.lacounty.gov/wrd/Projects/SAHMP/>



Lower Sediment Placement Site Before (2013) and After (2024) Mitigation Implementation Showing the Developing Oak Woodland



Woodpeckers on a Placed Snag

PROJECT AWARDS

2017, Environmental Excellence Merit Award, American Council of Engineering Companies, California

2016, Outstanding Environmental Engineering Project, American Society of Civil Engineers Metropolitan Los Angeles Branch

SERVICE DATES

2009 - Present

REFERENCE

- ▶ Maria Lee, Associate Civil Engineer
- ▶ (626) 458-6126
marlee@dpw.lacounty.gov

OC Public Works Environmental, Regulatory, and Habitat Restoration On-Call Contract Services

Orange County, CA | OC Public Works

Relevance to Project

- ▶ Natural Resources Design/Planning
- ▶ Slope Stabilization/Revegetation
- ▶ Biological Surveys and Sensitive Species Monitoring
- ▶ Environmental Documentation (CEQA)
- ▶ Cultural Resources Management Planning
- ▶ Resource Consultation and Environmental Permitting

Psomas has provided environmental, biological, habitat restoration, and regulatory services on an as-needed basis for various public works projects as part of continuous on-call contracts with the County of Orange since 2001. Our most recent on-call contract began in December 2020 and extends through December 2025.

Psomas supports OC Public Works with a range of tasks required to support environmental documentation, biological and regulatory permitting, biological surveys and monitoring for permit compliance during construction, and maintenance of infrastructure and flood management projects. These projects involve flood control channels, natural drainages, and ocean outlets. Representative task orders completed as part of the on-call contracts include the following:

- ▶ Alton Parkway Extension Project On-Site and Off-Site Mitigation Program – Biological Surveys, Biological Monitoring, Restoration Planning, Habitat Mitigation Monitoring
- ▶ San Diego Creek Reach I Proposed Maintenance – Biological Surveys
- ▶ San Diego Creek Reach II Operation and Maintenance Project – Biological Surveys, Biological Monitoring, and Permit Compliance
- ▶ Peters Canyon Wash Mitigation Site - Biological Surveys, Biological Monitoring, Restoration Planning, Habitat Mitigation Monitoring
- ▶ Avenida La Pata Extension Project – Onsite Habitat Mitigation Monitoring, Habitat Mitigation and Monitoring Plan/Program Revisions, Biological Surveys, Biological Monitoring
- ▶ Laguna Canyon Road Flood Control and Road Improvement Projects – Biological Surveys, Biological Monitoring, Archaeological/Paleontological Monitoring, Restoration Planning, Habitat Mitigation Monitoring
- ▶ Edinger Avenue Bridge Over Bolsa Chica Channel Replacement Project – Biological Surveys, Biological Monitoring, Archaeological/Paleontological Monitoring, Onsite Habitat Mitigation Monitoring



Lower San Diego Creek Operation and Maintenance Project
Off-Site Mitigation at the Peters Canyon Wash Mitigation Area

SERVICE DATES

2001 - Present

REFERENCE

- ▶ James Volz,
Senior Civil
Engineer
- ▶ (714) 647-3904
james.volz@
ocpw.ocgov.
com



San Diego Creek "Reach II"

Arroyo Seco Restoration/Planning Projects

Pasadena, CA | City of Pasadena

Relevance to Project

- ▶ Native Habitat Restoration
- ▶ Active Parkland Contexts/Reconceived Trails
- ▶ Intensive Community Engagement
- ▶ Cultural Resource Assessments

The City of Pasadena retained Psomas to provide habitat restoration planning, regulatory permitting, community outreach, tribal coordination, and implementation services on multiple projects along the City's approximately 8-mile reach of the Arroyo Seco.

▶ Upper Arroyo Seco Habitat Enhancement Plan (HEP):

Psomas prepared this broad plan that envisions habitat restoration and enhancement across 881 acres of open space in the foothills of the San Gabriel Mountains. The HEP provides a framework of prioritized elements to enable the City to strategically apply its resources to the greatest benefit for habitats and the community. The process included a rigorous review of existing plans/documentation, field technical studies to map vegetation types, Geographic Information System (GIS) applications such as slope analysis, recommended methods of invasive species control, and specifications for bid packet preparation. Upon the completion of the HEP, Psomas designed a demonstration project with multiple events of field restoration instruction to youth crews from Outward Bound Adventures with weeding days, tree plantings, and native seed application.

- ▶ **Berkshire Creek, Oak Grove, and Lower Arroyo Seco:** Psomas prepared restoration plans and specifications, collected and propagated a high diversity of native seeds/plants from the local subwatersheds, prepared environmental documentation pursuant to the California Environmental Quality Act, and monitors site preparation and installation. The plans provide guidelines for removing invasive exotic vegetation while protecting sensitive biological resources. The goal of the restoration is to optimize habitat/ interpretive values at the wildland-urban interface. These projects include intensive community engagement and owner-designer-engineer collaboration to yield transformative results for the community.

- ▶ **Berkshire Creek:** This award-winning project improved the ecological, hydrological, and recreational conditions for a 5-acre area within Hahamongna Watershed Park. A formerly degraded channel was improved via placement of new infrastructure to separate low and high flows to stabilize the system. The project included close coordination between Psomas and the City to develop an engineering solution that solved the hydraulic issue with little to no visible impact, such that the surface of the creek retains a natural appearance.



New Pedestrian Bridge over Rehabilitated Berkshire Creek

PROJECT AWARDS

BEST Award,
American Public Works
Association, 2020 (for
Berkshire Creek)

SERVICE DATES

2008 to Ongoing

REFERENCE

- ▶ Brent Maue,
City Engineer,
Public Works
Department
- ▶ 626.744.4307
bmaue@cityof
pasadena.net

- ▶ **Oak Grove:** More than 60 native oak plants/ seedlings were installed to remedy a lack of natural seed germination and survival in the disturbed habitat area. The new oaks were installed with protective caging to enhance their growth and survival in this high-use park setting. Psomas led volunteer restoration efforts with a group associated with the historic disk golf course at HWP.
- ▶ **Lower Arroyo Seco:** Following the seismic retrofit of Van de Kamp bridge, Psomas designed a total of 4.25 acres of habitat restoration in the vicinity of this historic infrastructure. The disturbed areas were revitalized with reconceived trails bordered by boulders, new native oak/ walnut trees and understory plantings. Psomas prepared a Categorical Exemption for this effort.
- ▶ **Arroyo Seco Water Reuse Project:** Psomas is preparing a Mitigated Negative Declaration and has prepared a tree survey, jurisdictional delineation, and cultural resource and biological resource assessments. Psomas worked with the City, the project engineer, and landscape architect to minimize impacts to existing trees. Psomas will provide guidance on plant palettes, sources, and installation of a high diversity of native seeds/plants from local watersheds. The project would improve water quality within the Arroyo Seco by routing flow from San Rafael Creek through a series of recharge basins and other filtration features before returning treated water to the Arroyo Seco channel. Improved and expanded publicly accessible trails, hardscape elements, and educational features would also be provided.
- ▶ **One Arroyo Trail Demonstration Project:** Psomas prepared a Categorical Exemption, jurisdictional delineation, cultural resource and biological resource assessments. The project purpose is to improve public accessibility, trail condition, and connectivity with other trails in the Central/Lower Arroyo Seco.
- ▶ **Arroyo Seco Canyon Project:** Psomas prepared the original Mitigated Negative Declaration for this project, which would rehabilitate the water diversion infrastructure in the upper Arroyo Seco and restore water rights usage for the City. A series of recharge basins would be created with native habitat and public trails. Psomas was also responsible for regulatory permitting and multiple studies combining hydrology and biology to understand the effects of the project on downstream biological resources.
- ▶ **Other Arroyo Seco Projects:** Psomas provided additional environmental services such as regulatory permitting, biological surveys and habitat assessments (e.g., nesting bird, raptor, and redlegged frog surveys; coastal California gnatcatcher), biological monitoring, streambed maintenance monitoring, and field botanical and certified arborist knowledge.

Magnolia Tank Farm Specific Plan Program Environmental Impact Report

Huntington Beach, CA | City of Huntington Beach

Relevance to Project

- ▶ Environmental Impact Report
- ▶ Conducted Peer Review of Applicant Prepared Studies/Reports (Same Studies/ Reports as Proposed Project)
- ▶ Mixed-Use Development
- ▶ Peer Review of Multiple Technical studies



Magnolia Tank Farm

Psomas prepared a Program Environmental Impact Report (PEIR) under CEQA for the Magnolia Tank Farm Project in collaboration with the City of Huntington Beach. The project site is located in the Coastal Zone near Magnolia Marsh and previously contained three oil tanks, which were removed in 2017. Psomas conducted a Scoping Meeting and Planning Commission Study Session to engage stakeholders during the environmental review process. The Draft PEIR evaluated two alternatives and supported a Specific Plan proposing a mixed-use development with a lodge, retail space, and up to 250 residential units. The plan also designates 2.8 acres each for Coastal Conservation and public parkland.

SERVICE DATES

12/2017 to 01/2021

REFERENCE

- ▶ Ricky Ramos, Principal Planner, Department of Community Development
- ▶ (714) 536-5624
rramos@surfcity-hb.org

Addendum to the City of Newport Beach General Plan Update Environmental Impact Report for The Ritz-Carlton Residences Project

Newport Beach, CA | City of Newport Beach

Relevance to Project

- ▶ Local Agency (City of Newport Beach)
- ▶ Preparation of CEQA Document (Addendum to EIR)
- ▶ Peer Review of Multiple Technical studies

Psomas prepared an Addendum to the City of Newport Beach General Plan Update EIR under CEQA for the Ritz-Carlton Residences Project located at the 9.53-acre VEA

Newport Beach resort. The project involves converting up to 30% of the existing 532 hotel rooms into hotel branded residences while maintaining the total room count. Harbor Landing would be demolished, and Harbor Point partially reconfigured, resulting in a reallocation of 159 units to a new 22-story residential building standing approximately 295 feet tall. To support the development, the existing hotel parking structure would be replaced by a new six-level, 403-space facility. Additionally, a separate five-level, 429-space subterranean parking garage would be built to serve the new residences.

SERVICE DATES

01/2022 to 06/2022

REFERENCE

- ▶ Matthew Schneider, Principal Planner
- ▶ (949) 644-3219
mschneider@newportbeachca.gov

6 Key Personnel

The Psomas Team

Psomas' key personnel are professionals passionate about delivering multi-benefit projects that achieve the required engineering solution, while preserving and restoring environmental resources. Through their collective efforts, they will work diligently to achieve the highest accuracy and efficiency in all their work products. Their project roles are illustrated on the organization chart, and resumes for key personnel are included in the Appendix, pages A1 - A22. Key personnel will be available to the extent proposed for the project's duration, and no person designated as "key" to the project shall be removed or replaced without the prior written concurrence of the City.

Subconsultants

The management and coordination of our consultant team is a hallmark of Psomas. Our ability to select a first-class team of subconsultants is one of the keys to our continued success in designing award-winning projects, throughout California. We have selected highly qualified subconsultants whom we have trusted for years to clearly understand our design goals and methods for producing quality documents. Below is their firm overview.



GMU Engineers & Geologists

Founded in 1967, GMU Engineers & Geologists is a leading consulting firm in Southern California, renowned for its innovative, cost-effective, and constructable engineering solutions across complex and high-profile projects. With a Caltrans- and AMRL-approved in-house laboratory, GMU has maintained a legacy of technical excellence and project success for over five decades. Their highly qualified team includes licensed engineers, geologists, pavement specialists, and certified inspectors, and they are consistently recognized as one of Orange County's top-performing geotechnical and pavement consulting firms known for their punctual and budget-conscious delivery.



Capo Projects Group

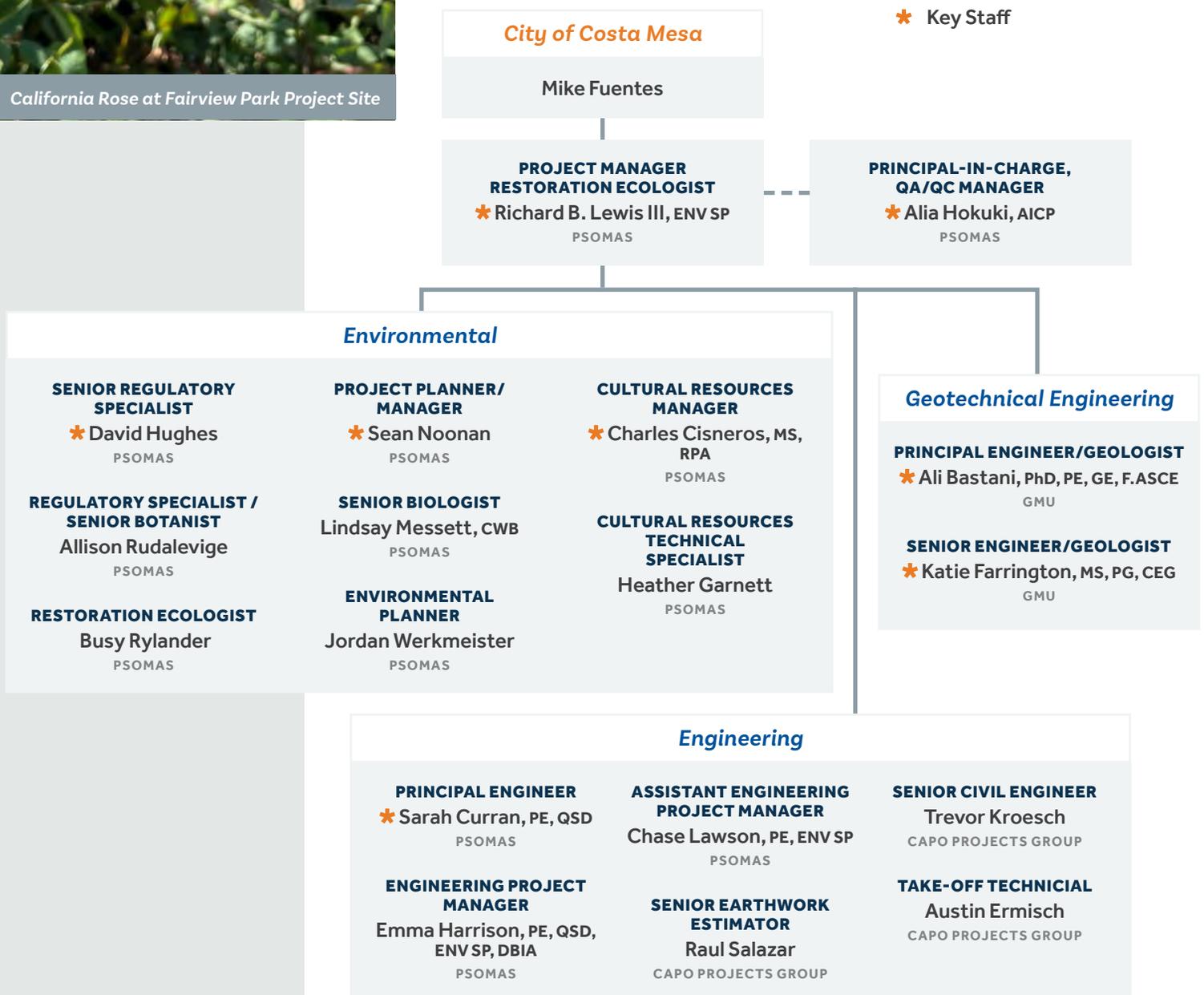
Capo Projects Group, established in 2013 and certified as a Small Business, is a construction services and technology firm specializing in project controls, scheduling, estimating, construction management, and claims analysis. With 26 employees serving clients nationwide—particularly in Southern California—Capo delivers tailored solutions to increase efficiency and profitability for general contractors, owners, and engineers. Their multi-disciplinary team, enriched by decades of field experience, offers scalable support across the construction, engineering, public works, and utilities sectors. Capo is proud to assist Psomas with scheduling, constructability reviews, change order analysis, and cost control, backed by a deep understanding of the practical demands of each discipline.



California Rose at Fairview Park Project Site

Organization Chart

Richard B. Lewis III, ENV SP, will serve as the Project Manager, and primary point of contact for this project.



Appendix:

A - Key Personnel Resumes

- *Richard Lewis*
- *Alia Hokuki*
- *Sean Noonan*
- *David Hughes*
- *Charles Cisneros*
- *Sarah Curran*
- *Ali Bastani*
- *Kathryn Farrington*

B - Forms

- *Vendor Application Form*
- *Ex Parte Communications Certification*
- *Disclosure of Government Positions*
- *Disqualification Questionnaire*
- *Company Profile & References*
- *Bidder/Applicant/Contractor Campaign Contribution*

RICHARD B. LEWIS III, ENV SP

Project Manager, Restoration Ecologist – Psomas



626.204.6528

richard.lewis@psomas.com

EDUCATION

1988/BS/Biology/Pacific Union College

CERTIFICATIONS

Envision Sustainability Professional/Institute for Sustainable Infrastructure/21728

PROFESSIONAL AFFILIATIONS

California Botanic Garden
California Native Plant Society
California Society for Ecological Restoration
Southern California Botanists
Southern California Academy of Sciences
Theodore Payne Foundation for Wild Flowers and Native Plants
Xerces Society for Invertebrate Conservation

EXPERIENCE

With Psomas for 26 years; with other firms for 5 years

Richard Lewis is a Senior Restoration Ecologist and Biologist with 31 years of professional experience. He is responsible for developing habitat restoration and mitigation programs; managing native plants/seeds procurement; conducting botanical surveys and vegetation mapping; coordinating special status species surveys; providing designs/strategies for urban biodiversity; and preparing community involvement/education programs and literature. Richard currently manages eight habitat restoration sites comprising over 119 acres of habitat, of which four sites have been occupied by federally listed wildlife species. A total of 22 mitigation programs managed by Richard, totaling 255 acres of habitat, have been signed-off by the resource agencies since 2006.

Experience

Prima Deshecha Landfill Project Regulatory Planning and Habitat Restoration Services – San Juan Capistrano, CA: Restoration Ecologist for habitat mitigation planning and monitoring for this large-scale program implemented by OC Waste & Recycling. The program addressed complex restoration of 150+ acres of coastal sage scrub, riparian habitat, and thread-leaved brodiaea (a special status plant species) including massive stream reengineering and slope stabilization. Richard coordinated with the USFWS, the CDFW, the USACE, and landfill personnel, with particular emphasis on sensitive species requirements. Richard participated in bioresource analysis; site selection; detailed construction specifications and landscape plans; invasive vegetation control; plant palettes, seed mixes, and typical plant layouts; monitoring of site grading; revegetation of the initial 25.5-acre habitat mitigation site; detailed vegetation mapping of a wetlands complex that included freshwater marsh, alkali marsh, and alkali meadow vegetation; and remedial measures. He monitored non-native plant species eradication, native plant salvage, soil treatments, irrigation system installation, container plant installation, seed mix application, and erosion control. He attended weekly construction meetings, prepared weekly progress reports and photo documentation for the resource agencies, and performed annual quantitative surveys of vegetation performance. As a result of the restoration efforts, the formerly unvegetated (following mass grading) riparian mitigation site along the Prima Deshecha watercourse supported multiple territories of the federally and State listed Endangered least Bell's vireo.

Oceanfront Estates Mitigation Program Habitat Mitigation Planning and Monitoring Project – Rancho Palos Verdes, CA: Project Manager for the program that provided mitigation for impacts to coastal sage scrub, bluff (cliff) face, and riparian habitat that resulted from project construction for a residential development site in Rancho Palos Verdes. The program included a 30.0-acre coastal sage scrub (CSS) mitigation site, and a 0.5-acre riparian mitigation site. The CSS site is located along the edge of the scenic coastal bluffs that extend to the north of Point Vicente. The habitat restoration

effort was successful, and the USACE, the USFWS, and the CDFW, signed-off on the mitigation program. Richard was responsible for coordinating with the landowner, agencies, contractors, and vendors (e.g., native plant nurseries) as part of the long-term program. He managed technical staff including botanists, wildlife biologists, and other natural resource specialists, who assisted with monitoring and documentation activities. Richard supervised the notable detection and documentation of the federally listed Threatened coastal California gnatcatcher in multiple locations within restored CSS habitats on site nearly 15 years since the most recent prior observation of this species on the property.

Pointe Monarch Project Restoration and Fuel Management Program and Wetlands Buffer Enhancement Program – Dana Point, CA:

Restoration Ecologist for the Restoration and Fuel Management Program (10.4 acres) and the Wetlands Buffer Enhancement Program (0.8 acre) for the Pointe Monarch Project. The project site met fifth-year performance criteria at the two-year mark, and the pre-existing population of the federally listed Threatened coastal California gnatcatcher (gnatcatcher) was protected throughout project development, construction, and fuel modification zone installation activities. The restoration areas are adjacent to heavily used public trails as well as residential and commercial zones. Richard proposed, and the developer implemented, a voluntary native revegetation corridor to improve connectivity for wildlife between the CSS and wetland areas, and gnatcatchers were subsequently observed using planted transitional riparian vegetation surrounding the formerly degraded wetland basin. Richard monitored preliminary weed abatement, native plant materials installation, and trails improvements, and he coordinated gnatcatcher surveys within the project's restoration areas. He also coordinated with the project landscape architect, the Orange County Vector Control District, and the Orange County Fire Authority on vegetation and public safety issues associated with the project. The USFWS and the California Coastal Commission (CCC) signed off the Restoration and Fuel Management Program and the Wetlands Buffer Enhancement Program; the CCC indicated they were pleased with the variety of birds that were making use of the enhanced wetland area.

Alton Parkway Extension Project On-Site Mitigation Program, Habitat Maintenance, and Performance Monitoring – Irvine, CA:

Project Project Manager for this large-scale program to mitigate for habitat impacts associated with extending Alton Parkway from Irvine Boulevard to Towne Centre Drive. The mitigation includes a 400-foot-wide by 0.25-mile-long canyon (the 'Wildlife Corridor Link'/WCL) created via mass excavation of former agricultural fields. The WCL conveys storm flows from Central-Coastal Natural Community Conservation Plan (NCCCP) reserve areas, through Borrego Canyon Wash, into a project-constructed 'flow splitter' that diverts a portion of flows into the mitigation channel. The WCL connects downstream through the Great Park wildlife corridor to a linear open space network that ultimately connects with coastal areas including Crystal Cove State Park. The WCL is a vital link to improve the fitness of regional wildlife populations. Richard designed a planting and seeding program to establish diverse vegetation communities to encourage wildlife colonization. He recommended, and OC Public Works implemented, the planting of hundreds of native coast cholla and seaside prickly-pear (cactus) cuttings on an adjacent non-mitigation area that was graded as part of roadway construction. He arranged for tons of surplus, rip-rap materials (large boulders) from roadway project construction, to be placed on the site for important niche habitats for wildlife, while conserving resources associated with transporting these materials off site. He coordinates annual focused/protocol surveys and documentation for the federally and State listed least

Bell's vireo, and the federally Threatened coastal California gnatcatcher (gnatcatcher), and the coastal cactus wren (cactus wren). The cactus wren is a California Species of Special Concern where it occurs in San Diego and Orange Counties, and it is a Covered Species in the NCCP/HCP. The formerly unvegetated (post-grading) site was colonized by multiple breeding pairs of the least Bell's vireo, and the gnatcatcher, in multiple years during the maintenance period. Other special status species observed on the WCL include the orange-throated whiptail (lizard), and a diversity of other wildlife species such as raptors ('birds of prey' such as hawks, owls), bobcats, and various native snake species, have beneficially colonized the corridor. The cactus wren was observed using planted cholla and prickly-pear on the site—several years after planting—upon the maturation of these slow-growing native cacti upon which the species depends.

Alton Parkway Extension Project Off-Site Habitat Mitigation Planning and Monitoring Program – Lake Forest, CA: Project Manager for this large-scale program that mitigates for habitat impacts associated with a major roadway extension project. The program includes eradicating 14.5 acres of non-native vegetation, and enhancing native vegetation, within an 82-acre site along a 2.75-mile reach of Aliso Creek. Richard mapped invasive vegetation, and participated in the development of the Habitat Mitigation and Monitoring Plan. He coordinated with the USACE, the CDFW, the USFWS, the County of Orange, and Project Engineers regarding overall site location and design. The program included the removal of several acres of invasive giant reed using heavy equipment, and numerous non-native trees such as gum and Peruvian pepper. He recommended, and OC Public Works implemented, voluntary measures to improve vegetation resources for wildlife including the planting of hundreds of coast cholla and seaside prickly-pear cactus to benefit the local population of the coastal cactus wren (cactus wren)—a California Species of Special Concern and a Covered Species in the Central–Coastal NCCP/HCP. Richard coordinates annual focused/protocol surveys for the federally and State listed Endangered least Bell's vireo, the federally listed Threatened coastal California gnatcatcher (gnatcatcher), and the cactus wren on the WCL site. Since project implementation, as many as 18 territories of the cactus wren have been identified in the project corridor, in addition to multiple gnatcatcher territories, and other special status species. Likely as the result of native vegetation enhancement, the least Bell's vireo—for which there were no known prior records within this reach of Aliso Creek—was detected by Psomas biologists, and multiple pairs were documented nesting on the site.

Santa Anita Dam Riser Modification and Sediment Removal Project Oak Woodland Habitat Mitigation Program – Arcadia, CA: Project Manager for this multiple-award-winning habitat creation program for Los Angeles County Public Works (Public Works). The program includes the salvage and placement of tons of coarse woody debris, natural boulders, native mulch, the placement of upright 'snags' for wildlife value, and the establishment of hundreds of native oaks. High biodiversity has established on the formerly unvegetated site including 118 vertebrate wildlife species (96 native bird species of which 16 species have nested on the site) and numerous invertebrates; 158 native plant species including excellent growth and survival of 100's of planted oaks and native ferns; and beneficial fungi. Richard manages a team of restoration contractors; landscape architects; seed collectors; native plant nurseries; and Psomas' botanists, certified arborists, and wildlife specialists.

ALIA HOKUKI, AICP

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EDUCATION

1996/MA/Masters of Urban and Regional Planning/University of California, Irvine

1991/BA/Development Studies/University of California, Los Angeles

CERTIFICATIONS

American Institute of Certified Planners/No. 112796/American Planning Association/112796

PROFESSIONAL AFFILIATIONS

American Planning Association
Association of Environmental Professionals

EXPERIENCE

With Psomas for 10 years; with other firms for 20 years

Alia Hokuki serves as a senior project manager of environmental planning projects. She has over 30 years of experience in the environmental and policy planning field with a focus on environmental impact assessments for public and private sector clients. Alia's area of focus includes the preparation and management of environmental compliance documents pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). She has managed a variety of projects, including land use (e.g., mixed-use, redevelopment infill, recreational, residential, commercial/retail, office, and institutional [education and healthcare]) and infrastructure.

Experience

Annandale Canyon Open Space Trail Access Improvements Project Initial Study/Mitigated Negative Declaration – Pasadena, CA:

Project Manager for the preparation of an IS/MND for the Annandale Canyon Open Space Trail Access Improvements Project. The project will provide an open space area with accessibility to the public. The City-owned site consists of approximately 23 acres of undeveloped land in Annandale Canyon at the western edge of the City. The project is composed of several improvements to the site, which include a new trailhead at the end of Wierfield Drive, a trail, and an observation point on a hilltop of the San Rafael Hills.

One Arroyo Trail Demonstration Project Categorical Exemption – Pasadena, CA:

QA/QC Manager for this CE that involves various trail improvements in two separate areas—the Upper Loop Trail and Lower Loop Trail, encompassing a total of approximately 3.8 miles in the Arroyo Seco—proposed by the One Arroyo Foundation. The purpose of the project is to provide safer, more accessible, and more contiguous routes by rehabilitating existing trails through stabilization of deteriorated trail segments, as well as improvements to trail features and connecting segments of existing trail alignments. Psomas is also preparing a Biological Resources Assessment, including jurisdictional delineation, and a Cultural Resources Assessment. Psomas will assist in acquiring regulatory permits pursuant to the Clean Water Act.

Mayberry Parker Bridge Access Improvements Initial Study/Mitigated Negative Declaration – Pasadena, CA:

QA/QC Manager for this bridge improvement project, which consists of providing a safer, more accessible, and more contiguous route across the historic Mayberry Parker Bridge by rehabilitating existing trails through stabilization of deteriorated trail segments, stairways, stone walls, and eroded slopes; providing new pedestrian access to the Bridge; and providing a new crosswalk at Arroyo Boulevard and Westminster Drive.

Campus Kilpatrick Wastewater Treatment Plant – Malibu, CA:

QA/QC Manager for preparation of engineering design documents and engineering services during construction for the installation of a new package

wastewater treatment plant (WWTP) for a juvenile rehabilitation center. The WWTP used membrane technology with ultra-violet disinfection to produce effluent able to comply with California Code of Regulations, Title 22 requirements for the appropriate and allowable use of recycled water and the waste discharge requirements set by the CA Regional Water Quality Control Board. Project included a siting study to determine the best location for the new WWTP. Considerations for selecting the WWTP site were based on economics, environmental issues relative to California Coastal Commission and CEQA, access for waste hauling, and operation and maintenance. QA/QC Manager for the preparation of the CEQA document.

Finkbiner Park Stormwater Capture Project IS/MND – Glendora, CA:

QA/QC Manager for this stormwater project funded by the Los Angeles County Safe Clean Water Program, which consists of construction of a regional stormwater runoff capture facility within Finkbiner Park to provide multiple benefits including improved flood control, water quality, and water supply (through infiltration to groundwater). The Project would also include in-kind replacement of existing facilities within the site; conversion of the alley along the northern site boundary into a green alley through installation of permeable pavement; and installation of a recirculating stream, native landscaping, and adjacent path in the southeast portion of the site as a new passive recreation opportunity in the park.

Pacoima Reservoir Restoration Project Program Environmental Impact Report – Los Angeles County, CA:

Project Manager for preparation of a Program EIR for removal of accumulated sediment from the reservoir to preserve the reliability and safety of the dam. The project includes three phases; Phase 1 proposes removal of 1.5 MCY of sediment, and Phase 2 consists of removal of between 2.2 to 4.0 MCY of sediment. Phase 3 of the Project will involve establishing a long-term maintenance program for the reservoir to avoid the need for future large-scale projects. The activities that would occur annually over the course of the implementation schedule include, reservoir access; reservoir dewatering; sediment excavation; sediment transportation; and sediment placement.

Big Tujunga Reservoir Restoration Project Revised and Recirculated Initial Study/Mitigated Negative Declaration and Environmental Assessment/Finding of No Significant Impact –

Los Angeles County, CA: Project Manager for preparation of a Recirculated IS/MND and an EA/FONSI for this Project that involves removal of sediment from the Big Tujunga Reservoir and placement of the sediment in the adjacent Maple Canyon Sediment Placement Site. The Project involves the use of trucks and equipment to remove sediment and restore capacity to the reservoir for purposes of flood control and water conservation. The following minor activities would also occur: 1) hydroblasting to flush a stilling well on the dam crest; 2) repairing the hydraulic sluiceway; 3) paving the unpaved sections of the north access road and repairing the culvert crossing; 4) incorporating slope protection measures adjacent to the spillway; 5) rehabilitating the northern reservoir access ramp to safely access the Reservoir bottom; 6) installing a boat dock at the dam face; and 7) performing minor coring on existing dam riser.

Magnolia Tank Farm Specific Plan Program Environmental Impact Report – Huntington Beach, CA:

Project Manager for the redevelopment of a 29-acre site (within the coastal zone) with a mixed-use development consisting of a 230,000-SF lodge that includes a maximum of 175 guest rooms and guesthouse-style, budget-oriented, family/group overnight accommodations with 40 beds, and ancillary resident- and visitor-serving retail and dining; up to 250-unit residential village; 2.8 acres of coastal

conservation adjacent to Magnolia Marsh; and 2.6 acres of park. The area adjacent to Magnolia Street will be designated as open space park and include a pedestrian trail that will link the project's visitor-serving and residential uses to a future pedestrian trail within the open space conservation area adjacent to the Huntington Beach Channel and the Magnolia Marsh.

Newport Village Mixed-Used Development Environmental Impact Report – Newport Beach, CA:

Project Manager for this project, which involves redeveloping the site and constructing a mixed-use development along West Coast Highway. The project consists of residential units (including affordable units), retail/restaurant, and office uses, as well as parking and related improvements. The project requests a density bonus in exchange for the inclusion of affordable dwelling units. The project includes 198 units including apartments and condominiums, and approximately 63,000 SF of commercial floor area. The project also includes a new publicly accessible plaza and boardwalk along the waterfront, and surface, structured, and subterranean parking spaces. The existing structures at 2241 West Coast Highway (Amaree's building) and 2244 West Coast Highway (office building) would remain, while other structures will be demolished as part of the project.

Addendum to the City of Newport Beach General Plan Update Environmental Impact Report for The Ritz-Carlton Residences Project – Newport Beach, CA:

Project Manager for this project that consists of 2.775 acres within the 9.53-acre Newport Beach Marriott Resort Hotel property. The Project proposes conversion of up to 30 percent of the existing 532 hotel rooms to hotel branded residences. The demolition of the Harbor Landing building and interior reconfiguration of the Harbor Point building would result in reduction of up to 159 hotel units. The new 22-story building (approximately 279 feet above ground level to the penthouse level with rooftop improvements projecting to 295 FT) would include up to 159 hotel branded residences, but the total units at the VEA Newport Beach, A Marriott Resort and Spa would remain at 532. The new building would include the lobby on level 1, and residential units would start on level 2. Penthouse units would be on levels 21 and 22.

Arroyo Seco Water Reuse Project Initial Study/Mitigated Negative Declaration – Pasadena and South Pasadena, CA:

QA/QC Manager for this IS/MND to improve water quality within the Arroyo Seco by routing flow from San Rafael Creek through a series of recharge basins and other filtration features before returning water to the Arroyo Seco channel. A surface stream will be restored, and native habitat will be incorporated throughout, and, where feasible, incorporated with publicly accessible trails as well. Psomas will identify native habitat restoration opportunities as part of the project design process. The project is being funded via the Safe Clean Water Program. Psomas is also preparing a Cultural Resources Assessment and Biological Resources Assessment—including performance of a tree survey, jurisdictional delineation, and special status plant surveys—and air quality, GHG, energy, noise, and transportation technical studies.

Explorer Well Project Initial Study/Mitigated Negative Declaration – Pasadena, CA:

Project Manager for preparation of an IS/MND for construction of a new groundwater production well and its connection to the Monk Hill Treatment System to optimize removal of perchlorate and VOCs from mid-plume area of contamination in the underlying aquifer. The project includes a new well, an 800-foot segment of raw water pipeline, and outlet pipes to existing basins.

SEAN NOONAN

Environmental Services Task Manager – Psomas



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EDUCATION

2014/MS/Urban and Regional Planning/California State Polytechnic University, Pomona

2011/MA/Geography/California State University, Fullerton

2006/BA/History/University of California, Santa Barbara

PROFESSIONAL AFFILIATIONS

American Planning Association

Association of Environmental Professionals

EXPERIENCE

With Psomas for 6 years; with other firms for 8 years

Sean Noonan is an Environmental Planner and Project Manager with 14 years of experience working on various types of public and private projects across Southern California. In his current role, Sean prepares and manages the preparation of CEQA/NEPA environmental documents and supporting environmental technical studies. He is also experienced in providing his clients with support related to regulatory permitting, environmental compliance during final design and construction, and environmental constraints during due diligence. Sean works on various project types, but is particularly experienced in providing environmental consulting services for transportation and other infrastructure projects.

Experience

Carlsbad Veterans Park, Master Planning and Environmental Permitting Phase – Carlsbad, CA: Environmental Planner for preparation of an IS/MND for a new 91.5-acre park in the City of Carlsbad. The developable area of the site was only 48 acres due to the presence of native vegetation preserves. Psomas provided civil engineering, environmental, and surveying services for the Project Master Planning Phase and environmental permitting to result in final design concepts and required permits and authorizations for improvements. Sean coordinated environmental technical studies and was the primary author of the IS/MND.

David March Park Phase II Improvements – Santa Clarita, CA: Environmental Planner for this project which included a baseball field, basketball court, restroom building, community gathering area and an additional parking lot. The development area is just over 6 acres and a majority of the project is adjacent to the existing park. Psomas successfully integrated the existing park with additional parking, walking paths, trails, upgrades to the existing park, landscaping, and site furnishing. Psomas was also responsible for establishing survey controls, calculating the record boundary, collecting existing ground visible utilities, and a topographical design survey of the existing park and field, including the surrounding hillside areas. As environmental planner, Sean prepared an EIR Addendum for this project and managed supplemental environmental technical studies including biological and cultural resource evaluations. Key issues on this project included: evaluating and minimizing off-site lighting effects of new lighting; and evaluating potential impacts to newly listed wildlife species.

Hills Preserve Environmental Impact Report – Anaheim, CA: Project Manager for preparation of an EIR for the construction of 498 wrap-style, market rate, for-rent apartment units, six single family residences, and 80,000 SF of commercial uses on an approximately 76-acre site of undeveloped land along Santa Ana Canyon Road in the Anaheim Hills area. Psomas is preparing an EIR and related technical studies to analyze the project's environmental impacts, including biological and cultural resources surveys, focused surveys, a jurisdictional delineation, air quality and greenhouse gas emissions analyses, a health risk assessment, noise and vibration analyses, and a water supply assessment.

City of Los Angeles, Eastern Avenue Multi-Modal Transportation Improvement Project – Los Angeles, CA:

Environmental Planner for the project approval and environmental document phase for this project, which proposes for this project, which proposes to re-envision 1.5 miles of Eastern Avenue as a multimodal corridor that is safe and accessible for pedestrian crossing, biking, mass transit, and general driving to employment, education, health care, parks, and recreational centers. The project involves a robust community engagement process. The community engagement process consisted of project data updates via website, flyer creation and distribution, door to door business outreach, surveys, digital ads, email communications, two community meetings, and six focused community meetings. New project features include new signalized intersections, lighting upgrades, pedestrian safety crossing improvements, bicycle infrastructure, landscape elements, and upgrades to transit stops. Psomas prepared a Categorical Exemption Memorandum and coordinated with Caltrans District 7's Local Assistance to complete the Preliminary Environmental Study (PES) form and obtain a Categorical Exclusion for this project

The Center at Needham Ranch, Phase 1 and 2 – Santa Clarita, CA:

Project Manager/Environmental Planner for this 186-acre project. Sean led environmental compliance and prepared/processed regulatory permits for the project. He managed environmental compliance with CEQA mitigation measures and permit conditions during project construction, including providing agency notifications, managing biological surveys, and resource agency coordination/reporting, as well as the purchase of compensatory mitigation for the project.

Los Angeles Department of Water and Power As-Needed Regulatory Permitting Services – Los Angeles, CA:

Regulatory Specialist for the preparation of Jurisdictional Delineations (JDs) under MBC Aquatics Los Angeles Department of Water and Power (LADWP) On-Call Receiving Water Monitoring Services. Psomas conducted 21 JDs and various biological services for LADWP from 2017-2020 as part of this as-needed regulatory permitting services arrangement. Sean conducted field work, prepared jurisdictional delineation reports, and provided regulatory permitting support. Sean completed eight JDs for LADWP; six in Los Angeles County including Castaic-Haskell L3 Project, Adelanto-Toluca Line 1 500kV Reconductoring Project, Power Pole Replacement Project, Spunky Canyon Weir Maintenance Project, Kenneth Hahn State Recreation Area, and Celilo Sylmar Tower Replacement Project. Sean also prepared a jurisdictional delineation for the South Haiwee, Little Lake, and Jawbone Canyon Projects in Inyo County and Kern County, CA and for the Adelanto Converter Station Project in the County of San Bernardino.

Tustin Ranch Hills Planned Development EIR – Orange County, CA:

Environmental Planner for this project, which consists of the replacement of the existing Tustin Hills Racquet and Pickleball Club with a Planned Unit Development consisting of 17 buildings containing 34 single-family townhome units and three single-family detached units for a total of 37 units. As environmental planner, Sean managed the development of environmental technical studies and the preparation of a Draft and Final EIR for this project. A key issue on this project included: evaluating cumulative impacts of multiple subsequent construction projects on the local neighborhood.

Newport Village Mixed-Use Development – Newport Beach, CA:

Environmental Planner for this project, which involves demolishing existing structures and redeveloping the project site as a mixed-use development encompassing approximately 9.4 acres on the north and south sides of the West Coast Highway within the City of Newport Beach's Mariners' Mile

corridor. The project consists of 14 residential condominium units on the South Parcel and 108 apartment units on the North Parcel and 128,640 SF of nonresidential floor area. The project also includes a new publicly accessible waterfront promenade.

Arcadia Town Center Initial Study/Mitigated Negative Declaration –

Arcadia, CA: Environmental Planner for the preparation of an IS/MND on this project, which consists of 181 residential units and 13,130 SF of ground floor commercial uses. Given the location of this project in downtown Arcadia, this project involves a high level of coordination with the City and Applicant to develop a comprehensive description of how the project would be constructed, including details such as staging, contractor parking, excavation and temporary shoring methods, and utility relocation. Psomas also prepared technical analyses in support of this project, including a traffic study as well as air quality, greenhouse gas emissions, noise, and cultural analyses. Sean coordinated the environmental technical studies and was the primary author of the IS/MND.

Central Harbor Boulevard Transit Corridor Project - PEA Memorandum – Orange County, CA:

Project Manager worked with the Orange County Transportation Authority (OCTA) staff to develop a project description, and then to prepare a Preliminary Environmental Assessment (PEA) Memorandum to identify the appropriate level of environmental documentation required for the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) compliance. As Project Manager worked with the Orange County Transportation Authority (OCTA) staff to develop a project description, and then to prepare a Preliminary Environmental Assessment (PEA) Memorandum to identify the appropriate level of environmental documentation required for the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) compliance.

Explorer Well Project Initial Study/Mitigated Negative Declaration –

Pasadena, CA: Environmental Planner for preparation of an IS/MND for construction of a new groundwater production well and its connection to the Monk Hill Treatment System to optimize removal of perchlorate and VOCs from mid-plume area of contamination in the underlying aquifer. The project includes a new well, an 800-foot segment of raw water pipeline, and outlet pipes to existing basins. As environmental planner, Sean managed the development of environmental technical studies and the preparation of an IS/MND for this project. Key issues on this Project involved: evaluating the significance of construction noise effects for a project that would require 24-hour drilling for ~3 weeks; and avoiding biological resource impacts in a sensitive location of the City.

DAVID HUGHES

Senior Regulatory Specialist – Psomas



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EDUCATION

2003/MS/Ecological Restoration and Management/University of Wisconsin, Madison

1991/BS/Ecology, Behavior and Evolution/University of California, San Diego

CERTIFICATIONS

Certified Ecological Restoration Practitioner/Society for Ecological Restoration/243

Trained Practitioner, California Rapid Assessment Method (CRAM), Riverine and Depressional Wetland Modules/California Wetlands Monitoring Workgroup

U.S. Army Corps of Engineers Jurisdictional Delineation Training/Richard Chinn Environmental Training, Inc.

Certified Arborist/International Society of Arboriculture/WE-7752A

PROFESSIONAL AFFILIATIONS

American Society of Consulting Arborists

EXPERIENCE

With Psomas for 22 years; with other firms for 1 year

David Hughes is a Senior Project Manager in Restoration Ecology and Regulatory Services with 23 years of experience in mitigation planning, restoration monitoring, wetland delineations, and regulatory permitting. David is also a Certified Arborist and fully trained practitioner of the California Rapid Assessment Method (CRAM) for wetlands. He is responsible for completing Jurisdictional Assessments/Delineation Reports and assisting both private and public entities with obtaining regulatory authorizations from the USACE, the CDFW, the USFWS, the RWQCBs, and the California Coastal Commission (CCC). He is responsible for planning and implementing mitigation projects to comply with regulatory permit conditions and mitigation measures pertaining to the CEQA. David is proficient in habitat site analysis, habitat mitigation program development, restoration monitoring, wetland delineations and assessments, regulations pertaining to jurisdictional waters, tree inventories and protection plans, and general mitigation compliance documentation.

Experience

Ronald Reagan Sports Park Habitat Mitigation and Monitoring Program – Temecula, CA:

Project Manager for the habitat mitigation and monitoring program (HMMP) for this project, which involved removing silt from a desilting basin complex and ongoing basin maintenance at the park. The HMMP includes (1) an assessment of impact site and future mitigation site conditions; (2) development of success criteria based on the California Rapid Assessment Method; (3) a discussion of the proposed mitigation program; and (4) guidelines for site preparation, plant establishment, long-term site maintenance, long-term site performance monitoring, and site status documentation. Mitigation components included riparian habitat creation through grading and plant establishment and existing riparian habitat enhancement through the removal of non-native species such as gum trees. Mitigation planning was performed in compliance with (1) the mitigation measures contained in the IS/MND; (2) CDFW and USACE requirements for mitigating impacts to jurisdictional resources; and (3) Western Riverside County Multiple Species Habitat Conservation Plan requirements for mitigating impacts to Riparian/Riverine Resources. The project also includes monitoring maintenance activities and site performance during the required five-year maintenance and monitoring program. Monitoring activities consist of regular qualitative and quantitative site examinations and the development of site status documentation. David performed restoration site monitoring and developed associated status reports in compliance with the approved Habitat Mitigation and Monitoring Program (HMMP) and CDFW and USACE permit requirements. David was also responsible for managing supporting technical staff who assisted with monitoring and documentation activities and for ensuring that project tasks were completed within schedule and budgetary constraints.

Tesoro del Valle Mitigation Program Habitat Mitigation Planning and Monitoring – Los Angeles County, CA: Certified Arborist for the Tesoro del Valle Restoration Project, which served to mitigate for impacts resulting from development of the Tesoro del Valle residential development project. The project included mitigation planning and development of Habitat Mitigation Monitoring Plans (HMMPs) for four habitat types: riparian, oak woodland, cherry woodland, and alluvial fan sage scrub. This preservation and management program included the ongoing maintenance of a 50-acre conservation area and an alluvial fan sage scrub preservation area in the San Francisquito Creek area.

Levee Repair Project, Los Angeles County Department of Public Works, Flood Maintenance Division – El Monte, CA: Project Manager for this Los Angeles Department of Public Works' project. The project site consisted of a 0.2-acre riparian mitigation site associated with San Gabriel River Soft-Bottom Channel Reach 40. David provided project management, mitigation planning, mitigation implementation, and site monitoring associated with repair activities at two flood control levees at the project site. He also assisted in the development of the habitat mitigation plan for the project; installed willow tree cuttings at the mitigation site; provided documentation to regulatory agencies for permit compliance; and performed long-term monitoring during the habitat establishment period. The project successfully achieved all performance criteria and completed the mitigation program after only three years.

Arroyo Seco Canyon Project Initial Study/Mitigated Negative Declaration – Pasadena, CA: Biologist for the IS/MND for this project, which proposes improvements in three areas along the Upper Arroyo Seco in the City of Pasadena, north of Devil's Gate Dam. Improvements proposed in Area 1 include habitat restoration along the stream channel, a new nature trail, and a rest area/picnic area, along with demolition of the existing Headworks structure. David performed a native tree survey in accordance with requirements set forth in the City of Pasadena's Tree Ordinance and to satisfy CDFW requirements. The survey consisted of identifying and mapping approximately 147 trees. The location of each tree was mapped; the diameter of each trunk was recorded; and the health conditions and general aesthetics of each tree were evaluated. The purpose of the survey was to identify the type and quantity of trees to be removed as a result of the project and to identify trees in the vicinity of project construction areas that would require tree protection measures to avoid unnecessary impacts. David subsequently prepared a tree survey report that was included in the project's IS/MND.

Catalina Island Conservancy Infrastructure Repair and Upgrade Program Environmental Consulting Services – Avalon, CA: Project Manager for this project, which includes providing environmental consulting services to the Catalina Island Conservancy for various infrastructure improvement projects. The tasks for these projects include (1) preparation of CEQA documentation; (2) preparation of a biological constraints analysis; (3) preparation of jurisdictional delineation assessments; (4) performance of special status botanical surveys; (5) preparation of regulatory agency permit applications for the USACE, Los Angeles RWQCB, and CDFW; and (6) regulatory permit processing. The projects include the White's Landing Pier Replacement Project; the Middle Canyon Bridge Replacement Project; the Overall Road Maintenance and Repair Project; the Trail Creation Project; and the Black Jack Campground Upgrade Project.

Hillside Development Project Mitigation Planning and Compliance – Diamond Bar, CA: Project Manager for the 60-acre Tract 53430 Hillside residential development project. This project includes the planning and implementation of over 25 acres of oak riparian mitigation; 20 acres of upland oak/walnut woodland mitigation; and 40 acres of coastal sage scrub mitigation. He has conducted mitigation planning and provided compliance oversight with City, State, and federal agencies to assist the developer in acquiring a grading permit. David is also responsible for ensuring that project tasks are completed within schedule and budgetary constraints.

Burnam Development Project Mitigation Planning and Regulatory Compliance – Santa Clarita, CA: Project Manager for the 60-acre residential development project. This project includes the planning and implementation of over 15 acres of alluvial sage scrub mitigation, 4 acres of coastal sage scrub mitigation, and 1 acre of holly-leaf cherry woodland mitigation. David provides mitigation planning and regulatory permit compliance services. He is also responsible for ensuring that project tasks are completed within schedule and budgetary constraints.

French Valley Parkway Interchange Project Habitat Mitigation and Monitoring Program – Temecula, CA: Restoration Ecologist for this project in Murrieta and Temecula. The project included identifying habitat restoration and enhancement opportunities to mitigate for project impacts that would occur as a result of improving the Interstate (I) 15 corridor between I-215 and Winchester Road. Mitigation planning was performed in compliance with (1) the mitigation measures contained in the environmental documentation; (2) CDFW and USACE requirements for mitigation of impacts to jurisdictional resources; and (3) Western Riverside County MSHCP requirements for mitigation of impacts to Riparian/Riverine Resources. The HMMP was developed in accordance with USACE guidelines and complies with standard resource agency requirements for riparian habitat mitigation. The project also included monitoring maintenance activities and site performance during the required five-year maintenance and monitoring program. Monitoring activities consisted of regular qualitative and quantitative site examinations and the development of site-status documentation. David performed an analysis of streambed resources at the project site as well as the proposed mitigation site using the California Rapid Assessment Method. The purpose of the CRAM analysis was to complement the jurisdictional delineation for the project and to document the sustainability of the proposed mitigation site for the project's habitat mitigation and monitoring program.

Pechanga Parkway Storm Drain Improvement Habitat Mitigation and Monitoring Program – Temecula, CA: Restoration Ecologist for mitigation planning and monitoring activities provided for the storm drain improvement project. A HMMP was prepared, which follows USACE guidelines and that complies with standard resource agency requirements for riparian habitat mitigation. Mitigation planning was performed in compliance with CDFW, USACE, and RWQCB requirements for mitigating impacts to jurisdictional resources, and final mitigation ratios were developed using the USACE's mitigation ratio setting worksheet. The project also included monitoring maintenance activities and site performance during the required five-year maintenance and monitoring program. Monitoring activities consisted of regular qualitative and quantitative site examinations and the development of site status documentation. David performed an analysis of streambed resources at the project site as well as the proposed mitigation site using the California Rapid Assessment Method. The purpose of the CRAM analysis was to complement the jurisdictional delineation for the project and to document the sustainability of the proposed mitigation site for the project's habitat mitigation and monitoring program.

CHARLES CISNEROS, MS, RPA

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EDUCATION

2008/MS/European Archaeology/
University of Edinburgh, United
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2004/BA/Anthropology/California
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CERTIFICATIONS

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Professional Archaeologists/
1512280

Orange County Certified
Archaeologist/ Orange County/

Riverside County Certified
Archaeologist/ Riverside County/

Secretary of Interior Standards
qualified personnel

PROFESSIONAL AFFILIATIONS

Society for American Archaeology
Western States Folklore Society

EXPERIENCE

With Psomas for 8 years; with
other firms for 13 years

Charles Cisneros is a registered professional archaeologist with 21 years of experience in archaeological assessment and field experience in California and Nevada. He has directed numerous field projects in support of compliance with CEQA, NEPA, and Sections 106 and 110 of the National Historic Preservation Act (NHPA). Charles has managed a wide range of projects involving archaeological survey, testing, data recovery, monitoring, and laboratory analysis. His training and background meet the U.S. Secretary of the Interior's Professional Qualifications Standards for prehistoric and historic archaeology.

Experience

Magnolia Tank Farm Specific Plan Program Environmental Impact Report – Huntington Beach, CA:

Senior Archaeologist for the redevelopment of a 29-acre site (within the coastal zone) with a mixed-use development consisting of a 230,000-SF lodge that includes a maximum of 175 guest rooms and guesthouse-style, budget-oriented, family/group overnight accommodations with 40 beds, and ancillary resident- and visitor-serving retail and dining; up to 250-unit residential village; 2.8 acres of coastal conservation adjacent to Magnolia Marsh; and 2.6 acres of park. The area adjacent to Magnolia Street will be designated as open space park and include a pedestrian trail that will link the project's visitor-serving and residential uses to a future pedestrian trail within the open space conservation area adjacent to the Huntington Beach Channel and the Magnolia Marsh.

Carlsbad Veterans Park, Master Planning and Environmental Permitting Phase – Carlsbad, CA:

Senior Archaeologist for preparation of an IS/MND for a new 91.5-acre park in the City of Carlsbad. The developable area of the site was only 48 acres due to the presence of native vegetation preserves. Psomas provided civil engineering, environmental, and surveying services for the Project Master Planning Phase and environmental permitting to result in final design concepts and required permits and authorizations for improvements.

2nd Street and Pacific Coast Highway Retail Center – Long Beach, CA:

Senior Archaeologist for this 10-acre site development. This retail complex area features a mix of upscale lifestyle tenants, restaurants, entertainment, local shops, and a gourmet grocery. The scope of services for preliminary engineering included engineering planning, entitlements, EIR engineering support, and ALTA survey mapping. The demolition of the existing Sea Marina Hotel was followed by final engineering design that included sewer, water, and storm drain improvements along with precise grading and erosion control plans. Psomas was also responsible for preparing SWPPP and SUSMP report documents to maintain stormwater quality in compliance with current Regional Water Quality Board Permit requirements. Psomas also provided offsite improvements and coordination for Marina Drive revitalization, 2nd Street, and Pacific Coast Highway street widening, sidewalk, storm drain, driveway, striping, and traffic signal improvements.

Annandale Canyon Open Space Trail Access Improvements Project Initial Study/Mitigated Negative Declaration – Pasadena, CA:

Cultural Resources Manager for the preparation of an IS/MND for the Annandale Canyon Open Space Trail Access Improvements Project. The project will provide an open space area with accessibility to the public. The City-owned site consists of approximately 23 acres of undeveloped land in Annandale Canyon at the western edge of the City. The project is composed of several improvements to the site, which include a new trailhead at the end of Wierfield Drive, a trail, and an observation point on a hilltop of the San Rafael Hills.

I-405 Program Management Cultural Services – Orange County, CA:

Senior Archaeologist for cultural services in support of the Parsons Program Management team's 30% design plans for this 16-mile project. The project will add a general purpose lane and two express lanes in each direction, improve all exits and entrances to the freeway, and upgrade over 19 bridges. As part of the PMC team, Psomas conducted supplemental record searches at the South-Central Coastal Information Center and field studies and several Historic Property Survey Reports by Caltrans to analyze the design changes for potential impacts to cultural resources with the revised Area of Potential Effects and routinely conducted outreach to local Native American tribes as part of the Section 106 consultation between the tribes and Caltrans. All Supplemental Historic Property Survey Reports were approved by Caltrans.

Santa Ana River Levee Stabilization Project – Riverside County, CA:

Senior Archaeologist for preparation of technical studies to support the rehabilitation of a portion of the Santa Ana River levee including removal, disposal, and replacement of approximately 6,200 LF of rock slope protection with a grouted rock slope protection and extending the levee armoring deeper below the calculated scour depths. Technical studies prepared include Air Quality Assessment, Phase I Cultural Resources Inventory, Greenhouse Gas Emissions Analysis, and a Hazardous Waste Sites and Soil Contamination Records Technical Memorandum.

Santa Margarita Water District, Coto de Caza Emergency Storage Basin Initial Study/Mitigated Negative Declaration –

Coto de Caza, CA: Senior Archaeologist for the IS/MND for construction of an emergency storage basin to contain potential sanitary sewer overflows associated with the existing Coto de Caza Lift Station. The project involves construction of a concrete-lined structure to accommodate up to 85,000 gallons of sewer overflow. Psomas prepared a mitigated negative declaration for this project and has completed technical analyses, including air quality and greenhouse gas emissions, noise, cultural resources, and a biological site survey.

City of Anaheim, Groundwater Treatment Plants Phase B and Groundwater Supply Wells IS/MND and CEQA-Plus Documentation –

Anaheim, CA: Cultural Resources Manager for the preparation of an IS/MND and supplemental CEQA-Plus Documentation for the installation of ion-exchange groundwater treatment systems at the five locations in the City of Anaheim. The ion-exchange systems are intended to remove perfluorooctanesulfonic acid (PFOS) and perfluorooctanoic acid (PFOA) from groundwater. Two new groundwater supply wells would be installed at one location and additional wells would be rehabilitated due to age. Psomas prepared a mitigated negative declaration for this project and completed additional technical studies to comply with CEQA-Plus guidelines pursuant to the Clean Water State Revolving Fund requirements.

Colton Community Soccer Park Initial Study and Mitigated Negative Declaration— Colton, CA: Cultural Resources Manager for an IS/MND and an MMRP for the City's proposed community soccer park. The community park will include eight lighted soccer fields that can host soccer tournaments as well as provide local teams with practice facilities. The proposed project will be constructed and operated on a 21-acre portion of the 45-acre site with the remaining 24 acres retained as natural open space along the Santa Ana River. Infrastructure improvements include paved parking; restroom and concession buildings; a police sub-station; breezeways with seating; child play areas; multipurpose trails; shaded spectator seating, and a maintenance yard with a cellphone tower. Major environmental issues addressed in the IS/MND include potential impacts to the river and associated biological resources and the presence of a former landfill beneath the property. Charles provided oversight and QA/QC for Psomas' archaeological and historic research at the CHRIS Information Center, archaeological survey, and cultural report.

Concordia University Master Build-Out Plan Update Environmental Impact Report – Irvine, CA: Senior Archaeologist for preparation of an EIR for this project. The Master Plan Update would allow for existing buildings totaling approximately 71,231 SF to be demolished and eight new buildings or additions to existing buildings totaling approximately 148,880 SF to be constructed, along with a new residence hall. The project also includes new, relocated, and improved athletic facilities and outdoor space. Senior Archaeologist for the construction monitoring for the first phase of development pursuant to the approved Campus Master Build-Out Plan Update.

Pacoima Reservoir Restoration Project Environmental Impact Report – Los Angeles, CA: Senior Archaeologist for preparation of an EIR for removal of approximately 3 million cubic yards of sediment from the reservoir to preserve the reliability of the operations and safety of the dam. Implementation of the proposed PRSR Project includes construction/ rehabilitation and operation of an access road upstream of the Reservoir; dewatering the Reservoir; excavating and removing the sediment; assembling, operating, and partially disassembling the conveyor belt; staging and transporting the sediment to Lopez Spreading Grounds; and finally trucking the sediment for placement at Sunshine Canyon Landfill or Sun Valley Pits.

3.7 MG Zone 1 Reservoir Project Mitigated Negative Declaration – Irvine, CA: Senior Archaeologist for preparation of an MND for construction of an additional reservoir to allow for storage reliability and operational flexibility in the Zone 1 domestic water system. The project site is located in the City of Irvine within Planning Area 9A (Woodbury), which is an area that is currently experiencing a high volume of new residential construction. The project site was included in the City's Northern Sphere Environmental Impact Report; however, development of a second reservoir was not specifically addressed.

Irvine Ranch Water District, Rattlesnake Reservoir Pump Station IS/ MND – Irvine, CA: Senior Archaeologist for the IS/MND for replacement of the existing Rattlesnake Reservoir Pump Station No. 2 with a new Zone A to Rattlesnake Reservoir Pump Station at the Rattlesnake Reservoir Complex. The proposed project includes demolition and replacement of the existing RRPS2, as well as demolition of other appurtenant equipment, extension of existing sewer piping, and construction of related equipment and facilities.

SARAH CURRAN, PE, QSD

Principal Engineer – Psomas



619.961.2815

sarah.curran@psomas.com

REGISTRATION

2023/AZ/Professional Engineer/
Civil/78564

2006/CA/Professional Engineer/
Civil/69620

EDUCATION

2002/BS/Civil Engineering/
University of Vermont, Cum Laude

CERTIFICATIONS

Qualified SWPPP Developer/
California Stormwater Quality
Association/69620

PROFESSIONAL AFFILIATIONS

California's Coalition for Adequate
School Housing (CASH)

ACE Mentor Program

Design-Build Institute of America

EXPERIENCE

With Psomas for 10 years; with
other firms for 13 years

Sarah Curran has 23 years of civil engineering experience including consulting for a wide range of project such as K-12 schools, public and private universities, hospitals, parks, multi-family residential, and mixed-use developments. Her background, ranging from code enforcement to master planning, final project design and construction support, leads to creative, feasible and sustainable civil engineering designs from concept to implementation.

Experience

Carlsbad Veterans Park, Master Planning and Environmental Permitting Phase – Carlsbad, CA:

Project Manager for preparation of an IS/MND for a new 91.5-acre park in the City of Carlsbad. The developable area of the site was only 48 acres due to the presence of native vegetation preserves. Psomas provided civil engineering, environmental, and surveying services for the Project Master Planning Phase and environmental permitting to result in final design concepts and required permits and authorizations for improvements.

University of California, Irvine, Aldrich Hall and Langson Library Accessibility Site Survey and Feasibility Study – Irvine, CA:

Project Manager for providing civil engineering and survey services to conduct a site survey that included existing improvements, topography, slope data, and an accessibility survey to document barriers. The site survey included the area around Aldrich Hall to establish current site conditions for the area along Ring Road, adjacent to Aldrich Hall between the Student Center, Langson Library, and adjacent designated plazas.

University of California Irvine, Student Success Building, Detailed Project Program – Irvine, CA:

Project Manager for the Detailed Project Programming (DPP) exercise aimed at assisting the Architect and UCI to establish the project limits and functional scope for the design and construction of the Student Success Building. The program includes event and support space and administrative offices to meet the most urgent needs of a variety of vital student support services, including Wellness, Health, and Counseling Services; Disability Services; Career Pathways; the Veteran's Services Center; and the Division of Teaching Excellence and Innovation. The DPP developed will be implemented using a design-build process. Psomas' project work to develop criteria for the DPP includes review of campus as-builts, master plans, and specifications; identification possible opportunities and constraints related to civil engineering design; support in the site plan preparation; and feedback relevant to anticipated quantities and costs related to the civil engineering design.

County of San Bernardino, Public Defenders Office –

San Bernardino, CA: Project Manager for development of a new 42,337 GSF administrative office building with subterranean parking for the County of San Bernardino. Location of the project on County property within

the City of San Bernardino required considerations for both County and City of San Bernardino requirements for required permits and municipal coordination. Services include development of rough grading plans showing excavation support and erosion controls; Offsite Improvement plans for street frontage improvements within City of San Bernardino right-of-way, including, sidewalk repairs, utility trenching, and new driveways; utility plan connections coordinated with San Bernardino Municipal Water Department; onsite grading and drainage improvements for County of San Bernardino building permit; and Storm Water Quality Management Plan (WQMP), following County of San Bernardino template and manual including design of post-construction BMPs.

Mt. San Antonio College, Pedestrian Bridge at Miracle Mile – Walnut, CA: Project Manager for this transit center project to link areas of campus north and south of Temple Avenue via a new pedestrian bridge. Civil engineering improvements included designs for reroute of campus utility mains in conflict with proposed bridge pile caps and footings, grading and drainage designs for the connection to the miracle mile, and extensive coordination with ongoing and future campus projects.

South Orange County Community College District, Saddleback College, Advanced Technology and Applied Science Building, Design-Build Criteria Package – Mission Viejo, CA: Project Manager for civil engineering design-build programming and criteria narratives and exhibits for the new ATAS building, demolition of the Technology and Science Building, and relocation of tennis courts. Psomas provided preliminary grading and utility studies to support a quality design-build RFP as well as specific criteria related to these elements, along with vehicular and pedestrian access, stormwater management, and paving materials. The scope of services included design-build bidding and design support services, and design-build construction support services.

University of California San Diego, Erosion Repair and Parking Lot, Veterans Administration Medical Center – San Diego, CA: Project Manager for civil engineering design, construction support and project management services for the development of a new 440-space campus parking lot, on a 6.5-acre site, located to the southeast of the existing Veterans Administration Medical Center. The project involves the import of approximately 100,000 cubic yards of earthwork to fill in a heavily eroded canyon, construction of stabilized fill slopes, and a compacted pad for the parking lot landscaping and revegetation of the Open Space Preserve Boundary. Psomas' scope of services include topographic surveying, substructure utility locating; signage and striping plans; grading, drainage and utilities plans; CEQA support documents; and design of sustainable stormwater strategies.

California State University, Systemwide Climate Resiliency Framework – California Statewide, CA: Senior Project Manager prepared civil engineering components for a Climate Resiliency Framework that achieves Climate Informed Design-Day Guidelines for the entirety of the 23-campus California State University system. These guidelines mitigate campus infrastructure vulnerability by improving campus staff knowledge and ability to communicate, empowering them to implement the developed Climate Resiliency Framework for a variety of infrastructure types throughout the CSU campus system.

City of Encinitas Coast Highway 101 Leucadia Streetscape Project

Phase 1 – Encinitas, CA: QA/QC Manager for the reconstruction of the North Coast Highway 101 right-of-way from a 4-lane road to a 2-lane road with roundabouts, bike lanes, new drainage infrastructure, and sidewalks at a construction cost of \$12 million. The project work consists of AC paving, sidewalk construction, bioretention, drainage installation (via open-cut trench with deep shoring), roundabout construction, temporary parking construction, signing and striping, signal installation, street lighting, traffic control, irrigation, and landscaping. Coordination is required with an adjacent pedestrian El Portal railroad under crossing construction project being administered by SANDAG.

Santee Community Center – Santee, CA: Project Manager for the new community center within Santee Town Center Community Park, responsible for providing civil engineering services and CEQA support for site improvements related to the new community center. Improvements include dedicated facilities for teens and seniors, lobby space, multi-purpose rooms, administrative offices, and storage, occupying approximately 12,500 square feet. Site features include drought-tolerant landscaping and stormwater quality facilities, environmental documentation, realignment of adjacent parking facilities, including new EV charging stations, and accessibility compatibility with the new community center project site, which is approximately 30,000 square feet in total area.

Ocean Street Beach Access Improvements – Carlsbad, CA: Project Manager, Project Manager for providing design and construction support services for improvements to seven public beach accesses along the west side of Ocean Street in Carlsbad, CA. Proposed improvements included the addition of accessible pedestrian ramps, removal and replacement of existing concrete stairs, reconfiguration of selective landings and viewing platforms, introduction of drinking fountains at select accesses and other landscape improvements. Services provided included grading, drainage, utilities, and stormwater management designs, as well as SWPPP preparation.

MTS Copley Park Division Planning and Lighting Study –

San Diego, CA: Contract Manager provided oversight of surveying, engineering, and project management services to support the overall planning study. The study provided alternatives for replacing the existing modular building with one outside of the old Miramar South Landfill. It considered existing site constraints, operational impacts, and programmatic space requirements. A conceptual site lighting plan study and photometric analysis were also prepared to understand alternatives for replacing or renovating existing leaning light poles at the facility site.

Tribal Administration Building- Rincon Band of Luiseño Indians – Valley

Center, CA: Project Manager for professional surveying, environmental and civil engineering services to support the construction of a two-story, approximately 40,000 SF tribal administration building for the Rincon Band of Luiseño Indians. Psomas scope of services included preparation of topographic and boundary surveys; NEPA Environmental Assessment; civil site improvement plans and studies; and Valley Center Road access management studies, operational analysis, and improvements plans.

Chula Vista Bayfront Master Plan Grading – San Diego, CA: Project Manager for the development of site plans to facilitate implementation of the Chula Vista Bayfront Master Plan (CVBMP). Psomas prepared rough grading site plans for the clearing and compaction of 11 sites throughout the Chula Vista Bayfront to accommodate import and placement of additional soil.

ALI BASTANI, PHD, PE, GE, F. ASCE

Principal, Geotechnical Engineer – GMU



949.232.8984

abastani@gmugeo.com

REGISTRATION

Registered Civil Engineer –
State of California

Registered Geotechnical Engineer
– State of California

EDUCATION

PhD, Civil and Environmental
Engineering, University of
California, Davis

MS, Civil and Environmental
Engineering, University of
California, Davis

BS, Civil Engineering, Polytechnic
of Tehran

PROFESSIONAL AFFILIATIONS

ASCE OC Geo Institute Chair

EERI

Consortium of Organizations
for Strong-Motion Observation
Systems (COSMOS)

EERI Reconnaissance Team
Member for Bam, Iran, Earthquake
of December 26, 2003

Pacific Earthquake Engineering
Research Center (PEER)
Reconnaissance Team Member for
Nisqually Earthquake of February
28, 2001

Network for Earthquake
Engineering Simulation (NEES)
Seismological Society of America
(SSA)

Orange County Water Association
(OCWA)

Dr. Bastani has 28 years of diversified experience in geotechnical, earthquake, and environmental engineering and is an adjunct professor at Cal Poly Pomona. His experience covers all aspects of the consulting engineer's profession including comprehensive knowledge and applied use of conceptual, physical, and numerical modeling for geotechnical and environmental engineering solutions.

Dr. Bastani's professional experience entails performance, management and providing practical solutions for a variety of projects including: (1) Geotechnical investigation and monitoring for foundation design of bridges, water reservoirs, pipelines, power plants, commercial and industrial facilities, and landfills; (2) Seismic ground motion studies, site response analysis, liquefaction analysis, determination of seismic induced deformations, and seismic retrofit evaluations; (3) Deep-seated and shallow landslide investigation, analysis, and mitigation; (4) Design of shoring and stabilization systems including tie back and soil nail retaining structures (5) Groundwater flow and contaminant transport evaluation and modeling; and (6) Seismic hazard evaluation, probabilistic and deterministic, for various seismic zones around the United States and abroad.

Dr. Bastani's experience includes evaluation of several major landslides in southern California. Evaluation of the landslides consisted of limit equilibrium slope stability and utilization of advance numerical models such as finite element and finite difference methods.

Experience

Rambla Pacifico Landslide – Malibu, CA: Rambla Pacifico Road begins at Pacific Coast Highway (PCH) immediately west of Las Flores Canyon. Rambla Pacifico originally led to the top of the bluffs adjacent to the La Costa subdivision. From there the road travelled up the mountain to eventually join Piuma Road at the summit of Saddle Peak. Many fine homes have been built along the route and its side streets, ranging from modest dwellings to elaborate, architectural masterpieces. Complex of landslides began in 1978, undermining part of the road in 1984. A half-mile loop of lower Rambla Pacifico Road, approximately one-half mile from its intersection with PCH, has been closed ever since. Residents above the closure must drive an extra four miles up Las Flores Canyon to a crossroad above the slide to get up to their homes. In the mid-2000s a new private/public road was proposed to connect lower Rambla Pacifico with its upper portions, a proposal still in discussion in 2008. Dr. Bastani was instrumental on modeling the landslide complex by FLAC, a finite difference numerical model, to evaluate the sliding mechanism.

ALI BASTANI,
PHD, PE, GE,
F. ASCE
(CONTINUED)

Delmanico vs. City of Anaheim – Anaheim Hills, CA: Ground deformation evolving into the Santiago Landslide was first recognized in summer of 1992. Subsequently, above-average rainfall in winter 1992 - 1993 accelerated slide movement and defined an area of involvement as shown in the map below. Area marine sedimentary rock of Puente Formation, specifically La Vida and Overlying Soquel Members, became locally destabilized by rising groundwater table. The hillside terrain encompassing the Santiago Landslide is comprised of both developed and undeveloped residential lands. Dr. Bastani modeled the landslide area using FLAC to evaluate the stability of the slope, the extent of the landslide toe compression and its effect on the residential properties at the landslide toe.

KATHRYN FARRINGTON, PG, CEG

Senior Engineer/Geologist - GMU



kfarrington@gmugeo.com

REGISTRATION

Professional Geologist -
State of CA

Certified Engineering Geologist -
State of CA:

Qualified SWPPP Developer (QSD)

Qualified SWPPP Practitioner
(QSP)

EDUCATION

M.S. Geological Sciences, 2010
San Diego State University, San
Diego

B.S. Geological Sciences, 2005,
University of CA: Santa Barbara,
Goleta

PROFESSIONAL AFFILIATIONS

Geological Society of America

South Coast Geological Society

San Diego Association of
Geologists

Kathryn (Katie) has almost 20 years of experience in various aspects of the Geotechnical field, and a master's degree in Geological Sciences studying fault zone architecture under the direction of Professor Thomas Rockwell. Her experience includes successfully managing and working with a wide variety of projects including the following: Master planned communities, hillside grading operations, public works projects, landslide investigation and mitigation, SWPPP compliance, groundwater studies, mine and quarry projects, fault investigations, legal and forensic projects, and management for special inspection services. Katie has been involved in several ASCE award winning projects throughout Orange County.

Experience

Villa Pacifica Landslide, Villa Pacifica Community Association – San Clemente, CA: Geotechnical investigation for repair recommendation purposes and litigation purposes including subsurface investigations, document investigation, and coordination and recommendations for temporary stabilization efforts.

Horseshoe Landslide, Belmont Estates Association – Anaheim Hills, CA: Complex Geotechnical investigation, observation of grading and tie-back installation, and long-term slope monitoring, and groundwater monitoring.

Coto de Caza Debris Flows, Coto de Caza Master Association – Coto de Caza, CA: Investigation of several debris flows throughout the community including mapping, preliminary erosion control and repair recommendations, slope monitoring, and observation during repairs.

Sunset Crossing Landslide – Diamond Bar, CA: Onsite observation during slope repair, including observing tie-back installation and re-grading of the slope.

Poppy Trail Slide, CJPIA – Rolling Hills, CA: Geotechnical investigation of large slope failure in a private community, including slope monitoring, percolation testing, onsite observations, and data analysis.

Philemon Landslide Repair, Brent Engineering – Dana Point, CA: Observation of complex slope repair operation including removal of landslide debris, regrading of slope, and the installation of a large concrete cut-off wall at the toe of the slope. Observation included installation and monitoring of slope-inclinometers.

Canyon Wren Street Distress and Slope Movement – Aliso Viejo, CA: Geotechnical investigation of street distress and potential slope movement. Study included subsurface exploration and installation of three slope inclinometers.

Penitencia Creek Landslide Complex, Hengli Group – San Jose, CA: Geotechnical investigation of a large, deep seated landslide complex in the eastern foothills of San Jose. The project included trenching to determine the slide movement characteristics and evaluating the slide from a Geotechnical mitigation perspective.

Sierra Road Landslide, Hengli Group – San Jose, CA: Subsurface exploration within a large landslide complex in the eastern foothills of San Jose to collect soil samples, characterize the landslide, and create landslide mitigation options.

Summit View HOA Landslide, Ford, Walker, Haggerty & Behar – Orange, CA: Geotechnical evaluation of a slope failure behind a single-family residence. This project consisted of a subsurface investigation, geotechnical analysis, and the preparation of repair recommendations.

Cyprus Shore Slope Failure, Cyprus Shore Association – San Clemente, CA: Geotechnical investigation of a failing slope below multiple homes and HOA property. The project consists of a subsurface investigation, interpretation of inclinometer data, geotechnical analyses, and development of repair plans.

Sunset Shores Landslide – San Clemente, CA: Geotechnical investigation of a bluff failure below a condo complex. The project consisted of document review, subsurface investigation, coordination with multiple entities and the preparation of stabilization recommendations.

Checklist of Forms to Accompany Proposal

- ▶ Vendor Application Form
- ▶ Ex Parte Communications Certification
- ▶ Disclosure of Government Positions
- ▶ Disqualification Questionnaire
- ▶ Company Profile & References
- ▶ Bidder/Applicant/Contractor Campaign Contribution

Owner - Name	Project Name	Owner - Company Type
City of Anaheim	Anaheim Planning 2020-2023 Environmental Review (MC 6229B) (CEQA On-Call Services)	Government - Local
City of Anaheim	Polychlorinated Bihenyl (PCB) Spill Assessment and Remediation Services for 225 E. Pearson Avenue	Government - Local
City of Anaheim	Hills Preserve Environmental Impact Report	Government - Local
City of Anaheim	As-Needed Enviromental Services	Government - Local
City of Azusa	Azusa Land Reclamation Landfill Project Consultation on Environmental Review	Government - Local
City of Beaumont	On-Call Planning and Environmental Service	Government - Local
City of Claremont	Claremont Planning 2019-2022 On-Call Environmental Document Preparation Services (On-Call CEQA/NEPA Consulting Services)	Government - Local
City of Costa Mesa	On-Call Environmental Technical and Staffing Consultant Services	Government - Local
City of Fullerton	Fullerton Planning 2020-2023 CEQA Services RFQ No. 4349 (City of Fullerton CEQA On-Call)	Government - Local
City of Fullerton	301 South Acacia Avenue Project Categorical Exemption	Government - Local
City of Fullerton	312 North Euclid Street	Government - Local
City of Galt	C Street Enhancements Project	Government - Local
City of Hesperia	CDBG Roadway Improvement Project (FY 2021-22) No 71-66	Government - Local
City of Huntington Beach	On-Call Civil Engineering Surveying and Professional Consulting Services (On-Call CEQA Environmental Services)	Government - Local
City of Inglewood	Crenshaw Boulevard Transportation Improvement Project	Government - Local
City of Irvine	2022-2025 Consultant Team Program	Government - Local
City of Irvine	Avian Nesting Bird Surveys/Biological Monitoring	Government - Local
City of Irvine	2024 On-Call Program	Government - Local
City of Laguna Niguel	On-Call Professional Engineering Services Multi-Disciplinary Plan Review	Government - Local
City of Lancaster	Rangeland and High Valley Solar Projects Environmental Impact Report	Government - Local
City of Lancaster	City of Lancaster On-Call	Government - Local
City of Long Beach	Pacific Place Self-Storage RV Parking and Car Wash Project Environmental Impact Report (formerly Ambeco Road IS/MND)	Government - Local
City of Long Beach	Lincoln Park Redevelopment CM and Channel View Park Play-ground-Biologist	Government - Local
City of Long Beach	3901 Via Oro Avenue Warehouse Project Categorical Exemption	Government - Local
City of Los Angeles	SR-1 (Lincoln Boulevard) Multimodal Improvements Project EIR/EA	Government - Local
City of Los Angeles	Eastern Avenue Multi-Modal Transportation Improvement Project	Government - Local
City of Los Angeles	City of Los Angeles DPW BOE On-Call Environmental Documentation Consultants Lists (10/2019-10/2024)	Government - Local
City of Los Angeles	3872 As-Needed Environmental Impact Analysis and Special Studies	Government - Local
City of Los Angeles	C-134269/TOS 21/SR-1 (Lincoln Boulevard) Multi-Modal Improvement Project Environmental Impact Report/Environmental Assessment	Government - Local
City of Los Angeles	City of Los Angeles Department of Public Works Bureau of Engineering: On-Call Wastewater and Environmental Engineering Services July 2012-July 2017 (C-120702)	Government - Local

Owner - Name	Project Name	Owner - Company Type
City of Los Angeles	City of Los Angeles DPW Bureau of Engineering Pre-Qualified On-Call Wastewater and Environmental Engineering Consultants List 2017-2027 contract was extended 5 years to 7/10/27 (Contract C-129662)	Government - Local
City of Moorpark	Civic Center Master Plan Project	Government - Local
City of Pasadena	Affinity Project	Government - Local
City of Pasadena	Viña Vieja Pickleball Court Project IS/MND	Government - Local
City of Pasadena	Garfield Replacement Well IS/MND	Government - Local
City of Pasadena	Arroyo Seco Water Reuse Project and Natural Stream Restoration Project Initial Study/Mitigated Negative Declaration	Government - Local
City of Pasadena	Three Projects Restoration Maintenance Berkshire Creek Oak Grove and Lower Arroyo Seco	Government - Local
City of Pasadena	On-call Environmental Services (PW)	Government - Local
City of Pasadena	Parker-Mayberry Bridge IS/MND	Government - Local
City of Rancho Cucamonga	On-Call Environmental	Government - Local
City of San Clemente	San Clemente Shorecliffs Cultural Resources	Government - Local
City of Santa Ana	City of Santa Ana Well Number 29 Rehabilitation Initial Study/Mitigated Negative Declaration	Government - Local
City of Santa Ana	McDonald's at Santa Clara Avenue IS/MND	Government - Local
City of Santa Ana	On-Call Environmental Services - CEQA an	Government - Local
City of Seal Beach	Old Ranch Country Club Specific Plan EIR	Government - Local
City of Simi Valley	Focused Coastal California Gnatcatcher Survey	Government - Local
City of Simi Valley	EIR On-Call	Government - Local
City of Stanton	Stanton Town Center Specific Plan Subsequent Initial Study/Mitigated Negative Declaration to the 2008 General Plan Environmental Impact Report	Government - Local
City of West Covina	Phase 1 – Medical Office Building Parking Structure Emergency Department/Intensive Care Unit Addendum to the Final EIR for the Queen of the Valley Specific Plan	Government - Local
City of West Covina	Walnut Grove Specific Plan Initial Study/Mitigated Negative Declaration	Government - Local
City of West Covina	Amazon Delivery Station DAX9 Project Initial Study/Mitigated Negative Declaration	Government - Local
City of Yorba Linda	On-Call Consulting Services	Government - Local
Eastern Municipal Water District	Dunlap Recycled Water Pipeline IS/MND	Utility - Water/Wastewater/Flood
Eastern Municipal Water District	Wellhead Treatment Facility Constraints Analysis and IS/MND (Well 56)	Utility - Water/Wastewater/Flood
Irvine Ranch Water District	Santiago Creek Dam Biological Constraint	Utility - Water/Wastewater/Flood
Irvine Ranch Water District	On-Call Biological Monitoring and Permitting Services	Utility - Water/Wastewater/Flood
Irvine Ranch Water District	On-Call CEQA and NEPA Consultation	Utility - Water/Wastewater/Flood

Owner - Name	Project Name	Owner - Company Type
Irvine Ranch Water District	Santiago Creek Dam Outlet Tower and Spillway Improvements EIR	Utility - Water/Wastewater/Flood
Irvine Ranch Water District	Addendum No. 1 to the IS/MND for the Orange Park Acres Well Replacement	Utility - Water/Wastewater/Flood
Irvine Ranch Water District	Santiago Dam Mitigation Planning	Utility - Water/Wastewater/Flood
Los Angeles County	Santa Anita Stormwater Flood Management and Seismic Strengthening Project Consistency Evaluation	Government - Local
Los Angeles County	2020-2023 Permitting Support LACFCD	Government - Local
Los Angeles County	Nesting Bird Management Plan Revisions	Government - Local
Los Angeles County	Bull Creek Water Conservation Pipeline CO #1 Initial Study/Mitigated Negative Declaration	Government - Local
Los Angeles County	Pacoima Reservoir Restoration Biological Resources Surveys/Reports	Government - Local
Los Angeles County	On-Call Department of Park & Rec LA County	Government - Local
Los Angeles County	On-Call Environmental Services for Flood Control Facilities	Government - Local
Los Angeles County	2022-2023 Soft Bottom Channel Maintenance Program	Government - Local
Los Angeles County	2022 Federal On-Call Environmental Compliance Services for Transportation Planning and Programs Division (BRC0000284)	Government - Local
Los Angeles County	On-Call Environmental Services for the Water Resources Core Service Area	Government - Local
Los Angeles County	Santa Ana Dam Reservoir Post-Fire Emergency Restoration Project	Government - Local
Los Angeles County	Los Verdes Golf Course Netting Categorical Exemption	Government - Local
Los Angeles Department of Water and Power	LADWP Victorville to McCullough Electrical Transmission Project	Utility - Water/Wastewater/Flood
Los Angeles Department of Water and Power	LADWP Path46 Transmission Line Update Jurisdictional Delineation	Utility - Water/Wastewater/Flood
Los Angeles Department of Water and Power	Los Angeles Department of Water and Power Victorville to McCullough Electric Transmission Jurisdictional Delineation	Utility - Water/Wastewater/Flood
Los Angeles Department of Water and Power	JD Main St. Facility Sediment Cleanout	Utility - Water/Wastewater/Flood
Los Angeles World Airports	Environmental Technical/Expert Consulting for LAX	Government - Local
Los Angeles World Airports	Biological Monitoring of Argo Ditch Maintenance Project Los Angeles International Airport (LAX)	Government - Local
Los Angeles World Airports	Los Angeles International Airport El Segundo Blue Butterfly Habitat Restoration Area Focused Coastal California Gnatcatcher Surveys	Government - Local
Los Angeles World Airports	MSA Environmental Technical and Expert Consulting Services	Government - Local
Metropolitan Water District of Southern California	2021 On-call Environmental Planning Services	Utility - Water/Wastewater/Flood

Owner - Name	Project Name	Owner - Company Type
Orange County	Orange County Public Works' San Diego Creek Reach II Operation and Maintenance Project	Government - Local
Orange County	Orange County Public Works' La Pata Extension Project	Government - Local
Orange County	OC Parks Invasive Plant Species Mapping	Government - Local
Orange County	On-Call Regulatory Permitting-Restoration	Government - Local
Orange County	On-Call Environmental Documentation (Incidental Architect-Engineering Services) RCA-017-22010037	Government - Local
Orange County	On-Call Regulatory Permitting and Restoration Services (RCA-017-22010058)	Government - Local
Orange County	OC Parks Facilities Nesting Bird Surveys (Nesting Bird On-Call Contract Services)	Government - Local
Orange County Transportation Authority	Central Harbor Boulevard Transit Corridor Project - PEA Memorandum	Transportation/Transit Agency
Rancho California Water District	On-Call Biennial Professional Consulting Services	Utility - Water/Wastewater/Flood
Riverside County Flood Control and Water Conservation District	Santa Ana River Levee Stabilization Project	Utility - Water/Wastewater/Flood
Riverside County Flood Control and Water Conservation District	On-Call Environmental and Regulatory Compliance	Utility - Water/Wastewater/Flood
Santa Margarita Water District	Santa Margarita Water District Coto de Caza Emergency Storage Basin Initial Study/Mitigated Negative Declaration	Utility - Water/Wastewater/Flood
South Coast Water District	As-Needed Environmental Services (23-02-0023)	Utility - Water/Wastewater/Flood
South Coast Water District	Lift Station No. 2 Replacement Project	Utility - Water/Wastewater/Flood
Southern California Edison Company	Kern River No. 3 Relicensing	Utility - Energy
Southern California Edison Company	Lee Vining Relicensing	Utility - Energy
Southern California Edison Company	Santa Ana River I and III Riparian Monitoring	Utility - Energy
Southern California Edison Company	2021 Lee Vining Riparian Monitoring	Utility - Energy
Southern California Edison Company	SCE On-Call Hydroelectric Compliance Service	Utility - Energy
Transportation Corridor Agencies of Orange County	On-Call Biological Support Services	Transportation/Transit Agency



P S O M A S

*5 Hutton Centre Drive
Suite 300
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EXHIBIT C
FEE SCHEDULE

Fairview Park West Bluff Restoration

RFP No. 25-23

CITY OF COSTA MESA



Cost Proposal | 07.15.2025
Revised 01.27.2026

PSOMAS

Cost Proposal

	TASKS	1. PROJECT COORDINATION AND DOCUMENT REVIEW	2A. SITE DESIGN EVALUATION (BASE SCOPE)	2B. OPTIONAL SITE DESIGN AND EVALUATION	3. DESIGN DEVELOPMENT	4. PREPARATION OF QUANTITIES AND COST ESTIMATES	5. RESOURCE CONSULTATION AND ENVIRONMENTAL PERMITTING	6. CULTURAL RESOURCE MANAGEMENT PLAN	7. FINAL DESIGN, CONSTRUCTION DOCUMENTS AND BID PACKAGE PREPARATION	8. CEQA AND ENVIRONMENTAL DOCUMENTATION	9. PUBLIC OUTREACH	10. BIDDING AND CONSTRUCTION SUPPORT	
NAME/TITLE	HOURLY RATES	NUMBER OF HOURS											
Alia Hokuki, Principal-in-Charge, QA/QC Manager	\$255					2		1		4	30	4	
Richard Lewis, Project Manager/Restoration Ecologist	\$186	60	4		4	10	6	2	8	8	12	24	
Charles Cisneros, Cultural Resources Manager	\$205	22						40		8	6	6	
Busy Rylander, Restoration Ecologist	\$143		32								24		
David Hughes, Senior Regulatory Specialist	\$186		12		8		20		8	8			
Lindsay Messett, Senior Biologist	\$164						40						
Sean Noonan, Project Planner/Manager	\$195									12	2		
Jordan Werkmeister, Environmental Planner	\$140									8	6		
Sarah Curran, Principal Engineer/Geologist	\$275				50				36			24	
Emma Harrison, Engineering Project Manager	\$235				113				82			46	
Chase Lawson, Assistant Engineering Project Manager	\$195				120				114			82	
Project Engineer (Psomas)	\$170				200				160			144	
Civil Designer (Psomas)	\$150				200				160				
Jennie Ramirez, GIS Analyst	\$135		36				8	8		8	12		
Danaé Overman, Technical Editor	\$100						1	3		2	3		
Sheryl Kristal, Support Services Manager	\$145	10	8				2	4	6	4	6	6	
Ali Bastani, Principal Engineer/Geologist	\$295		42	16									
Kathryn Farrington, Senior Engineer/Geologist	\$255		67	22									
Senior Staff Engineer/Geologist (GMU)	\$192		62	25									
Laboratory Technician (GMU)	\$142		28	55									
CAD Tech (GMU)	\$132		16	12									
Raul Salazar, Senior Earth Work Estimator	\$205					84							
Trevor Kroesch, Senior Civil Estimator	\$205					84							
Austin Ermisch, Take-off Technician	\$160					28							
Drilling Sub and Lab Costs			\$13,104	\$15,370									
Task Subtotals:		\$17,120	\$74,143	\$39,894	\$129,937	\$41,290	\$12,866	\$10,787	\$106,446	\$9,678	\$18,564	\$65,464	\$526,189
Project Directs (allowance for permit fees, approved reimbursables, CEQA filing fees, public outreach materials) Subtotal:													\$7,000
PROJECT TOTAL:													\$493,295
OVERALL TOTAL (PSOMAS + GMU + CAPO PG, PLUS DIRECTS) INCLUDING OPTIONAL TASK 2B													\$533,189



P S O M A S

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EXHIBIT D

CITY COUNCIL POLICY 100-5