

**Proposal to Provide Joint Project Review Application and Processing Services
for the
Lake Street Expansion and
Temescal Canyon Road Realignment Projects**

Submitted to:

**CITY OF LAKE ELSINORE
PLANNING DIVISION**

160 South Main Street
Lake Elsinore, CA 92630
Attention: Richard MacHott, Planning Manager
(951) 674-3123 x209

Submitted by:

ENVICOM CORPORATION
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Contact: Mr. Travis Cullen, President
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COVER LETTER

Attn: Mr. Richard MacHott, Planning Manager

Subj: Proposal to Provide JPR Application and Processing Services
Lake Street Expansion and Temescal Canyon Road Realignment Projects

Dear Mr. MacHott,

Thank you for the opportunity to provide the City of Lake Elsinore (City) with this proposal to assist with preparation of Joint Project Review (JPR) applications and processing for the Lake Street Expansion and Temescal Canyon Road Realignment Projects. This proposal has been prepared in reliance of our experience in preparing and processing JPR applications for both the Western Riverside and Coachella Valley Multiple Species Habitat Conservation Plans, project information provided in the RFP and email attachments, and conversations we have had directly with Ms. Laurie Correa of the Western Riverside Regional Conservation Authority (RCA).

We will apply the combined experience of our staff to achieve the primary objective of the scope of work identified in the RFP, which we understand will consist of preparing the required JPR applications and supporting studies as well as processing separate JPR applications for each project through the RCA to document consistency between the WRMSHCP. Envicom Corporation understands that both projects are components of the City's Circulation Element that were identified as "Covered Roads" in the WRMSHCP.

As we discussed on the phone the proposal has been set up to provide combined scope for habitat assessments and surveys that will cover both projects, as well as separate costs for each project related to preparation of the JPR application and processing with the RCA. Through our initial research and coordination, we understand that while there is potential for a number of covered resources to occur, the actual presence/absence and extent of the resources is yet to be determined. Accordingly, we have developed an approach that involves preparation of habitat assessments followed by focused species surveys (where necessary) to provide a comprehensive baseline consistent with the requirements of the RCA and WRMSHCP. Depending on whether there are covered resources present, a DBESP and Findings of Equivalency may or may not be required. Therefore, we have identified these as optional tasks.

Envicom's project management team for this project will consist of Travis Cullen, President in coordination with Mr. Jim Anderson, Senior Biologist. Mr. Anderson will be responsible for completion and oversight of the field surveys, as well as preparation of the habitat assessment, consistency analysis, and technical reporting to support preparation of the JPR application and supporting materials. Mr. Travis Cullen, will lead coordination with the City and the RCA.

We appreciate the opportunity to provide the City with our services on these projects and are available to answer any questions you may have regarding our proposal content.

Sincerely,



Travis Cullen, President

A. DESCRIPTION AND APPROACH

Project Description

Lake Street Expansion

The Lake Street Expansion project would involve realignment and widening of a section of Lake Street from the I-15 intersection south to Nichols Road. Lake Street is an Urban Arterial Roadway as designated in the City of Lake Elsinore's General Plan Circulation Element. Lake Street is a major thoroughfare south of the I-15 Freeway and will serve as the main entrance into the City's Alberhill District area. The project will consist of realigning a majority of Lake Street to the west of the existing alignment for a distance of approximately 7,000 linear feet. Widening of the existing Lake Street Bridge over Temescal Creek is a component of this project. Lake Street's roadway cross section will vary from six to eight lanes, with eight lanes occurring near the Temescal Canyon Road intersection and will transition to six lanes approximately 1,000 feet south of the Temescal Canyon Road intersection. The Right-of-Way will vary from 120 feet to approximately 140 feet. Within the roadway area, major utility infrastructure will be constructed including storm drain/flood control facilities, sewer and water pipelines, power, gas, telephone and other utilities to serve the existing and future needs of the City's residents. The storm drain system in Lake Street will extend the entire roadway length from the existing Lake Street Detention Basin and will outlet into Temescal Creek. The Lake Street alignment will occur over several private properties. The majority of the proposed grading of the Lake Street Roadway will occur within the Pacific Clay property.

Temescal Canyon Road Realignment

Temescal Canyon Road from Lake Street to the City boundary will be realigned from its current location and move southerly across several private properties. Temescal Canyon Road is an Urban Arterial Roadway as designated in the City's General Plan Circulation Element. The project will consist of a relocated roadway that will abandon the existing Temescal Creek Bridge at Temescal Canyon Road and will construct a new bridge over the Temescal Canyon Creek. Temescal Canyon Road's cross-section will be six lanes wide with a Right-of-Way of 120 feet, and a landscaped median. Within the roadway area, major utility infrastructure will be constructed including storm drain/flood control facilities, sewer and water pipelines, power, gas, telephone and other utilities to serve the existing and future needs of the City's residents. The storm drain system will extend from "future" Lincoln Street and will outlet into Temescal Creek immediately west of the new Temescal Creek Bridge. The majority of the proposed grading of the Temescal Canyon Road will occur within the Pacific Clay property.

General Approach

Envicom Corporation recognizes that our role is to work as an extension of City staff and to facilitate successful completion of the JPR process for each project. Our general approach to the JPR process is rooted in recognition that:

- As the presence/absence and extent of covered habitats and species within the project footprint has not yet been determined we will conduct habitat assessments, and where necessary focused species surveys to document the existing baseline condition to the satisfaction of the RCA,
- The design of the proposed road projects must be consistent with the WRMSHCP Siting and Design Criteria, and
- We will provide consistent coordination with the City and RCA staff, and work diligently to maintain trust and respect with each of the stakeholders through completion of the JPR process.

To achieve these goals, we will assign competent biologists and involve principals to prepare and process the JPR applications. Based on our experience analyzing the impacts of development and capital improvement projects, we will work with City staff and the project designers to review the project in the context of the Siting and Design Criteria and provide feedback prior to submittal of the JPR application.

Envicom Corporation's President, Mr. Travis Cullen, and Senior Biologist, Mr. Jim Anderson would manage the project. Together their skills and experience provide a unique combination of technical biological proficiency and solution oriented entitlement processing. Additional details about the Project team and our qualifications are provided in Sections B and C of this proposal.

Scope of Work

Task 1 – Habitat Assessments

Envicom biologist(s) will conduct an assessment of the Lake Street and Temescal Canyon Road project sites to determine the presence/absence of riparian/riverine, vernal pool, Narrow Endemic Plant Species, Criteria Area Plant Species and burrowing owl habitats, as well as other potential suitable habitats for listed fairy shrimp, such as stock ponds and ephemeral pools. The assessment will incorporate required or appropriate methods and will be conducted at appropriate time(s) of year for confirming the presence/absence of each of these habitats. If present, the locations of these habitats will be mapped using a GPS unit, and we will determine whether protocol surveys for the plant or wildlife species are required. Following completion of the habitat assessment, we will prepare a report summarizing the methods and results, which will include:

- The methodology of the assessment
- Details such as the date, time, and site conditions, including precipitation date for the year
- A conclusion as to whether the site has riparian/riverine or vernal pool habitat, or suitable habitat specific to each species, as well as details supporting these conclusions

If riparian/riverine habitat, vernal pools, or suitable habitat for any of these species is present, the report will also include:

- A description of the habitat present
- Quantification of the acreage of the habitat
- A map of the location of the habitat
- Representative photographs of the habitat

Site-specific focused surveys will be required if suitable habitat is present and cannot be avoided. The report will conclude with a recommendation as to whether these focused surveys are necessary, and for which species.

Scope exclusion/assumptions:

- Although the habitat assessment for riparian/riverine habitat and most of the species can be conducted at any time of year, the habitat assessment for vernal pools and other suitable habitats for fairy shrimp, such as stock ponds and ephemeral pools, as well as certain plant species associated with these habitats can only be conducted during or immediately after the rainy season. Therefore, depending upon the condition of the site and the habitats present, it may not be possible to complete the full scope of the habitat assessment until Spring 2018.

- Suitable habitat may be present for multiple species, and the level of effort involved to complete the assessment and reporting, including preparation of maps and descriptions of the habitat will be dependent upon the habitats present. Therefore, we have assumed it will be necessary to map riparian/riverine habitat, burrowing owl habitat, and suitable habitat for up to five (5) plant species. If additional habitats are present, this may result in additional costs.
- Does not include an assessment of functions and values of riparian/riverine or vernal pool habitats, which would be necessary to prepare a DBESP if these habitats cannot be avoided. If required, the costs of a functions and values assessment, such as a CRAM, will be provided as a separate scope and cost.
- Does not include protocol surveys for listed fairy shrimp. If necessary, surveys for listed fairy shrimp will be provided as a separate scope and costs.
- Determining whether a feature is a vernal pool or suitable fairy shrimp habitat may require multiple site visits to evaluate hydrologic conditions over time, as well as vegetation and soil characteristics. We have assumed that one site visit will be necessary to confirm the presence/absence of these habitats. If additional site visits are necessary, this may result in additional costs.

Task 2 – Joint Project Review Applications

Envicom Corporation will prepare separate JPR applications on behalf of the City for the Lake Street Expansion and Temescal Canyon Road Realignment projects following the Public Projects Joint Project Review Form provided on the RCA website. For each project, we will respond to the relevant sections of the application providing analysis, maps, and technical studies/surveys to support our findings and conclusions. This will include the compliance report/consistency analyses related to WRMSHCP Section 7.5.1 – Siting and Design Criteria, Section 7.5.2 – Wildlife Crossings, Section 7.5.3 Construction, and MSHCP Appendix C/BMPs. Given the projects proximity to streams and riparian habitats, we will also evaluate the projects' consistency with appropriate edge treatments as outlined in Section 6.1.4 or the MSHCP. The following potential indirect project impacts will be considered, as applicable: lighting, noise, trash/debris, urban and stormwater runoff, toxic materials, exotic plant and animal infestations, dust, trampling and unauthorized recreational use. Upon completion of the initial draft of the applications we will provide a word and PDF version to the City for review. Upon receipt of one consolidated set of comments from the City, we will revise the document for the City's submittal to the RCA.

Task 3 – Joint Project Review Applications Processing

Post submittal of the JPR applications we will assist the City in its coordination with the RCA such as to track the review process and provide timely resolution to any questions related to the application materials. We anticipate there will be one round of comments from the RCA on the analyses supporting the application. This task includes one round of revisions to the analyses per application. We assume the comments and revisions from the RCA would not result in the need for additional technical studies or surveys.

Task 4 – Meetings with City Staff and the RCA

Our scope of work assumes that for each project we will attend up to two (2) meetings with City staff as well as two (2) meetings with the RCA for a total of four (4) meetings with the City and four (4) meetings with the RCA. For each meeting we will be prepared to represent and discuss our technical studies, surveys, findings and conclusions. If requested a PowerPoint presentation could be provided for meetings with the RCA under separate authorization. We will be available to attend additional meetings and/or hearings in person upon request and at an additional cost per our 2017 Envicom Corporation Professional Fee Schedule (**Appendix A**) on a per meeting or hearing basis.

Task 5 – Project Management

The Envicom Corporation Project Manager will remain in close contact with the City throughout the JPR processes, reflecting our belief that our team will act as an extension of the City staff for this endeavor. To this end, we assume regular communication via e-mail and phone will occur, and we plan for meetings via teleconference as well. Our cost estimate includes an assumption of hours for such correspondence/communication.

This task also includes general Project management time, to provide oversight, in the form of document and staff scheduling, Project team direction, monitoring of timelines and budgets, and related clerical tasks at each step of the process. If changes are made by the City to the scope of work or schedule that affect the level of effort for these tasks, we will request authorization for the additional level of effort, if necessary, based upon the information available at that time.

Optional Tasks

Based on the results of the Habitat Assessment discussed in Task 1, the following surveys and technical studies may be required to provide the RCA with a complete and comprehensive application. Unlike the JPR applications, as applicable the surveys and technical studies will cover both projects. These optional tasks including associated budgets will not be initiated without specific authorization from the City.

Optional Task A – DBESP for Riparian /Riverine Habitats, Burrowing Owl, and One Other Species

If riparian/riverine or vernal pool habitats are present, the MSHCP requires that a project alternative be selected that avoids these resources, as feasible. If avoidance is not feasible, a practicable alternative that minimizes direct and indirect effects to riparian/riverine areas to the greatest extent possible must be selected, and unavoidable impacts for lost functions and values as they relate to Covered Species must be mitigated as set forth in a DBESP. In the case that avoidance is not feasible, we will prepare a DBESP for a practicable project alternative that replaces lost habitat functions and values as it relates to Covered Species. With respect to riparian/riverine habitats and vernal pools, the DBESP will include the following information:

- Definition of the project area.
- A written project description, demonstrating why an avoidance alternative is not possible.
- A written description of biological information available for the project site including the results of resource mapping.
- Quantification of unavoidable impacts to riparian/riverine areas and vernal pools associated with the project, including direct and indirect effects.
- A written description of project design features and mitigation measures that reduce indirect effects, such as edge treatments, landscaping, elevation difference, minimization and/or compensation through restoration or enhancement.
- A finding demonstrating that although the proposed project would not avoid impacts, with proposed design and compensation measures, the project would be biologically equivalent or superior to that which would occur under an avoidance alternative without these measures, based on one or more of the following factors:
 - Effects on Conserved Habitats;
 - Effects on the species listed above under the heading, “Purpose” and
 - Effects on riparian Linkages and function of the MSHCP Conservation Area.

In addition to riparian/riverine habitats, the DBESP will also address Burrowing Owl, and up to one Narrow Endemic Plant Species, or Criteria Area Plant Species if these species are present and 90% of those portions of the property that provide for the long-term conservation value of the species cannot be avoided. The analysis will be based on an expanded project description and the MSHCP requirements for equivalency findings, and will be considered in the context of the following factors:

- Effects on conserved Habitats supporting the identified species.
- Effects on Habitat with long-term conservation value to Narrow Endemic Plant Species.
- Effects on the populations of the identified species.
- Effects on Linkages and function of the MSHCP Conservation Area.
- Effects on MSHCP Conservation Area configuration and management.

Scope Exclusions/Assumptions

- Includes preparation of one combined DBESP addressing riparian/riverine habitats, burrowing owl as well as one Covered Species.
- Assumes one round of revision in response to RCA comments. Revisions do not include preparation of new surveys or technical studies.
- Does not include preparation of a jurisdictional delineation.
- Does not include a CRAM or similar analysis to evaluate functions and values.

Optional Task B – Burrowing Owl Surveys

Focused Burrow Survey

If suitable habitat is present, an Envicom biologist(s) will conduct a systematic survey of the suitable habitat for natural burrows, suitable man-made structures, and burrowing owl sign following Step II: Part A of the burrowing owl survey instructions of the WRMSHCP. Surveys will be conducted during the breeding season (March 1 – August 31), as negative results outside the breeding season are not conclusive. The locations of all suitable burrowing owl habitat, potential owl burrows, burrowing owl sign, and any owls observed will be recorded and mapped.

Focused Burrowing Owl Survey

If the survey area contains natural burrows or man-made structures that could potentially support burrowing owls, or if owls are observed during the burrow surveys, the systematic focused surveys for burrowing owls will be conducted following Step II: Part B of the survey instructions, which will consist of site visits conducted on four separate days in early morning or early evening hours, as specified in the instructions. Suitable habitat within the survey area that cannot be accessed will be surveyed using binoculars and/or spotting scopes. Surveys will be conducted during weather that is conducive to observing owls outside their burrows and detecting burrowing owl sign. The locations of all owls including numbers of pairs and juveniles and any behavior such as courtship and mating will be recorded.

Reporting

A final report will be prepared detailing the results of the habitat assessment, the focused burrow survey, and the focused burrowing owl survey, as applicable, for the Lake Street and Temescal Canyon Road projects. The report will discuss whether or not the project sites contain suitable habitat, as well the survey methods, transects width, duration, conditions, and results of the surveys. Maps showing the extent of suitable habitat, burrow locations, locations of sign and species detections shall be included. The report will also include photographs of the survey area.

Scope Exclusions/Assumptions

- In the event that burrowing owls are found at the site, this proposal does not include establishment of setback buffers, active or passive relocation, burrowing owl monitoring, or preparation of exclusion, relocation, mitigation, or monitoring plans. The scope and costs for these tasks would be provided under a separate proposal.
- The scope of this proposal does not include pre-construction surveys for burrowing owls.

Optional Task C – Narrow Endemic Plant Species and Criteria Area Plant Species Surveys

Envicom biologist(s) will conduct site-specific botanical surveys for Narrow Endemic Plant Species and Criteria Area Plant Species in suitable habitats following standard California Department of Fish and Wildlife (CDFW) rare plant survey protocols. The product of this task will be a letter report that discusses the methods and findings of the survey. The locations of Narrow Endemic Plant Species and Criteria Area Plant Species as well as suitable habitat will be geo-referenced using a GPS unit and provided on a map, along with representative photographs in the report. The number of plants will be estimated at each location.

Scope Exclusions/Assumptions

- We have assumed one survey will be necessary to determine the presence/absence of all potentially occurring Narrow Endemic and Criteria Area Plant Species. If warranted, additional surveys would be provided under separate authorization.

Optional Task D – Findings of Equivalency

In the case of positive survey results for the surveyed species, including the Burrowing Owl, Narrow Endemic Plant Species, or Criteria Area Plant Species, the WRMSHCP requires that 90% of those portions of the property that provide for long-term conservation value of the species be avoided. To achieve this may necessitate project design modifications. To determine whether meeting the 90% threshold is feasible, we will first determine the portions of the property that provide for the long-term conservation value of the species. If avoiding 90% of these areas is feasible, we will prepare a statement of equivalency findings to demonstrate this pursuant to the specific requirements of the WRMSHCP. The statement of equivalency findings will address each of the relevant species and will include:

- Definition of the project area.
- A written project description.
- A written description of biological information available for the project site including the results of the species surveys.
- Quantification of unavoidable impacts to identified species associated with the project, including direct and indirect effects, documenting that the 90% threshold shall be met.
- A written description of project design features that reduce indirect effects, such as edge treatments, landscaping, elevation differences; minimization and/or compensation through restoration and enhancement.
- A summary conclusion, including findings of consistency with the 90% threshold.

Scope Exclusions/Assumptions

- We have assumed preparation of Findings of Equivalency for one species.
- Assumes one round of revision in response to RCA comments.

Optional Task E – Jurisdictional Delineation

If Task 1 – Habitat Assessment reveals that jurisdictional features are present or potentially present, Envicom biologist(s) will conduct a field survey of the Lake Street and Temescal Canyon Road project footprints and a 50-foot buffer to delineate and map the extent of jurisdictional waters and MSHCP riparian/riverine habitats. To conduct the delineation, we will rely on the procedural and substantive requirements of United States Army Corps of Engineers (USACE) and California Department of Fish and Wildlife (CDFW), as well as MSHCP definitions of riparian/riverine habitat. Jurisdictional features will be mapped in the field on ortho-rectified aerial imagery or by using a GPS unit. The mapped jurisdictional areas will be overlaid on the final project plans to calculate the acreage and linear footage of impacts. The product of this work will be a report including methodology, results, and maps depicting the limits of USACE waters of the United States, CDFW streambed and habitat, and MSHCP riparian/riverine habitat, representative photographs, wetland determination forms, and acreage calculations.

Scope Exclusions/Assumptions

- Our costs include a delineation of up to 2,000 linear feet of jurisdictional waters and riparian habitat and evaluation of up to five (5) potential wetland areas.
- Assumes preparation of one (1) impact analysis based on one (1) project plan.
- Does not include a CRAM or similar analysis to evaluate functions and values.
- Assumes up to one (1) round of revision in response to RCA comments.

Optional Task F – Least Bell’s Vireo and Southwestern Willow Flycatcher Protocol Surveys

LSA Associates, Inc., working as a sub-consultant to Envicom Corporation, will conduct presence/absence protocol surveys for the Least Bell’s Vireo (LBV) and Southwestern Willow Flycatcher (SWFL). The surveys will be conducted by a qualified biologist with appropriate permits and authorizations from USFWS and California Department of Fish and Wildlife (CDFW). The survey area will include all suitable habitat within Lake Street Expansion and Temescal Canyon Road Realignment project footprints, as well as a 500-foot radius. The United States Fish and Wildlife Service (USFWS) will be notified at least 14 days prior to commencement of the surveys. Eight surveys will be conducted for LBV at least 10 days apart (between April 10 and July 31). Five surveys will be conducted at least 5 days apart (between May 15 and July 17) for SWFL. To the extent possible, the LBV and SWFL surveys will be conducted concurrently. The product of this task will be a report documenting the survey results in accordance with the applicable requirements of LSA’s survey permits. Copies of the report will be submitted to Envicom as well as directly to USFWS and CDFW.

B. ORGANIZATION AND STAFFING

Mr. Travis Cullen is the President of the firm and will work in coordination with Mr. Jim Anderson, Senior Biologist to co-manage this Project. As the central point of contact for the City, all requests for data will be made through Mr. Cullen to avoid conflicting requests and ensure that requests for information are adequately documented. Mr. Anderson will be responsible for completion and oversight of the field surveys, as well as preparation of the habitat assessment, consistency analysis, and technical reporting to support preparation of the JPR application and supporting materials. Mr. Travis Cullen, will lead coordination with the City and the RCA. The field surveys, consistency analysis, mapping and JPR application tasks will also be supported by Envicom Biologist Tyler Barns, and GIS Specialist Amanda Miner. As proposed, Envicom Corporation in-house staff will provide all work for this project. LSA Associates, Inc. working as sub-consultant to Envicom Corporation will conduct optional protocol surveys for Least Bell's Vireo and Southwestern Willow Flycatcher, if required. Summaries of the qualifications of the Envicom Corporation team's principal and key staff are provided below. **Figure 1** provides an organization chart illustrating the responsibilities of the project team.

Travis Cullen, LEED AP, President

Mr. Cullen, as President of Envicom Corporation, is responsible for ultimate oversight of company resources, project commitments, and client contracts. He takes an active leadership role, providing personal client interface, effective problem solving, and project guidance where needed. During his tenure with Envicom Corporation, he has utilized his leadership skills to manage CEQA projects as well as shape and refine the firm's biological and permit acquisition services.

Since 1998, Mr. Cullen has provided a variety of environmental consulting services to both public and private clients that have ranged from due diligence, technical studies, constraints analyses, site planning and entitlement strategy, preparation/management of CEQA documents, mitigation plans, and litigation/expert witness testimony support. He has also processed Trustee Agency Permits including USFWS Section 7 Consultation, CCC Coastal Development Permits, CDFW Streambed Alteration Agreements, Section 2081 Take Permits, USACOE 404 permits, RWQCB 401 Water Quality Certifications, and Waste Discharge Requirements (WDR) Permits. Mr. Cullen has provided leadership and strategic guidance on a number of projects located throughout southern California including the Blessed Teresa of Calcutta Catholic Parish Campus project in the French Valley area of Riverside County, as well as the Paradise Valley Specific Plan Project in the Shavers Valley area of Riverside County. Both projects required CEQA analysis, Trustee Resource Agency permitting and MSHCP JPR processes.

Mr. Cullen's experience with a variety of project types at various stages of the planning, entitlement, and construction processes provides a thorough understanding of the individual environmental issues, direct and indirect impacts, and opportunities for mitigation by design, and feasibility/effectiveness of mitigation measures. Mr. Cullen is a LEED Accredited Professional (AP), has lectured as a CEQA practitioner at the University of California Santa Barbara Bren School of Environmental Science and Management, and is currently serving as the Ventura County Representative for the Channel Counties Chapter of the California Association of Environmental Professionals (AEP).

James Anderson, Senior Biologist

Mr. Anderson conducts biological surveys, site mapping, CEQA analysis, and other biological studies in support of permitting and entitlement review processes. His biological field experience includes rare plant surveys; vegetation and wildlife habitat mapping, including identification of Environmentally Sensitive Habitat Area (ESHA) in the Coastal Zone; bird surveys; forest health assessments; biological monitoring; and delineations of jurisdictional wetlands, waters, and riparian habitat. Mr. Anderson prepared the jurisdictional delineation and DBESP for the Blessed Teresa of Calcutta Catholic Parish Project in the French Valley area of Riverside County. Mr. Anderson has a Master of Environmental Science and Management degree focusing on ecology and conservation planning from the UCSB. During the Master's degree program, he worked on projects involving wildlife movement, protected area network design, and abundance estimation of endangered species. He has a Bachelor of Arts degree in Geography with a concentration in Geographic Information Science, which he has used in preparing various map products primarily related to locations of biological resources. He also holds a certificate in Field Ornithology from the University of California at Riverside.

Tyler Barns, Biologist/Environmental Specialist

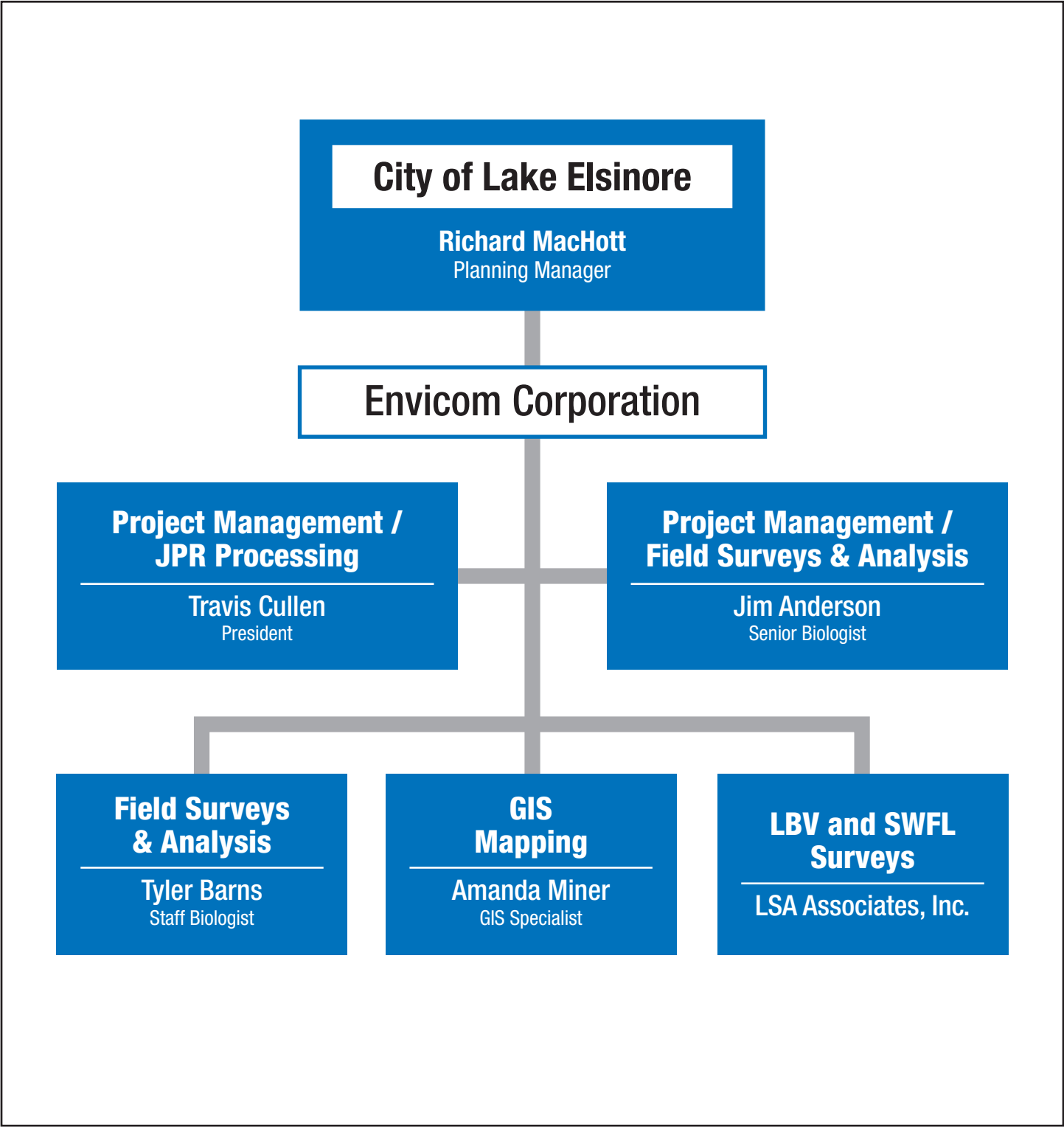
Mr. Barns specializes in biological investigations and environmental evaluations for proposed and developed projects throughout southern California permitted under CEQA and NEPA. His projects have included wetland delineation; habitat assessment; use of the Munsell soil classification system; special-status plant and wildlife surveys; avian surveys for nesting birds, eagles and other raptors, and western burrowing owl; remote sensing surveys; and GIS mapping and evaluation. To facilitate project construction and compliance efforts, Mr. Barns has conducted preconstruction site surveys for wildlife, identified potential impacts in accordance with state and federal guidelines, and recommended the necessary avoidance and mitigation measures. Mr. Barns' recent relevant experience includes preparation of the Biological Resources Section of Paradise Valley Specific Plan EIR, which included a comprehensive analysis of the projects consistency with the Coachella Valley Multiple Species Habitat Conservation Plan.

Mr. Barns has training in wetland delineations through the Wetland Training Institute. Mr. Barns has a Master of Environmental Science degree with a focus on environmental research methods and analysis, as well as ethical training from Oregon State University. He received a Bachelor of Science degree in Environmental Science from Humboldt State University with an emphasis in landscape ecosystems. In addition, Mr. Barns has a minor in Environmental Ethics and a GIS certificate.

Amanda Miner, Environmental/GIS Analyst

Ms. Miner provides CEQA and other environmental analysis for Envicom Corporation, including EIRs and MNDs for several mixed-use projects in the City and County of Los Angeles, Riverside County, and permit applications for projects within Los Angeles County's coastal zone. She is concurrently one of the firm's GIS analysts, having designed and developed geodatabase architecture and schema specific to the firm's product needs, and she created automations that render the company's GIS workflow very efficient. In addition to using GIS for biological, cultural, and geographic analysis and mapping, Ms. Miner uses modeling and programming to develop specialized geospatial solutions, and also resolves CAD/GIS interoperability issues. She has successfully solicited federal grants and performed research, modeling, and analysis pertaining to defensible space and ecological issues within the Santa Monica Mountains.

Prior to joining Envicom Corporation, Ms. Miner worked with the NPS, conducting spatial analysis for their fire program, including ecological modeling, statistical evaluation, and programming, as well as independent wildfire research studies covering large areas of Los Angeles County. In a prior position with CDFW, she performed wetland and avian monitoring for ESA-threatened and listed species and ensured mitigation compliance for streambed alteration agreements and habitat restoration plans. Ms. Miner has a Master of Science degree in Natural Resources (Wildlife) from Virginia Tech, and a Master of Science degree in GIS from Johns Hopkins University. Ms. Miner's studies focused on terrestrial carnivore conservation planning, spatial analysis and habitat connectivity, and fire ecology and geospatial modeling.



C. QUALIFICATIONS AND EXPERIENCE

Envicom staff has the skills and experience to fulfill the scope of work requested by the City of Lake Elsinore. In this section, we provide an overview of our firm capabilities, a summary of our relevant project experience, biographical summaries for key members of our team, and professional references.

Firm Capabilities

Our team's qualifications for environmental analysis; land planning; permitting, entitlement, and environmental compliance; and mapping and graphics services are briefly described below.

Environmental Analysis Services



Envicom Corporation prepares all forms of environmental documentation in compliance with CEQA. Envicom Corporation assists its clients through the environmental review process with a practical, solutions-oriented approach. We develop individual strategies for each project based on our knowledge, extensive experience, and analytic skills. Technical accuracy, clarity, objectivity, and legal defensibility are the cornerstones of our documents. Our in-house staff is adept at preparing CEQA sections for the full range of environmental topics. Based on the unique characteristics of a project and client needs, we may team with only the highest quality professional firm to provide subconsultant services for specialty tasks, resulting in the most efficient and effective team for the job. Envicom Corporation prepares all forms of documentation, as well as all procedural CEQA requirements regarding scoping and hearings support, noticing, responses to comments, and other provisions. We are experienced in managing and processing a wide range of environmental documents, and we have experience in a variety of southern California jurisdictions. Below are some of the services available.

CEQA Services:

- Initial Studies (IS)
- Negative Declarations (ND)
- Mitigated Negative Declarations (MND)
- Environmental Impact Reports (EIR)
- Supplemental and Subsequent EIRs
- EIR / MND Addenda
- Third Party Review
- Mitigation Monitoring and Reporting Plans (MMRPs)

Envicom Corporation staff routinely peer review technical reports and environmental documentation provided by project applicants, local governments or agencies, and other consultants for CEQA adequacy and regulatory compliance prior to their incorporation into CEQA documents. The importance of this review cannot be understated; as such technical documentation provides the foundation of the subsequent impact analyses.

Biological Resource Studies

Envicom Corporation provides a full range of wildlife and vegetation investigations, including all necessary forms of biological resource reporting required by federal, state and local jurisdictions. Our biologists have experience in surveying, reporting, and monitoring mitigation implementation of biological resources requirements for projects



in both urban and rural environments. From our experience, we have developed key relationships with City and County biologists and planners as well as local agents and management level representatives of Trustee Resource Agencies [U.S. Army Corps of Engineers (USACOE), CDFW, and Regional Water Quality Control Board (RWQCB)] that facilitate planning, entitlement, and compliance processes.

While not an exhaustive list, the biological services we provide include Biological Resources Inventories and Impact Analyses; Specialized Biological Reporting for local jurisdictions, including for locally-designated special habitat areas; Endangered and Rare Species Surveys; Habitat Suitability Assessments, Protocol Wildlife Surveys; Wildlife Movement Analyses; Tree Reports (including Oak Tree Reports); Jurisdictional Delineations; Nesting Bird Surveys; Habitat Restoration Plans; and Open Space Management Plans. Typical services provided to developers and local agency representatives include project design and entitlement strategy, preparation of applications, coordination, negotiation of permit terms/conditions, and preparation of mitigation agreements, including easements, restoration plans, and in-lieu fee agreements, as well as compliance monitoring and reporting.

Cultural Resource Studies



The Envicom Corporation team provides all major cultural resource management services to meet cultural resource compliance for CEQA, NEPA, and the National Historic Preservation Act (NHPA), as well as other state, county, and city laws and regulations. Cultural technical documents produced by Envicom Corporation provide cultural site and resource assessments, evaluations, and feasible mitigation measures. Such measures are thoroughly discussed with land-managing agencies, are appropriate in scale, and are clear to implement. Envicom Corporation staff can complete Archaeological, Historic Architectural, and Paleontological record searches, assessments, field surveys, evaluations, and inventories. Our staff can also provide Native American Sacred Sites Record Searches through the Native American Heritage Council (NAHC). Our staff has extensive experience with archaeological site testing, data recovery, and construction monitoring, treatment and mitigation plans, and GIS Predictive Modeling, as well as with preparing agency-specific specialized reports, such as ethnographic studies and indirect effect reports. Our cultural resource staff are also experts in Native American laws, such as Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18), and have extensive experience consulting with the Native American Tribal Groups of the southern and central coast areas of California.

Permitting, Entitlement, and Environmental Compliance Services

Envicom Corporation provides permitting, entitlement, and compliance services for a variety of environmental and land use based permits and entitlements issued by local, county, state, and federal agencies. Our staff has developed key relationships with local agents and management level representatives of Trustee Resource Agencies that facilitate permitting, entitlement and compliance processes. Envicom Corporation provides notification packages, completes environmental questionnaires, and negotiates permit terms and conditions.



This work provides us with an in-depth understanding of the local regulations in various jurisdictions, as well as the processes, requirements, and findings that are typically entailed. Envicom Corporation is adept at advising land developers and local planning departments on the concurrent processing of approvals required by various agencies for the same project. Additionally, our experience with a diverse range of projects and interpretations of the applicable legislation enables us to develop creative solutions for atypical situations. Permits and entitlements we have processed and/or for which we provided compliance services include:

- USFWS Federal Endangered Species Act (ESA) Section 7 and Section 10 Consultation;
- JPR and HANS processing for MSHCPs;
- USACOE Regional General, Individual, and Nationwide Section 404 Permits;
- CDFW Section 2081 Take Permits;
- CDFW Section 1602 Streambed Alteration Agreements;
- RWQCB Section 401 Water Quality Certifications and Waste Discharge Requirement Permits;
- California Coastal Commission (CCC) Coastal Development Permits (CDP);
- National Historic Preservation Act Section 106 Permits;
- Local municipality and county oak tree permits; and
- Conditional Use Permits.

During the approval process, projects are encumbered with mitigation requirements in order to reduce or eliminate adverse impacts that would result with project build out. These mitigation conditions are required by the lead agency during the CEQA/NEPA process or by a resource agency, such as the CDFW or RWQCB, during the permitting process. Envicom Corporation assists both private and public sector clients satisfy and ensure project compliance with these approval conditions and mitigation measures. Our services include:

- Compliance management, including coordination with project engineers and contractors;
- Preconstruction surveys for wildlife, nesting birds, sensitive species and others;
- Agency coordination and notification;
- On-site construction monitoring;
- Annual Oak Tree Compliance Monitoring and Reporting;
- Post construction long-term monitoring;
- Lead Agency/ Trustee Resource Agency compliance reporting;
- Habitat restoration plan implementation, monitoring, and reporting; and
- Assistance with off-site lands acquisition and In-Lieu Fee Mitigation Agreements.

Mapping and Graphics Services



Our advanced mapping and graphics capabilities provide strong support for all of our technical specialty services. Envicom Corporation has a long history of being at the forefront of cartographic and graphic technologies. We increase the usability of our environmental documents by visually depicting the often complex content of planning products, CEQA/NEPA documents, and associated technical studies in a clear and easy to understand manner. Envicom Corporation's innovative approach to visual communication repeatedly sets our firm apart. The accuracy of our work, our ability to convey data and meaning through visual means, and the quality of our graphic products all contribute to producing high quality environmental analysis documents. We have at our disposal some of the latest graphic, engineering, and GIS computer programs. Our staff are trained and experienced in the use of GIS and GPS technologies, including ArcGIS (and its 3-D Analyst, Spatial Analyst, and Publisher extensions), Trimble GeoXT, TerraSync, and Pathfinder Office, as well as in integrating and converting computer-aided design (or CAD) with GIS data. Staff also routinely works with Adobe Creative Suite (including Adobe Illustrator and Photoshop), in addition to Google Earth Pro, SketchUp, and Google Maps. Our experience has taught us to use the best tool for each individual product.

Relevant Project Experience

We have recently completed JPR processes for two different projects in Riverside County. One project was in the WRMSHCP, and the second was in the Coachella Valley Multiple Species Habitat Conservation Plan. The following provides a detailed description of these projects and our relevant experience.

Blessed Teresa of Calcutta Catholic Parish Campus

French Valley area, Riverside County

Riverside County Contact – Chad Young (951) 955-8159

Envicom Corporation was retained by the Catholic Archdiocese of San Bernardino to assist with preparation of biological surveys, environmental analysis, JPR processing, and Trustee Resource Agency permitting related to development of a church campus to be implemented in three phases on an undeveloped 16-acre site. The project was located within the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) area. Envicom wetland scientists conducted a field investigation to determine the type and extent of jurisdictional areas using the methods described in the Regional Supplement to the Corps of Engineers (USACE) Wetland Delineation Manual, as well as definitions and protocols described by the California Department of Fish and Wildlife (CDFW) for identifying and classifying streambed and riparian habitats. Two natural streams were delineated, as well as a man-induced wetland that had formed when an off-site detention basin concentrated and diverted storm flows and nuisance water via a bypass pipe onto the parish property. Heavy clay soils at the site also caused temporary pooling within the on-site streams, potentially meeting the habitat requirements of rare fairy shrimp listed under the Endangered Species Act. Envicom provided wildlife specialists to confirm the absence of listed fairy shrimp by conducting fairy shrimp surveys per United States Fish and Wildlife (USFWS) protocols. In addition to being used by the Trustee Agencies for permitting purposes, the jurisdictional delineation and impacts analysis informed preparation of a Determination of Biologically Equivalent or Superior Preservation Report (DBESP), a requirement of the MSHCP for project impacts to riparian and riverine areas. Envicom prepared JPR applications, coordinated with Riverside County Planners, Biologists, as well as attended meetings with the RCA to successfully complete the JPR process.

Paradise Valley Specific Plan

Shavers Valley area, Riverside County

Riverside County Contact – Ken Baez (951) 955-2009

Envicom Corporation is responsible for CEQA documentation, MSHCP compliance, and Trustee Resource Agency permitting for a new specific plan development in the Shavers Valley area of Riverside County. The project consists of development of 8,500 residential units, 500,000 square feet of commercial, parks, schools and other related infrastructure on a 2,000-acre development footprint within a 5,000-acre property ownership. The subject property is highly constrained by the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). Envicom Corporation is managing preparation of a Program EIR for the Specific Plan, as well as technical documentation and agency liaison with the County, and Trustee Resource Agency to achieve compliance with the CVMSHCP. Envicom Corporation completed a comprehensive JPR application document addressing project consistency with four quantitative conservation objectives, as well as multiple qualitative conservation objectives related to wildlife movement, preservation of hydrologic regimes and drainages, and Land Use Adjacency Guidelines. Throughout this process Envicom was integral in working with the project design team to shape the project footprint and edge conditions to be consistent with requirements of the CVMSHCP. Working with Riverside County planners and biologists, as well as the Coachella Valley Conservation Commission, CDFW, and the USFWS, the JPR process was successfully completed.

D. PROPOSED FEE SCHEDULE/COST

Envicom Corporation's cost proposal is provided below, in **Table 1**. This estimate has been prepared in accordance with the Envicom Corporation 2017 Professional Fee Schedule (refer to Appendix A). Table 1 identifies labor costs for each Proposed and Optional task, broken down by each staff member, their hourly rate, an estimate of the number of hours, as well as the direct costs. Our proposal will be billed on a Time & Materials basis to the maximum of the proposal.

Assumptions

Section A, Description and Approach, of this proposal includes several assumptions relied upon to develop the scope of work and cost estimate. Additional assumptions include those listed below.

- Changes in the Project Description/Design after our analysis has begun that require substantive changes to technical analysis, or other time consuming edits, may require amendments to our contract authorization.
- The Response to RCA Comments effort has been estimated. The actual level of effort is dependent on the number and complexity of the comments received. We reserve the right to re-evaluate the level of effort to respond to public comments when letters have been received.
- The costs for production are based upon assumptions for the number of copies provided by the City and pages required. These costs will be revisited prior to production when the actual number of pages is known.
- We assume that budgets may be moved between tasks to minimize the need for change orders.
- The cost estimates for review cycles have been estimated. Additional review may require budget amendment/use of contingency budget.

Table 1
Lake Street Expansion and Temescal Canyon Road Realignment Projects Cost Estimate

Task	Staff/Subconsultants	Hours	Rate	Cost
Labor Costs				
Task 1 Habitat Assessments				
<i>Surveys</i>	Jim Anderson	18.0	115.0	\$2,070.00
<i>Report Preparation</i>	Jim Anderson	24.0	115.0	\$2,760.00
<i>GIS/Graphics</i>	Amanda Miner	6.0	85.0	\$510.00
<i>Administration/Document Production</i>	Renee Mauro	4.0	70.0	\$280.00
<i>Internal Review/Quality Assurance</i>	Travis Cullen	2.0	200.0	\$400.00
			<i>Habitat Assessments Labor Subtotal</i>	<i>\$6,020.00</i>
Task 2 Joint Project Review Applications				
Lake Street Expansion	Travis Cullen	6.0	200.0	\$1,200.00
	Tyler Barns	20.0	105.0	\$2,100.00
	Jim Anderson	20.0	115.0	\$2,300.00
Temescal Canyon Realignment	Travis Cullen	6.0	200.0	\$1,200.00
	Tyler Barns	20.0	105.0	\$2,100.00
	Jim Anderson	20.0	115.0	\$2,300.00
<i>Administration/Document Production</i>	Renee Mauro	8.0	70.0	\$560.00
			<i>Joint Project Review Applications Labor Subtotal</i>	<i>\$11,760.00</i>
Task 3 Joint Project Review Applications Processing				
Lake Street Expansion	Jim Anderson	6.0	115.0	\$690.00
	Travis Cullen	10.0	200.0	\$2,000.00
Temescal Canyon Realignment	Jim Anderson	6.0	115.0	\$690.00
	Travis Cullen	10.0	200.0	\$2,000.00
			<i>Joint Project Review Applications Processing Labor Subtotal</i>	<i>\$5,380.00</i>
Task 4 Meetings with City Staff and the RCA				
City Meetings (Prep for and attend 2 meetings)	Jim Anderson	8.0	115.0	\$920.00
	Travis Cullen	8.0	200.0	\$1,600.00
RCA Hearings (Prep for and attend 2 hearings)	Jim Anderson	8.0	115.0	\$920.00
	Travis Cullen	8.0	200.0	\$1,600.00
			<i>Meetings with City Staff and the RCA Labor Subtotal</i>	<i>\$5,040.00</i>
Task 5 Project Management				
	Travis Cullen	12.0	200.0	\$2,400.00
	Jim Anderson	16.0	115.0	\$1,840.00
			<i>Project Management Labor Subtotal</i>	<i>\$4,240.00</i>
<i>Direct Costs, Project Related Expenses, and Equipment Rates (Tasks 1 thru 5)</i>				\$3,100.00
				PROPOSED TASKS TOTAL \$35,540.00
OPTIONAL TASKS				
Optional Task A - DBESP for Riparian/Riverine Habitats Burrowing Owl, and One Other Species				
	Jim Anderson	80.0	115.0	\$9,200.00
	Amanda Miner	20.0	85.0	\$1,700.00
	Renee Mauro	8.0	70.0	\$560.00
	Travis Cullen	4.0	200.0	\$800.00
			<i>1st Draft DBESP Subtotal</i>	<i>\$12,260.00</i>
			<i>DBESP Revisions per RCA Comments Estimate</i>	<i>\$1,600.00</i>
			<i>DBESP Subtotal</i>	<i>\$13,860.00</i>
Optional Task B - Burrowing Owl Surveys				
Surveys	Jim Anderson	20.0	115.0	\$2,300.00
Report	Jim Anderson	22.0	115.0	\$2,530.00
	Amanda Miner	6.0	85.0	\$510.00
	Renee Mauro	4.0	70.0	\$280.00
	Travis Cullen	2.0	200.0	\$400.00
			<i>Burrowing Owl Surveys Subtotal</i>	<i>\$6,020.00</i>
Optional Task C - Narrow Endemic Plant and Criteria Area Plant Surveys				
Surveys	Jim Anderson	16.0	115.0	\$1,840.00
Report	Jim Anderson	20.0	115.0	\$2,300.00
	Amanda Miner	6.0	85.0	\$510.00
	Renee Mauro	4.0	70.0	\$280.00
	Travis Cullen	2.0	200.0	\$400.00
			<i>Narrow Endemic Plant and Criteria Area Plant Surveys Subtotal</i>	<i>\$5,330.00</i>
Optional Task D - Findings of Equivalency				
	Jim Anderson	24.0	115.0	\$2,760.00
	Amanda Miner	12.0	85.0	\$1,020.00
	Renee Mauro	4.0	70.0	\$280.00
	Travis Cullen	2.0	200.0	\$400.00
			<i>Draft Findings of Equivalency Subtotal</i>	<i>\$4,460.00</i>
			<i>Findings of Equivalency Revisions per RCA Comments Estimate</i>	<i>\$800.00</i>
			<i>Findings of Equivalency Subtotal</i>	<i>\$5,260.00</i>
Optional Task E - Jurisdictional Delineation				
Surveys	Jim Anderson	24.0	115.0	\$2,760.00
Report	Jim Anderson	36.0	115.0	\$4,140.00
	Amanda Miner	12.0	85.0	\$1,020.00
	Renee Mauro	4.0	70.0	\$280.00
	Travis Cullen	2.0	200.0	\$400.00
			<i>Draft Jurisdictional Delineation Subtotal</i>	<i>\$8,600.00</i>
			<i>Jurisdictional Delineation Revisions per RCA Comments Estimate</i>	<i>\$1,000.00</i>
			<i>Jurisdictional Delineation Subtotal</i>	<i>\$9,600.00</i>
Optional Task F - Least Bell's Vireo & Southwestern Willow				
Surveys and Report	LSA Associates, Inc.			\$11,010.00
			<i>Least Bell's Vireo and Southwestern Willow Flycatcher Surveys Subtotal</i>	<i>\$11,010.00</i>
<i>Direct Costs, Project Related Expenses, and Equipment Rates (Optional Tasks A thru F)</i>				\$3,700.00
				OPTIONAL TASKS TOTAL \$54,780.00

APPENDIX A

2017 Envicom Corporation Professional Fee Schedule



PROFESSIONAL FEE SCHEDULE
January 1, 2017

Envicom Professional Fee Schedule applies to the following services:

- **Environmental Studies (CEQA/NEPA)**
- **Environmental Constraints Analyses**
- **Site Planning/Design**
- **Development Entitlements**
- **Biological Resource Studies**
- **ACOE/CDFW Jurisdictional Studies**
- **Trustee Agency Permit Procurement**
- **Habitat Restoration Plans**
- **Litigation Support**
- **Environmental Compliance**

PERSONNEL

Principal	\$200.00
Director	\$135.00-190.00
Senior Associate	\$160.00
Senior Project Manager	\$130.00-\$140.00
Senior Biologist	\$115.00
Project Manager	\$100.00-\$110.00
Environmental Analyst/Staff Biologist	\$85.00-\$110.00
GIS/Mapping	\$95.00
Project Assistant/Production Specialist	\$65.00-\$85.00
Intern	\$50.00

Expert Witness testimony: One and one half times above listed rates (including depositions).

PROJECT-RELATED EXPENSES

A **communication fee** of three percent (3%) of total labor billings will be charged for in-house costs for phone, fax, e-mail, postage, personal computer use, interim working copy reproductions and records maintenance/retention. **Travel expenses** (hotels, meals, rental vehicles, etc.) will be charged at cost. Per Diem charge for subsistence may be negotiated in lieu of actual direct expenses for hotels/meals. **Printing/Reproduction** rates for black and white copies will be charged at \$0.15 per page and in-house color copies at \$2.40 per 8-1/2x11 and \$2.85 per 11x17 copy. Oversized copies and plots will be as quoted. **Personal vehicle** use will be at \$0.54 per mile. **Out of pocket direct expenses** identifiable to an assignment will be charged at cost. **Subcontractors and sub-consultants** services will be billed at cost.

EQUIPMENT RATES

Envicom Corporation charges for consumable field materials and specialized equipment.

General Field Consumables (Stakes, Flagging, Plant and Tree Tags)	\$20.00/day
Field Animal Traps	\$35.00/day
Trimble GeoXT GPS	\$65.00/day
4 x 4 Trucks	\$25.00/hour

