

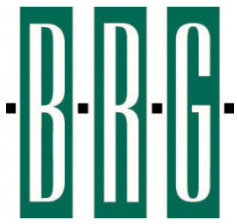


ENVIRONMENTAL PLANNING LAND USE ENTITLEMENT

Statement of Qualifications



BRG Consulting, Inc.
304 Ivy Street
San Diego, CA 92101
619-298-7127
www.brgconsulting.com



For 40 years, **BRG Consulting, Inc.** has helped public agencies and private sector clients comply with local, state, and federal environmental laws and have provided land use entitlement services. We are large enough to get the job done, yet small enough to provide **efficient, responsive, personalized service**. We are committed to principal involvement in every job.

BRG Consulting, Inc. is a multidisciplinary, small, woman-owned business providing professional services in **environmental planning and impact assessment; land use planning, entitlement, and economics; regulatory permitting and permit monitoring; and, preparation and presentation of environmental documentation for local, state, and federal regulatory requirements. Geographic Information Systems (GIS) analysis and map design; and visual simulations.**



We have experience preparing the various types of environmental documents for compliance with CEQA and NEPA and have prepared such documents for **SANDAG, North County Transit District (NCTD), Caltrans, Federal Transit Administration (FTA), Federal Railroad Administration (FRA), US Fish and Wildlife Service (FWS), Army Corps of Engineers (ACOE), the County of San Diego, and many of the Cities and Special Districts in San Diego County.** The firm has outstanding relationships with regulators at the **FWS, Regional Water Quality Control Board (RWQCB), ACOE, California Dept. of Fish and Wildlife (DFW) and the Coastal Commission.**

BRG is proud to be a **California corporation, a certified small business enterprise (SBE), and a California Public Utilities Commission Supplier Clearinghouse Women Business Enterprise (WBE).** Our firm is comprised of a permanent staff of project managers, environmental planners and analysts, land use planners, GIS specialists, and administrative personnel. The firm is dedicated to direct project involvement of its principals on every project.

BRG's key personnel include Executive President **Patricia A. Butler**, President **Christina J. Willis**, Principal Planner **Erich R. Lathers**, Senior Project Manager/Regulatory Advisor **Cary Lowe**, and Environmental Planner/GIS Specialist **Rachel Rowe**.



Key Personnel

Patricia A. Butler, Executive President

Ms. Butler has 40 years of professional experience in land use and environmental planning, and environmental impact assessment and documentation. Ms. Butler has supervised BRG's successful provision of as-needed land use and environmental planning services for a variety of public agency and private-sector clients. Also, Ms. Butler leads BRG's provision of effective land use planning and entitlement services. Her land use planning expertise extends from large and land use entitlement services. Ms. Butler has extensive experience in public participation programs and public presentation of data and findings for complex and controversial projects. Her project experience includes environmental and community impact assessments for urban redevelopment and infill development, infrastructure projects, major corridor studies, wastewater treatment and solid waste facilities, solar energy facilities and related electrical transmission lines, airport noise and land use compatibility planning, and land use policy analysis. Ms. Butler provides principal guidance to agencies and private clients regarding CEQA and NEPA compliance and the preparation of adequate findings. Her experience includes assistance to agencies in environmental litigation and the provision of expert witness testimony. Ms. Butler has extensive experience in multiple agency liaison for client agencies; management of large multidisciplinary project teams; and, the successful processing of various municipal and regulatory permits and various land use entitlement actions.



Christina J. Willis, President

Christina has over 30 years of environmental and urban/entitlement planning experience in both the public and private sectors to ensure compliance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). Her experience includes coordinating with multiple resource agencies, acquiring local, state, and federal permits, as well as developing and implementing community outreach and public involvement programs. Christina has successfully completed more than 200 environmental documents ranging from Initial Studies and Environmental Assessments to EIRs, EISs, and other CEQA/NEPA-related studies. She has effectively managed all project phases from conception through construction with diverse project teams of up to 15 technical specialties. Christina's projects — some highly complex and controversial—encompass large infrastructure projects (wastewater treatment plants, tunnel/outfalls, solid waste facilities, schools, and roads); pipelines, oil and gas exploration, utility scale renewable energy projects, transmission lines, residential, commercial, industrial, and mixed-use developments; and large-scale land use planning projects (general plan/community plan/zoning code amendments). Christina is a leader in the environmental field and is routinely solicited by agency staff and project proponents to provide training and expertise on environmental impacts, mitigation and permitting strategies. She is currently providing strategic consulting services for the California Public Utilities Commission, Southern California Edison, and Price Charities.



Erich R. Lathers, Principal Planner

Mr. Lathers has over 30 years of professional experience preparing public documentation in compliance with CEQA and NEPA. Mr. Lathers has prepared environmental documents addressing a wide variety of issues for public works, master plan and private development projects. He has prepared staged, programmatic, master plan, and project specific EIRs; legislative, programmatic, tiered, and project specific EISs; and has prepared joint EIR/EISs. He has also prepared Negative Declarations, and Environmental Assessments/Findings of No Significant Impact. Mr. Lathers has prepared environmental documents for numerous agencies including the following:



- City and County of San Diego
- City of El Centro
- County of Imperial
- Local Agency Formation Commission
- Metro. Transit Development Board
- North County Transit District
- Port of San Diego
- San Diego Association of Governments
- San Diego Unified School District
- Bureau of Indian Affairs
- Bureau of Land Management
- Dept. of Housing and Urban Development
- Environmental Protection Agency
- Federal Energy Regulatory Commission
- Federal Highway Administration
- Federal Railroad Administration
- U.S. Air Force/U.S. Navy
- U.S. Forest Service

Cary Lowe, Sr. Project Manager/Regulatory Advisor

Mr. Lowe has 45 years of experience as a land use lawyer and planning consultant representing public agencies, developers, builders, Indian tribes, and non-profit organizations. He holds a Ph.D. in urban planning and has been admitted to the American Institute of Certified Planners. He has taught courses in law and urban planning at the University of Southern California, UCLA, UC Irvine, and UC San Diego. As part of the BRG team, he manages specialized projects and provides regulatory assistance on an as-needed basis. Mr. Lowe served as vice president for land development of a major real estate development company and has been involved with master-planned communities, in-fill housing and mixed-use projects, energy projects, and commercial developments in communities throughout California. He also is a credentialed mediator affiliated with the Land Use & Environmental Mediation Group of the National Conflict Resolution Center.



Rachel Rowe, Environmental Planner/GIS Specialist

As an environmental planner, Ms. Rowe's responsibilities include preparing of environmental documentation including Environmental Impact Reports (EIR), Mitigated Negative Declarations (MND), Environmental Assessments (EA) and Initial Studies, pursuant to CEQA and NEPA. In addition, Ms. Rowe's experience includes data collection and Geographic Information System (GIS) applications for environmental impact analysis, land use planning, and permitting. Ms. Rowe has served as Project Manager, Environmental Planner, and GIS technician for numerous projects.





Land Use Planning and Entitlement

BRG has a comprehensive background in providing land use planning and entitlement services. BRG emphasizes a planning-oriented approach to environmental work programs to identify feasible mitigation early in the project planning and development phase to ensure a permissible project. We have successfully implemented community outreach programs and prepared planning documents and entitlement for a wide variety of projects. The following summarizes our key land use planning and entitlement experience.



- Sharp Healthcare Conditional Use Permit Conditional Use Permit (CUP)
- Sharp Ambulatory Care Center and Parking Structure CUP
- Fourth Corner Affordable Housing Project Site Development Permit, Neighborhood Development Permit, Tentative Map and EIR
- Union Bank Mixed Use/Affordable Housing Project, Neighborhood Development Permit
- City Heights Square - City Heights Square Senior Apartments
- City Heights Square - Mixed-Use Project
- Metro Career Center - Mixed-Use Project
- Academy of Our Lady of Peace CUP and EIR
- North Embarcadero Alliance Visionary Plan EIR
- South Embarcadero Redevelopment Program 1, Planning and EIR
- Del Mar Fairgrounds and Racetrack Land Planning
- Antelope Valley Fairgrounds Long Range Master Plan
- Mission Bay Park Master Plan Environmental Resources Planning and EIR
- Mount Signal Vista Specific Plan
- Old Town Trolley Extension EIR Land Use Technical Report





CEQA/NEPA Compliance

BRG has extensive experience with state and local requirements for compliance with the CEQA and federal requirements mandated by the NEPA. We have successfully completed environmental documentation for a wide variety of complex and controversial projects including large-scale land use development projects, public infrastructure and utilities, transportation projects, and government facilities. Our goal is to prepare legally-defensible, objective documentation to ensure successful completion of proposed projects. BRG emphasizes a planning-oriented approach, which identifies feasible mitigation that can be applied in the project planning and development phase to avoid potential significant adverse impacts. The following highlights our CEQA/NEPA compliance experience.

Private Clients

- Belmont Village By The Sea Senior Housing/Affordable Housing Project
- Diamond Family Health Clinic
- Excursion Train Environmental Opportunities and Constraints Analysis, San Diego Railroad Museum
- Fourth Corner Affordable Housing Project Development
- Permitting for Bridge Replacement, La Costa Resort & Spa
- Riverside-San Bernardino Indian Health Clinic – Cahuilla Reservation
- Riverside-San Bernardino Indian Health Clinic – Soboba Reservation
- Riverside-San Bernardino Indian Health Clinic – Torres Martinez Reservation
- Salvation Army Divisional Camp and Retreat EIR, Salvation Army
- Union Bank Mixed Use Development

City of San Diego

Environmental Impact Reports/Mitigated Negative Declarations

- Academy of Our Lady of Peace
- Creekside Point Townhomes
- Grantville Redevelopment Project
- Lafayette Hotel and Residences Project
- Long Range Plan for Expansion and Improvement for Children's Hospital and Health Care, San Diego Medical Center and Sharp HealthCare
- Western Salt Segment, Bayshore Bikeway
- 43rd Street Improvement Project
- Central Imperial Redevelopment Project
- Centre City Redevelopment Project Master EIR addressing the Centre City Community Plan and Related Documents
- Imperial Marketplace Tentative Map
- Miramar Landfill Life Extension
- North City and East Mission Bay Pipelines
- North City Water Reclamation Plant
- North Park Redevelopment Project



Environmental Impact Reports/Mitigated Negative Declarations (Continued)

- Northern Sludge Processing Facility/Fiesta Island Facilities Replacement Project
- Point Loma Nazarene University Centennial Master Plan
- Potter Tract Tentative Map
- San Ysidro Enterprise Zone
- San Ysidro Redevelopment Project
- Sorrento Valley Road and Related Utility Improvements
- State Ocean Plan Compliance - Long-term Outfall Extension
- State Ocean Plan Compliance - Short-term Disinfection Facilities
- Union Tribune Mixed Use Project EIR
- Updated Master EIR Centre City Redevelopment Project

Environmental Opportunities and Constraints Analysis

- Lindbergh Field San Diego International Airport Master Plan
- North Embarcadero Alliance Visionary Plan
- San Pasqual Basin Water Management Plan
- Tijuana Oceanographic Study
- Tijuana River Flood Control – Three Alternatives Study
- Water Reclamation Distribution Master Plan, Southern Service Area

Environmental Assessments and Findings of No Significant Impact

- Cahuilla Indian Health Clinic Replacement Project
- Clean Water Program for Greater San Diego, Vol. 2, Sludge Facilities
- Dairy Mart Road Bridge Permitting Services
- EIR and Planning Services – Mission Bay Park Master Plan Update
- HUD Section 108 Loan – Potter Tract, Chollas Creek, Mountain View Recreation Center
- Mercado Del Barrio and Crosby Street Widening
- Mission Bay Sewer Interception System Negative Declaration
- Point Loma Sludge Pipeline
- Soboba Indian health Clinic Replacement Project
- State Route 252 Corridor Right-of-Way Acquisition, Southcrest Redevelopment Project
- Tijuana Land Outfall (Big Pipe)
- Torres Martinez Indian Health Clinic Replacement Project

County of San Diego

Environmental Impact Reports

- | | |
|--|--|
| • County Operation Center Development Plan | • Deletion of Greenfield Drive from the County Circulation Element |
| • County Administration Center Waterfront Park Development | • Hillsdale Road Project |
| • and Master Plan | • HPI Olivenhain General Plan Amendment |
| • Salvation Army Divisional Camp and Retreat Specific Plan | • Highland Vista Project |
| • Valley Center Road | • Bresa del Mar Project |
| • Merigan Ranch Project | • Rancho Montana Project |
| • Woods Valley Ranch in Valley Center | • Circle R Ranch Project |
| • Lakeside Flow Equalization Facility | |



Negative Declarations

- County Medical Examiner Building IS/ND *
- Rancho San Diego Sheriff Station
- County Medical Examiner Building
- Palomar Mountain Site
- Ocotillo Wells Site
- Borrego Springs Site
- McClellan-Palomar Airport Master Plan
- San Marcos Landfill
- Lincoln Acres, Bonita, and Alpine Libraries
- San Pasqual Academy
- Valley Center Library Trail Project
- Fallbrook Library
- Julian Library
- North County Animal Shelter
- West Fork Honor Camp

Environmental Opportunities and Constraints Analyses

- Bear Valley Parkway Improvements Project
- Bonita Road Improvements Project
- Mission Road Improvements Project
- Valley Center Road – South Improvements

Third-Party Reviews of County of San Diego EIRs

- EIR for the Mission Road Improvements Project
- EIR for the Valley Center Road – North Improvements Project
- EIR for the Los Coches Road Improvements
- EIR for Otay Landfill

Regulatory Permitting for San Diego County Emergency Bridge Replacement Project

- County Service Area projects (various)
- Couser Canyon Road
- East Grade Road
- EIS/EIR and Supplemental Siting Study for the North County Landfill Project
- Landfill Siting Study, Los Poscos Landfill Site
- Landfill Transfer Audit for Julian Bin Site
- Lilac Dip/Lilac Crossing
- Otay Road
- Round Potrero Road
- Wynola Road

San Diego Unified Port District

- North Embarcadero Alliance Visionary Plan
- South Embarcadero Program 1 EIR
- Convention Center and Option Site Hotel EIR
- Convention Center Expansion EIR

San Diego Metropolitan Transit System

- Nobel Drive Coaster Station Biological Study
- Balboa Avenue Light Rail Transit (LRT) Station Biological Study
- Clairemont Drive LRT Station Biological Study
- Mid Coast LRT and San Diego River Crossing Biological Study
- Environmental Technical Reports for Old Town LRT
- Environmental Opportunities and Constraints Analysis for Sorrento Valley Coaster Station



San Diego Gas & Electric

- Barona Substation Environmental Assessment (EA) and Findings of No Significant Impact (FONSI)
- Sycamore Canyon Substation EA and FONSI
- Monument Peak Telecommunications Site EA and FONSI
- Sempra Uptown Substation
- Otay Pipeline Extension Project

San Diego Unified School District (Representative Projects)

- | | |
|---|---|
| • 52nd Street Area Elementary School EIR | • Hoover Crawford Area Elementary School EIR |
| • Adams/Franklin Area Elementary School EIR | • Hoover High School Athletic Facilities Upgrades EIR |
| • Central Area Elementary School EIR | • Hoover/Crawford Area Middle School EIR |
| • Cesar Chavez Elementary School EIR | • Jonas Salk (formerly Mason/Hage) Area Elementary School EIR |
| • Challenger Middle School/Winterwood Park Vernal Pool Surveys, Mitigation and Monitoring | • Jonas Salk Area Elementary School Habitat Conservation Plan, EIR and EA |
| • Clairemont High School Athletic Facilities Upgrades Negative Declaration | • Kate Sessions Elementary School Proposed Pick-up and Drop-off Zone Negative Declaration |
| • Correia Middle School Sports Complex EIR | • Point Loma High School Whole Site Modernization EIR |
| • Edison/Hamilton/Parks Area Elementary School EIR | • Scripps Ranch Middle School EIR |
| • Garfield Elementary School Expansion EIR | • Winona Area Elementary School EIR |
| • Garfield High School Relocation EIR | |

Southwestern Community College

- Southwestern College Master Plan
- Southwestern College Modernization MND
- Southwestern College National City Higher Education Building MND/IS
- Southwestern College San Ysidro Higher Education Building IS/NOE
- Southwestern College Whole Site Modernization and Corner Lot MND

City of Calexico

- 111 Calexico Place EIR
- Manzanita Casino EIS
- Calexico International Center EIR

City of Carlsbad

- Dos Colinas Senior Residential Project EIR

City of Chula Vista

- Downtown Revitalization Project EIR
- Heritage Road Bridge Replacement Project MND/IS and Permitting

City of Encinitas

- Belmont Village By The Sea EIR



City of Escondido

- North County Business Park EIR

City of Solana Beach/North County Transit District

- Lomas Santa Fe Drive Grade Separation EIR/EA and Permitting

City of Oceanside

- Oceanside Harbor Precise Plan and PEIR Project EIR
- Del Oro Marketplace EIR

County of Imperial

- | | |
|--|--|
| • Imperial Solar Energy Center South EIR/EA | • Mesquite Regional Landfill EIS/EIR |
| • Imperial Solar Energy Center South EIR/EA | • Mesquite Mine Expansion EIS/EIR |
| • Hell's Kitchen Geothermal Testing Wells Addendum EIR | • Mesquite Landfill Intermodal Facility Addendum EIR |
| • Mt. Signal Hybrid Solar Power Station EIR | • Mosaic Specific Plan Program EIR |
| • County Center II Expansion EIR | |

Del Mar Fairgrounds (22nd District Agricultural Association)

- Rail Platform and Camel Grand Prix of Del Mar EIR
- Del Mar Fair and Racetrack Master Plan EIR
- Over 30 Coastal Development Permits
- Wetlands Restoration Planning

Local Agency Formation Commission (LAFCO)

- Chula Vista Sphere of Influence Expansion
- City of San Marcos Sphere of Influence Amendment EIR
- Expansion of the Tecate Water District EIR
- Ramona Water District Expansion of Latent Sewer Powers EIR

Otay Water District

- 1296 Reservoir MND
- 980-3 30-Inch Pipeline MND
- 980-3 Reservoir MND
- Lower Otay Pump Station MND

San Diego Association of Governments (SANDAG)

- Bayshore Bikeway Environmental Technical Studies
- Carlsbad Village Double Track
- Los Peñasquitos Lagoon Double Track
- San Diego & Arizona Eastern Railroad: Port of San Diego Extension and Railway Ancillary Facilities Environmental Opportunities and Constraints Analysis
- San Elijo Lagoon Double Track
- Sorrento to Miramar, Phase 1
- Sorrento to Miramar, Phase 2
- Sorrento Valley Double Track





Regulatory Permitting and Monitoring

BRG offers extensive expertise and experience in regulatory permitting for development projects. This experience includes U.S. Army Corps of Engineers Section 404, Regional Water Quality Control Board Section 401, Department of Fish and Game Section 1601/1603 and California Coastal Commission Coastal Development Permits. The following summarizes BRG's key regulatory permitting and monitoring experience.

CEQA Compliance and Regulatory Permitting

- Mid-Coast Light Rail Transit Project and Nobel Drive Coaster Station EIS
- North City Tunnel Connector, North City Pipeline Lower, and East Mission Bay Pipeline EIR and Permitting
- San Diego County Emergency Bridge Replacement Permitting

Wetlands/Restoration/Permitting

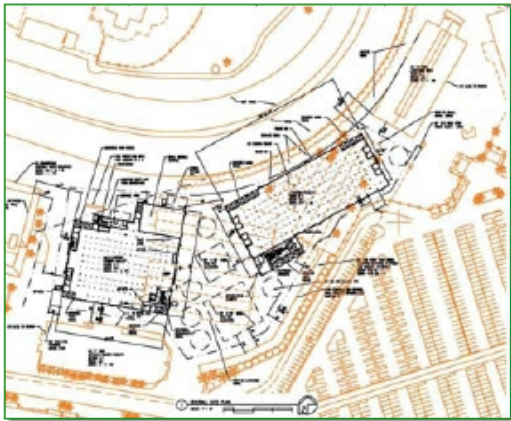
- Bridge 207.6 Replacement Project
- Bridge 256.6 Repair and Replacement Project
- Carmel Valley Trunk Sewer and Sorrento Valley Road Realignment
- Challenger Middle School Vernal Pool Mitigation
- Del Mar Racetrack and Fairgrounds Wetlands Restoration Plan
- Mid-Coast Light Rail Transit Project and Nobel Drive Coaster Station Biological Resource Impact Significance Criteria and Conceptual Revegetation/Restoration/Enhancement Plan
- Mission Bay Park Master Plan Update Biological Resources Impact Assessment
- San Diego County Bridge Replacement/Repair Projects
- South Bay Land Outfall - Tijuana River Valley
- Upper San Diego River Improvement Project
- Viejas Creek Realignment Project Wetlands Plan and Monitoring





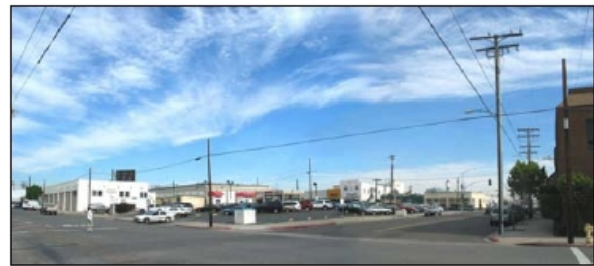
GIS/CADD/Visual Simulations

BRG utilizes state-of-the-art software systems and applications to provide a suite of Geographic Information Systems (GIS) services, including GIS map production, database development, quality control/quality assurance of spatial data, and spatial analysis. BRG's GIS staff can design and produce high-quality cartographic maps for master plans, resource management, and marketing with output in digital or hardcopy formats. BRG also offers development of GIS databases and application development, training, and maintenance. BRG has the ability to work with both vector and raster data sets to investigate spatial relationships.



BRG's CADD personnel produce drawings using AutoCAD 2010. CADD drawing services include: process and instrumentation diagrams, flow charts, equipment plan views and elevation drawings, piping plans, isometrics, and 3D rendering.

BRG has extensive experience in the preparation of computerized visual simulations of the highest quality. We understand the value and importance of providing accurate portrayals of proposed developments and improvements to support the evaluation of the visual quality and aesthetic impacts of a project, and BRG's simulations have consistently withstood the most critical scrutiny. BRG now enjoys a reputation for preparing high quality, state-of-the-art simulations in a cost effective and efficient manner.



Existing Conditions



Visual Simulation





Relevant Projects

Sorrento to Miramar Double Track Project, Phase 2

Client: SANDAG
Contact: Cheryle Hodge (now with City of Sacramento),
916-808-5971, chodge@cityofsacramento.org
Location: San Diego, California

The Sorrento to Miramar Double Track Phase 2 Project involves the realignment of existing track and new main track between Mile Posts 251 and 253 on the Los Angeles to San Diego Rail Corridor. Two alternatives are being considered, a south canyon alignment (1C) and a north canyon alignment (6). Alternative 1C, preferred, follows the existing single track alignment, though it includes a large 'V' cut and taller cut slopes to reduce the existing curvature of the tracks. This will allow for increased train speeds. Alternative 6 includes two double track bridges to span the canyon and new right of way on the north side of the canyon. This alternative also allows for increased train speeds.



Initially BRG's task involved review of the prior NCTD EIR for a project to build a new single track railroad in an alignment similar to Alternative 6. BRG recommended that the prior EIR was deficient, because of changed conditions in the project area. SANDAG concurred and a decision was made to proceed with a new EIR for the project.

BRG was tasked with preparing an Environmental Impact Report EIR for the project. A screen check Draft EIR was prepared and submitted to SANDAG. Subsequently, BRG was tasked with preparing an Environmental Assessment (EA) for the project for the Federal Railroad Administration (FRA). BRG and other team members prepared technical reports in support of the EIR/ EA. BRG provided overall direction and QA/QC reviews of all environmental technical documents. BRG researched existing easements that control development on potentially affected parcels. BRG is also coordinating with the easement holder (City of San Diego), to ensure the project team has a full understanding of the effects of the easements on the project, including feasibility of alternatives, process and schedule implications, and costs. BRG has also been in negotiation with the FWS, CDFW, and City of San Diego regarding impacts to City of San Diego designated Multi Habitat Preserve Areas (MHPA). BRG also prepared visual simulations to support an analysis of impacts to aesthetics resources associated with the large cuts and fill required for both alternatives.

Upon FRA issuance of a FONSI, BRG will assemble permit applications for the following environmental permits: Clean Water Act Section 404 Permit (Army Corps of Engineers) and Clean Water Act Section 401 Water Quality Certification (Regional Water Quality Control Board). BRG will request draft permit conditions and provide review and comment to the permitting agencies to ensure constructability is not compromised. The project area supports the threatened coastal California gnatcatcher (CGN) and endangered San Diego Fairy Shrimp. CGN may be impacted by habitat loss and loud noises during construction. BRG will provide support to the Army Corps of Engineers during their informal Section 7 Endangered Species Act consultation with the USFWS. It is not anticipated that impacts to San Diego Fairy Shrimp will occur.



Carlsbad Village Double Track EA

Client: SANDAG
Contact: Cheryle Hodge (now with City of Sacramento),
916-808-5971, chodge@cityofsacramento.org
Location: Carlsbad, California



The Proposed Action will install 1.1 miles of new second main track within the existing railroad right-of-way in the Cities of Oceanside and Carlsbad. It includes the replacement of an existing single-track bridge with a double track bridge at a somewhat higher elevation to accommodate floods and anticipated sea level rise. The second track bridge will be located approximately 20 feet east of the existing and would be approximately as long as the existing bridge is today. To accommodate a second track adjacent to Carlsbad Village Station, the existing track (MT2) would be shifted three feet to the west and provide an 18 feet offset to the new MT1 on the east (centerline to centerline). The existing width of the platform at the station will be reduced by approximately 15 feet. A new westerly platform will be installed and a new inter-track fence will be installed between the two tracks. The existing at-grade pedestrian crossing will be eliminated and a new pedestrian undercrossing will be located within the railroad ROW north of the station building (in the vicinity of Beech Avenue (MP 229.0)).

BRG and other team members assembled existing environmental conditions information to provide environmental input to an Alternatives Report. The Alternatives Report recommended a preferred alternative to be carried forward for environmental review and permitting. BRG coordinated with the permitting agencies initially to confirm jurisdiction and regulatory requirements. Subsequently, BRG met with the agencies to confirm that SANDAG's preferred alternative is the apparent Least Environmentally Damaging Practicable Alternative.

The project team identified the Area of Potential Effect, and the Project Description was finalized. BRG and other team members completed environmental technical studies and memoranda that address the environmental effects of the project, significance of effects, any required mitigation, and significance of effects after mitigation. BRG is responsible for Land Use, Recreational Resources, and Planning; Air Quality; Visual Resources; and, Coastal Resources. BRG was responsible for QA/QC review of all technical reports prepared by the project team. BRG prepared an Environmental Assessment for SANDAG.



Jonas Salk Area Elementary School, Park, and Joint Use Facilities EIR, EA, and HCP

Client: San Diego Unified School District
Contact: Tony Raso, 619-770-0293, traso@sandi.net
Location: San Diego, California



BRG prepared an EIR for the San Diego Unified School District's (SDUSD) Jonas Salk Area Elementary School within the Mira Mesa Community of San Diego. The EIR addressed construction and operation of an elementary school and joint-use park facilities, as well as implementation of a Vernal Pool Restoration Plan. Biological resource impacts were the primary concern for the project because the school site/joint use area was found to contain federally regulated vernal pools and the federally endangered San Diego fairy shrimp.



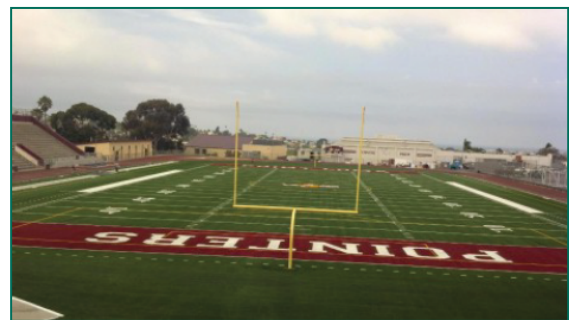
BRG's services also included consultation with the USFWS and preparation of a Habitat Conservation Plan (HCP) and Environmental Assessment (EA). In addition, BRG prepared a Waste Discharge Requirement Permit for the Regional Water Quality Control Board. BRG also attended all community meetings and public hearings for the project.

BRG continues to assist SDUSD with mitigation oversight by attending monthly on-site coordination meetings and managing the monitoring and reporting requirements of the USFWS, ACOE and

RWQCB.

Point Loma High School Whole Site Modernization and Athletic Facilities Upgrade EIR

Client: San Diego Unified School District
Contact: Gary Stanford, 858-637-6280
Location: San Diego, California



BRG prepared an EIR that evaluated impacts associated with the SDUSD's Whole Site Modernization (WSM) and the Athletic Facilities Upgrades (AFU) at Point Loma High School (PLHS).

The WSM component will be implemented in multiple phases over 20 years and included new and renovated buildings; parking lot reconfigurations; and, campus safety and security improvements. The AFU components included new and replacement stadium seating (an increase of 500 seats); new field lighting; replacement of the stadium's public address (PA) system; a new restroom/ concession building; and, a new press box.

Impacts from increased traffic, on-street parking, night-time lighting, noise from the PA system and increased crowds were key concerns for the SDUSD and the Point Loma community. The EIR identified feasible mitigation measures to reduce these impacts to below a level of significance.



Because Point Loma High School is within the overflight area for the San Diego International Airport (SDIA), the Federal Aviation Administration (FAA) was concerned about the height of the new structures and potential flight hazards to airport operations. BRG obtained “No Hazard Determinations” from the FAA as well as a determination from the San Diego County Airport Land Use Commission that the project would be consistent with the SDIA Airport Land Use Compatibility Plan.

The SDUSD Board certified the Final EIR and approved the project in July 2016.

Grant K-8 School Whole Site Modernization Project MND

Client: San Diego Unified School District
Contact: Gary Stanford, 858-637-6280
Location: San Diego, California

The Grant K-8 School WSM project included numerous improvements that would be implemented in four phases over a span of approximately 20 years. BRG Consulting Inc. prepared the Draft and Final Mitigated Negative Declaration for this project. Given the age of several school structures, some with construction that dates back to 1917, a Cultural Resource Survey and Historic Resources Evaluation Report were conducted to determine each structure’s eligibility for listing in the California Register of Historical Resources (CRHR) and as a historic resource under the California Environmental Quality Act (CEQA). Technical analyses of the potential air quality and greenhouse gas impacts were also prepared for this project.

BRG also prepared a Mitigation Monitoring and Reporting Program (MMRP) to ensure that potential impacts to air quality as well as cultural and paleontological resources would not be significant. As a follow-up, BRG’s team conducting paleontological monitoring during construction at the site.

County Operations Center Development Plan EIR and Addendum EIR

Client: County of San Diego, Department of General Services
Contact: Dahvia Lynch (now with City of San Marcos), 760-744-1050 ext. 3281, dlynch@san-marcos.net
Location: San Diego, California

BRG Consulting prepared an EIR for the County Operations Center (COC) Development Plan (currently under construction), which is a proposed comprehensive reconstruction of the existing COC facilities that were originally constructed in the 1960’s. The proposed COC Development Plan is the largest development project ever undertaken by the County of San Diego, with initial budget estimates for planning and construction of over 450 million dollars.

The project would demolish the majority of the existing COC facilities (approximately 314,500 gross square feet) and replace them with approximately 1,125,500 gross square feet (gsf) of new COC office buildings, which will include government offices, laboratories, a conference center, warehouse/storage, and central plant. Additionally, two parking structures will be constructed comprising approximately 571,000 gsf and 770,000 gsf respectively. The COC facilities would accommodate approximately 4,598 employees, including employees



from the existing COC facilities, COC Annex site, the County Administration Center, and other businesses leasing office space at the COC site. The proposed project included the approval of a Disposition and Development Agreement (DDA), which called for the elimination and replacement of the COC facilities, the approval of a financing mechanism, and the sale of the COC annex site (located at 5201 Ruffin Road).

BRG prepared a Draft EIR for public review and comment, which was subsequently revised and recirculated for public review due to additional information that was added to the EIR based on the comment letters received during the public review period of the Draft EIR. BRG also prepared responses to comments of the Draft EIR, Final EIR, CEQA Findings of Fact and Statement of Overriding Considerations, and a detailed Mitigation Monitoring and Reporting Program. The significant environmental issues that were discussed in the EIR include transportation/circulation, air quality, and alternatives to the proposed project. The County Board of Supervisors certified the Final EIR in March 2008. BRG also assisted the County with subsequent analysis of environmental impacts associated with the project's traffic improvements.

In addition, BRG prepared an Addendum to the certified Final EIR for the COC Development Plan. The proposed project, which is generally consistent with the previously adopted project, would demolish the majority of the existing COC facilities. The County is now proposing to expand the COC campus to the north to include approximately 7 acres and amend the phases of the previous COC Development Plan as approved under the certified Final EIR and include new phasing. In addition, the revised COC Development Plan includes space to relocate the Registrar of Voters office from the County Annex Building to the COC campus. The County Board of Supervisors certified the Addendum EIR in October 2011.

County of San Diego Cedar and Kettner Parking and Development Project EIR

Client: County of San Diego, Department of General Services
Contact: Dahvia Lynch (now with City of San Marcos), 760-744-1050 ext. 3281, dlynch@san-marcos.net
Location: San Diego, California



The County of San Diego initiated a project for redevelopment of the Cedar and Kettner Property, within the Centre City community of the City of San Diego. The phased project began with removal of the existing on-site structures and construction of a parking structure. The parking structure is intended to provide parking associated with the staffing at the County Administration Center (CAC) during the day, and all of the parking spaces are available for public parking on a fee basis during the evening and on weekends and holidays.



BRG Consulting, along with our subconsultants, prepared the environmental impact report for the project. The parking structure includes 650 spaces within three levels below existing grade and six levels above grade. Driveway access to the structure is from Cedar Street and Beech Street. The parking structure references the Centre City Planned District Ordinance Development Regulations and Urban Design Regulations as guidelines for design. Demolition of existing structures, including the three-story Star Builders Supply Company building (commonly known



as the “Star Building”), a City-designated historic structure, was necessary to ensure that the parking structure was sited and constructed in a manner that supported both existing and projected needs for County operations and activities.

Heritage Road Bridge Replacement Project

Client: City of Chula Vista
Contact: Jose G. Gomez, 619-770-0293, jgomez@chulavista.gov
Location: Chula Vista, California



The City of Chula Vista proposes to replace the Heritage Road Bridge over the Otay River. The Heritage Road Bridge is located 1.8 miles east of I-805 and just south of Main Street, in the City of Chula Vista. The new bridge will be elevated out of the floodplain and will provide additional travel lanes and sidewalks.

The proposed project requires the demolition of the existing 54-foot wide by 82-foot long steel girder and timber deck bridge, and construction of a new bridge that would pass a 100-year flood event. The proposed new bridge would be a cast-in-place, pre-stressed concrete box girder with a width of 129'-4" (6-through lanes, 2-turn lanes, 8-foot shoulders, and 6-foot sidewalks) and length of 450 feet. The bridge would be widened to accommodate 6-through lanes in order to accommodate future traffic volumes. In addition, the proposed project would include a widening of Main Street between its intersection with Heritage Road and Nirvana Avenue to the west.

The project team included BRG Consulting, who was responsible for environmental clearance (FHWA CE/City of Chula Vista MND), and regulatory permitting (CWA Section 401 and 404, and F&G Code Section 1600 Streambed Alteration). Merkel and Associates prepared the Natural Environment Study (NES) for the Project.

The team prepared an early alternatives analysis that included identification of critical design considerations and sensitive environmental resources. BRG worked closely with the City of Chula Vista and Caltrans to identify a locally preferred alternative that would be eligible for federal funding.

Once the final design is complete, BRG will obtain the required regulatory permits including a Clean Water Act Section 401 and 404 Permit, California Department of Fish & Game Code Section 1600 Streambed Alteration Agreement, and a City of Chula Vista Habitat Loss and Incidental Take (HLIT) Ordinance Permit.

Southwestern College Environmental Documents

Modernization Project, Chula Vista Campus

Client: Southwestern Community College
Contact: John K. Brown, 619-482-6320
Location: Chula Vista, California



BRG prepared an IS/MND for the Southwestern College (SWC) Modernization Project. The Modernization Project is comprised of three components, including the Corner Lot; DeVore Fieldhouse and Athletic Field Improvements; and, the Central Plant from the 2007 Southwestern College Educational & Facilities Master Plan. While the Modernization Project would not increase student enrollment or college



staffing, but instead would relocate building, and facilitate community integration, modernization, and a “greening” of existing campus facilities. BRG also provided construction mitigation monitoring for all three modernization components.

Master Plan Improvements (Chula Vista Campus) and Public Safety Public Safety Training Center/ Automotive Technology Center (San Ysidro Campus)

Client: Southwestern Community College Bond Program

Contact: Mr. Joseph Stengel, 858-829-1321

jstengel@swccd.edu

Location: Chula Vista and San Ysidro, California

In 2019, BRG prepared environmental documents for two (2) projects at SWC’s Chula Vista and San Ysidro Campuses.

At the Chula Vista campus, SWC proposed implementation of Phase 1 of the 2018 Facilities Master Plan (FMP) within the boundaries of the existing Chula Vista campus. Phase 1 improvements at the Chula Vista campus include the replacement of existing structures and construction of a new Student Union Complex, Instruction Complex 1, Horticultural Building and Greenhouse, expanded/new Parking Lots H and I, and a new Ring Road. BRG prepared a Notice of Exemption, which demonstrated that the Phase 1 improvements were exempt from further environmental analysis under CEQA categorical exemptions: Class 2 (Replacement or Reconstruction § 15302) and Class 14 (Minor Additions to Schools § 15314).



BRG prepared an Addendum MND for 2018 FMP projects at the San Ysidro Campus including a Public Safety Training Center; an Automotive Technology Complex; new parking lots, a detention basin, utilities, lighting, and utility improvements within the boundaries of the existing San Ysidro campus. The Addendum MND “tiered off” the Final Mitigated Negative Declaration (SCH No. 2005091113) for the Higher Education Center, adopted by the Governing Board of Southwestern Community District in November 2005. The Addendum MND demonstrated that environmental impacts associated with the project are consistent with the 2005

Final MND. It also found that no new significant impacts would result from implementation of the Project and that all project-level impacts would be fully mitigated.



Fourth Corner Multi-Family Residential Development

Client: Price Charities
Contact: Michelle Lough, 858-373-2064,
mlough@price-entities.com
Location: San Diego, California



BRG provided land use entitlement and environmental compliance services for Price Charities' Fourth Corner Multi-Family Residential Development, a 73-unit affordable in-fill housing project in the City Heights Neighborhood of San Diego. The project required a City of San Diego Site Development Permit (Process 4) due to the presence of an existing historic structure, and a Neighborhood Development Permit to increase the allowable density. BRG prepared the Site Development Permit Findings, Neighborhood Development Permit Findings, and applicable Supplemental Findings support the project.

Several technical analyses, including a Climate Action Plan Consistency Checklist and a Waste Management Plan, were also prepared by BRG to substantiate the project's consistency with the City of San Diego's Climate Action Plan (adopted in 2015) and waste management policies and programs, respectively.

During the land use entitlement process, an EIR was prepared to identify potentially significant environmental effects and develop mitigation measures to avoid or reduce such impacts to below a level of significance."

Creekside Point Townhomes

Client: Girard & Associates
Contact: Robert Ito 619.954.7017
robert@itogirard.com
Location: Encanto Neighborhood, San Diego California



For the Creekside Point Townhomes (PTS No 424931) an affordable housing/in-fill project in the Encanto Neighborhood of Southeastern San Diego, BRG prepared an Addendum Environmental Impact Report (Addendum EIR, SCH No. 2014051075). The Addendum EIR "tiered off" the Program EIR for updates to the Southeastern San Diego and Encanto Neighborhoods Community Plan, certified by the City of San Diego (City) on November 16, 2015.

The project required a Tentative Map, Planned Development Permit and Site Development Permit for the subdivision of the 1.55-acre site for construction of 24 affordable townhomes. The project also included concrete walkways, stairs, and driveways; water services; concrete fire service access areas; an extension of the public storm drain; and offsite work on the adjacent properties for a sewer lateral connection.

The Addendum EIR, provided a project-specific environmental review of the Creekside Point Townhomes, and demonstrated that the project's environmental impacts are consistent with the Program EIR. It also found no new significant impacts would result from the Project and that all impacts would be fully mitigated.



Bayshore Bikeway, Western Salt Segment EIR and Categorical Exclusion

Client: City of San Diego
Contact: Kerry Santoro, 619-533-3071, ksantoro@sanidiego.gov
Location: San Diego, California



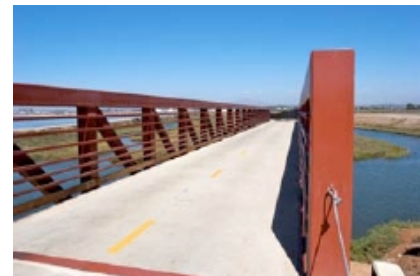
The Bayshore Bikeway is a regional corridor around San Diego Bay (Bay). The 1.8- mile Western Salt Segment passes through the salt evaporation ponds at the southern end of the Bay between the City of San Diego and Imperial Beach. The Class I bike path crosses over two wooden railroad bridges; and, passes immediately adjacent to South San Diego Bay Unit of the San Diego National Wildlife Refuge (Refuge), areas of coastal uplands and wetlands associated with the Otay River and San Diego Bay.



BRG provided environmental compliance and permitting services for the project, which included early identification of environmental constraints used to develop alternatives and preparation of a Permit Handbook. During the project, the U.S. Fish and Wildlife Service (FWS) proposed creation of the Refuge, on lands surrounding the railroad ROW. BRG recognized the importance of including the bikeway as an allowable use within the refuge, and successfully worked with the FWS and State Lands Commission to exclude the

bikeway from the proposed Refuge and recognize the bikeway as a compatible use adjacent to the Refuge.

Key environmental concerns included indirect impacts to the endangered clapper rail and Belding's savanna sparrow. Intensification of use of a railroad ROW, impacts to coastal wetlands and prehistoric/ historic resources, and conformance to the Multi Species Conservation Plan Adjacency Guidelines. Working with the City and design team, BRG assisted in developing an alternative that avoided all long-term impacts to wetlands and removed abandoned piles beneath the railroad bridges for a net gain in wetlands. During environmental review, a citizens group nominated the Coronado Branch Line to the California Register of Historic Places. BRG was asked to mount an appeal to the State Historic Preservation Office to remove the Coronado Branch Line from the California Register of Historic Places. BRG identified the most qualified historic resources firm to lead this effort, and was ultimately successful in its removal.



BRG completed an EIR and National Environmental Policy Act Categorical Exclusion (with technical reports) for the project in accordance with Federal Highway Administration, Caltrans, and City of San Diego requirements. BRG prepared permit applications and obtained a Coastal Development Permit, Streambed Alteration Agreement, Section 401 Water Quality Certification, Section 404 Nationwide Permit, and federal and state endangered species take permits. BRG also provided permit oversight assistance during construction.

The project won the American Public Works Association's Project of the Year Award in 2009.



Christina J. Willis
President
619.298.7127 X 102
christina@brginc.net

Erich R. Lathers
Principal Planner
619.298.7127 X 101
erich@brginc.net

START WITH



BRG CONSULTING, INC.
304 Ivy Street, San Diego, CA 92101
www.brgconsulting.com

