



White Salmon Planning Commission Meeting
A G E N D A
March 13, 2019 – 5:30 PM
220 NE Church Ave., White Salmon, WA

Call to Order/Roll Call

Approval of Minutes

- [1.](#) November 14, 2018 Meeting Minutes
- [2.](#) January 30, 2019 Meeting Minutes

Public Hearing

- [3.](#) Variance 2019.001 - David and JoAnne Sala, 374 and 396 NW Lincoln Street
 - a. Public Hearing
 - b. Discussion
 - c. Action

Discussion Items

- [4.](#) 2019 City Contract Planning Consultant
- [5.](#) City Vision and Goals
- [6.](#) Comprehensive Plan Update

Adjournment

Backup material for agenda item:

November 14, 2018 Meeting Minutes



CITY OF WHITE SALMON
Planning Commission Meeting - Wednesday, November 14, 2018
DRAFT

COMMISSION AND ADMINISTRATIVE PERSONNEL PRESENT

Commission Members:

David Lindley
Anne Medenbach
Tom Stevenson
Maurice Tunstall, Jr.

Excused:

Ross Henry

Staff Present:

Pat Munyan, City Administrator
Ken Woodrich, City Attorney
Jan Brending, Clerk Treasurer
Bill Hunsaker, Fire Chief/Building Official

1. CALL TO ORDER/ ROLL CALL

Planning Commissioner Chairman David Lindley called the meeting to order at 5:30 PM.

2. MINUTES OF SEPTEMBER 12, 2018

Minutes of September 12, 2018 were approved.

3. DISCUSSION ITEMS

Comprehensive Plan Update — Scoping and Priorities Presentation and Discussion

The Planning Commissioners met with City Council members and consulting planners for Tenneson Engineering to discuss the comprehensive plan update (City Council members present: Donna Heimke, Jason Hartmann, Ashley Post, Amy Whiteman and Marla Keethler (via phone); Not present: Mayor David Poucher

Nick Kraemer and Dotty DeVaney provided a comprehensive plan scoping summary update. Information was presented to the Planning Commission and City Council regarding “visioning” and “high priority” actions. Nick Kraemer identified three keys areas that could begin moving forward at the same time if the Council chose to undertake a more detailed “visioning” process. Those areas include county coordination – urbanization/building lands study, developing a joint management agreement with the county, and updating the county’s Bingen/White Salmon Urban Exempt Area Plan, transportation element – developing a light version of a Transportation System Plan which included hiring a consultant separate from a land use planner; and housing/land use element – developing short term rental/vacation rental/accessory dwelling unit policies, reviewing residential planned unit development and cottage infill codes; and exploring regional partnerships.

The Planning Commission, City Council and staff discussed the next steps which include the City Council determining whether or not to pursue a more detailed “visioning” process and authorizing staff to issue requests for proposals to possibly include hiring a consultant to assist with the visioning process, hiring a consultant to assist in development of a Transportation System Plan and hiring a land use planner to complete the comprehensive plan update. It was

noted that there are several things associated with the comprehensive plan update that could move forward at the same time a visioning process was undertaken.

4. ADJOURNMENT

The meeting was adjourned at 7:30 PM.

David Lindley, Chairman

Erika Castro Guzman, Associate Planner

Backup material for agenda item:

January 30, 2019 Meeting Minutes



CITY OF WHITE SALMON
Planning Commission Workshop - Wednesday, January 30, 2019
DRAFT

Council and Administrative Personnel Present

Council Members:

David Lindley
Anne Medenbach
Ross Henry
Tom Stevenson

Absent:

Maurice Tunstall Jr.

Staff Present:

Patrick Munyan, City Administrator
Jan Brending, Clerk Treasurer
Erika Castro Guzman, Associate Planner
Kenneth Woodrich, City Attorney

1. Call to Order

City Council Mayor Poucher and Planning Commissioner Chairman David Lindley called the meeting to order at 5:30 p.m. There were approximately four people present.

All planning commission and council members were present, except Commissioner Tunstall Jr.

Jan Brending provided a brief overview of the agenda and introduced two facilitators and a mediator who will assist with the meeting – Marti Dane, Nicolía Mehrling and Rudi Atencio.

Chairman Lindley asked why facilitators and a mediator were brought into the meeting and Mayor Poucher explained that he thought it would be helpful to have them present to help the group work through the topics and issues.

Chairman Lindley requested the scoping document presented at the November joint meeting by the City's contract land use planners be made part of the record.

2. Business Items

a. Roles of the City Council and Planning Commission

The council and the planning commission discussed how special meetings can be called. Ken Woodrich, City Attorney clarified how a special meeting needs to be called with a minimum 24-hour notice with all agenda items noted on the agenda and that minutes must be taken.

The city council and the planning commission discussed the roles of the council and the planning commission.

It was noted that the City's municipal code is conflicting in several areas. The council and planning discussion specifically discussed how short plats are no longer reviewed by the planning commission, but are addressed at the administrative level.

Anne Medenbach said she believes there were subdivisions that went to the city council and not the planning commission. It was noted that no subdivisions have been submitted to the City for approval. The planning items that have gone before the city council were subdivisions previously

heard by the planning commission with preliminary approval and were presented to the council for final approval as required by the City's code.

The planning commission said they would like to be kept updated on land use decisions that are being made administratively and will meet twice a month starting immediately. The meeting dates are scheduled for the 2nd and 4th Wednesdays of each month.

The council and the planning commission discussed the City's committee structure, particularly the Community Development Committee, and how it relates to land use issues.

There was a consensus that the City Council will amend the structure for its Community Development Committee, adding two planning commissioners.

There was a consensus that flowcharts will be prepared as to how annexations and subdivisions are accomplished in the city. These flowcharts will be provided for the Planning Commission.

There was a consensus that information and communications will be shared between the council and the planning commission.

b. City Vision and Goals

The council and planning commission did not specifically discuss the vision and goals as presented. Item was tabled for the following planning commission workshop, February 13, 2019.

Jan Brending noted that the presentation was designed to start the conversation.

Chairman Lindley noted that the scoping document provided at the November joint meeting addressed several ways to address the vision and goals. He said the planning commission has not had time to discuss this as there was not been a met since November 2018.

c. Comprehensive Plan Update

The council and the planning commission discussed the comprehensive plan update that will be discussed further by the planning commission at the following workshop, February 13, 2019.

Members of the council and planning commission said they appreciate the joint meetings that took place in 2018 to help get an understanding of what is and should be in the comprehensive plan.

There was consensus that the planning commission will begin working on the comprehensive plan update, including the vision and goals.

There was a consensus that the planning commission will keep the council updated on its work and there was a consensus that the planning commission would work towards completing the comprehensive plan update by the end of the year.

There was a consensus that public involvement related to the comprehensive plan update would include more than just the required public hearing(s).

3. **Adjournment**

The meeting was adjourned at 7:35 P.M.

David Lindley, Chairman

Erika Castro Guzman, Associate Planner

Backup material for agenda item:

Variance 2019.001 - David and JoAnne Sala, 374 and 396 NW Lincoln Street

a. Public Hearing

b. Discussion

c. Action

CITY OF WHITE SALMON PLANNING COMMISSION

PUBLIC HEARING

March 13, 2019

VARIANCE: WS-VAR-2019.001

REQUEST:

The exterior side yard setback of Lot 1, along NW Russel Street, is requested to be reduced to an 8-foot setback instead of the 15-foot minimum setback requirement.

APPLICANT:

**David and JoAnne Sala
PO Box 2305
White Salmon, WA 98672**

STAFF REPORT

March 13, 2019

VARIANCE APPLICATION

WS-VAR-2019.001

The applicant is seeking to obtain a Variance to Section 17.24.040(H) of the White Salmon Municipal Code for a lot located at 396 NW Lincoln Street, White Salmon, Washington. The applicant is seeking a relieve from the minimum fifteen foot setback requirement, and asking the Planning Commission to reduce through variance approval to an eight foot setback from the flanking Russell Street property line of the corner-lot setback.

Note: The applicant filed for a lot line elimination which received conditional approval on February 20, 2019. The original dimensions of the Lot 1 and 2 were 53-feet by 166-feet each; approximal 0.20 acres each. Even after this modification the lot will not meet the minimum square footage requirement of its RL zoning. This topic will be address later in this report.

CURRENT LEGAL DESCRIPTION: (Given that a boundary line elimination application has received preliminary approve, a new legal description has not yet been assigned to the combining of the two lots into a single parcel.)

374 and 396 NW Lincoln Street
Tax Parcel 03-10-2493-0201/00 and #03-10-2493-0202/00
Lots 1 and 2, Block B, Grandview Heights Addition to the Town of White Salmon, according to the Plat thereof, recorded February 29, 1912, in Book 3, Page 3, Auditor's File No. 270089, Klickitat County Plat Records, in the County of Klickitat and State of Washington.

DIMENSION OF ACREAGE OF PROPERTY:

106-feet by 166-feet; 17,601 lot square footage, approximately 0.40 acres

CURRENT ZONING:

RL Single-Family Large Lot Residential

SURROUNDING USES:

Westerly — (RL) Single-Family Residential
Southerly — NW Lincoln Street and (RL) Single-Family Residential
Easterly — Russell Street and (R-2) Single-Family Residential
Northerly — (RL) Single-Family Residential

MUNICIPAL STATUTE(S) OF BEARING:

WSMC 17.80.058 Variance Criteria (4) "Permit Review Process."

Variance applications shall be processed as a Type II decision pursuant to the procedures set forth in Title 19. WSMC 19.10.040 (1) A Variance is a Type II Action “Planning Commission” review. Notice and open record hearing before the Planning Commission. Planning Commission makes the final decision subject to a right of appeal.”

WSMC 17.23.040 “Density Provisions:

Density provisions for the RL district are as follows:

- A. Maximum number of primary dwelling structures per lot: one;
- B. Maximum height of building: two stories, but not to exceed twenty-eight feet;
- C. Minimum area of lot: twenty thousand square feet for each single-family structure;
- D. Maximum depth of lot: three times lot width; alternate lot depth may be approved for lots with future street plan and shadow platting demonstrating potential access for future further division of proposed large lot division.
- E. Minimum width of lot: one hundred twenty-five feet; alternate lot width may be approved for lots with future street plan and shadow platting demonstrating potential access for future further division of proposed large lot division.
- F. Minimum front yard depth: twenty feet;
- G. Minimum side yard width: five feet;
- H. Minimum side yard width along flanking street of corner lot: fifteen feet;
- I. Minimum rear yard required: fifteen feet.

NOTE: accessory structures allowed within rear yards subject to five-foot setback from rear lot lines subject to development standards in this zone.”

WSMC 17.68.090 – Corner lots and corner visibility: “No sight-obscuring structures or plantings exceeding thirty inches in height shall be located within a twenty-five-foot radius of the lot corner nearest the intersection of two public, county or state roads, or from the intersection of a private driveway or road easement and a public, county or state road. Trees located within twenty feet of any such intersection shall be maintained to allow ten feet of vision clearance below the lowest hanging branches.”

WSMC 17.80.058 – Variance Purpose and criteria (1): “The purpose of the variance process is to provide a mechanism whereby the city may grant relief from the provisions of this chapter where practical difficulty renders compliance with the provisions of this chapter an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property and where the purpose of this chapter and of the White Salmon Comprehensive Plan can be fulfilled.”

APPROVAL CRITERIA:

WSMC 17.80.058 - Variance purpose and criteria – (5) Approval Criteria: “The decision makers may approve or approve with modifications an application for a variance from the provisions of this chapter if:”

Fact: WSMC 17.80.058 - Variance purpose and criteria (5)(a): A variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zoning district in which the subject property is located;”

Finding: *The applicant is seeking a relieve from the minimum fifteen foot setback requirement, and asking the Planning Commission to reduce through variance approval to an eight foot setback from the flanking Russell Street property line of the corner-lot setback. All other permanent structures in the surrounding neighborhood, comply with current set back requirement. Furthermore, there are two large undeveloped parcels north of the Applicant’s development project. The undeveloped Russell Street right-of-way is intended to serve as future ingress and egress to said parcels as they develop. Staff finds the applicant is creating their own hardship by on trying to make the lot size and lot shape, compatible through a variance setback relief, to accommodate the desired home foot print. Homes are commonly designed and constructed to the fit the lot size and lot shape. Staff concludes approval of this variance would grant a special privilege.*

Fact: WSMC 17.80.058 - Variance purpose and criteria (5)(b): The Variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with use rights and privileges permitted to other properties in the vicinity and in the zoning district in which the subject property is located;

Finding: *The variance is not necessary because of special circumstances relating to the lot size, shape, topography, location or surroundings of the subject property. The single-family residence would hinder the privileges permitted to future properties accessible via the Russell Street Right of Way. The challenging topography and underlying site geology are exactly why the Russell Street Right of Way must be maintained for future accessibility.*

The Subject property is 17,601 sq. ft. (after conditional approval of a boundary line elimination) – which is more than sufficient to house the proposed home square footage without a variance.

Here again, Staff finds the applicant is creating their own hardship by trying to make the lot size and lot shape, compatible through variance setback relief, to accommodate the desired home foot print. Homes are commonly designed and constructed to the fit the lot size and lot shape. Staff concludes approval of this variance would grant a special privilege.

Fact: WSMC 17.80.058 - Variance purpose and criteria (5)(c): The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district in which the subject property is located;

Finding: *The granting of the variance is found to be materially detrimental to the public welfare, as well as injurious to the adjacent property owners and safe use of Russell Street right-of-way by public utility companies.*

Specifically, the nearest utility line is a high pressure natural gas line, phone line underground, power line underground. Please see below for comments of concern received by NW Natural and White Salmon's Public Works Operation's Manager.

Furthermore, pursuant to WSMC 17.68.090 – Corner lots and corner visibility, “no sight-obscuring structures exceeding thirty inches in height shall be located within a twenty-five-foot radius of the lot corner nearest the intersection of two public, county or state roads, or from the intersection of a private driveway or road easement.” The applicant's proposed driveway is located within the 25-foot radius and does not conform to the line of sight safety conditions established by WSMC 17.68.090. The granting of the variance to have the home structure closer to the property line would only intensify line of sight visibility conditions. Staff concluded that granting of the variance would be detrimental to public safety and place unnecessary liability on the City of White Salmon.

Fact: WSMC 17.80.058 - Variance purpose and criteria (5)(d): The special circumstances of the subject property make the strict enforcement of the provisions of this chapter an unnecessary hardship to the property owner;

Finding: *The enforcement of the provisions of this chapter is enforceable without hardship to the owner. Placement of the building an additional seven-feet west would meet the code-required setback, in addition, avoiding the need for additional structural backfill that would increase water shed to the Russell Street right-of-way.*

Fact: WSMC 17.80.058 - Variance purpose and criteria (5)(e): The special circumstances of the subject property are not the result of the actions of the applicant;

Finding: *The boundary lines and placement of Russel Street are not due to the applicant's actions. However, that does not mean the setback requirements are null and void. The applicants must adhere to the required setbacks, regardless of their wants or desires, to ensure equal opportunity for future development in said area. Staff concludes there is no special circumstance that has been identified by the applicant.*

Fact: WSMC 17.80.058 - Variance purpose and criteria (5)(f): The variance is the minimum necessary to fulfill the purpose and the need of the applicant;

Finding: *Staff finds the applicant is creating their own hardship by trying to make the lot size and lot shape, compatible through variance setback relief, to accommodate the desired home foot print. Homes are commonly designed and constructed to fit the lot size and lot shape. Staff concludes approval of this variance would grant a special privilege and is not necessary to allow reasonable use of the applicant's property.*

Fact: WSMC 17.80.058 - Variance purpose and criteria (5)(g): The variance is consistent with the purposes and intent of this chapter:

Finding: Pursuant to WSMC 17.80.58 the variance process is to provide a mechanism whereby the city may grant relief from the strict enforcement of provisions where practical difficulty renders compliance with the provisions of this chapter an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property.

The intended density and other provision of WSMC Chapter 17.23 - RL can be met without a variance. The Applicant is requesting relief from WSMC 17.23.040 (H) which requires a 15-foot side yard width along the flanking Russell Street of a corner lot for single-family construction. Staff has determined that the variance request would be inconsistent with the purpose and intent of WSMC Chapter 17.80.

Fact: WSMC 17.80.058 - Variance purpose and criteria (5)(h): The variance is consistent with the goals and policies of the White Salmon Comprehensive Plan; and..."

Finding: Pursuant to RCW 35A.63.080 from the date of approval by the legislative body the comprehensive plan, its parts and modifications thereof, shall serve as a basic source of reference for future legislative and administrative action: PROVIDED, That the comprehensive plan shall not be construed as a regulation of property rights or land uses: PROVIDED, FURTHER, That no procedural irregularity or informality in the consideration, hearing, and development of the comprehensive plan or a part thereof, or any of its elements, shall affect the validity of any zoning ordinance or amendment thereto enacted by the code city after the approval of the comprehensive plan.

The Municipal Statute(s) of Bearing applicable to the Applicant's variance were adopted after the ratification of the City's comprehensive plan; therefore, the applicable municipal statutes shall be used to make determination(s).

In conseration of the applicable ordinances, Staff has determined that the applicant's variance requested is inconsistent with the City Comprehensive plan and ordinances.

Fact: WSMC 17.80.058 - Variance purpose and criteria (5)(i): The fact that property may be utilized more profitably will not be an element of consideration before the decision maker.

Finding: *The property owner seeks permission to modify their property's flanking Russell Street set back. Neither approval nor denial of this request is reliant on the applicant's desire to use the property more profitably due to the granting of the variance.*

RADIAL SEARCH CONDUCTED AND NOTIFICATION:

A radial search has been conducted to those parties located adjacent to the property. Letters of project notification and of the Public Hearing for consideration of this Variance Application have been sent to each of the parties identified within the radial search as of February 1, 2019. At the writing of this Staff Report, one letter of supportive commentary response has been received.

AGENCY NOTIFICATION:

Letters of notification of the Public Hearing from this Variance Application have been sent to the various and usual public agencies and public safety departments with a request to provide commentary relative to this Variance Application as of January 31, 2019. At the writing of this Staff Report, two letters of opposition commentary response have been received. Staff reserves the right for the receipt of commentary from the public safety agencies until the hour and date of this Public Hearing before the City Planning Commission.

STAFF DETERMINATION:

The purpose of the variance process is to provide a mechanism where the city may grant relief from the provisions of Title 17 where a hardship is a result of the physical characteristics on the subject property. Staff has reviewed the Applicant's variance and has found no hardship that could be reasonably applied as a direct result of the physical characteristics of the subject property. The Applicant's claim of hardship are caused by their own efforts and are the direct results of trying to make the lot size and shape, compatible through variance setback relief, to accommodate the desired home foot print. Homes are commonly designed and constructed to fit the lot size and lot shape. Once the lot consolidation is complete, the applicant's lot will be 106-feet wide by 166-feet long with a lot square footage of an approximate 17,601 and can easily accommodate the proposed structures without a Variance.

Staff concludes approval of this variance would be considered a granting of a special privilege. In addition, granting of the variance request would be found to be materially detrimental to the public welfare, as well as injurious to the future adjacent property owners; and safe use of Russell Street right-of-way by public utility companies.

Staff Report:

City Planning Department
Patrick R. Munyan Jr., City Administrator
Erika Castro Guzman, Associate Planner

Attachments:

Adjacent and Agency commentary
Application and its submitted documents
PowerPoint visual

TWO AGENCY COMMENTS RECEIVED //
ONE ADJACENT PROPERTY OWNER COMMENTS RECEIVED:

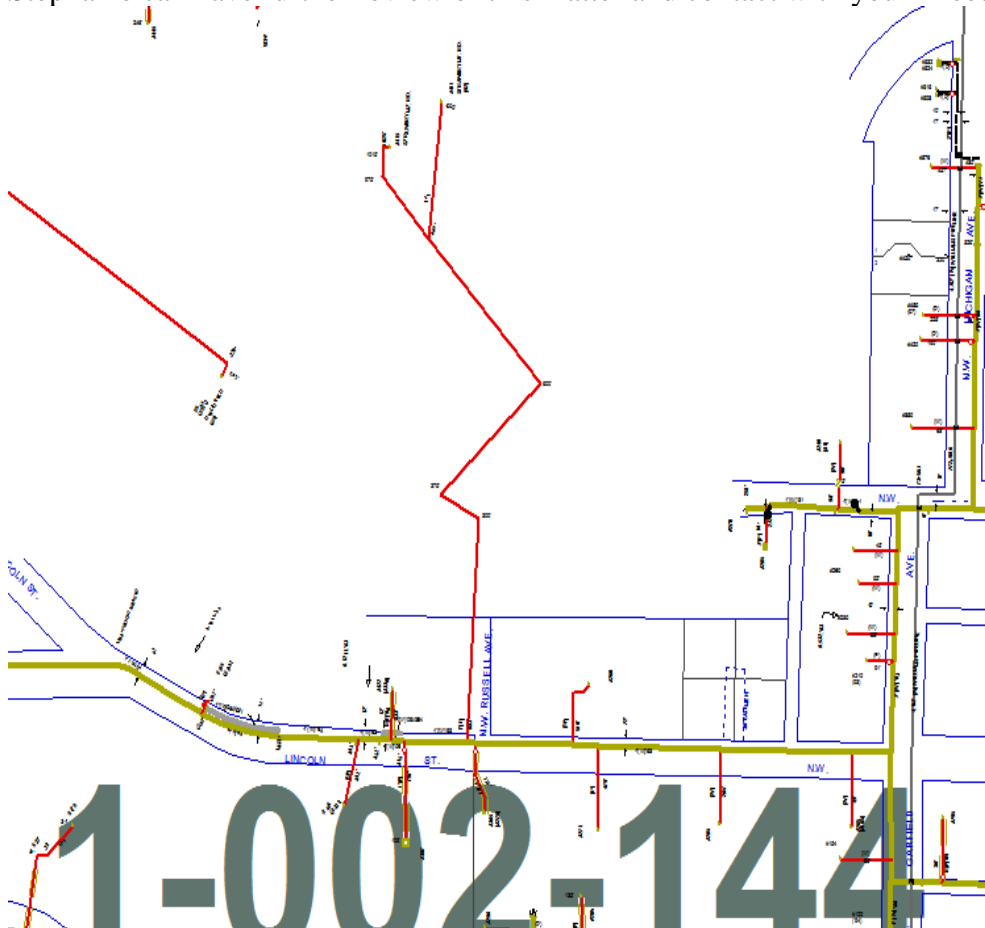
Kevin English – Comment received Thursday, January 31, 2019:

Regarding the Russell St. ROW; I would strongly recommend that any proposal to vacate this ROW would also consider a minimum 25' water/sewer easement dedicated to the City of White Salmon for the entire length. In my opinion, this route is the best viable means to serve the future needs of the south side of Strawberry Mountain and surrounding, undeveloped property.

Tonya Brumley – Comment received Friday, February 1, 2019:

NW Natural appears to have a gas line that goes up Russell Ave from NW Lincoln to serve properties up the hill at 411 & 415 Strawberry Mtn Rd. Therefore, NW Natural would need a utility easement on Russell Ave, if vacated, as asked by Kevin. Below, our plat shows the red line where the gas line is headed up NW Russell Ave.

I am forwarding this information on to our Land & Risk Agent, Stephanie Baxter, for further review. In the meantime we request that the road is not vacated until Stephanie can have further review of this matter and contact with you if needed.



Greg Chamberlain – Comment received Monday, February 11, 2019:

As legal representation, and owner of 422 NW Lincoln St, the house adjoining 396 NW Lincoln St, I fully support the implementation of proposed variance 2019.001.

I believe the implementation of variance 2019.001 will have no adverse effect to Russell Street, or to the purpose of its' current use, or any use in the future. Russell St., or property of White Salmon, to my understanding is of such a steep grade that it would be against the law to build any drivable public access. It is currently, and of all probability in the future a "road to nowhere."

As the next door property owner the implementation of variance 2019.001 would allow more distance between our properties thus adding to the openness of the area, and giving the neighborhood a more spacious look, which is in keeping with its current theme, and help avoiding a "crammed in" look. I also believe this would add to both property values.

In reading the variance application I feel all statement made in support of the variance are of reasonable, logical, and practical benefit to the applicant, the city and the neighborhood and all would benefit in its approval.

VARIANCE APPLICATION

To the White Salmon Planning Commission.....

Describe the Modification of the terms of the White Salmon Zoning Ordinance Requested:

White Salmon City Ordinance 17.24.040 –Density provisions, states:

“H. Minimum side yard width along flanking street of corner lot: fifteen feet;” Applicants seek relief from the fifteen feet required, to a distance of eight feet.

Purpose of the variance:

1. To prevent an unnecessary hardship in developing a steep, challenging site for a retired couple who wish to live on a single level within walking distance of downtown White Salmon.
2. To recognize that Russell Street is a street in name only and will likely never be developed beyond its current de facto use as a publicly-owned easement for utilities servicing portions of Strawberry Mountain.
3. To allow use of the subject property in keeping with other parcels in the zone and neighborhood.

Complete legal description of the property:

Lot 1, Block B, Grandview Heights Addition to White Salmon in the NW ¼ of the SE ¼ of Section 24, T3N, R10E W.M.

Tax Lot Number: 03102493020100

Note: *Subject property is currently being joined with the adjacent lot to the west via a City-mandated Lot Line Elimination Process; the above legal description may change or have changed during the Variance Request process.*

Common description of the property:

Lots from the Chamberlain estate; lots to the east of the old hospital; other common descriptions unknown.

VARIANCE APPLICATION, continued

Address of the property:

Current address is 374 NW Lincoln Street. Address of lot to west to be joined via Lot Line Elimination is 396 NW Lincoln Street. Assumed address of final individual lot is 374 NW Lincoln Street, because proposed driveway (a separate grading permit has been issued) enters at 374 NW Lincoln Street.

Zone in which the property is located:

R-1

Dimensions of the land:

Current dimensions of subject property: 53.04'EW, 166.36' NS

Final dimensions after completion of
Lot Line Elimination Process: 106.02'EW, 166.36' NS

Current land use of site:

Sewer and water hookups installed and available. No building development. Last active land use of subject property was timber harvesting, *circa* 2003.

Current land use to the:

North: Undeveloped residential property owned by Six S Company, Hood River.

South: NW Lincoln Street with residential development across Lincoln.

East: Russell Street (undeveloped by City, landscaping by neighbors to east of Russell.)

West: Undeveloped residential lot also owned by applicants, when Lot Line Elimination is complete, developed residential property with single family home. (Common name: old hospital)

Floor space of buildings:

Existing: None

Additional: Proposed single family house. approx. 1800 sq. ft. Proposed two-car garage with workspace, 600 sq. ft.

Entire: Less than 2500 sq. ft.

VARIANCE APPLICATION, continued

How many cars may be parked on these premises?

See Proposed Site Plan, Exhibit #2. Parking and access are an issue on the subject site, owing to its steep topography and geologic mix of soil and very large boulders. The proposed site plan would allow two cars to be parked in the garage, and allow space for three to four visitors. The steep site will likely require multi-point reversing turns for all but the cars parked in the garage. More than a certain number of visitors will require in-line parking on a narrow, steep driveway and reversing to Lincoln Street in order to exit the site.

Other parking provisions:

NW Lincoln Street is narrow and without sidewalks. Limited on-street parking is available on NW Lincoln Street.

Name of each owner of the property involved and mailing address:

Subject property(s): David and JoAnne Sala
PO Box 2305
White Salmon, WA 98672
Phone: (509) 493-2744

Abutting properties:

North: Six S Company
1108 E Marina Drive
Hood River, OR 97031
Phone: (541) 490-5110
Tom Stevenson (contact)

West: Greg Chamberlain
PO Box 794
Chewelah, WA 99109
Phone: 509-690-8845

South: Lincoln Street, City of White Salmon

VARIANCE APPLICATION, continued

East: Russell Street (undeveloped), City of White Salmon

Properties abutting undeveloped Russell Street: (included as a courtesy to neighbors)

North: Jim Herman c/o Herman Associates
1000 East Jewett Blvd
White Salmon, WA 98672
Phone: (509) 493-1717

East: Keith and Beth Anderson
PO Box 357
White Salmon, WA 98672
Phone: 541-980-0006

What are the exceptions or extraordinary circumstances that lead the applicant to believe that this property is entitled to a variance?

The applicants submit that it is not only necessary to refer to extraordinary circumstances or to specific exceptions in the White Salmon City Code to justify the grant of a variance. The grant of a variance is also necessarily a matter of fact(s), logic, history and the law. A short review of those elements follows:

Facts: Russell Street is extremely unlikely to be developed as a street. A cursory examination of the site's topography makes that clear. Both properties abutting the dead-end condition at the north terminus of the dedicated street are well-served by other points of access. Developing a travel way on Russell Street would involve grades of 50% or greater. One of the few potential uses of Russell Street – in the commonly held sense of a street that allows automobile travel - would be as an entrance to a tunnel. The chances of that happening at any time in the future approach zero.

Although named a street, Russell Street serves as a publicly-owned lot providing utility easements to residential property on portions of Strawberry Mountain. Over the course of decades, the neighboring property owners to the east (successive owners) have terraced and landscaped Russell Street.

VARIANCE APPLICATION, continued

Exhibit #3 denotes the terracing on the east half of Russell and locates the underground utilities serving properties to the north on the west half of Russell. The landscape improvements could legally be removed by the City, but that is highly improbable.

Logic: Given that Russell's factual purpose is service as a publicly-owned lot providing utility connectors in an R-1 zone - and that its development as a street in the future is highly unlikely - it makes sense to apply the same side yard setbacks as would apply to a typical lot in the same zone. This does not grant a special privilege, but merely aligns the adjacent setback requirements with other lots in the same neighborhood and zone. It simply recognizes the facts on the ground.

It is in the City's long-term interests to allow the highest and best use of the subject properties. The best design for a site will yield the greatest value over time; the greatest value over time means higher tax valuation, which in turn means a more prosperous City and community. Unnecessary hardship from onerous regulation forcing a compromised design yields the opposite; reduced value over time, a lower tax valuation, a less prosperous community.

History: Russell Street was dedicated as a street in 1912 and has remained unused as a travel way for 106 years. In 1912 plat surveys did not include topographic information. The original plat is attached as Exhibit #5. It is unlikely that the City or County would accept such a plat under current standards. Russell has served as a utility connector and perhaps that was its only intended original purpose. It's a minor point, but Klickitat County's GIS-based property maps denote Russell, not as a street, but as property owned by the City of White Salmon.

More importantly, history demonstrates that the lack of consideration for topography evidenced in the old plat has been addressed previously. Note that Exhibit #3 shows a vacated alleyway on the north side of the two lots under consideration. Exhibit #4 is the 2002 county resolution vacating the alleyway, in which the county engineer reports that the alleyway is "no longer necessary" This demonstrates that a professional road engineer has recognized the impossibility of serving the alleyway via Russell Street.

Law: Chapter 17.80.058 of the White Salmon Code outlines the purpose of - and approval criteria for - the variance process.

VARIANCE APPLICATION, continued

Section 1. Purpose. The applicants have herein sought to demonstrate that the practical difficulty of fitting a single-level, two-bedroom on a steep site, urban site with limited parking creates an unnecessary hardship for a retired couple seeking to live within walking distance of city services. The applicants have attempted to demonstrate that purposes and goals of the city's comprehensive plan will not be compromised in any way by the grant of relief authorized by law.

Section 5. Approval Criteria

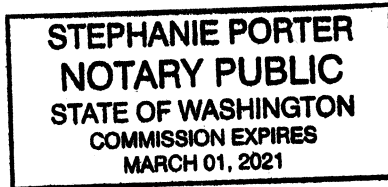
- a. Recognizing the de facto characteristics of Russell Street does not grant a special privilege, rather it aligns the subject parcel with the rights and privileges of other parcels in the neighborhood, removing a restriction based on a legal name rather than an actual or probable condition.
- b. The steep topography and underlying geology of the site create a set of circumstances where even a modest program with adequate parking is difficult to achieve on the site, given the required corner lot setbacks.
- c. The granting of the variance will result in no harm to public welfare and will result in no harm or value loss to other properties in the area. In fact it may have the opposite effect, as good design and construction increases the value of the entire neighborhood.
- d. The applicants have sought to demonstrate that the special circumstances of the property create an unnecessary hardship if Chapter 17's provisions are strictly enforced.
- e. The applicants have sought to demonstrate that the specific circumstances are a result of historical decisions made in a previous century, not the actions of the applicants themselves.
- f. Note that the applicants seek relief from only a portion of the required 15 foot setback on a corner lot, not to the standard side yard setback of 5 feet, but to 8 feet. This demonstrates that the variance is the minimum necessary to fulfill the needs of the applicant.
- g. The variance is not inconsistent with the purposes and intent of Chapter 17.
- h. The variance is not inconsistent with the goals and policies of the city's comprehensive plan.
- i. There is no profit to be made on these properties for a very long time. Any profit was made in the recent sale of the property to the applicants. The applicants have no intention of profiting from the construction of their retirement home.

VARIANCE APPLICATION, continued

The applicant(s) hereby certifies that all the above statements and the statements in any exhibit and plot plans transmitted herewith are true; and the applicant(s) acknowledge that any permit issued based on false statements transmitted herewith may be revoked.

Signature David E. Sala date 12-21-2018

Signature Johnnie S. Sala date 12-21-2018



NOTARIAL CERTIFICATE

(Individual)

Attached to document described as Variance Application consisting of 7 pages, this 21 day of December, 2018.

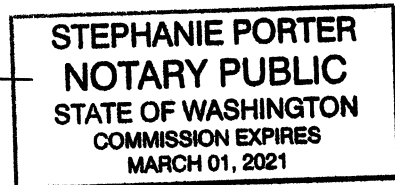
STATE OF WASHINGTON)

County of Klickitat : ss)

I certify that I know or have satisfactory evidence that David E. Sala + Joanne S Sala is the person who appeared before me and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 21 day of December, 2018.

Stephanie Porter
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: March 01, 2021



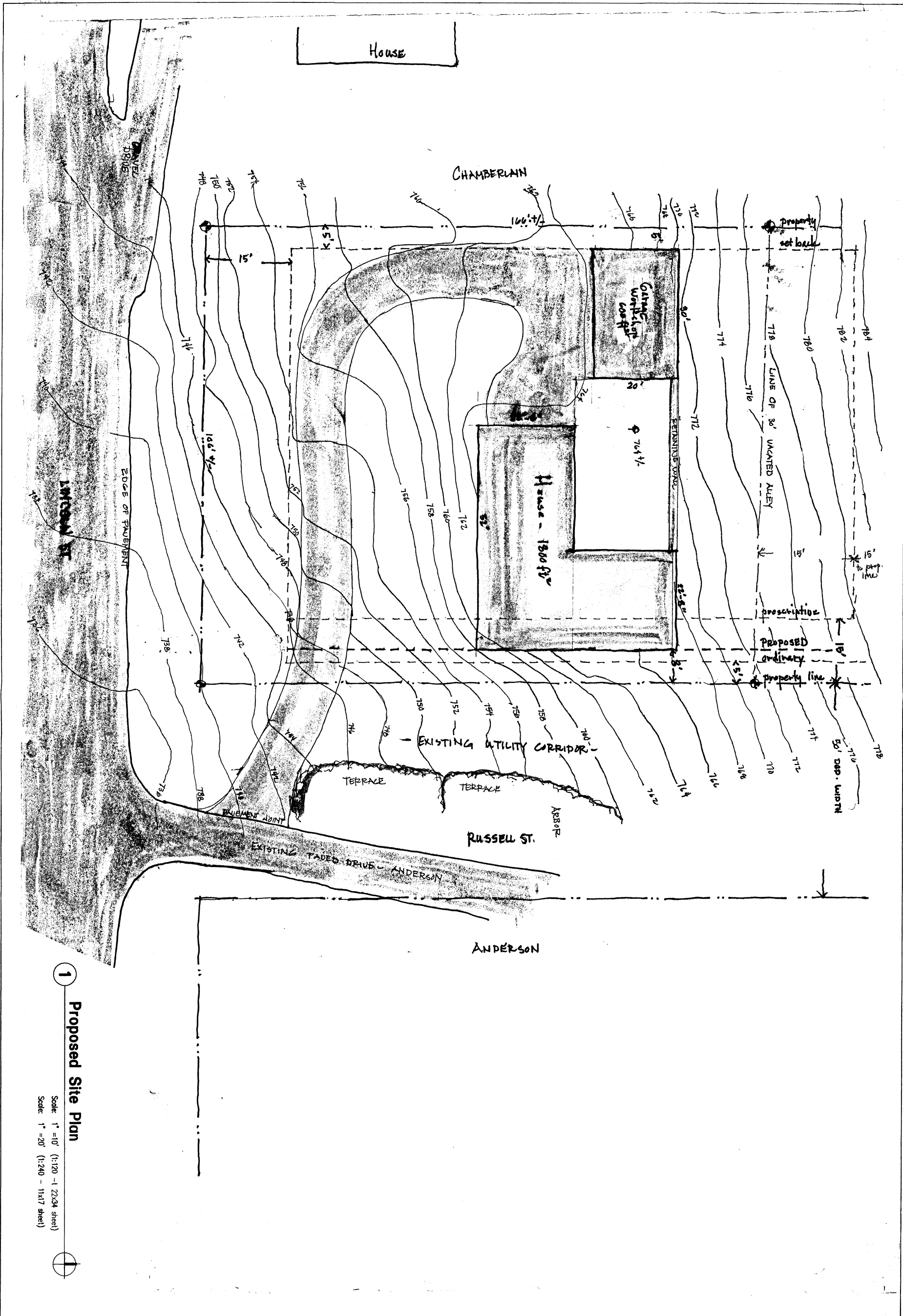


Exhibit #2

1 Proposed Site Plan

Scale: 1" = 10' (1:120 - 1:23,34 sheet)
 Scale: 1" = 20' (1:240 - 1:11,17 sheet)



Sheet No. Proposed Site Plan	New Residence - David and JoAnne Sala		Brooks Heard, B. Arch Planning and Design Services 4 Stoller Road Trout Lake, Washington 98650 Home/Office 509 295 2825 Cell/Fax 509 637 4701 e-mail bheard@psnet.com
	374 NW Lincoln Street, White Salmon WA 98672		
Author	Scale: 1" = 10' (1:120)	Designed By: BH	Date: 12/20/2018
Drawn By: BH	Drawn Date: 12/20/2018	Has Variance Application	
Sheet Number	G1.1		

EXISTING CONDITIONS

FOR LOTS 1 & 2, BLOCK B

**GRAND VIEW HEIGHTS ADD'N TO WHITE SALMON
IN THE NW1/4 OF THE SE1/4
SECTION 24, T3N, R10E, W.M.
CITY OF WHITE SALMON, WASHINGTON
TAX PARCELS 03102493020200 & 03102493020100**

NOTES

- 1) FIELD WORK PERFORMED ON 11-14-18
- 2) THIS MAP NOT INTENDED TO BE RECORDED
- 3) VERTICAL DATUM BASED ON CITY MAPPING AND MANHOLE TIES
- 4) CALL LOCATE BEFORE EXCAVATION
- 5) SHOWN UTILITIES AS PER LOCATES & VISUAL INSPECTION
- 6) POSSIBLE SEWER LINE EASEMENT AS SHOWN ON CITY SEWER PLAN - CONTRACTOR TO VERIFY BEFORE BUILDING IN THIS AREA
- 7) SETBACKS REFLECT PROPOSED ELIMINATION OF LOT LINE BETWEEN LOTS 1 & 2

LEGEND

- FOUND MONUMENT AS NOTED
- UTILITY POLE
- ✱ LIGHT
- GUY WIRE
- ⊙ MANHOLE
- ⊙ CLEANOUT
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ SIGN
- DECIDUOUS TREE
- EVERGREEN TREE
- GAS LINE
- S — S SANITARY SEWER LINE
- P U G — P U G POWER UNDERGROUND
- T U G — T U G PHONE UNDERGROUND
- X — X — X ARBOR FENCE
- W — W — W WATER LINE
- C A T V — C A T V CABLE TELEVISION
- T O H — T O H PHONE OVERHEAD
- P O H — P O H POWER OVERHEAD
- o ROCK WALL

OWNER

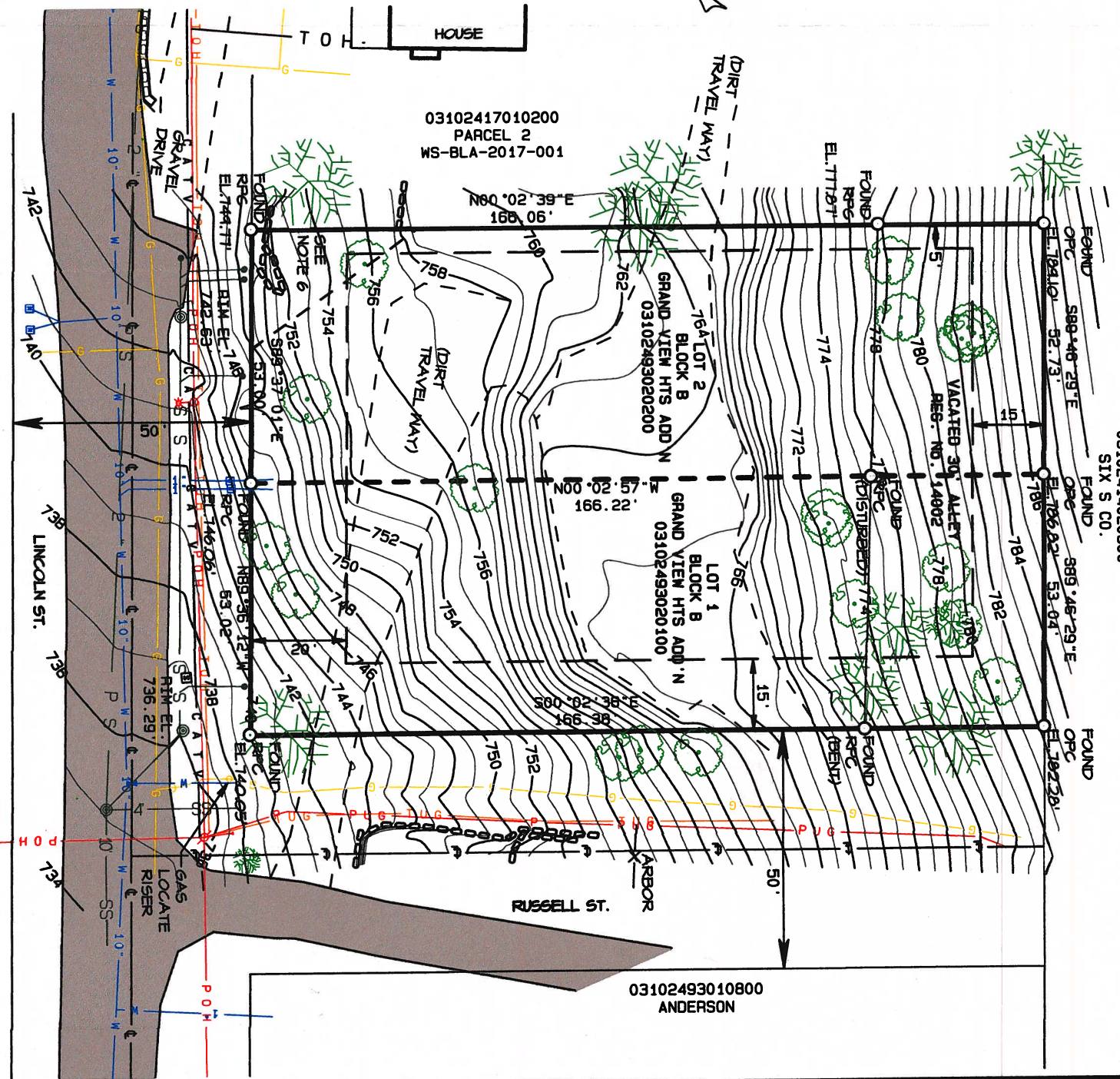
ROBERT CHAMBERLAIN
PO BOX 744
CHEWELAH, WA 94104

(DAVID & JOANNE SALA
PO BOX 2305
WHITE SALMON, WA 98672)

ZONING

RL - SINGLE FAMILY LARGE LOT
RESIDENTIAL

HORIZONTAL SCALE 1"=30'
VERTICAL SCALE @ 1' INTERVALS



Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.



DATE	DESCRIPTION	BY
11/18	DRAWN	NRK
11/18	CHECKED	ASB

EXISTING CONDITION SURVEY
FOR DAVID & JOANNE SALA
WHITE SALMON, WASHINGTON

SHEET: 1 OF 1
PROJECT: 188271
DATE: Nov 2018

Klickitat County Map
Sala Variance Request

Exhibit #1 - Vicinity Map



Legend

- Roads**
- City
 - County
 - Other Govt
 - Private
 - State
- Parcels**
- Parcel
- County Boundary**
- Towns (Points)**

50 ft



Created by Klickitat County. Klickitat County provides no warranty, expressed or implied, as to the accuracy, reliability or completeness of this data.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
Klickitat County, Washington

IN THE MATTER OF THE VACATION)
OF A 30' ALLEYWAY IN BLOCK B,)
GRAND VIEW HEIGHTS ADDITION)
TO WHITE SALMON)

Resolution No. 14002

WHEREAS, the Board of County Commissioners of Klickitat County, by Resolution No. 09902 declared its intention to vacate a portion of right of way if it was found to be of no further use, ordered the County Engineer to examine and report upon said right of way and established the time for hearing on said vacation at 1:30 P.M., May 28, 2002 in the Commissioner's room in the County Courthouse, Goldendale, Washington; and

WHEREAS, notice of said hearing was published for two weeks in the official newspaper of Klickitat County and the road was posted as required by law; and

WHEREAS, this being the time and place set for said hearing, the Board of County Commissioners have provided the citizens with the opportunity to speak for or against the proposed vacation; and

WHEREAS, at said hearing the County Engineer reported that this alley way is not necessary to preserve as part of the county system and the public will benefit by its' vacation.

NOW, THEREFORE, BE IT RESOLVED, that the following right of way be vacated:

An unconstructed alley adjacent to the north boundary of Lots 1 through 9, Block B, Grand View Heights Addition to White Salmon as located in the Plat of Grand View Heights Addition filed February 29, 1912.

Dated this 28th day of May, 2002.

ATTEST:

Laurence E. Gouley
Clerk of the Board
Klickitat County, Washington

BOARD OF COUNTY COMMISSIONERS
Klickitat County, Washington

Donald G. Strunk
Chairman

James J. Gray
Commissioner

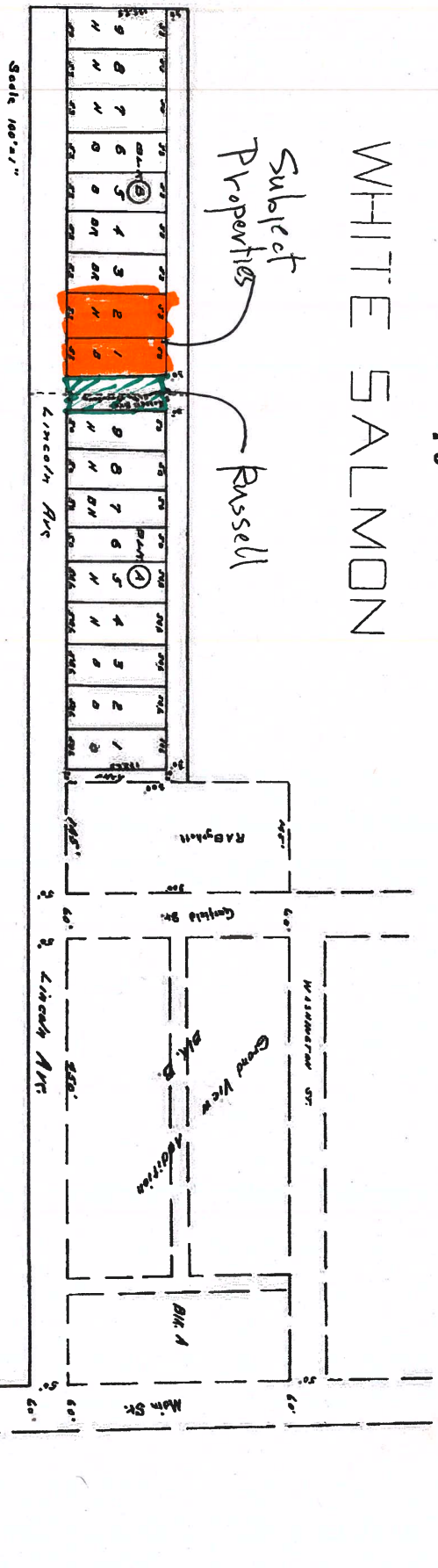
Ray Shayer
Commissioner

GRAND-VIEW-HEIGHTS.

ADDITION T^o

WHITE SALMON

Subject Properties
Russell



Examined & approved
[Signature]
 Co. City

270099

Not for record.
 Feb. 20th 1912.
 Examined and approved
[Signature]
 Co. Recorder

Backup material for agenda item:

2019 City Contract Planning Consultant



AGENDA MEMO

Needs Legal Review: No
Meeting Date: March 13, 2019
Agenda Item: 2019 City Contract Planning Consultant
Presented By: Jan Brending, Clerk Treasurer

ACTION:

Consensus of staff recommendation, or other recommendation to city council for hiring a land use planning consultant to assist in updating the Comprehensive Plan and for providing day-to-day land use planning services as assigned.

PROPOSED MOTION:

Motion to recommend _____ to City Council for contract land use planning consultant for 2019.

Explanation of issue:

The city issued a Request for Proposals (see attached) for land use planning services including updating the city's Comprehensive Plan and providing day-to-day land use planning services as assigned. Four proposals were received: Dudek, Framework, BergerABAM, and MIG.

The proposals were reviewed by four individuals (city administrator, clerk/treasurer, associate planner, and building official). One of the criteria (see attached evaluation form) specifically states that if the proposal did not address experience in working with non-GMA planning entities the evaluator should not move forward with the evaluation. Three of the four evaluators felt that MIG did not provide any information that supported they had experience in working with non-GMA planning entities. Two of the evaluators felt that Framework did not provide any information that supported they had experience in working with non-GMA planning entities. The proposals submitted by the top two ranking companies are included with this memo.

Budget:

The 2019 budget currently provides for \$75,000 for updating the Comprehensive Plan and \$35,000 for general contractual services. These amounts can be amended by the city council if needed and the funding is available.

Staff Recommendation:

Staff recommends the city hire BergerABAM. BergerABAM has been doing day-to-day land use planning consultations for the city for a number of years and are qualified to perform the work that has been identified for 2019. In addition, BergerABAM has completed the city's Shoreline Management Plan and is in the process of updating the city's Critical Areas Ordinance. In addition, BergerABAM ranked the highest in the evaluations.

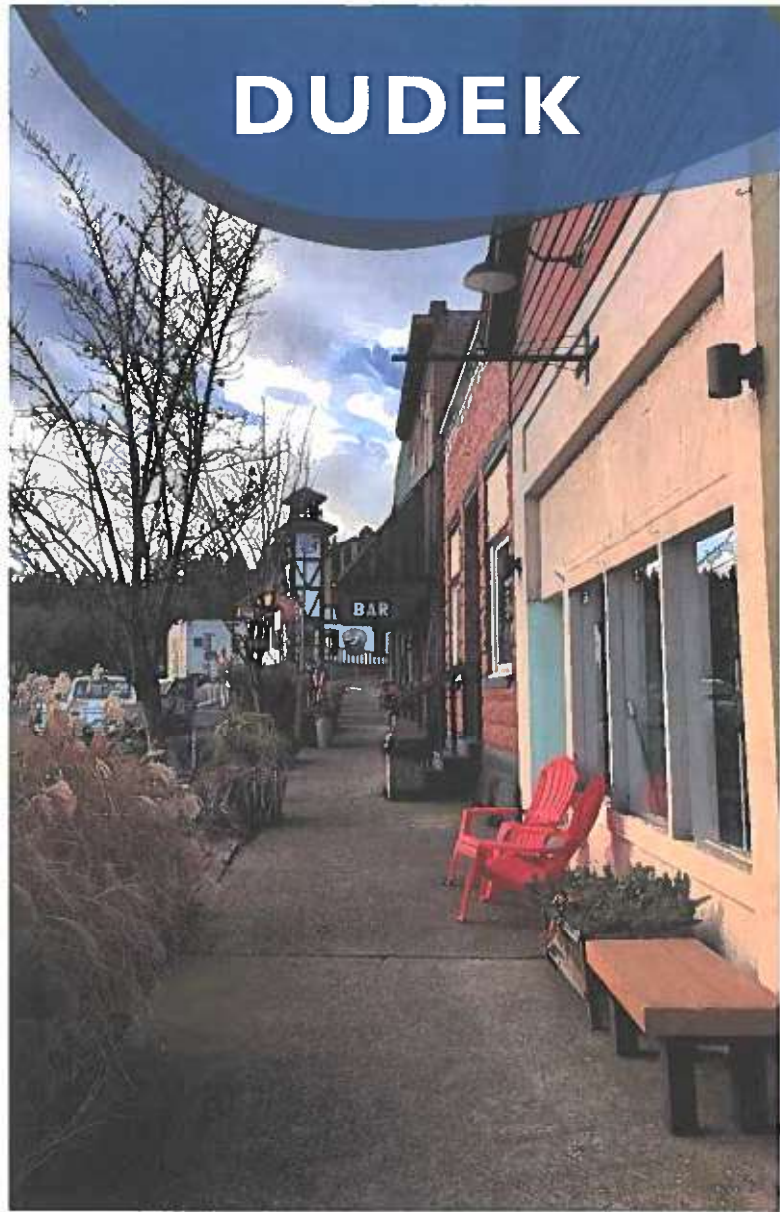
City of White Salmon
 2019 Land Use Planning Services RFP Evaluation

Date:		Firm Evaluating:	
Criteria	Description	Score	Maximum
Does the proposal list specialized experience in the type of work required?	Does the proposal list specialized experience in land use planning, particularly working with non-GMA planning entities?		Yes or No, if answer is no do not proceed with further evaluation.
Geographic proximity of the firm to the City of White Salmon.	How close is the firm's office located to the City of White Salmon?		10 points
Qualifications of personnel listed in the proposal.	Does the proposal provide information about the firm's personnel as it related to land use planning?		20 points
Experience with local land use.	Does the proposal identify projects related to local land planning, particularly non-GMA planning entities, showing the firm's capacity?		20 points
Professional reputation and references.	What is the management structure within the firm? Does the proposal list references?		20 points
TOTAL POINTS			70 points maximum
Comments:			
Evaluator:		Date:	

**City of White Salmon
Land Use Planning Services RFP Evaluation - 2019**

Name/Criteria	Evaluator #1	Evaluator #2	Evaluator #3	Evaluator #4	Average Score
Dudek					
Criteria #1	Yes	Yes	Yes	Yes	
Criteria #2	10	8	7	10	8.75
Criteria #3	20	18	20	19	19.25
Criteria #4	15	15	10	19	14.75
Criteria #5	15	19	20	18	18
Total	60	60	57	66	60.75
Framework					
Criteria #1	No	No	Yes	Yes	
Criteria #2	0	0	2	10	3
Criteria #3	0	0	20	18	9.5
Criteria #4	0	0	20	17	9.25
Criteria #5	0	0	20	16	9
Total	0	0	62	61	30.75
BergerABAM					
Criteria #1	Yes	Yes	Yes	Yes	
Criteria #2	10	9	10	10	9.75
Criteria #3	20	18	20	20	19.5
Criteria #4	15	18	20	20	18.25
Criteria #5	20	18	20	19	19.25
Total	65	63	70	69	66.75
MIG					
Criteria #1	No	No	No	Yes	
Criteria #2	0	0	0	10	2.5
Criteria #3	0	0	0	18	4.5
Criteria #4	0	0	0	18	4.5
Criteria #5	0	0	0	17	4.25
Total	0	0	0	63	15.75

DUDEK



STATEMENT OF QUALIFICATIONS

2019 Land Use Planning Services

PREPARED FOR

City of White Salmon

January 25, 2019

Cover Letter

January 25, 2019

Jan Brending
Clerk Treasurer
City of White Salmon
100 N. Main Street
White Salmon, Washington 98672

Subject: 2019 Land Use Planning Services

Dear Ms. Brending,

Speaking on behalf of the entire Dudek Team, we would like to thank you for the opportunity to submit this proposal to provide land-use planning services for the City of White Salmon. Based on our understanding of the community, our local and Washington-state planning experience, and our careful review of the City's comprehensive plan and other planning documents, we are confident that we have assembled a first-class team to support your staff in its planning endeavors. Below we have outlined our dedicated team members and why the Dudek team is best qualified to assist you on both day-to-day and comprehensive planning services.

Our Understanding

Comprehensive Plan Update. We have learned through our careful review of your planning documents that White Salmon is in the process of updating its comprehensive plan and has developed recommendations for moving forward with high priority/immediate next steps, as well as strategies for remaining Comprehensive Plan updates. Immediate priorities include confirming a community-wide vision, coordinating with the Klickitat County on a Buildable Lands Update Study and Joint Management Agreement, updating the Transportation Element and addressing housing issues. Additional Comprehensive Plan update tasks include improving the overall layout and user-friendliness of the document; and updating background information, policies and implementation resources (e.g., development regulations, design guidelines, funding sources, etc.).

Day-to-Day Planning Support. Supporting the City in day-to-day planning tasks may include reviewing projects and building permits for compliance with the City's land use regulations and Shoreline Master Program, conducting environmental policy review for all public and private sector projects, and/or processing a variety of land use permits such as conditional use permits, variances, rezones and subdivisions. When it comes to day-to-day planning, Dudek understands that providing excellent customer service to its citizens and businesses is the highest priority for the City's staff.

Our team is ready and excited to assist the City of White Salmon accomplish a successful, state-of-the-art comprehensive plan, and augment your planning staff in its day-to-day planning activities.

Our Team

Having learned all we can about your upcoming planning goals and priorities, we have assembled a carefully-selected team of experienced planning and environmental practitioners to work collaboratively with your planning staff. We know that updating your Comprehensive Plan and undertaking a variety of day-to-day planning needs requires a multidisciplinary team that is familiar with the City of White Salmon and Klickitat County, understands

local and State procedures, and has a strong track record of providing quality services in both comprehensive and current planning. We are 100% qualified and committed to supporting your planning needs, and look forward to learning more about how best we can support your staff in this exciting work.

Dudek would serve as the prime consultant for this contract and will manage this project from our Portland office. Dudek is a planning, environmental and engineering firm with extensive experience in both long-range and current planning in the Pacific Northwest. Our team is led by Senior Project Manager Shannon Wages, AICP and Lead Planner Jamison Cavallaro, CFM. Our combined local knowledge and depth of comprehensive and day-to-day planning expertise make us a powerful duo in leading this planning effort. Ms. Wages brings over 15 years' experience managing comprehensive plan updates and complex land use entitlement projects. Mr. Cavallaro brings extensive local experience in both comprehensive planning and current planning. We will remain personally involved in every aspect of the contract from start to finish, and will serve as the primary authors of all reports, documents and deliverables prepared under this contract.

A comprehensive plan update and the variety of projects that come from day-to-day planning demand a big team of subject-area experts. We needed to make sure that our team not only provides experts on all potential planning subjects addressed in your Comprehensive Plan, but that we provide a local presence, strong local and State planning experience, and unique qualifications that set us apart from other firms. Dudek is a mid-size planning, environmental and engineering firm with 12 offices along the west coast. We are equally adept at planning in Washington as we are planning in Oregon, Hawaii and California. Our experience up and down the west coast in the 170 communities where we've served has afforded us best practices and lessons learned that we take with us wherever we plan. We see this as an asset and one that has helped us tackle a wide range of planning challenges in communities of all types and sizes.

Our team of subconsultants supplements our skillsets and includes three firms that we have worked with seamlessly over the years. 3J Consulting will provide expertise in growth management and community visioning; Harper, Houf, Peterson Righellis Inc. (HHPR) will provide current planning support; and Inter-Fluve will collaborate with our planners for water resources and access services as well as SEPA support (and are locally based in Hood River). We each provide complementary skillsets that add a breadth and depth of capabilities to support a wide range of service needs. We strongly encourage the City to contact all of our team's references to inquire about the quality of our work, our responsiveness, and the success of the process.

Why the Dudek Team?

The Dudek team brings to the City of White Salmon the following unique benefits:

- ✓ **Diverse Planning Experience and Lessons Learned Create Sound Planning.** Our team of planners have worked with municipalities, agencies, developers and citizens throughout the western United States and abroad. Lessons learned and best practices developed from the diverse range of planning, regulations and community engagement gives the Dudek team distinct experience that cannot be gained from working solely in one state or region. We consider this to be a tremendous asset to our clients. We have worked with the stringent regulations of California as well as in Washington and Oregon to develop a creative and innovative approach to planning. We offer White Salmon this depth and breadth of experience from the Dudek team and in our team leaders Mr. Cavallaro and Ms. Wages.
- ✓ **Experts at Growth Management and Concurrency Planning.** Planning in the State of Washington is tied to the ability to serve urban growth areas (UGAs). The Dudek team brings a wealth of experience in this realm, including for small, non-GMA "partially planning" jurisdictions. We are adept at performing buildable lands inventories, determining future land and infrastructure needs, and developing strategies in partnership with communities and stakeholders to promote orderly City expansion in accordance with the Growth Management Act and the community vision. Responsible growth management is extremely important to ensure a sustainable future, and is an important component in each of our comprehensive plan updates.

- ✓ **Leaders in Community Visioning.** Our team has extensive experience helping communities create visions that articulate aspirations for the future and lead to strategic plans that guide growth and development. We engage diverse community members to develop a shared vision. The shared vision guides the technical work to assess current conditions for topics such as housing, economic development, natural resources, transportation, and public facilities. And with information on current conditions in hand, community members develop goals, policies and objectives to preserve community character and make desired changes in the future.

- ✓ **An Extension of White Salmon City Staff.** Our team leaders have worked as planners and contract staff members for multiple jurisdictions, which gives us an intimate understanding of the intricacies and inner-workings of public planning agencies. We understand and appreciate the burdens placed on City staff during comprehensive plan updates, and our goal is to make the process a pleasant and rewarding experience for City staff members. Whether it's designing and implementing a strategic action plan for civic engagement, coordinating with the County and other stakeholders, updating policy and regulations, taking on entire Comprehensive Plan element updates, or simply preparing staff reports and attending hearings for current planning projects, we can support the full range of planning needs. Our team leaders can even work in City Hall if that makes the process easier for you.

We look forward to the opportunity to meet with you in person to further discuss your planning needs and our qualifications. If you have any questions or require additional information, please do not hesitate to contact Jamison Cavallaro at 503.422.2844 or Shannon Wages at 503.490.7049.

Sincerely,



Joseph Monaco, AICP
President



Shannon Wages
Project Manager

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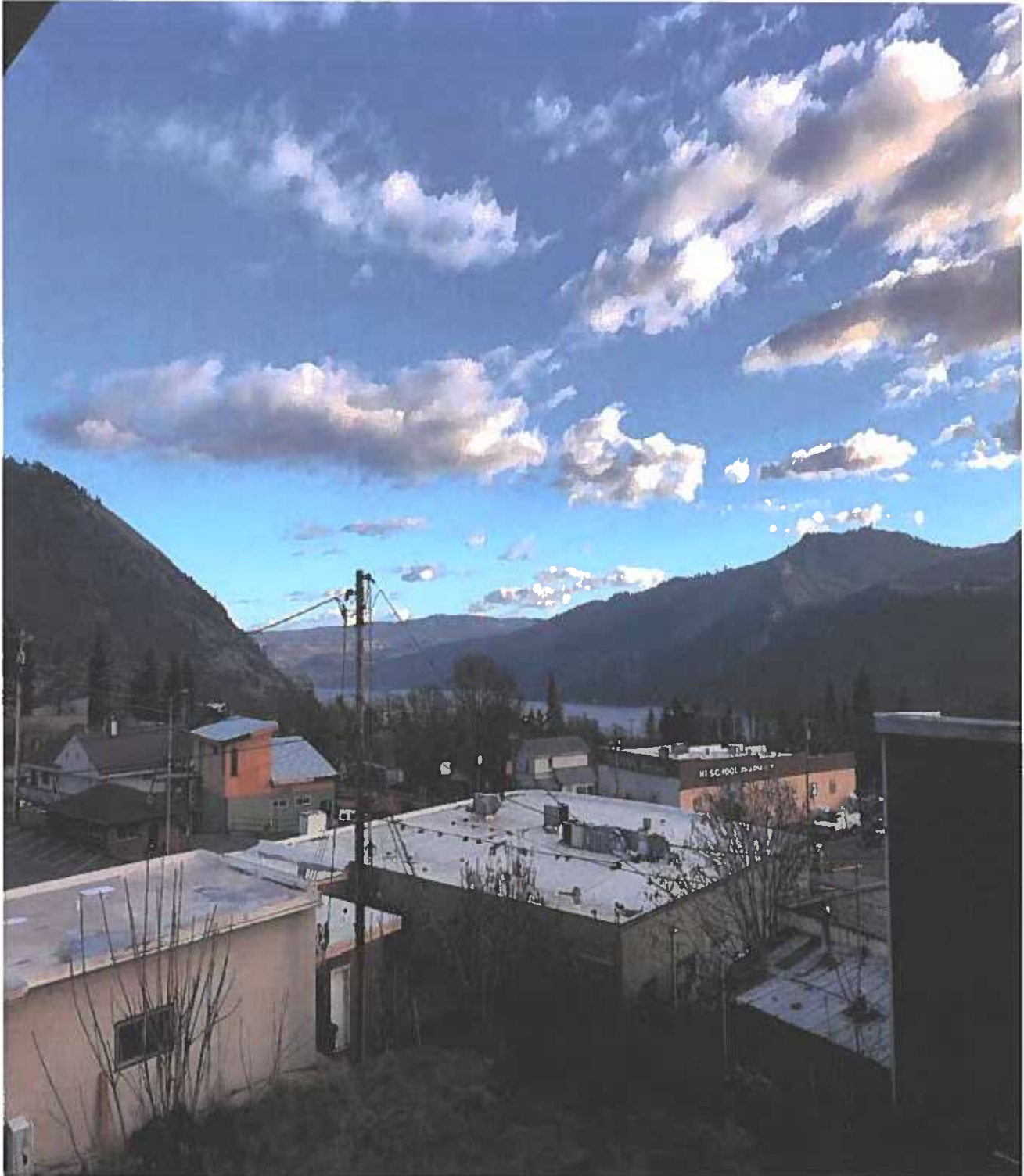
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APPENDIX

A	Resumes
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Qualifications and Experience



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With a population of just over 2,400, White Salmon is still one of the biggest cities in the Columbia River Gorge, with unique challenges and opportunities that come from its riverfront and foothill setting, its tourist and recreational attractions, and potential for growth. We understand that the unique environment of the City will require a team with an in-depth knowledge of the underlying dynamics that shape places for locals and visitors alike. Performing comprehensive planning for such a community like White Salmon is best addressed by a team with broad experience planning for similar communities. Table 1 presents a sample of our team’s similar comprehensive planning work. Descriptions for each project is provided in our Relevant Project Experience.

Table 1. Comprehensive Planning Experience

Jurisdiction	Population (Est.)	Size (Square Miles)
White Salmon, WA	2,473 (2016)	1.2
Yachats, OR Community Survey and Comprehensive Plan Update	696	0.9
Stevenson, WA Comprehensive Plan Vision	1,497	1.8
North Plains, OR Comprehensive Plan Update	2,013	0.9
Avalon, Catalina, CA Vision Plan	3,764	7.7
Kodiak Island Borough, AK Comprehensive Plan Update	6,191	5.0
Sierra Madre, CA Comprehensive Plan Update	11,057	3.0
Camas, WA Comprehensive Plan Vision	21,846	15.3
Lake Oswego, OR Comprehensive Plan Update	38,945	11.4

A key benefit of the Dudek team is not only do we offer local, regional and statewide comprehensive planning and current planning experience in Washington, but also for similar communities in Oregon and California, providing us a wealth of lessons learned and best practices that we can draw from to serve your planning needs. Dudek has assembled a team of growth management and community planners, SEPA specialists, and outreach and facilitation experts who have the experience to provide a full range of day-to-day and long-term land use planning services. Our team consists of **Dudek**, who will serve as the prime consultant for this contract and will lead long-range planning, current planning, community engagement and SEPA analysis and permitting. We will be supported by teaming partners **3J Consulting (3J)**, **HHPR** and **Inter-Fluve**. 3J will provide expertise in growth management and public outreach and facilitation; HHPR will support current planning; and Inter-Fluve will collaborate with our planners for water resources and access services as well as SEPA support. We each provide complementary skillsets that add a breadth and depth of capabilities to support a wide range of service needs.

Dudek at a Glance

- *Multidisciplinary planning, environmental and engineering services*
- *400+ employees*
- *12 offices in the western United States, including a local Portland office*
- *Top 140 U.S. Environmental Firms (Engineering News-Record)*
- *Employee-owned company*
- *More than 170 on-call environmental and planning contracts throughout the West*

We will manage this project from our Portland office with support from our teaming partners' local and regional offices, including Inter-Fluve's location just across the Columbia River in Hood River, Oregon. We manage projects efficiently, on schedule, and on budget, and will approach each project by organizing the right team members around the specific tasks called for and maintaining close coordination within the team and between task leaders and the City. The Dudek team can respond quickly to address any issues or concerns, and can be in City offices to work or meet face-to-face on short notice.

Following are brief profiles of each firm included on the Dudek team.

Dudek

Dudek is a multidisciplinary planning, environmental and engineering firm with 12 offices across the western United States and more than 400 planners, scientists, civil engineers, contractors, and support staff. We assist private and public clients on a broad range of projects that improve our clients' communities, infrastructure, and natural environment. From planning, design, and permitting through construction, we help move projects forward through the complexities of comprehensive planning, regulatory compliance, budgetary and schedule constraints, and conflicting stakeholder interests.

How We Work – Relationships Matter

Plans and projects succeed through deep technical expertise and outstanding project management. People succeed through relationships. At Dudek, we see our clients as individuals who we want to help succeed by:

- Listening to and understanding your planning and project needs
- Committing to collaboration and communication
- Keeping your best interests at the heart of every decision
- Being an easy and enjoyable partner to work with

Our professionals find practical, cost-effective approaches to help you achieve your specific project goals. We work to build your trust, which allows us to offer constructive solutions with your project's long-term success in mind. As a midsized firm, we provide the personal service of project managers who stay with your project from start to finish, combined with the breadth and depth of capabilities characteristic of larger firms to meet your project's requirements. Our project managers are empowered to be problem solvers, with the ability to make decisions in a timely fashion to maintain project momentum. We are proud of our low employee turnover; our staff's long tenure means the project manager you see at the bidding stage will likely be with you at project completion.

Our Service Areas

Community Planning

- Comprehensive Plan Updates
- Zoning Code Updates
- Form Based Codes
- Housing Elements
- Local Coastal Plan Updates
- Community & Stakeholder Engagement

Area Planning

- Specific Plans
- Downtown Revitalization Plans
- Corridor Plans
- Design Standards & Guidelines
- Habitat Restoration & Management Plans
- Master Plans
- Transit-Oriented Development

Technical Services and Administration

- Project Management
- Grant Writing
- Development Siting, Entitlement and Engineering
- Graphic Design & Infographics
- Biological Resource Surveys and Management
- Cultural Resources Surveys and Management
- Fire Protection Planning
- Hazardous Materials Management
- Urban Forestry
- Sustainability Plans
- Project Review/Peer Review

Experience in Washington State

For the past 30 years, Dudek has successfully operated up and down the state of California, Oregon and Washington. In 2015, Dudek opened a Portland office to bring us closer to our clients that we were already serving in the Pacific Northwest. Our Portland staff is comprised of land use planners, environmental planners and engineers who bring a successful track record in working in the Pacific Northwest. We have completed services for many projects in Washington, ranging from land use entitlements, Washington State Environmental Policy Act (SEPA) environmental reviews, utility scale solar generation, and Phase I Environmental Site Assessments (ESAs). With our extensive service area capabilities, we look forward to many more opportunities to serve existing and new clients throughout the State.

3J Consulting

3J provides clients throughout the Pacific Northwest with exceptional land use planning, public involvement and civil engineering services based on reliable attention to detail and strong project management. Since its founding in 2009, 3J has helped many communities develop successful long-range development and redevelopment plans, as well as detailed designs for individual sites. We understand how planning, public involvement and engineering work must be delivered to equally support the goals of local agencies and the character of the communities they serve.



Knowing that smart community planning and meaningful outreach is essential to our work for public entities, we recently expanded our planning team. 3J welcomed staff from Cogan Owens Greene (COG), a highly respected integrated planning firm that helped establish Oregon's Statewide Planning program and shape the Pacific Northwest for 45 years.



Over the past 15 years, 3J staff members have worked on Comprehensive Plan Update efforts with 10 jurisdictions throughout the Pacific Northwest. These jurisdictions range in population from fewer than 1,000 to nearly 40,000 and in land area from less than one square mile to more than 12,000. We have worked with dozens more communities on projects that involve updating specific Comprehensive Plan elements or writing Comprehensive Plan policies and amendments.

3J works closely with clients to provide comprehensive stormwater designs and reports that fulfill all jurisdictional requirements for conveyance, water quality treatment, detention/retention, and downstream capacity. 3J's experienced engineers provide flood hazard management, including all required FEMA applications for revising floodplain elevations and providing No-Rise Certifications.

Harper Houf Peterson Righellis

Harper Houf Peterson Righellis (HHPR) Inc. is a Team of Experts. HHPR is a firm of civil and structural engineers, planners, landscape architects, surveyors, and natural resource scientists who provide comprehensive, integrated services for multimodal transportation facilities, utilities, water resources, parks, residential, commercial, and institutional site development. Founded in 1990, the firm currently has a staff of over 95, with offices in Vancouver, Washington; Portland, Salem, and Bend, Oregon.



HHPR's land use planners work with public and private sector clients throughout Washington and Oregon to seek land use entitlements on a wide range of projects. Coordinating the efforts of the project team, regulatory agencies, and the client, the firm's planners ensure compliance with development regulations and approval processes to bring clients' projects to fruition. HHPR's experience representing public entities, in addition to private developers, gives the firm a unique perspective to represent its clients with a deep understanding of how to prepare land use applications that are supportable and approvable. This experience translates into an ability to obtain timely and effective entitlements for clients.

Inter-Fluve

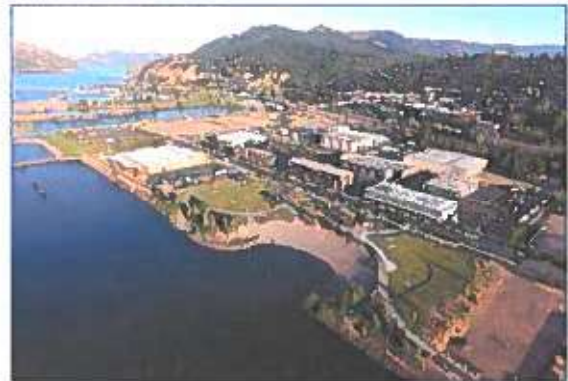
Since its founding in 1984, Inter-Fluve has been on the forefront of river and stream restoration practice. The firm's interdisciplinary team integrates biological and physical sciences with engineering and landscape design to develop solutions to complex puzzles interplaying between fish, wildlife and humans in systems ranging from alpine to coastal, rural to urban.



Inter-Fluve's project portfolio is robust. For over 35 years the firm has worked on over 2,000 projects worldwide, ranging from improving Chinook salmon habitat in the Columbia River basin, restoring Blueback herring passage in Massachusetts, removing deteriorating dams in Washington, to improving angling opportunities in Argentina. The thread that weaves all of its projects together is finding solutions that balance human and environmental needs while emphasizing minimal disturbance and rapid recovery of aesthetics, geomorphic function, and ecologic complexity.

Inter-Fluve's team of over 45 scientists and engineers maintain expertise in fish passage, large wood placements, hydraulic modeling, geomorphic assessment, bio-engineering, topographic and bathymetric surveying, stream simulation, as well as planning and implementation management. Known for its in-house, interdisciplinary approach, Inter-Fluve's engineers understand the complexities of working within dynamic natural environments and its scientists understand the importance of sound engineering design. Together, Inter-Fluve project staff has completed projects ranging from simple pro-bono design and volunteer implementation to multi-year, multi-million dollar projects.

Inter-Fluve is a federally recognized small business with offices in Hood River, Oregon; Bozeman, Montana; St. Paul, Minnesota; Madison, Wisconsin; Cambridge, Massachusetts; and Damariscotta, Maine. We believe in what we do and annually commit 1% of our revenue to non-profit organizations that educate people on the need for aquatic restoration activities.



Inter-Fluve has completed nearly 400 projects in the state of Washington ranging from urban to rural, complex dam removals to focused habitat rehabilitation projects. Its staff has deep relationships with local, state, federal and tribal entities in Washington State and pride themselves in their award-winning work, including the Squalicum Creek Reroute, winner of the 2016 American Public Works Association's Public Works Project of the Year.

Inter-Fluve works with urban communities around the nation to transform their waterfronts, often from post-industrial logging and mining uses, to centers where human and environmental health intersect. In small and large city centers in Washington around the United States, Inter-Fluve is working with multiple stakeholders to restore the natural flow and ecology of streams and floodplains while also restoring the recreational opportunities that residents and visitors rely upon for their health. The firm's projects successfully integrate an understanding of planning and infrastructure into environmentally sound designs, aquatic amenities, landscapes, and destination communities that support multi-use development infrastructure and biological habitat.

Key Service Areas

Comprehensive Planning

Dudek’s planning philosophy is guided by the belief that great places derive success from the synergies of thoughtful design, first-rate public spaces, excellent mobility, and healthy environments. At every scale, from neighborhood visions to citywide comprehensive plans, we emphasize the importance of rigorous analysis in successful problem solving, and demonstrate that accurately defining the problem is the crucial foundation to solving it. We also understand that plans that lack broad-based community input and support are unlikely to succeed. Consequently, throughout all stages of our planning process, beginning with upfront community visioning, we seek to engage in meaningful outreach with all sectors of the community. Our creative and motivating outreach activities inspire innovative solutions from community participants. Our high-quality work products and outreach efforts are inviting, engaging, and user-friendly. By emphasizing technically sound analysis, a community-driven process, and action-oriented solutions, we craft plans to support and fulfil a community’s sustainable, long-range vision.

Planning Principles

We recognize that successful planning and urban design rests on established practices and adherence to long-standing principles:

1. Integrate with and enhance what already exists.

All interventions in the built environment must be respectful of the existing context. Improvements, even large and comprehensive ones, are not intended to replace, but rather to build upon, what exists and make it better.

2. Learn from precedents and past experience.

Urban design, land use planning, transportation, and infrastructure are global enterprises based on history. Cities—whether they be on the other side of the world or across a shared municipal boundary—have found ways to address urban challenges. Some of these efforts are more successful than others, but all of them have lessons to share. It is important to analyze the efforts of precedents, and to test (or reject) their applicability to local problems.

3. Emphasize the public realm.

The pedestrian experience is the defining experience of cities. Our memories of places are rarely shaped by our windshield views, detached and isolated. They are almost always shaped by immersion and engagement—walking, eating, shopping, jogging, bicycling, sitting, and picnicking. The setting of these experiences occurs within the public realm of our cities, namely their streets, plazas, and parks. Successful planning must prioritize and shape the character of the public realm.

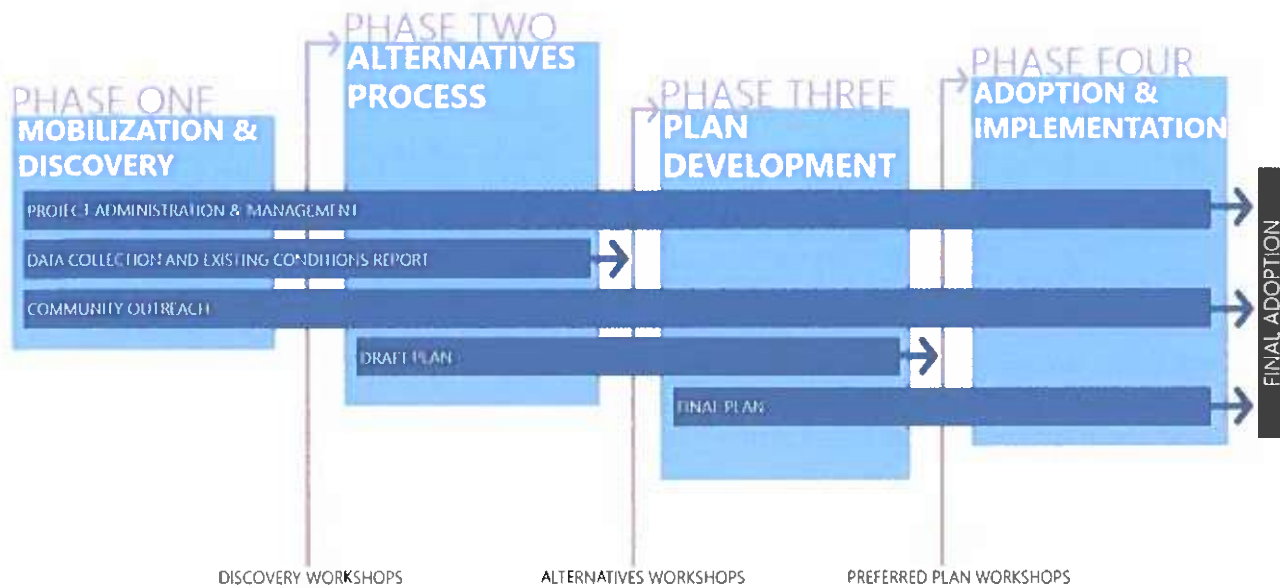
4. Realize a near-term vision.

For plans to be seen as successful by members of the community, short-term accomplishments (the proverbial “Phase 1”) is a vital symbol of progress. This is especially true for large planning efforts, where often the “first shovel in the ground” occurs years after engaging the public. In these cases, public support for the plan wanes and dilutes the early excitement. An early (and often small) implementation phase keeps interest alive and support active.

Planning Approach

Dudek’s planning approach is generally based on a four-phase work program that is tailored to individual work orders. Community outreach is woven into each of these phases and is a critical component in shaping the plans. While we are unsure of the services that the City may request under this contract, we have incorporated examples of the types of tasks that may occur under the White Salmon Comprehensive Plan Update within this phasing program. **Figure 1** presents a visual model of this process.

Figure 1. Dudek's Planning Process



Phase 1. Mobilization and Discovery. Plans succeed only when their analytical underpinnings are sound. This phase enables our team to thoroughly understand what exists in the physical environment and in the expectations of the local community. Here we form a clear and agreed-upon set of planning and design principles that guide development of planning scenarios for Phase 2.

- *White Salmon Comprehensive Plan Update: this phase could include performing research, updating background data within individual elements, conducting community visioning, conducting UGA review and collaborating in preliminary meetings and workshops with Klickitat County and the Planning Commission.*

Phase 2. Alternatives Process. During this stage, Dudek develops and tests alternative future planning scenarios via an iterative process shaped by sound analysis, public input, and market realities. These scenarios are measured and evaluated on how they address and perform against the guiding principles established in Phase 1.

- *White Salmon Comprehensive Plan Update: this phase could include developing goals and alternative policy solutions and land use strategies for achieving the community vision. The alternatives would be measured and evaluated for how well they achieve the vision, and presented to the community and Planning Commission for review and comment.*

Phase 3. Plan Development. In this phase, a preferred plan is selected based on community input, consistency with guiding principles, market feasibility, and client direction. The individual elements of the plan are refined and developed through multiple review cycles.

- *White Salmon Comprehensive Plan Update: This phase would include finalizing the draft goals, policies and land use map for inclusion into the Comprehensive Plan, finalizing the UGA boundary, and conducting SEPA documentation and notifications on the Plan update. Additional community workshops and Planning Commission meetings would be held to present the Final Draft Plan. Comments would be incorporated from the Department of Commerce (CTED) and other regulatory bodies and stakeholders.*

Phase 4. Adoption and Implementation. This final phase includes the environmental review, adoption, and implementation process. Often, plans are one step in a series of actions needed to enact change and achieve community visions. From pursuing funding to entitling developments, Dudek is experienced in a broad range of implementation strategies.

- *White Salmon Comprehensive Plan Update.* This phase would include participating in public hearings for adoption of the Comprehensive Plan, and initiating the implementation process. Initial implementation tasks could include amending/modifying the City's Land Use Ordinance and other development regulations or securing funding for near term implementation projects.

Current Planning

The Dudek team has extensive experience providing development review and processing services, as well as serving as contract staff for municipalities. Our staff processes development and entitlement applications (e.g., conditional use permits, variances, rezones, etc.) and prepares environmental assessments. We begin each project by reviewing the application for completeness. This typically includes routing the application through other departments or agencies to verify inclusion of required information. Our team will coordinate directly with various departments and agencies to facilitate timely completion. Once we receive a complete development application, we evaluate the project for potential issues or concerns related to planning and environmental issues, including consistency with the comprehensive plan, zoning ordinance and other relevant plans; demand for public services and utilities, and critical environmental concerns.

We know that facilitating input and coordinating comments from city departments is important, so we maintain effective working relationships with city staff, outside consultants, and agency representatives during the review and processing of project applications. The Dudek team works collaboratively, follows direction, and seeks clarification when needed. Our approach to all projects focuses on collaboration. Our planners continually confer with our SEPA practitioners and technical specialists to create responsive and site-sensitive plans and reviews that satisfy regulatory demands. We serve as integral partners in a host of planning processes.

Environmental Services

Dudek has prepared over 1,700 environmental documents in compliance with the National Environmental Policy Act/State Environmental Protection Act/California Environmental Quality Act (NEPA/SEPA/CEQA) for large and small projects throughout the West, in addition to managing the environmental review process for many local agencies on a contractual basis. Documents have included environmental impact statements (EISs), mitigated negative declarations (MNDs), negative declarations (NDs), categorical or statutory exemptions (per CEQA), environmental impact statements (EISs), environmental assessments (EAs), categorical exclusions, and Findings of No Significant Impact (FONSI) (per NEPA). Our team of scientists, planners, landscape architects, economists, and engineers has reviewed hundreds of technical reports to certify the analyses in SEPA documents are technically accurate and legally sound. Dudek prepares complete and legally defensible environmental review documents supported by substantial evidence, and we have never had a NEPA/SEPA/CEQA document successfully challenged in court.

Relevant Project Experience

Our collective team assists municipalities – big, small, and everything in-between – with growth management, development review and permitting, infrastructure planning, and environmental services projects. The following is a sample of the range of our team and the well-spring of experience and talent that we can pull from to effectively collaborate with you to fulfill your needs.

COMMUNITY VISIONING

Camas Comprehensive Plan Vision

Client: City of Camas, Washington

Visioning is an important first step of comprehensive planning. A community's vision sets the foundation and underpins the land use plan, goals and policies. Steve Faust (3J Consulting) led an effort to develop and implement a visioning and public outreach strategy for the City of Camas to guide an update of their comprehensive plan. Steve facilitated a vision steering committee and led a series of public engagement activities, including developing a community profile, conducting meetings with local organizations, administering online questionnaires, engaging with youth, and facilitating two vision workshops. These activities resulted in a vision that includes various themes related to the comprehensive plan and categorized list of action items.



Stevenson Comprehensive Plan Vision

Client: City of Stevenson, Washington

Steve Faust assisted the City of Stevenson with the development of a community vision, cornerstone principles, goals and objectives to guide an update of their comprehensive plan. Tasks included facilitating two community events and preparing a public involvement strategy, developing concept illustrations of the cornerstone principles and providing strategic advice on public engagement strategies.

Avalon Vision Plan Catalina Island

Client: Santa Catalina Island Company

Santa Catalina Island occupies an iconic place in the imagination of Californians, while also attracting more than 1 million annual visitors, many of them from across the globe. Gaurav Srivastava authored a plan that sought to outline a sustainable approach in optimizing Santa Catalina's infrastructure needs and updating it with a new vision that will guide its development for the rest of this century. One of the most ambitious goals of the vision requires Catalina to be self-sufficient by 2030, with no fuel imports and no waste exports. The plan also focused on Avalon, the only city on the island, and proposed a network of waterfront and interior parks and open spaces, integrated world-class resort facilities, and an overall character that will balance the expectations and appeal to local residents and tourists alike.



COMPREHENSIVE PLANNING

Sierra Madre Comprehensive Plan Update

Client: City of Sierra Madre, California

Ms. Wages was the project manager for the City of Sierra Madre's Comprehensive Plan Update and Environmental Impact Report (EIR). The Plan focused on maintaining the city's small-town mountain feel, preserving and improving the character of existing neighborhoods, and enhancing aging structures to meet current building standards and contemporary market needs. One of the unique qualities of this planning effort was the grouping of volunteers in committees by topic to assist with collecting data, taking photos, identifying issues, and recommending policies and mitigation measures, resulting in a truly community-driven Plan. Ms. Wages directed the process and peer reviewed each element to comply with state law, maintain internal consistency, and conform with the community vision. Ms. Wages also designed the outreach program and attracted a high level of community involvement throughout the process. The project included preparing a comprehensive EIR to analyze the environmental impacts associated with adoption and implementation of the Plan. Key environmental issues included air quality, greenhouse gas (GHG) emissions, historic resources, noise, and transportation and traffic.

Upland Comprehensive Plan Update, Zoning Code Update, Airport Land Use Plan, Climate Action Plan, and Historic Downtown Specific Plan

Client: City of Upland, California

Ms. Wages served as project manager for this multiyear, multi-plan project, which provided a comprehensive and integrated blueprint for growth and preservation of the City of Upland. Upland is a quaint, foothill community at the base of the San Gabriel Mountains. The Comprehensive Plan is user friendly and includes all seven State-required elements (land use, circulation, housing, conservation, open space, noise, and safety), in addition to economic sustainability, community character, and health. The comprehensive planning process included an extensive public participation and outreach program that played a key role in the development of focused goals and policies in each element. The climate action plan identified strategies to reduce greenhouse gas emissions in the City of Upland in accordance with state and regional goals. The Zoning Code was also comprehensively updated, and a new Specific Plan for the Historic Downtown was prepared to facilitate consistency with, and implementation of, the Comprehensive Plan. The Program EIR analyzed the environmental impacts associated with adoption and implementation of the Comprehensive Plan. Key issues included air quality, GHG emissions, historic resources, noise, and transportation and traffic. The EIR has successfully helped streamline subsequent development projects in accordance with the Comprehensive Plan vision.

North Plains Comprehensive Plan Update and Current Planning

Client: City of North Plains, Oregon

3J Consulting is assisting the City of North Plains with a three-year process to update the City's comprehensive plan. In the first year, Steve Faust led a community process to create a 20-year vision for North Plains. Tasks included facilitating a Vision Steering Committee, administering two community surveys, conducting community based "community conversations" with a range of community groups and supported the City to collect surveys and present information at community events. The final vision included focus areas that led directly into the City's comprehensive plan update and to acquiring three state grants to update the data for specific comprehensive plan elements. In the second and third years, as the City initiated work to update housing and economic analyses, Steve Faust facilitated meetings of the Comprehensive Plan Work Group, reviewing and updating all elements of the comprehensive plan. Each element has been reviewed and approved by the planning commission and City Council. For the past 4 years, 3J has been providing on-call planning services including development review, representation before the City's Planning Commission and Councils, and Planner-on-Duty services as development applications have been submitted and processed.

Community Survey and Comprehensive Plan Update

Client: City of Yachats, Oregon

Steve Faust assisted the City of Yachats with a community survey and comprehensive plan update. Yachats is a small coastal city with a mixed regional economy based on tourism, forestry, and fishing. A speakers' bureau packet was developed for Planning Commission and Advisory Committee members to hold local small group community discussions on the vision and draft plan elements. The draft and final comprehensive plan update included policies to guide future development and identified changes needed to the zoning ordinance.

Lake Oswego Comprehensive Plan Update

Client: City of Lake Oswego, Oregon

Steve Faust led a team of consultants to assist the City of Lake Oswego update their Comprehensive Plan. Activities included scenario planning, public meeting and advisory committee facilitation, economic and housing analyses, and strategic advice on sustainability, public involvement and survey development. The complex project involved urban design, land use, housing, economic development, natural and cultural resources planning as well as transportation, heavy community engagement and neighborhood-level design. The plan update is based on a framework of seven "Action Areas."

Kodiak Island Borough Comprehensive Plan Update

Client: Kodiak Island Borough, Alaska

Steve Faust worked on an update to the Comprehensive Plan for this Borough that includes Kodiak Island and the surrounding area. Activities included research and updating information on existing conditions and future trends; drafting new goals, policies, objectives and implementation measures; creating an overall land use plan; conducting public and community group meetings; preparing media releases, meeting flyers and other informational materials; creating and maintaining a project website; preparing draft and final plan documents; and presenting information to Borough staff, Planning and Zoning Commission and Assembly members. Extensive public involvement program included meetings in communities and with groups, as well as with Borough staff and decision-makers.

CURRENT PLANNING

Current Planning

Client: City of Woodland, Washington

HHPR's Senior Planner, Brad Kilby, AICP, served as the interim Community Development Director while the City was conducting a search to fill the position. As Director, Brad managed the day to day duties for planning, building, and code enforcement services to include pre-application conferences, building permit review, research for code enforcement, and coordination with two other part time Community Development staff members. Brad assisted property owners, developers, decision makers, and other customers navigate the development review process to include site development, SEPA, Shoreline Management, and land divisions. Brad prepared for, attended, and presented materials at both the Planning Commission, and before the Woodland City Council. Brad performed these duties on behalf of the City over a 7-month period from 2017-2018. Brad still provides on-call assistance to the Community Development Director as needed.

Land Use Planning Services

Client: Vancouver School District, Washington

HHPR provides land use planning services for the Vancouver School District, representing the district's efforts to implement their recent bond improvements package. HHPR planners are integrated into multidisciplinary teams to

prepare project applications and coordinate the efforts of the team to successfully secure land use entitlements. Projects include site plan review, conditional use permitting, SEPA preparation, obtaining Service Provider Letters, and representing the District at local land use hearings. HHPR land use planners also provide due diligence and advise the design team on site planning issues and the feasibility of gaining approval by local decision-makers.

Conditional Use Permitting and Floodplain Siting Process

Client: State of Oregon and Tillamook County, Washington

Steve Faust, Project Manager, and Jamison Cavallaro, Lead Planner, assembled a team of experts to support the State's implementation of a new law, SB1517. The multi-year project required an inventory of past and present wetland features and agricultural uses as well as an assessment and evaluation of land use, infrastructure, economic stability, and compatibility issues. Our team also analyzed comparable regulatory approaches, "floating" conservation easements and other creative arrangement tools. Our understanding of integrated GMA/CAO/SMP and BMPs from the State of Washington was a huge asset. Other deliverables included: preparation of internal memos, workshops and outreach materials, a working framework for development review, and a Final Report.

Preliminary Siting Assessments (Several in Washington State)

Client: Confidential

Dudek assisted with siting photovoltaic solar power generation facilities throughout Washington State, including Asotin County, Klickitat County, Yakima County, and Adams County. Dudek provided the following services as needed:

- Critical Issues Analysis
- State and County Regulation Conformity Analysis
- Phase 1 ESA

Conditional Use Permitting, Adams County, Washington

Client: Adams Nielson Solar LLC

The Adams Neilson Solar project is a 28 MW photovoltaic generation facility near the town of Lind. Dudek provided project development and entitlement services. An MDNS was issued for SEPA in January 2018 by Adams County, and the approval of the Conditional Use Permit (CUP) by the Adams County Board of Supervisors was received in February 2018. The project construction was completed in late 2018, and is now fully operational. Dudek provided biological and botanical site visit and summary reporting; wetlands site visit and summary reporting; archaeology and cultural resources desktop review and reporting; Phase 1 ESA; SEPA checklist preparation and submittal; agency consultations and preparation of responses to comment; CUP application package preparation and submittal; site plan preparation; ALTA survey and updates; large lot segregation survey support; subject matter expert testimony; and ongoing coordination with the project engineering and legal teams.

Conditional Use Permitting, Clackamas County, Oregon

Client: SSD Clackamas 1, SSD Clackamas 2, SSD Clackamas 3, SSD Clackamas 4, SSD Clackamas 5, SSD Clackamas 6, SSD Clackamas 7

Dudek performed site feasibility analyses, site plan development and conditional use permitting including public hearing support for utility scale solar generation facilities in Clackamas County. Each project required approval of conditional use permit to establish a photovoltaic solar power generation facility on 12 acres of land in Exclusive Farm Use. Dudek successfully demonstrated project consistency with the relevant standards and criteria to the application found in Clackamas County Comprehensive Plan and Clackamas County Code. Dudek provided the following services:

- CUP application including:
 - State and County Regulation Conformity Analysis
 - Site Plan Design
 - Noise Impact Analysis
 - Impact analysis to nearby properties and farming operations
 - Soil Decompaction Plan
 - Stormwater Analysis and Design
 - Weed Management Plan
- Land owner coordination
- Public hearing support
- Response to county and stake holder comments
- Expert witness testimony

WATER-RELATED PLANNING

Hood River Waterfront Park

Client: City of Hood River, Oregon

Inter-Fluve was part of a team that developed the Master Plan for a new waterfront park in Hood River, Oregon. The 6 acre park lies north of downtown between the “Event Site” and “The Hook” on property donated by the Port of Hood River. The Park connects the community to the Columbia River through a family-friendly public gathering space which accommodates a wide spectrum of uses. The park design features new beach and swimming access to the Columbia River, innovative children’s play facilities and flexible areas for large community events and festivals. In addition, the Park reclaims eight hundred feet of riverbank, laying back the slope and restoring the river’s edge with a wide variety of native riparian plants. Inter Fluve provided design development and environmental permitting service. This work includes further development and refinement of conceptual design work completed during the prior master planning project phase.

Inter-Fluve has previously completed field investigations and engineering analysis to provide recommendations for the beach design for the Hood River Waterfront Park. The field investigations were conducted at various beaches along the Columbia River including: Wasco County Park in The Dalles, Rock Creek in Mosier, Koberg Beach State Recreation Site, and Hood River Event Site and Marina. At each location, measurements were taken for beach slope and the grain size of beach substrate.

Squalicum Creek Re-Route Project

Client: City of Bellingham, Washington

Bellingham’s Squalicum Creek is home to Coho, Chinook, chum salmon, steelhead, and cutthroat trout. Fish passage impediments were preventing many fish from utilizing most of Squalicum’s upper reaches. Urban runoff, forestry, agriculture, and construction of Interstate-5 have degraded conditions of the creek enough to list it as impaired for several water quality parameters.



Over the past few years, Inter-Fluve has worked with the City, other stakeholders, and consultants on the Squalicum Creek Re-Route plan, which included the goals of improving water quality, flood conveyance, and salmonid habitat. The Squalicum Creek Re-Route project implemented these goals by improving a section of creek that occupied a straightened and leveed channel alignment that passed through undersized culverts and man-made ponds and was largely disconnected from floodplain. The new channel bypasses fish barriers and flows along a natural meandering planform with diverse bedforms, pools and riffles, and wood. The adjacent floodplain supports riparian forest and wetlands, providing shade, habitat, and greater width for floods to spread out and dissipate energy. In 2016, the Squalicum Creek Re-route project was selected as one of American Public Works Association's *Public Works Projects of the Year*.

White Salmon River, Underwood In-Lieu Restoration

Client: Yakama Nation

After removal of the Condit Dam in 2011, sediment build-up from Northwestern Lake was pushed downstream and filled the Underwood in-lieu boat access site, rendering it unusable for the tribe. This anticipated result of the dam removal was included in prior funding arrangements for the project. As a part of the 1945 Federal legislation (Public Law 79-14) in-lieu sites were established along the banks of the Columbia River in the decades following construction of the dams to help replace fishing sites for the Columbia River treaty tribes. One of the first in-lieu sites was built at the site of the Namnit Indian village (the Underwood in-lieu site), which had been at the mouth of the White Salmon River for centuries. Inter-Fluve was contracted by the Yakama Nation to restore habitat and boat access to the Underwood In-Lieu Site and historical Namnit Indian village site at the mouth of the White Salmon River in Skamania County, WA. Inter-Fluve's designs aimed to restore the boat launch, reduce future sediment inundation, and restore fish and wildlife habitat by creating side channels and vegetated islands. The islands were revegetated with native plants such as grasses, sedges, shrubs and trees.



Hemlock Dam Removal

Client: USDA Forest Service, Gifford Pinchot National Forest, Mount Adams District

Built in 1937 to produce power and irrigation storage, Hemlock Dam on Trout Creek was removed in 2009, opening 15 miles of habitat for steelhead. The 26-foot-tall dam and its reservoir had inadequate fish passage, interrupted sediment transport, and elevated summer stream temperatures. Inter-Fluve designed the dam removal, produced construction documents, and provided construction engineering. The design required specific focus towards maintaining fish passage and restoring aquatic habitat through the project reach with average channel slope of 1.5% to 2%. Construction documents were tailored to address unknown related to the underlying valley bedrock structure.



Construction involved restoring 2,000 feet of the pre-dam reservoir to a dynamic river that followed its historic channel. More than 100,000 cubic yards of impounded sediment was removed and large woody debris was placed both on the floodplain and in the channel. We played a key role in decommissioning the dam by adapting the channel design to subsurface conditions as the impounded sediment was removed and the underlying bedrock geology of the reach was revealed.

References

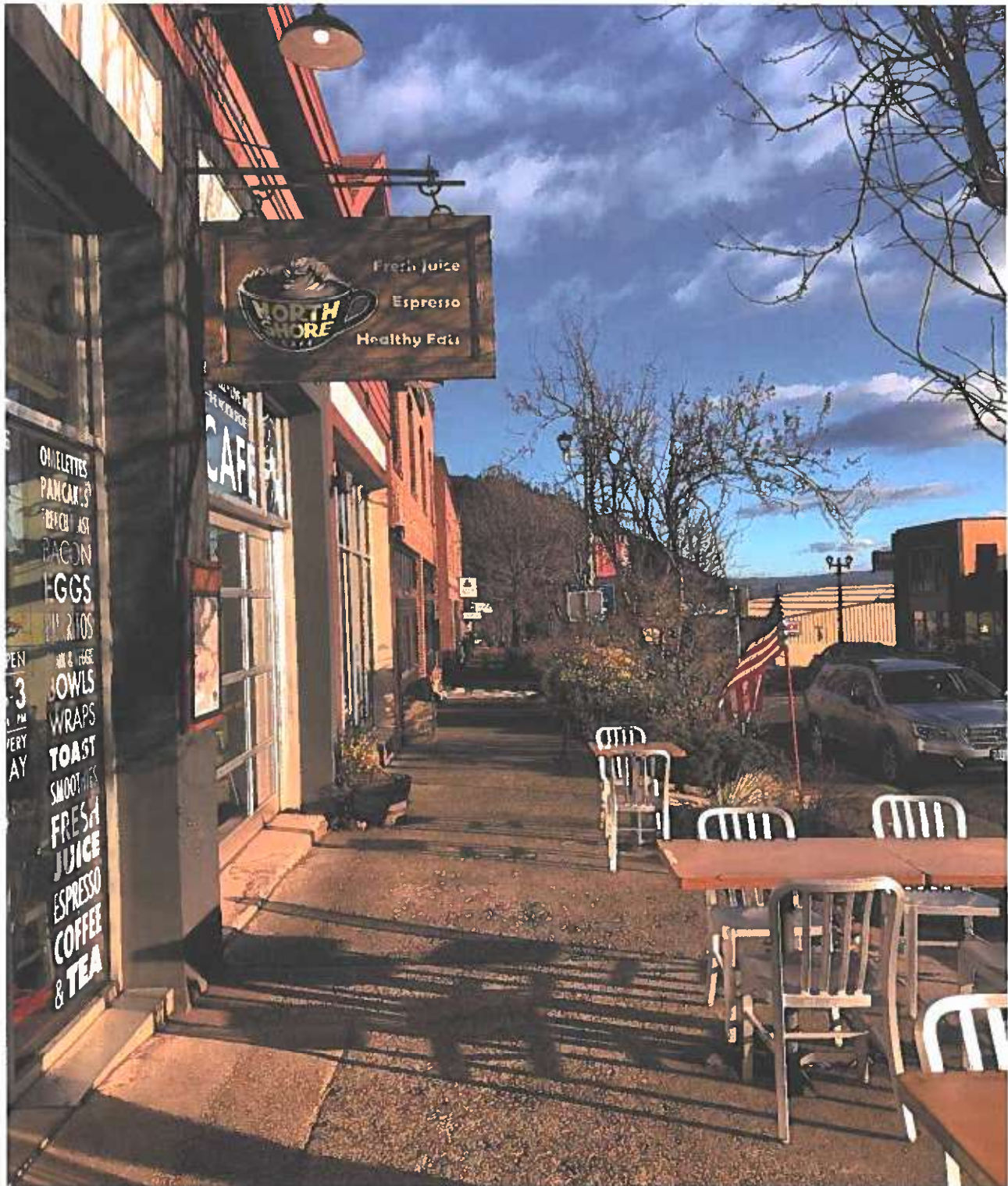
The Dudek team has provided day-to-day and long-range planning services for municipalities and other clients throughout the western United States, including in Washington. Table 2 lists references for the Dudek team that can attest to the high quality planning services and products that we strive to give our valued clients.

Table 2. References

Client	Project	Client Contact
Dudek		
City of Placentia	Old Town Revitalization Plan Development Standards and TOD Packing House District	Joe Lambert Director of Development Services 714.993.8234, jlambert@placentia.org
Microsoft	Microsoft Campus Refresh Master Plan	Bret Boulter, Senior Development Manager Microsoft Real Estate and Facilities 425.705.6243, bretboul@microsoft.com
Strata Solar	Conditional Use Permitting Support (Washington and Oregon)	Garrett Lehman, Director of Development 541.325.1157, glehman@stratasolar.com
City of Wilsonville*	Comprehensive Planning Services	Kerry Rappold Natural Resources Program Manager 503.570.1570, rappold@ci.wilsonville.or.us
Pacific County*	Current and Comprehensive Planning Services	Mike Stevens, currently Planning Department Program Manager for the City of Richland, WA 509.942.7794, mstevens@ci.richland.wa.us
Inter-Fluve		
City of Hood River	Hood River Waterfront Park	Cindy Walbridge, Planning Director 541.387.5217, cindy@ci.hoodriver.or.us
City of Bellingham	Squalicum Creek Re-Route Project	Renee LaCroix, Assistant Director Natural Resources Department 360.778.7800, rlacroix@cob.org
USDA Forest Service Gifford Pinchot National Forest, Mount Adams District	Hemlock Dam Removal	Bengt Coffin, Project Manager 509.395.3425, bcoffin@fs.fed.us

* Reference for Lead Planner Jamison Cavallaro prior to joining Dudek.

Planning Team



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The Dudek team for the White Salmon 2019 Land Use Planning Services will be led out of our Portland office. Our key personnel for this contract is composed of senior-level staff, including our Project Manager Shannon Wages, AICP and our Lead Planner Jamison Cavallaro. Ms. Wages will serve as the project/contract manager and oversee all day-to-day and long-term land use planning projects and tasks. She is an urban planner that helps cities implement their plans through entitling development projects or assisting with funding and financing mechanisms. Ms. Wages combines her experience in planning, urban design, development, and community outreach to achieve desired projects that realize the community's vision.

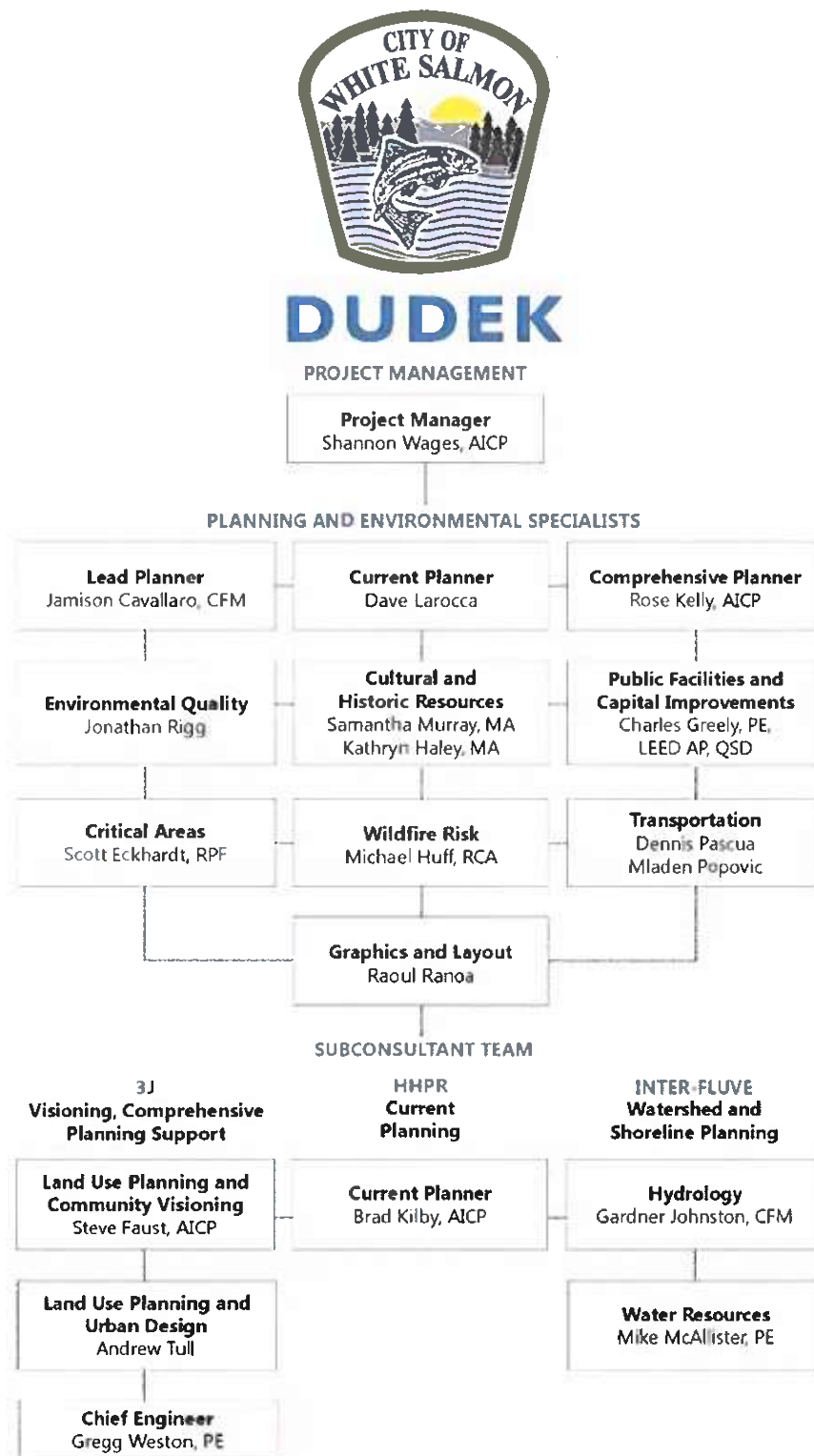
Ms. Wages and Mr. Cavallaro will personally prepare work products and service your day-to-day planning needs. We enjoy our line of work, and rather than spend our time managing large and cumbersome project teams comprised of junior-level planners, we prefer to roll up our sleeves and work on our projects ourselves. We take great pride in our work products, and we strive to build a strong connection with each of our clients. The greatest compliment that our clients pay us is to invite us back to provide additional services.

We understand from a recent memorandum to the Planning Commission in November 2018, that the City has identified immediate priorities concerning the Comprehensive Plan Update on topics of Visioning, County coordination, Transportation Element Update, and Housing/Land Use Element updates; as well as Comprehensive Plan Update tasks for the document as a whole and for individual elements including:

- Global Improvements (layout, graphics, references)
- History; Historical and Cultural Sites
- Parks and Recreation
- Economics
- Environmental Quality
- Transportation
- Public Facilities and Services, and Capital Improvements
- Housing and Population, and Urbanization
- Land Use
- Critical Areas
- Wildfire Risk
- Other: Issues, Administration

Ms. Wages and Mr. Cavallaro will be supported by team members with a wide array of planning and environmental expertise to assist with all elements of your Comprehensive Plan, in addition to community engagement and current planning. Our planners bring a mix of local understanding, professional renown, and relevant experience to the effort. **Figure 2** illustrates our proposed team and lines of communication. Brief biographical summaries highlighting the qualifications of experience of our key personnel are provided following the organization chart, and staff resumes are provided in **Appendix A**.

Figure 2. Team Organization



Project/Contract Manager

Shannon Wages, AICP

Shannon Wages is an urban planner with 17 years' experience specializing in managing long-range planning documents as well as complex land use entitlement projects. Ms. Wages has successfully managed the preparation of multiple comprehensive plans, specific plans, zoning ordinances, housing elements, downtown plans, visioning plans, corridor studies, and economic feasibility studies. She has received several awards from the American Planning Association (APA) for her planning projects. Ms. Wages also helps cities implement their plans through entitling development projects or assisting with funding and financing mechanisms. She combines her experience in planning, urban design, development, and community outreach to achieve desired projects that realize the community's goals and objectives. From planning and conceptual design, to certificates of occupancy, she is involved throughout the process, facilitating positive growth and change in the communities she represents.



Education

*University of Southern California
MA, Urban Planning/Design*

*Brigham Young University
BA, Humanities/Spanish*

Certifications

*American Institute of
Certified Planners (AICP)*

Lead Planner

Jamison Cavallaro, CFM

Jamison Cavallaro is a lead planner with a deep understanding of Washington State's planning system from the Growth Management Act (GMA) and State Environmental Policy Act (SEPA) to Shoreline Master Programs (SMP) and Critical Areas Ordinances (CAO). With more than 15 years of combined experience working for public sector community development and natural resource departments, non-profit affordable housing and environmental organizations, and the private sector, his project management talents and subject matter expertise has resulted in successful collaborative planning processes throughout the Columbia Basin. During his tenure, he has worked alongside fellow project team member, Steve Faust. Jamison has spent more than seven years as an Executive Director, Program Manager, and Natural Hazards Specialist for multiple NGOs. As an independent consultant for developers and water utilities, Mr. Cavallaro has prepared development applications and advanced voluntary conservation programs. Some of Jamison's prior local experience includes contracted current and comprehensive planning services for the Cities of Astoria, Portland, Woodburn, and Wilsonville, and employment in Southwest Washington as a Planner for Pacific County. Mr. Cavallaro has a Master's degree in Urban and Regional Planning from Portland State University (PSU) and a Bachelor's degree in Communications from Michigan State University. He is licensed by the U.S. Association of State Floodplain Managers as a Certified Floodplain Manager (CFM), groups and as an independent consultant for developers and cities. During his tenure, he worked on multiple deliverables with fellow project team member, Steve Faust. Some of Jamison's prior local experience includes contracted business district development services for the City of Astoria and employment as a Planner for Pacific County, Washington.



Education

*Portland State University
MURP, Urban and
Regional Planning*

*Michigan State University
BA, Communications*

Certifications

*Certified Floodplain Manager,
U.S. Association of State
Floodplain Managers*

Dave Larocca
Current Planner



Dave Larocca is a senior engineer and project manager with more than 22 years of consulting experience specializing in planning and entitlements. His work has included multidisciplinary project management; project siting and regulatory feasibility analyses; regulatory applicability and environmental analyses; compliance support; and air quality permitting.

Rose Kelly, AICP
Comprehensive Planner



Rose Kelly is a planner with 4 years' experience specializing in master plans, long-range environmental analysis, and climate change adaptation. She has both authored and implemented sustainability and resilience policy through the general plan update process, specific plan implementation, and environmental review.

Jonathan Rigg
Environmental Quality



Jonathan Rigg is an environmental planner with 12 years of experience managing environmental compliance and permitting projects for energy/transmission, transportation, mining, and land development. Mr. Rigg specializes in NEPA compliance, and has worked with federal, state, and local land management agencies.

Samantha Murray, MA
Cultural/Historic Resources



Samantha Murray is a senior architectural historian with 12 years' professional experience in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations.

Charles Greely, PE, LEED AP, QSD
Public Utilities/Capital Improvements



Charles Greely has 20 years' experience working on infrastructure improvement projects throughout the West. He provides project management and design services on water resource, environmental mitigation and restoration, storm water management and quality control, and transportation projects.

Scott Eckardt, RPF
Critical Areas



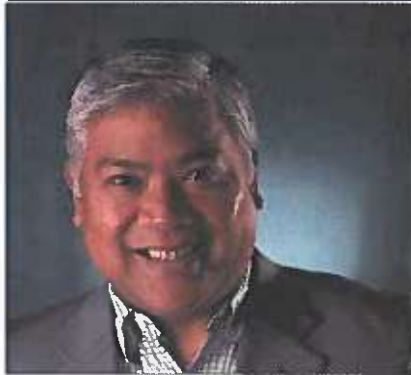
Scott Eckardt is a licensed forester with 19 years' professional experience in the natural resource management field, specializing in forest resource and fire management issues. His experience includes assessment and inventory of woodlands and forests; and assessment of fire and fuel hazard conditions..

Michael Huff, RCA
Wildfire Risk



Michael Huff is a senior project manager within Dudek's Urban Forestry/Fire Protection Planning team with 26 years' experience as a forester and fire protection planner. He specializes in management of community-wide and project-specific fire protection plans, wildland-urban interface fire management plans, and wildfire hazard reduction projects.

Dennis Pascua
Transportation



Dennis Pascua is a senior transportation planner with 25 years' experience in transportation planning/engineering. He has successfully managed a variety of projects for local agencies and private developers, including traffic and circulation impact analyses and parking demand studies in both highly urbanized and rural areas.

Raoul Rañoa
Graphics and Layout



Raoul Rañoa is a senior graphic designer with 20 years' experience. He excels in breaking down complex data and processes into simple, easy-to-understand visual presentations. Mr. Rañoa is knowledgeable in print and web graphics production, including vector and 3D illustration, social media and environmental asset creation, video, and motion graphics.

Steve Faust, AICP
Land Use Planning/Visioning



Steve Faust is a land use planner with over 15 years' experience as a facilitator and community engagement specialist. He brings significant skill in helping communities create visions that articulate aspirations for the future and strategic plans to guide growth and development, and understands how to successfully engage the public in land use decisions.

Brad Kilby, AICP
Cultural/Historic Resources



Brad Kilby is a senior planner with extensive public and private planning experience, including serving in planning roles for the Cities of Woodland, Washington; Sherwood, Oregon; and Tigard, Oregon. Additionally, he was a planner for Douglas County, Washington and the Spokane County Boundary Review Board.

Gardner Johnston, CFM
Hydrology

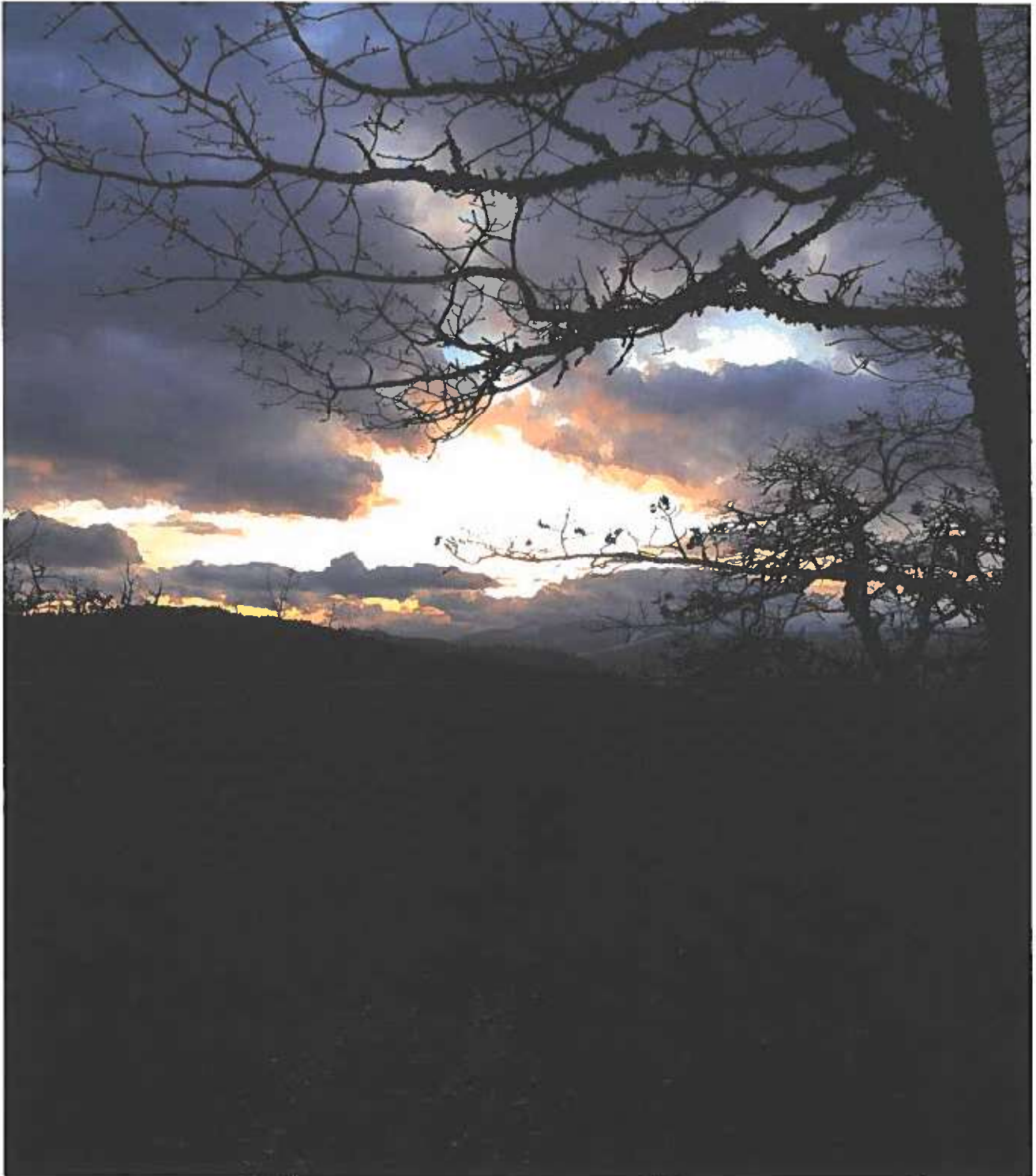


Gardner Johnston is a senior hydrologist with 24 years' experience in watershed sciences and restoration. He has been involved in watershed assessments, fluvial geomorphic analyses, riparian assessments, and restoration on planning efforts. Additionally, Mr. Johnston regularly serves as a technical advisor and has authored restoration design guidelines.

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Appendix A

Resumes





Shannon Wages, AICP

Urban Planner

Shannon Wages is an urban planner with 17 years' experience specializing in managing long-range planning documents as well as complex land use entitlement projects. Ms. Wages has successfully managed the preparation of multiple general plans, specific plans, zoning ordinances, housing elements, downtown plans, visioning plans, corridor studies, and economic feasibility studies. She has received several awards from the American Planning Association (APA) for her planning projects. Ms. Wages also helps cities implement their plans through entitling development projects or assisting with funding and financing mechanisms. She combines her experience in planning, urban design, development, and community outreach to achieve desired projects that realize the community's goals and objectives. From planning and conceptual design, to certificates of occupancy, she is involved throughout the process, facilitating positive growth and change in the communities she represents.

Education

*University of Southern California
MA, Urban Planning/Design*

*Brigham Young University
BA, Humanities/Spanish*

Certifications

*American Institute of Certified
Planners (AICP)*

Project Experience

C-17 Transition Master Plan, City of Long Beach, California. Dudek recently completed work on the Boeing C-17 Transition Master Plan for the City of Long Beach, as part of a larger C-17 Globemaster Plant Closure Transition Project. This was a highly important project for the City of Long Beach as it helped the City commence a program to recover from the significant loss in direct and indirect local and regional jobs, reduction in local and regional earnings, and the displacement of hundreds of workers from the closure of the C-17 production plant. This was a multipronged and multiagency effort involving economic development planning; land use and infrastructure planning; and assistance to impacted defense firms and workers. Dudek took the lead on facilitating the land use and infrastructure process, which included performing a detailed assessment of existing conditions on the C-17 site and surrounding area, formulating alternative land use alternatives for the C-17 site, facilitating public workshops to receive and integrate community comments, and prepare a detailed annotated outline for the next phase, which is anticipated to be a Specific Plan for the C-17 study area.

General Plan Update, Zoning Code Update, Climate Action Plan, Airport Land Use Compatibility Plan and EIR, City of Upland, California. Served as project manager for the processing of long-range comprehensive updates to the City's General Plan, Zoning Code and Airport Land Use Compatibility Plan, a new Climate Action Plan, and Program Environmental Impact Report (PEIR). Managed the project from the beginning, first with PlaceWorks (formerly The Planning Center (DC&E)) and then directly for the City of Upland. The plans were adopted by City Council in October of 2015. Plan preparation commenced in 2008, and has been informed by ongoing input from residents, businesses, developers and decision makers. Key General Plan themes include strengthening community identity, growing the local economy, growing "green", demonstrating responsible leadership, and maintaining Upland's excellent quality of life.

The Cable Airport Land Use Compatibility Plan was prepared in conjunction with the General Plan to ensure compatibility between Cable Airport and the land uses that surround it. The General Plan's policies and actions will be implemented by the updated Zoning Code, which will ensure that future development reflects and implements the Upland General Plan; as well as the new Climate Action Plan, which provides a framework for reducing greenhouse gas emissions in Upland.

Old Town Revitalization Plan Development Standards and TOD Packing House District, City of Placentia, California. Served as principal-in-charge of both the Placentia Old Town Revitalization Plan Development Standards and TOD Packing House District, two adjacent plan areas north and south of the light rail line. Both plans were prepared concurrently to encourage an appropriate mixture and density of activity around the Metrolink station to increase ridership and promote alternative modes of transportation. The development standards seek to encourage infill development that contributes to creating a compact walkable pattern with a complementary mix of land uses all within a comfortable walking distance of the station. The Old Town plan furthermore aims to preserve and enhance the distinguishable "village" look and feel of Old Town Placentia. These projects were done in tandem with a development application for a catalytic multi-family residential development project, which allowed us to "test" the plans with a real-life project to ensure they lead to a successful outcome.

Grapevine Project, Tejon Ranch Corporation, Bakersfield, California. Dudek is assisting the Tejon Ranch Company prepare the Grapevine Specific and Community Plan in Kern County. The Grapevine Specific Plan is a landowner-initiated master-planned community located at the base of the Grapevine in southern Kern County. Grapevine is envisioned as a new residential community and employment center that will build on the economic expansion and job growth occurring nearby while maintaining 40 percent of the land uses for grazing and open space. The overall land use plan is designed to allow flexibility to create a livable community defined by a series of villages with convenient access to employment, shopping, parks, schools and housing the complements the thousands of jobs being created at Ranch properties, all while embodying the rural agricultural character and values of Kern County. Dudek is assisting with the preparation of the Specific Plan as well as a Special Plan that provides the implementing mechanism and development standards for the Grapevine Specific Plan.

Hassen Development Project, City of Covina, California. Dudek is processing several entitlement applications for the City of Covina in their Town Center. One project is a Tentative Tract Map (TTM) and Site Plan Review (SPR) for eight residential units and 2,070 square feet of retail/office space. Dudek is working with the applicant to address concerns related to the compatibility of the project with adjacent projects and ensure compliance with the City's Town Center Specific Plan. Importantly, an historic structure that is located on site and was built in 1931, is one of the last remaining historic structures contributing to the historic ambiance and character of Downtown Covina. Therefore, Dudek and the City are working with the applicant to revise the plans to preserve and adaptively reuse the historic structure.

Another project is for a SPR for a three-story mixed-use project consisting of 2,330 square feet of retail space and 10 residential units. Dudek is working with the applicant to address design-related concerns associated with the mixed-use building. The applicant is being asked to incorporate "plan ahead" design provisions such as sufficient ceiling height, a roof deck area for grease-hood installation, ventilation, and grease interceptors to ensure that the commercial space can accommodate restaurant uses. Such design installations will minimize the potential for the tenant space to remain vacant due to inadequate provisions fit for restaurant use.

Flair Spectrum Specific Plan, Environmental Impact Report (EIR), and Associated Entitlements, City of El Monte, California. Served as project manager for the processing of applications for the development of a high-profile and iconic project along the Interstate 10 Freeway known as Flair Spectrum. Managed the six month, expedited processing of the project from kickoff to building permits, including a General Plan Amendment (GPA), Zone Change, Specific Plan, Tentative Parcel Map, two Conditional Use Permits (CUPs), Design Review, and EIR. The proposed development will consist of 640,000 square feet of luxury outlet retail stores on two levels, up to 50,000 square feet of destination restaurants on the roof of the retail center, a 13-story Sheraton hotel with up to 250 rooms, and two high-rise residential towers (19 floors above an eight-level parking podium) with a combined total of 600 units. The rooftop areas for the non-residential components will consist of large public gathering spaces and usable, passive landscaped areas. The rooftop areas between the residential towers will provide recreational and gathering spaces for residents. The project will provide up to 3,491 parking spaces to support the proposed mixed use project. A series of interconnecting sidewalks and pathways will connect the multiple land uses. The project was on a fast track entitlement process, commencing in July 2014 and breaking ground January 2015. The hotel and retail components of the project are slated for completion in July 2016, with the residential towers being finished in October 2019.

Canyon Springs Healthcare Campus (CSHC) Specific Plan Amendment (SPA), City of Riverside, California. Dudek is currently working on an SPA for the CSHC in the city of Riverside. The CSHC Specific Plan provides a roadmap to guide and clearly define the extent and location of future development on the project site. The Specific Plan outlines design and development requirements for all uses associated with CSHC including the hospital, medical service facilities, senior housing, independent living facility, assisted living facility, skilled nursing facility; and supports uses to facilitate a cohesive and efficient orientation for the public, employees, and customers of the future CSHC operator. The Specific Plan includes both short- and long-range planning goals that cover construction over a 10-year period.

Henry Mayo Hospital Specific Plan, Henry Mayo Newhall Memorial Hospital (HMNH), Valencia, California. Dudek recently completed preparation of a Specific Plan and addendum to an EIR for a hospital expansion project in Valencia. The HMNH Specific Plan codifies the development parameters of the 2008 HMNH Master Plan and provides a framework for future modifications to the 2008 Master Plan. The 2008 Master Plan, as amended, continues to exist independent of the Specific Plan. A Development Agreement covering the 2008 Master Plan area was approved by the City in December 2008. The Development Agreement will terminate in December 2023, unless extended. The Development Agreement, as amended, continues to exist independent of the Specific Plan. The Specific Plan contains development plans, infrastructure development plans, development regulations, design guidelines, and an implementation program for the HMNH campus. The purpose of the Specific Plan is to outline existing uses, including those approved in the 2008 Master Plan, as well as to address modifications to the HMNH campus.

Modifications to the 2008 Master Plan are necessitated by 1) amendments to the California Building Standards Code that impose mandatory new requirements related to the design and construction of hospitals and 2) the expansion of the Obstetric Services Unit through construction of two new Caesarean section rooms, in order to accommodate the growing need for obstetric services in the Santa Clarita Valley and better contract services from insurance providers. The intent of the Specific Plan is to guide the orderly growth and development of the hospital, medical office buildings, and associated outpatient services to create a visually cohesive, operationally organized, and successful campus that balances the needs for medical service expansion with the need to preserve the character of the neighborhoods that surround this regional institution. Additionally, Dudek assisted with preparation of an addendum to the original Master Plan EIR. The potential environmental effects of the Master Plan and Development Agreement were addressed in the certified Master Plan EIR. However, the proposed project now includes a proposed General Plan and Zone Change, and proposed amendments to the 2008 Master Plan and Development Agreement, which we were covered in the addendum.

Relevant Previous Experience

Long-Range Plans

- General Plan Update, Zoning Code Update, Specific Plan and EIR, Temple City, California (2014)
- Housing Element, Upland, California (2014)
- Housing Element, Whittier, California (2014)
- Westside Transportation Plan, Los Angeles, California (2013)
- Smart Growth 2030 Funding and Financing Strategy, Fullerton, California (2013)
- Downtown East Transit Oriented Development Feasibility Study, Oxnard, California (2013)
- Historic Downtown Upland Specific Plan and EIR, Upland, California (2013)
- Land Use and Economic Development Strategy for College Heights, Upland, California (2013)
- Date Palm Drive Corridor Connector Plan, Cathedral City, California (2013)
- North Newhall Specific Plan, Santa Clarita, California (2012)
- CityWest Vision Plan, Desert Hot Springs, California (2012)
- General Plan Update and EIR, Simi Valley, California (2012)
- Laguna Niguel Gateway Specific Plan, Laguna Niguel, California (2011)
- General Plan Update and EIR, Agoura Hills, California (2010)
- General Plan Update and EIR, Beverly Hills, California (2010)
- General Plan Update and EIR, Inglewood, California (2009)
- La Cienega/Jefferson Expo Line Station Transit-Oriented Development Land Use Planning, Los Angeles, California (2009)
- Holt Boulevard Redevelopment Study, Ontario, California (2008)
- Pomona Valley Hospital Medical Center Specific Plan, Pomona, California (2008)
- Metro East Mixed-Use Overlay Zone, Santa Ana, California (2007)

Discretionary Entitlements

- 314-Unit Subdivision; Specific Plan and EIR (Upland Harvest), Upland, California (2014)
- 209-Unit Transit-Oriented Development, Upland, California (2014)
- Claremont University Consortium Athletic Fields, Upland, California (2014)
- 114-Unit/5,000-Square-Foot Mixed-Use Development, El Monte, California (2014)
- 79-Unit/5,400-Square-Foot Live/Work and Retail, El Monte, California (2014)
- Seminary Institution, El Monte, California (2014)
- Expansion of Long Beach Recycling Market Development Zone, Hawthorne, California (2013)
- Ayres Hotel, Hawthorne, California (2006)
- Gold's Gym, Hawthorne, California (2006)
- Fusion at South Bay, 280-Unit Subdivision, Hawthorne, California (2005)
- Downtown Business Improvement District, Redondo Beach, California (2004)
- Historic Resources Survey, Redondo Beach, California (2003)
- Ballona Creek Bicycle Master Plan, Culver City, California (2002)

Jamison Cavallaro, CFM

Lead Planner

Jamison Cavallaro is a lead planner with 15 years' experience as a current and comprehensive planner, including collaborative planning for community development and natural resource departments, non-profit affordable housing and environmental organizations, and the private sector. Mr. Cavallaro has managed projects in the Pacific Northwest since 2003 and has experience in the greater Columbia-Pacific Estuary (extending from Tillamook Bay, Ore to Willapa Bay, Wash), Coastal Range and Cascade Foothills, and Willamette Valley. For NGO, private, and public sectors, he is increasingly involved in integrated resource management planning processes and compliance procedures.

His technical and subject matter expertise includes regulatory analysis (land use, floodplain, clean energy, resource conservation/efficiency), strategic planning, legislative coordination, farm/forest practices, fish and wildlife habitat corridors, watershed function and environmental impact assessment, hazard mitigation, permitting, program evaluation, report writing, outreach, engagement, advocacy, and climate resiliency. Jamison specializes in managing and coordinating complex processes, innovative partnerships, and cross-functional project teams. He meets the Federal Emergency Management Agency (FEMA) Professional Qualification Standards in Floodplain Management.

Education

Portland State University
MURP, Master of Urban and
Regional Planning, Policy Planning
and Administration, 2004
Michigan State University
BA, Communications, 1997

Certifications

Certified Floodplain Manager (CFM),
No. US-13-07006

Professional Affiliations

American Association of State Flood-
Plain Managers (ASFPM)
Northwest Regional Floodplain
Management Association (NORFMA)
American Planning Association (APA)
National Hydropower
Association (NHA)
Northwest Hydroelectric
Association (NWHHA)

Project Experience

Conditional Use Permitting, Levee/Wetland Siting Planning Process Project, SB1517, Tillamook County, Oregon. Served as Lead Planner for Tillamook County and State of Oregon's implementation of a new law, SB1517. Crafted siting review framework. Supported team and State TAC to inventory and assess farm and fish/recreation sector needs, analyze regulatory options, and conduct public outreach.

Water Management Conservation Plan (WMCP) Rate Study and State Compliance Report, City of Portland, Oregon. Prepared in-depth summary meeting minutes to assist Portland Water Bureau. Customize rate study process documentation to help city achieve WMCP regulatory benchmarks for compliance with State's WMCP 5-Year conservation benchmarks. Co-facilitated TAC comprise of water utility, environment, and energy efficiency experts.

Significant Resource Overlay Zone (SROZ) Management Project, City of Wilsonville, Oregon. Served as Special Projects Manager to coordinate and enhance the city's management of SROZ lands. Produced Natural Areas Management strategy report to integrate a multi-benefit fish habitat, stormwater, and hazard risk-based approach for regulatory implementation and nodal infrastructure finance. Prepared memos and wrote grants. Coordinated team meetings as well as meetings with county and state staff. Represented city at meetings.

Pacific County Department of Community Development (DCD), Long Beach, Washington. Served as Land Use and Shoreline Planner for Pacific County DCD. Performed day-to-day permitting and planning duties in accordance with applicable local and state regulations (e.g. SEPA, CAO, SMP, GMA). Coordinated and engaged state agencies and regulatory partners to solve compliance and enforcement issues in flood-prone and ecologically-important areas. Prepared and presented planning process documents, code enforcement/violation letters, and staff reports. Conducted site visits and impact assessments on critical areas and drainage systems for conformity to development code. Analyzed and prepared 150+ development permits, and 30+ staff reports and code enforcement letters. Supported State on "Coastal Parks" Master Plan Update, which led to increased social, economic, and ecological benefits. Assisted DCD team's ordinance updates, UGA Review, and Comp Plan Update. Initiated and completed brochures: Coastal Management *Dune Regulations*; Oysterville National *Historic District*. Evaluated 12+ SEPA checklists and wetland mitigation reports. Monitored drainage and stormwater installations.

David Larocca

Program Manager

David Larocca is a senior engineer with more than 22 years of consulting experience, including multidisciplinary project management; project siting and regulatory feasibility analyses; regulatory applicability and environmental analyses; conditional use permitting; compliance support; and air quality permitting. His work has involved many industries, including energy utility, oil and gas, primary and secondary metals, pulp and paper, petroleum, and chemical manufacturing. David is experienced with projects involving Conditional Use Permitting, National Environmental Policy Act (NEPA), Federal Energy Regulatory Commission (FERC) Certification; Transmission Line and Power Plant Licensing - Certificate of Public Convenience and Necessity (CPCN); New Source Review (NSR), Prevention of Significant Deterioration (PSD), and Non-Attainment NSR; Minor Source Permitting (PSD Avoidance Strategy Development); Title V - Air Operation Permits; National Emission Standards for Hazardous Air Pollutants (NESHAP); and Title IV - Acid Rain Permits. Additionally, David has served as an expert witness for five successful energy projects.

Education

*University of Florida
BS, Mechanical Engineering*

Certifications

Engineer Intern, #495ET165

Project Experience

Solar PV Generation, Washington. Task Manager for the conditional use permitting of utility scale solar generation project in Washington State. Conditional use permitting includes consideration of compliance with county regulations and Washington State Environmental Policy Act (SEPA). The Adams Neilson Solar project is a 28 MW photovoltaic generation facility near the town of Lind. The project was developed in response to a competitive RFP from Avista. Project development and entitlement work began in August 2017. An MDNS was issued for SEPA in January 2018 by Adams County, and the approval of the Conditional Use Permit (CUP) by the Adams County Board of Supervisors was received in February 2018.

Condition Use Permitting, Adams County, Washington. The Adams Neilson Solar project is a 28 MW photovoltaic generation facility near the town of Lind. The project was developed in response to a competitive RFP from Avista. Project development and entitlement work began in August 2017. An MDNS was issued for SEPA in January 2018 by Adams County, and the approval of the Conditional Use Permit (CUP) by the Adams County Board of Supervisors was received in February 2018. The project construction was completed in late 2018, and is now fully operational. Dudek provided biological and botanical site visit and summary reporting; wetlands site visit and summary reporting; archaeology and cultural resources desktop review and reporting; Phase 1 ESA; SEPA checklist preparation and submittal; agency consultations and preparation of responses to comment; CUP application package preparation and submittal; site plan preparation; ALTA survey and updates; large lot segregation survey support; subject matter expert testimony; and ongoing coordination with the project engineering and legal teams.

Conditional Use Permitting, Clackamas County, Oregon. Dudek performed site feasibility analyses, site plan development and conditional use permitting including public hearing support for utility scale solar generation facilities in Clackamas County. Each project required approval of conditional use permit to establish a photovoltaic solar power generation facility on 12 acres of land in Exclusive Farm Use. Dudek successfully demonstrated project

consistency with the relevant standards and criteria to the application found in Clackamas County Comprehensive Plan and Clackamas County Code. Dudek provided the following services:

- CUP application including:
 - State and County Regulation Conformity Analysis
 - Site Plan Design
 - Noise Impact Analysis
 - Impact analysis to nearby properties and farming operations
 - Soil Decompaction Plan
 - Stormwater Analysis and Design
 - Weed Management Plan
- Land owner coordination
- Public hearing support
- Response to county and stake holder comments
- Expert witness testimony

Preliminary Siting Assessments, Washington. Dudek assisted with siting photovoltaic solar power generation facilities throughout Washington State, including Asotin County, Klickitat County, Yakima County, and Adams County. Dudek provided the following services as needed:

- Critical Issues Analysis
- State and County Regulation Conformity Analysis
- Phase 1 ESA

Solar PV Generation, Marion County, Oregon. David served as the project manager for a portfolio of utility scale solar PV generation projects in Marion County, Oregon. Dudek performed site feasibility analyses, site plan development and conditional use permitting including public hearing support for utility scale solar generation facilities in Marion County. Each project required approval of conditional use permit to establish a photovoltaic solar power generation facility on 12 acres of land in Exclusive Farm Use. Dudek successfully demonstrated project consistency with the relevant standards and criteria to the application found in Marion County Comprehensive Plan (MCCP) and Marion County Code (MCC), Title 17, Chapters 17.119, 17.120, and 17.136. Dudek provided the following services:

- CUP application including:
 - State and County Regulation Conformity Analysis
 - Site Plan Design
 - Noise Impact Analysis
 - Impact analysis to nearby properties and farming operations
 - Soil Decompaction Plan
 - Stormwater Analysis and Design
 - Weed Management Plan
- Land owner coordination
- Public hearing support
- Response to county and stake holder comments
- Expert witness testimony

Solar PV Generation, Yamhill County, Oregon. David served as the project manager conditional use permitting of utility scale solar generation project in Yamhill, County. Dudek performed site feasibility analyses, site plan development and conditional use permitting for a utility scale solar generation facility in Yamhill County. The project required approval of conditional use permit to establish a photovoltaic solar power generation facility on 12 acres of land in Exclusive Farm Use and American Viticultural Area (AVA). Dudek demonstrated project consistency with the relevant Yamhill County standards and criteria as well as the Site Design Review processing per County Code Section 1100. Dudek provided the following services:

- CUP application including:
 - State and County Regulation Conformity Analysis
 - Site Plan Design
 - Impact analysis to nearby properties and farming operations
 - Soil Decompaction Plan
 - Stormwater Analysis and Design
 - Weed Management Plan

Solar PV Generation, Clackamas County, Oregon. David served as the state and county regulation and code conformity analyst for a portfolio of utility scale solar PV generation projects in Clackamas County, Oregon. Dudek performed site feasibility analyses, site plan development and conditional use permitting including public hearing support for utility scale solar generation facilities in Clackamas County. Each project required approval of conditional use permit to establish a photovoltaic solar power generation facility on 12 acres of land in Exclusive Farm Use. Dudek successfully demonstrated project consistency with the relevant standards and criteria to the application found in Clackamas County Comprehensive Plan and Clackamas County Code.

Natural-Gas Fired Generation Facility Siting, Montana, Colorado, and Arizona. Project Manager performing fatal flaw analyses and bid support for multiple proposed gas-fired generation facilities for peaking operation, located in Montana, Colorado, and Arizona. Our team evaluated site options and developed detailed permitting requirements and budgets in support of client response to request for generation resources.

Wind Repowering BLM SF299 and POD, California. Manager and author of BLM SF299 and Preliminary Plan of Development (POD) for decommissioning seventy-three existing wind turbines and construction and operation of seven new wind turbines. The POD describes activities for site access and overall development on BLM administered land, including decommissioning existing wind turbines and construction and operation of new wind turbines. The POD also includes construction and operation of new and existing access roads, temporary laydown yards, a 34.5- kilovolt (kV) electrical collector system (both above ground and below ground), connection to existing interconnection point(s), and other associated facilities, and reclamation of approximately 2.8 miles of existing access roads.



Rose Kelly, AICP

Planner

Rose Kelly is a planner with 4 years' experience specializing in master plans, long-range environmental analysis, and climate change adaptation. Ms. Kelly has worked for a wide variety of clients both authoring and implementing sustainability and resilience policy through the general plan update process, specific plan implementation, and environmental review. Ms. Kelly has extensive experience preparing public outreach events and customized data collection and processing techniques to ensure meaningful community engagement that is easily translatable into local planning documents. Ms. Kelly's wide-ranging knowledge of natural sciences coupled with her background in municipal policy and planning give her a unique perspective on implementing measurable and effective local policy.

Education

*California Polytechnic State University, San Luis Obispo
MCRP, Environmental Planning and Sustainability*

*Humboldt State University
BS, Environmental Management and Protection/Natural Resources Planning*

Certifications

American Institute of Certified Planners (AICP), No. 31064

Professional Affiliations

*American Planning Association
Association of Environmental Professionals*

Project Experience

Municipal

Climate Change Vulnerability Assessment, City of Placentia, California. Prepared a Climate Change Vulnerability Assessment for the City of Placentia as part of the Safety Element Update to fulfill the requirements of the 2017 General Plan Guidelines and (Gov. Code § 65302(g)(4)(A)). Ms. Kelly utilized CalAdapt and the California Adaptation Planning Guides to catalog and analyze anticipated climate related impacts and vulnerable populations. Using this information, Ms. Kelly determined the potential impacts, when and where the impacts are most likely, and a prioritization metric.

Eastern Coachella Valley Action Plan for Climate Resilience, Coachella Valley, California. Ms. Kelly is serving as Deputy Project Manager for the Eastern Coachella Valley's Action Plan for Climate Resilience. Ms. Kelly is working with local stakeholders and regional agencies to identify policy gaps in creating projects that are resultant to climate related hazards and eligible for grant funding. Ms. Kelly is also performing a disruptive trend analysis to discuss trends and technology in housing and sustainability that have emerged since many of the regional plans were written. Ms. Kelly is also coordinating schedule, sub consultants, and drafting the final work product.

Palomar Heights Specific Plan Addendum, Escondido, California. Ms. Kelly prepared a Specific Plan Addendum to the City of Escondido Downtown Specific Plan to include a new district allowing for the site-specific redevelopment of the Palomar Medical Center into a mixed-use infill site. Ms. Kelly authored specific standards to meet the need of the development team, City staff, and the general public.

General Plan, City of Lemon Grove, California. Served as member of the planning team for the City's General Plan Update Process in charge of the Climate Adaptation Chapter. The project is a vision document which guides development policies informed by community goals. Tasks included assessing vulnerable communities within the City, collecting climate change data, processing public input, and crafting local climate adaptation policy.

2040 General Plan Environmental Impact Report (EIR), City of Wasco, California. Served as deputy project manager. The project evaluated the potential environmental impacts of adopting the General Plan, including increasing industrial uses and residential density. Tasks included air quality and GHG analysis, quality assurance (QA), and geographic information systems (GIS).

Master Parks Plan, City of Woodland, California. Served as member of the planning team for the City's Master Parks Plan. The project included both broad-based policy for the operation and maintenance of parks, as well as specific park design. Tasks included evaluating the capacity and quality of the parks and authoring facilities management policy and programs focusing on managing limited water resources.

2035 General Plan EIR, City of San Juan Bautista, California. Served as research assistant. The project evaluated the potential environmental impacts of adopting the General Plan, including utility improvements to meet regional water quality standards and accommodating a 70 percent increasing in population. Tasks included utilities and public services analysis, alternatives assessment, and responding to public comment.

Development

Del Mar Resort, City of Del Mar, California. Served as air quality and sustainability planner for the Del Mar Resort. The project was a controversial resort located within the coastal zone. Tasks included, drafting sustainability policy, analyzing consistency with local Climate Action Plan, evaluating effective greenhouse gas reduction strategies, and presenting to community members.

Proctor Valley EIR, County of San Diego, California. Served as air quality and greenhouse gas analyst for the Proctor Valley EIR. The project was a large residential development which required extensive construction and operational modeling. Tasks included communicating with the client and subconsultant on model assumptions, modeling project impacts in CalEEMod, performing CO hotspot analysis in CALINE, and drafting project-specific mitigation measures.

Torrey Highlands, City of San Diego, California. Served as greenhouse gas specialist for the Torrey Highlands EIR. The project required a consistency analysis with the City of San Diego Climate Action Plan (CAP), including modeling the greenhouse gas intensity of the existing and proposed land uses. Tasks included property and zoning research, quantifying project emissions, and determining the project's consistency with the CAP checklist.



Jonathan Rigg

Project Manager

Jonathan Rigg is an environmental planner with 12 years of experience managing environmental compliance and permitting projects for energy/transmission, transportation, mining, land development and other industries. Mr. Rigg specializes in National Environmental Policy Act (NEPA) compliance, and has experience working with a wide variety of federal, state, and local land management agencies. He coordinates diverse interdisciplinary technical teams and manages project work efforts in accordance with required government processes, project schedules, and budgets. Mr. Rigg's technical writing skills include writing or contributing to environmental impact statements (EISs), environmental assessments (EAs), and other environmental compliance documents. He has served as a resource lead author for NEPA documents in socioeconomic resources, transportation resources, public health and safety, Title VI environmental justice, and other resources, as needed. Mr. Rigg also specializes in conducting public involvement efforts to meet NEPA requirements for projects that range in size and level of public interest. His highest priority is developing long-lasting and trusting relationships with clients by successfully meeting and exceeding their project goals and expectations.

Education

*University of Arizona
MA, Russian and Eastern
European Studies*

*University of Colorado
BA, International Affairs and
Russian Studies*

Project Experience

Southline Transmission Line EIS; Las Cruces, New Mexico, to Willcox, Arizona; Southline Transmission, LLC. Mr. Rigg served as a planning specialist and was responsible for writing the Transportation, Public Health & Safety, and other sections of the Draft and Final EIS. Former employer (SWCA Environmental Consultants) that served as the third-party NEPA consultant to the BLM and the Western Area Power Administration for a proposed project that entails more than 360 miles of new and rebuilt transmission line across Southwest New Mexico and Southeast Arizona.

Verde Transmission Line EIS; Santa Fe and Rio Arriba Counties, New Mexico; Verde Transmission, LLC. Mr. Rigg served as a planning specialist and was responsible for writing the Socioeconomic Resources, Environmental Justice, and Land Use sections of the Draft EIS. Former employer (SWCA Environmental Consultants) is serving as the third-party NEPA consultant to the BLM for a proposed 33-mile transmission line in Northern New Mexico.

Kelvin Bridge Environmental Assessment; Pinal County, Arizona; Pinal County Department of Transportation. Mr. Rigg served as a planning specialist and prepared the Draft and Final EAs per BLM guidelines. Former employer (SWCA Environmental Consultants) provided NEPA assistance to the Pinal County Department of Transportation for a proposed new bridge over the Gila River along the Florence-Kelvin highway that would be constructed partially on BLM lands.

Confidential Solar Projects, Confidential Clients. Serves as project manager and planning specialist. Duties include managing interdisciplinary team and closely coordinating with client project manager for identifying most suitable sites for large solar projects. As a project manager, Mr. Rigg works closely with the client and government agencies (including the BLM) to identify parcels with minimal permitting requirements and manages the feasibility studies, including site environmental surveys, to ensure that selected sites would be economically viable for the large solar generation projects.

East Hughes Access Road Relocation Environmental Services; Pima County Department of Environmental Quality, Tucson, Arizona. Mr. Rigg served as project manager and prepared the Draft and Final EAs per Federal Aviation Administration (FAA) guidelines. At a former employer (SWCA Environmental Consultants), Mr. Rigg managed the environmental clearance for a critically important road relocation project in Pima County on an expedited schedule. Multiple agencies were involved, including the Pima County Department of Environmental Quality, Tucson Airport Authority, and FAA. A Finding of No Significant Impact (FONSI) was signed within one year of the FAA determining that an EA would be required for the project.

Rosemont Mine Environmental Impact Statement, Rosemont Copper Company, Coronado National Forest near Tucson, Arizona. Mr. Rigg served as assistant project manager. Duties included managing interdisciplinary resource team work effort and reports, federal, state and local agency coordination, preparation of the Draft EIS and Final EIS, and consistency review of the Final Mine Plan of Operation. Former employer (SWCA Environmental Consultants) served as the third-party NEPA consultant to the U.S. Forest Service for a proposed open-pit copper mine on Forest Service lands. After preparing all of the resource studies, public involvement effort, and producing the Draft and Final EIS and Record of Decision (ROD), the Forest Service and project proponent are currently waiting for permits from other agencies.

Resolution Copper Mine Environmental Impact Statement, Resolution Copper Company, Tonto National Forest near Superior, Arizona. Mr. Rigg served as a planning specialist responsible for the Socioeconomic Resources, Environmental Justice, Noise, and Transportation sections and the Chapter 2 project description. Former employer (SWCA Environmental Consultants) is serving as the third-party NEPA consultant to the U.S. Forest Service for a proposed open-pit copper mine on Forest Service lands.

Hiawatha Regional Energy Development Environmental Impact Statement; Unincorporated Wyoming and Colorado, Lincoln County, Colorado; QEP Energy Company. Mr. Rigg served as a planning specialist specializing on Socioeconomic Resources and Environmental Justice. Former employer (SWCA Environmental Consultants) served as the third-party NEPA consultant on the BLM EIS for the Hiawatha Regional Energy Development Project- a proposed development of natural gas resources on 157,000 acres in southwest Wyoming and northwest Colorado.

Angoon Airport EIS; Angoon, Skagway-Hoonah-Angoon Census Area, Alaska; State of Alaska. Mr. Rigg served as an environmental planner and assisted in the preparation of the Final EIS. Former employer (SWCA Environmental Consultants) served as the third-party NEPA consultant in the FAA EIS for the new land-based airport project in Angoon, Alaska.

Relevant Previous Experience

2009 to Current: Environmental Planner/Project Manager, SWCA Environmental Consultants (Portland, OR, and Tucson, AZ)

- Project management for complex projects with multi-disciplinary team of specialists (biologists, archaeologists, hydrologists, etc.).
- Expertise in NEPA documents including EISs, EAs, and Categorical Exclusions for a wide range of federal agencies (e.g. BLM, Forest Service, FHWA, FAA, BIA, CBP)
- Resource impact analysis for potential socioeconomic and environmental impacts (beneficial and adverse) of private and government proposed projects.
- Coordinate public involvement activities such as public meetings/hearings, scoping, and public comment management through all project development phases as required by NEPA and other agency regulations.



Samantha Murray, MA

Historic Built Environment Lead / Senior Architectural Historian

Samantha Murray is a senior architectural historian with 12 years' professional experience in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Murray has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, medical, ranching, mining, airport, and cemetery properties, as well as a variety of engineering structures and objects. She has also provided expertise on numerous projects requiring conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Education

California State University,
Los Angeles
MA, Anthropology

California State University, Northridge
BA, Anthropology

Professional Affiliations

California Preservation Foundation
Society of Architectural Historians
National Trust for Historic Preservation
Registered Professional Archaeologist

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She is experienced managing multidisciplinary projects in the lines of transportation, transmission and generation, federal land management, land development, state and local government, and the private sector. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). She also prepared numerous Historic Resources Evaluation Reports (HRERs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans).

Project Experience

Covina Transit-Oriented Mixed-Use Development Project, City of Covina, Los Angeles County, California. The proposed project would involve a General Plan Amendment (GPA) to develop a mixed-use residential, transit-oriented development (TOD) project. The proposed project would consist of three primary components: 1) a Transit Center and Park & Ride facility; 2) the Covina Innovation, Technology, and Event Center (ITEC) - an event center and professional office incubator space; and 3) residential townhome units. Ms. Murray evaluated one residential and one commercial property over 45 years old for historical significance. Both were found not eligible. Ms. Murray also co-authored the cultural resources technical report.

Northside Specific Plan, Cities of Riverside and Colton, San Bernardino and Riverside Counties, California. Dudek prepared cultural resources constraints analysis in support of the proposed Northside Specific Plan Project located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. The report presents the results of a cultural resources records search and literature review and preliminary Native American coordination, including an inventory of identified historical resources within the plan area. Ms. Murray provided QA/QC of the final cultural resources report.

North Montclair Downtown Specific Plan EIR, City of Montclair, San Bernardino County California. The project proposes expansion of the Montclair Plaza (the Mall)— a regional shopping center— which would involve the demolition of portions of the existing Mall, construction of new retail/entertainment/restaurant space, renovation and refurbishment of portions of the existing mall, and the construction additional structured and surface parking. Ms. Murray prepared the cultural resources MND section.

The Santa Monica City Yards Master Plan Project, City of Santa Monica, Los Angeles County, California. The City of Santa Monica retained Dudek to complete a cultural resources study for the proposed City Yards Master Plan project site located at 2500 Michigan Avenue in the City of Santa Monica. The study involved evaluation of the entire City Yards site, including two murals and a set of concrete carvings for historical significance and integrity. As a result, the City Yards and its associated public art work was found ineligible under all designation criteria. Ms. Murray conducted the intensive level survey, building permit research, co-authored the technical report, and provided QA/QC of the final cultural resources report.

148 North Huntington Street, City of Pomona, Los Angeles County, California. Dudek was retained by the City of Pomona to conduct a cultural resources study for the remediation of the project site located at 148 North Huntington Street. The proposed project involves the excavation, removal, and off-site treatment of approximately 10,000 Cubic Yards (CYs) of contaminated soil due to the former presence of a manufactured gas plant (MGP) at the project site (currently the City of Pomona Water and Wastewater Yards). All buildings over 45 years of age within the project site were evaluated for the CRHR and local landmark eligibility as part of the Pomona Gas Plant site. The site was found not eligible with concurrence from the historic resources commission. Ms. Murray conducted the survey, prepared the evaluation, and authored the cultural resources report.

Tequesquite Creek Maintenance Project, City of Riverside, Riverside County, California. Dudek was retained by the City of Riverside to conduct a cultural resources study for the proposed Tequesquite Creek Maintenance Project. The Tequesquite Creek Channel was constructed circa 1962-1966 and required evaluation for historical significance. The resource was found ineligible under all designation criteria and integrity requirements. Ms. Murray co-authored the significance evaluation and provided QA/QC of the cultural resources report.

San Carlos Library Historical Resource Technical Report, City of San Diego, California. Ms. Murray served as architectural historian and author of the Historical Resource Technical Report for the San Carlos Library. Preparation of the report involved conducting extensive building development and archival research on the library building, development of a historic context, and a historical significance evaluation in consideration of local, state, and national designation criteria and integrity requirements. The project proposes to build a new, larger library building.

Hamilton Hospital Residential Care Facility Project, City of Novato, Marin County, California. Ms. Murray served as architectural historian, prepared a cultural resources study, and assessed the proposed project's design plans for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The project proposed to construct an addition and make alterations to an NRHP-listed district contributing property. With review from Ms. Murray, the project was able to demonstrate conformance with the Standards for Rehabilitation.

The 1431 El Camino Real Project, City of Burlingame, San Mateo County, California. The City of Burlingame proposes to demolish an existing four-unit (two-story) apartment building along with the detached five-car garage structure at the rear and construct a new six-unit (three-story) townhouse complex, totaling 3,858 square feet and a proposed height of 35 feet. The property at 1431-1433 El Camino Real was constructed in 1947 and required evaluation for historical significance. Further, because the property requires a Caltrans encroachment permit, a Caltrans-compliant Historical Resources Compliance Report (HRCR) was prepared. In addition to evaluating the building at 1431 El Camino, Dudek also had to address impacts to an NRHP-listed tree row within the project area. Ms. Murray co-

authored the HRCR, provided QA/QC of the final cultural resources report, and prepared the SOIS and ESA Action Plans required by Caltrans as mitigation for the NRHP-listed resource.

Santa Monica/Orange Grove Mixed-Use Development at 7811 Santa Monica Boulevard, City of West Hollywood, Los Angeles County, California. Dudek was retained by the City of West Hollywood to prepare an Environmental Impact Report (EIR) for the Santa Monica/Orange Grove Mixed-Use Development Project. In support of the EIR, Dudek conducted a cultural resources inventory and evaluation of two commercial properties at 7811 Santa Monica Blvd. and 1125-1127 N. Ogden Drive. Both properties were found not eligible for designation under NRHP, CRHR and local designation criteria. Ms. Murray co-authored the technical report and provided QA/QC.

Duke Fontana Warehouse Project, City of Fontana, San Bernardino County, California. Dudek was retained by the City of Fontana to conduct a cultural resources study for the proposed Duke Fontana Warehouse Project. The proposed project would include construction of a 288,215-square-foot (gross), one-story industrial/warehouse building on an approximately 13.45-acre site at the intersection of Santa Ana Avenue and Oleander Avenue. As part of the cultural resources study, Dudek evaluated 8 residential properties over 45 years old for historical significance. The resources were found not eligible under all designation criteria and integrity requirements. Ms. Murray assisted with background research, co-authored the report, and provided QA/QC of the final cultural resources report.

Pacific Freeway Center Project, City of Fontana, San Bernardino County, California. Dudek was retained by the City of Fontana to conduct a cultural resources study for the proposed Pacific Freeway Center Project. The project would include construction and operation of two "high cube" warehouse/distribution/logistics buildings with associated office spaces, surface parking, and loading areas. As part of the cultural resources study, Dudek evaluated the former Union Carbide Site for historical significance. The resource was found not eligible under all designation criteria and integrity requirements. Ms. Murray assisted with background research, co-authored the report, and provided QA/QC of the final cultural resources report.

Transportation Vessels Manufacturing Facility Project at Berth 240, Port of Los Angeles, Los Angeles County, California. Dudek was retained by the Los Angeles Harbor Department (LAHD) to provide a cultural resources assessment for a project that proposes to construct a facility to manufacture transportation vessels at Berth 240 off South Seaside Avenue on Terminal Island. The site is adjacent to the NRHP-eligible Bethlehem Shipyard Historic District. Ms. Murray provided an updated conditions assessment of the site and an updated evaluation of the historic district to address integrity issues. She also reviewed project design plans for new construction within the district for conformance with the Secretary of the Interior's Standards for Rehabilitation.

Robertson Lane Hotel Commercial Redevelopment Project, City of West Hollywood, Los Angeles County, California. Ms. Murray is currently serving as architectural historian and peer reviewer of the historical evaluation report. The project involved conducting a records search, archival research, consultation with local historical groups, preparation of a detailed historic context statement, evaluation of three buildings proposed for demolition in consideration of local, CRHR, and NRHP designation criteria, and assistance with the EIR alternatives analysis.

Yosemite Avenue-Gardner Avenue to Hatch Road Annexation Project, City of Merced, Merced County, California. Ms. Murray managed and reviewed the historic resource significance evaluation of a single-family residence/agricultural property within the proposed project site. The evaluation found the property not eligible under all NRHP and CRHR designation criteria. The project proposes to annex 70 acres from Merced County to the City of Merced and to construct and operate the University Village Merced Student Housing and Commercial component on an approximately 30-acre portion of the project site. No development is proposed on the remaining 40 acres.

8777 Washington Boulevard Project, Culver City, Los Angeles County, California. Dudek prepared a cultural resources assessment for a project that proposed to demolish the property located at 8777 Washington Blvd. Ms. Murray evaluated the building for NRHP, CRHR, and local level criteria and integrity requirements and co-authored the cultural resources report.

Historical Evaluation of 3877 El Camino Real, City of Palo Alto, Santa Clara County, California. Ms. Murray served as architectural historian, originally providing a peer review of another consultant's evaluation. The City then asked Dudek to re-do the original evaluation report. As part of this work Ms. Murray conducted additional archival research on the property and evaluated the building for historical significance in consideration of local, state, and national designation criteria and integrity requirements. The project proposes to demolish the existing building and develop new housing.

635 S. Citrus Avenue Proposed Car Dealership MND, City of Covina, Los Angeles County, California. Ms. Murray served as architectural historian and archaeologist, and author of the cultural resources MND section. The project proposes to convert an existing Enterprise Rent-a-Car facility into a car dealership. As part of the MND section, Ms. Murray conducted a records search, Native American coordination, background research, building permit research, and a historical significance evaluation of the property. The study resulted in a finding of less-than-significant impacts to cultural resources.

Historic Resource Evaluation of 8572 Cherokee Drive, City of Downey, Los Angeles County, California. Ms. Murray served as architectural historian and project manager. She prepared a historical resource evaluation report and a set of DPR forms to evaluate a partially demolished residence that was previously determined eligible for inclusion in the NRHP (known as the Al Ball House). The current owner is proposing to subdivide the lot and develop four new homes.

Peer Review of 1106 North Branciforte Avenue, City of Santa Cruz, Santa Cruz County, California. Dudek was retained by the City of Santa Cruz to peer review the revised Department of Parks and Recreation Series 523 forms (DPR forms) for the property located at 1106 North Branciforte Avenue in the City of Santa Cruz. Ms. Murray conducted two rounds of peer review on the original and revised evaluation.

Peer Review of Avenidas Expansion Project, City of Palo Alto, Santa Clara County, California. Ms. Murray peer reviewed a historical resource evaluation report for the property at 450 Bryant Street. The peer review assessed the report's adequacy as an evaluation in consideration of state and local eligibility criteria and assessed the project's conformance with the Secretary of the Interior's Standards for Rehabilitation.

Peer Review of 429 University Avenue Historic Resources Evaluation Report, City of Palo Alto, Santa Clara County California. Ms. Murray conducted a peer review of a study prepared by another consultant, and provided a memorandum summarizing the review, comments, and recommendations, and is currently working on additional building studies for the City of Palo Alto.

Bear River Restoration at Rollins Reservoir Project, Nevada Irrigation District, Nevada and Placer Counties, California. Ms. Murray served as architectural historian and co-author of the Cultural Resources Inventory Report. Ms. Murray conducted background research on the 1963 Chicago Park Powerhouse Bridge and prepared a historic context for the Little York Township and Secret Town Mine.

Otay River Estuary Restoration Project (ORERP), Poseidon Resources, South San Diego Bay, California. Ms. Murray served as architectural historian for the documentation of Pond 15 and its associated levees. The project proposes to create new estuarine, salt marsh, and upland transition habitat from the existing salt ponds currently being used by the South Bay Salt Works salt mining facility. Because the facility was determined eligible for listing in the NRHP, the potential impacts caused by breaching the levees, a contributing feature of the property, had to be assessed.



Kathryn Haley, MA

Senior Architectural Historian

Kathryn Haley is a senior architectural historian with over 15 years of professional experience in historic/cultural resource management.

Ms. Haley has worked on a wide variety of projects involving historic research, field inventory, and site assessment conducted for compliance with Section 106, NEPA, and CEQA. Ms. Haley specializes in California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), evaluations of built environment resources, including water management structures (levees, canals, dams, ditches), buildings (residential, industrial, and commercial), and linear resources (railroad alignments, roads, and bridges). She specializes in managing large-scale surveys of built environment resources including historic district evaluations. She has prepared numerous Historic Resources Evaluation Reports (HRERs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans). Ms. Haley also worked on the California High-Speed Rail, San Jose to Merced, and Central Valley Wye Project Sections; leading the built environment survey, conducting property specific research, preparing the Draft Historic Architectural Survey Report (HASR) as well as co-authoring the environmental section for Cultural Resources.

Education

*California State University, Sacramento
MA, Public History*

*California State University, Sacramento
BA, History*

Professional Affiliations

*California Council for the Promotion
of History (former Treasurer)*

California Preservation Foundation

She meets the Secretary of the Interior's Professional Qualification Standards for historian and architectural historian. Ms. Haley has also assisted in preparation of Historic Properties Inspection Reports (condition assessments) under the direction of the Naval Facilities Engineering Command (NAVFAC) in accordance with Section 106 and Section 110 of the National Historic Preservation Act. Moreover, Ms. Haley has served as project manager, coordinator, historian, and researcher for a wide variety of project. She is also experienced in the preparation for National Register nominations, as well as, Historic American Building Survey (HABS), Historic American Engineering Record (HAER), and Historic American Landscape Survey (HALS) documents.

Previous Project Experience

California High-Speed Rail (CHSR) from San Jose to Merced and Central Valley Wye Project Sections—California High-Speed Rail Authority/Parsons Transportation Group, Various Counties in California (2010 to 2018). For several years, Ms. Haley served as lead historian and project coordinator for architectural history for the San Jose Merced and Central Valley Wye Project Sections. She led built environment field surveys, property specific historical research, co-wrote technical reports, and assisted in preparing the EIR/EIS cultural resources section. All work was conducted according to stipulations in the programmatic agreement written specifically for the project and in coordination with the California High Speed Rail Authority. While working on these project sections Ms. Haley participated in surveying more than 1000 buildings. She played a key role in managing the survey data, and evaluating built environment resources under NRHP and CRHR Criteria, as well as ensuring the proper documentation of locally designated CEQA historical resources.

Interstate 80 (I-80)/I-680 Interchange Projects—Solano County Transportation Authority, Solano County, California (2009). Ms. Haley conducted a field survey and contributed to NRHP and CRHR evaluations of historic architectural resources located in the I-80/I-680/State Route 12 (SR-12) interchange project area. More than 200 historic architectural resources were identified in the project area, including two historic districts. The Suisun City Historic District was identified as part of this project and consisted of 95 contributing buildings built within the period of significance, 1880-1934. The district comprised residential and commercial buildings constructed in a wide range of architectural styles, including Queen Anne and Craftsman bungalows, as well as late 19th century and early 20th century Revival styles. The Village of Cordelia Historic District, also located in the project area, was previously identified as eligible for the NRHP in 1989. The historic district was reevaluated as part of this project because several of the contributing buildings had been destroyed and fallen into disrepair. The overall integrity of the district, contributors and non-contributors, as well as district boundaries were reassessed and documented. All work was conducted according to Caltrans guidelines for compliance with Section 106.

Bayview/Hunters Point Transportation Improvements Project—City and County of San Francisco and Caltrans, California (2007). Ms. Haley served lead investigator for historic architectural resources. She conducted fieldwork and prepared documentation identifying and evaluating historic properties in the Bayview/Hunters Point project area for Section 106 compliance. Ms. Haley prepared a HPSR and HRER identifying and evaluating historic properties in accordance with Caltrans guidelines.

Healdsburg Avenue Bridge NEPA/CEQA Compliance—City of Healdsburg/Omni Means, California (2012). As lead historian Ms. Haley conducted a field survey and wrote the constraints analysis for historic resources. The project studied different alternatives in replacing and rehabilitating the historic Healdsburg Avenue Bridge, which is listed in the NRHP. She also prepared the HSPR, HRER and assisted in preparing the FOE for the project.

East Bay Greenway (Lake Merritt BART to South Hayward BART), HNTB, Alameda CTC, Oakland, San Leandro, Hayward, and Alameda County, California (2017 to 2018). Served as technical lead for architectural history. Prepared HRER for Caltrans as part of the CEQA/NEPA documentation for a visionary 16-mile, multimodal trail facility (rail to trail/rail with trail) connecting seven Bay Area Rapid Transit (BART) stations adjacent to the UPRR Oakland Subdivision from Oakland to Hayward. The project objectives include improvement of bicycle and pedestrian network connectivity; access to schools, downtown destinations, and activity centers; and development of a multimodal transportation system. Ms. Haley also prepared a Finding of Effect (FOE) document in support of a No Adverse Effect Finding to historically significant properties identified in the HRER.

Tower Bridge Pedestrian/Bikeway Improvement Project—City of Sacramento/Parsons Brinkerhoff, California (2007). Ms. Haley conducted archival research and prepared text for interpretative display kiosks outlining the history of the Tower Bridge, which is listed in the NRHP. The interpretive kiosks were created in compliance with Section 106 to mitigate changes to the Tower Bridge resulting from the expansion of the structure's pedestrian walkways.

Doyle Drive and Presidio Mitigation Project for HABS, HAER, and HALS Documentation—Parsons Brinkerhoff, San Francisco, California (2010 to 2014). This work included documenting several contributing historic buildings, structures, and landscape features located within the Presidio of San Francisco National Historic Landmark (NHL) District. This recordation was required under Section 106 of the NHPA to mitigate the adverse effects of the Doyle Drive replacement project. Doyle Drive is the southern access route to the Golden Gate Bridge. Construction activities related to the project will result in the demolition of historic resources that contribute to the NHL district. Ms. Haley served as project coordinator, assistant historian, researcher, and co-author for compliance documents prepared for this project.

Hallbom Ranch Mitigation—Placer County Water Agency, Auburn, California. Assistant Historian (2006). Ms. Haley conducted research and assisted in production of a brochure that documented the history of the property. The brochure was produced as part of mitigating impacts to Hallbom Ranch due project construction on the historically significant property. The mitigation was required as part of CEQA compliance.

Feather River CEQA/NEPA Compliance, Mitigation for Adverse Effects to the Sutter Butte Canal —Sutter Butte Flood Control Agency (SBFCA), Butte and Sutter Counties, California (2016). As built environment lead, Ms. Haley worked with the USACE to establish efficient and appropriate mitigation for the burial of the Sutter Butte Canal Haselbusch Headgate, which was determined eligible for listing in the NRHP and CRHR as part of the cultural resources inventory and evaluation efforts for this project. To mitigate the adverse effect to the resource, an interpretative program was established in consultation with the USACE, SHPO, and SBFCA. Ms. Haley lead the effort to produce an interpretive brochure and exhibit that explained the history of the Sutter Butte Canal Haselbusch Headgate. The brochures were distributed to local libraries and archives in Sutter and Butte Counties. The exhibit is part of the Butte County Historical Museum in Oroville, CA.

Historic Initiative Inventory and Conservation—Port of Los Angeles, California (2006 to 2007) Ms. Haley assisted the Port of Los Angeles with establishing an archival repository to house historic documents by advising the Port on all aspects of the proposed archival facility. As project manager and lead archivist, she conducted a records inventory, facilitated immediate preservation and conservation of historic materials, and helped establish policy and procedures for the archives.

Architectural Survey and Evaluation of Signal Street Properties—Port of Los Angeles, California (2007). Ms. Haley prepared an inventory and evaluation report for six historic era properties located in an area that LAHD was planning on redeveloping. The purpose of the report was to evaluate the properties under NHPR, CRHR, and the criteria set forth in the City of Los Angeles Heritage Ordinance to see if they were eligible for listing. Ms. Haley completed this work during the planning phase of the redevelopment project. Five of the six buildings were found eligible for listing in the NRHP, CRHR, and as Los Angeles Historic Cultural Monuments.

Section 106 Compliance for the Sixth Street Streetscape West Project—Harris and Associates and City of Gilroy, California (2008). Ms. Haley served as project manager and lead architectural historian prepared a recommendations report for Section 106 compliance for streetscape improvements within the City's downtown historic district.

Naval Air Station Alameda, Historic Properties Inspection Report and Draft NRHP Nomination—Naval Facilities Engineering Command, Alameda, California (2008). Ms. Haley served as assistant historian in the preparation of historic properties inspection reports and a NRHP nomination for the Naval Air Station Alameda Historic District under the direction of the Naval Facilities Engineering Command, in accordance with Section 106 and Section 110 of the NHPA. Tasks included conducting research, a field survey, and written condition assessments of the contributing buildings and structures located within the historic districts.

Charles Greely, PE, LEED AP, QSD

Principal Engineer

Charles Greely has 20 years' experience working with public and private entities on infrastructure improvement projects throughout California. Mr. Greely provides a diverse skill set, having provided project management and design services on water resource, wastewater treatment, environmental mitigation and restoration, storm water management and quality control, transportation, and site development projects. As a LEED AP (Leadership in Energy and Environmental Design Accredited Professional), he specializes in the application of low-impact development techniques for infrastructure improvement projects. Mr. Greely is experienced in federal, state, and regional permits and requirements for construction work within sensitive environmental settings, and can therefore successfully bridge the gap between environmental concerns and cost-efficient, field-tested construction solutions.

Education

*University of Washington
BS, Civil Engineering*

Certifications

*Professional Civil Engineer (PE)
CA No. 69056; WA No. 40823*

*South Coast Air Quality Management
District Fugitive Dust Control
Certification, No. 05-08-3112*

*Leadership in Energy and
Environmental Design Accredited
Professional (LEED AP)*

*Qualified SWPPP Developer (QSD),
No. 69056*

Professional Affiliations

*California Water
Environment Association*

Project Experience

7355 Lower Blackwood Creek, Habitat Restoration Sciences, Lake

Tahoe, Nevada. Provided site civil engineering design, hydraulic and hydrology analysis, and construction support services for the design of a creek flow detention and bypass system in support of a comprehensive bank stabilization and habitat restoration project. Annual high creek flows have resulted in significant bank erosion and degradation of riparian and fish habitat, erosion within the watershed contributes approximately 21.5 tons of fine sediment per square kilometer per year. The bypass system included the design of multiple dams (primary diversion dam, mid reach isolation, and downstream isolation dams) using earthen berms techniques; a gravity bypass pipe system (welded HDPE pipe) analyzed for a base flow of 20 cfs and a 3x factor of safety for storm related surge flows; and a localized dewatering pumping system to remove standing water following bypass of the creek flows.

Big Bear Alpine Zoo, Big Bear Valley Recreation and Park District, Big Bear, California. Served as the project manager and lead engineer for the design of the new Big Bear Alpine Zoo site in Big Bear, California. The zoo was relocated to the site to provide an enhanced experience not only for visitors and guests, but also for the animals in the zoo collection and rehabilitation center.

The new zoo is being constructed at the southeast of the intersection of Moonridge Road and Clubview Drive and is located adjacent to Rathbun Creek. The location of the site relative to Rathbun Creek was a key design constraint for the project. As a FEMA designated floodway and floodplain, grading activities and building placement in the regulatory limits would require costly and time consuming analysis and permitting. Evaluated the site plan and worked closely with the project architect to ensure that the improvements within the regulatory boundary would not impede flow and that building structures were excluded to avoid the need for C/LOMR processing and reduce risk to the zoo facilities. A precise grading plan was prepared with ADA-complaint pathways

and an onsite drainage system consisting of three interconnected bio-retention basins. Emergency overflow will drain to Rathbun Creek after being filtered for quality control in the bio-retention basins. An onsite water and sewer plan was designed.

Cabot's Pueblo Museum, City of Desert Hot Springs, California. Served as the project manager and lead engineer for the design-build effort for the improvement of Cabot's Pueblo Museum in Desert Hot Springs. The project was funded with grants from the South Coast Air Quality Management District (SCAQMD) with the focus of the project being on dust generations from the existing unpaved parking lot. Provided evaluation and cost estimating for paving options for the new parking lot, prepared plans and specifications for the improvements, evaluated and designed BMPs to mitigate the increased surface runoff from paving, and coordinated utility relocations with Mission Springs Water District. In addition to the parking improvements, Dudek evaluated Americans with Disabilities Act (ADA) accessibility throughout the Museum property. At locations with non-compliant ADA accessibility conditions, Dudek provided recommendations and design guidance for compliant pathways.

On-Call Plan Checking and Engineering Services, City of Coachella Engineering Department, Riverside County, California. Provided on-call technical services, including counter-technical services; review and plan check services for engineering plans and maps; design conformance to General Plan and City of Coachella ordinances, conditions of approval, Americans with Disabilities Act (ADA) standards, City of Coachella plan checklists, and other engineering references; issuance of grading and encroachment permits; and writing engineering conditions of approval for development projects.

Enclave Mountain Estates Lake Reconstruction, La Quinta, California. Provided resident engineer and construction administration services for the reconstruction of 4 lakes within the residential community. Assisted with bid documents and determination of qualified bidders, reviewed bids for compliance with bidding and bonding requirements, recommended bid award, served as primary point of contact between contractor and HOA representatives during construction, reviewed material and equipment submittals, performed periodic site visits and inspections of construction progress, reviewed pay requests from the contractor, review and processed change orders, directed contractor field staff for placement of lake features, and provided final walk through inspection and punch list items.

Lake Hodges Natural Treatment System Design, California. Design Engineer and manager for the development of a natural treatment system for a portion of the tributary drainages to Lake Hodges, San Diego, California. The lake is a man-made reservoir that is used in part for drinking water storage, and is 303(d) listed for several pollutants. Assisted with hydrologic modeling, and water quality modeling including best management practices (BMP) pollutant reduction analysis. Following acceptance of the model, improvement plans will be prepared for a pilot project to test the efficacy of the BMPs.

Twin Oaks Valley Road Wetland Mitigation, City of San Marcos, California. Served as project manager for the preparation of conceptual and final engineering design documents for the creation of wetland mitigation areas to offset environmental impacts from various street improvement projects in the City of San Marcos. Design elements included graded swales for the redirection of flood stage stormwater, contour grading for the creation of mounded island and desilting basins, and bioengineered slope protection for the limits of the existing stream.

Montanoso Recreation Center Bioswale, City of Mission Viejo, California. When the City of Mission Viejo received Recovery and Reinvestment Act grant money from the State Water Resources Control Board for habitat restoration and stormwater quality improvements, it contracted with Dudek to assist in identifying sites suitable for bioswale implementation. Stormwater generated at the Montanoso Recreation Center was directed through sheet flow and storm drains directly into the adjacent Oso Creek. Project manager and lead designer during the

plans, specifications, and engineer's estimate for the redirection of low-flow stormwater to a nearby plateau that was determined to be suitable for bioswale construction.

North Avenue Channel Protection, City of Oceanside, California. Served as project manager conducting hydrology and hydraulic analyses, preliminary design feasibility, cultural resource investigation, CEQA documentation, final design, and regulatory permitting to address the continual erosion of the earthen embankment along the northern edge of North Avenue channel. This erosion has undermined the concrete headwalls and structures from stormwater flows in the channel. The project area consists of a 0.5-mile earthen storm drain channel located within Loma Alta Creek. The channel is characterized by native vegetation and supports concrete headwalls and drainage pipe infrastructure. Limited areas of rip-rap have been placed on the south end of the channel to protect and reduce the erosion of the embankment. Successful project completion will preserve the integrity of the street with the embankment through the use of rock filled gabions to provide adequate formation support and long term stability, which satisfy all regulatory agency requirements.

El Camino Memorial Park, City of San Diego, San Diego, California. Served as the engineering manager for evaluating the existing conditions associated with the emergency installation of rip-rap to protect building, sound wall, and road improvements associated with El Camino Memorial Park in San Diego, California. Since the slope protection was installed under an emergency permit from the City and ACOE, the property owner was subject to penalties associated with non-compliance with the terms of the emergency permit (the rip-rap installation was intended to be temporary.) As part of the Site Development Plan application for approval of permanence of the rip-rap, Dudek prepared a hydraulic model of approximately 2,000 linear feet of Carroll Canyon Creek. The hydraulic model included cross-sections at 25-foot intervals for use in both HEC-RAS and HEC-GeoRAS analysis of the creek. Dudek performed steady state analysis to determine the hydraulic capacity, hydraulic depth, velocity, hydraulic grade line (HGL), and energy grade line (EGL) of a 100 year storm.

Aqua Caliente Band of Cahuilla Indians, South Palm Canyon Improvements – Phase III, Palm Springs, California. Served as project manager and technical lead for engineer and environmental services for the South Palm Canyon – Phase 3 projects, consisting of: roadway reconstruction (mix of full structural rehabilitation and cold-in-place recycling); demolition of existing culverts and low water crossings and replacement with new bridge structures (with post tensioned concrete decks); embankment stabilization to eliminate ongoing road reconstruction due to wash outs (utilizing micro piles to reduce excavation costs and permitting impacts); parking lot improvements (using a mix of AC, permeable pavers, and stabilized DG); building structures (including new restrooms with incinerating toilet technology); and water pipeline infrastructure upgrades. The project included preliminary design and assessment utilizing hydrology and hydraulic modeling (HEC-HMS, HEC-RAS, Flo-2D), hydraulic system evaluation for the water pipeline upgrades; technical studies including geotechnical investigations and survey work. Environmental services included jurisdictional delineations; cultural resource investigations; biological investigations; NEPA document preparation; and permit applications.

New Headquarter Building, Rubidoux Community Services District (CSD), Rubidoux, Riverside County, California. Served as the Leadership in Energy and Environmental Design (LEED) certification consultant providing the following services:

- Attended pre-project programming and design strategy meetings with the design team, identifying categories within LEED for New Construction that the CSD desires to pursue.
- Prepared a Summary of Sustainable Design Measures and a Preliminary LEED Registered Project Checklist for inclusion in the master program document.
- Assisted in registration of the project with the U.S. Green Building Council (USGBC) by preparing the preliminary project checklist, meeting with team members, and responding to USGBC requests for information, interpretation, and additional submittals.

Otay Quarry Reclamation Improvement Plans, Otay Valley Quarry LLC, Chula Vista, California. Served as site civil engineer for design of 14,000 acre-feet of groundwater storage. The reclamation plan addressed grading activities, slope stability, accessibility, security and safety issues, landform manipulation and enhanced native planting and recontouring to better integrate the quarry into the surrounding environment. Following mining activities, surfaces would be stabilized for erosion control and revegetation would be monitored to ensure successful erosion control. The quarry pit area would store local groundwater, creating a water body with approximately 76 acres of surface area. Other tasks included permitting through the City of Chula Vista, air quality mitigation and permits, haul route analysis and access issues, a Multiple Species Conservation Program boundary adjustment, coordinating extensively with the California Department of Fish and Game and U.S. Fish and Wildlife Service, and minimizing visual effects upon completion of mining activities.

Essential Transportation Infrastructure Phase II, City of Desert Hot Springs, California. Provided civil engineering services for the repair and rehabilitation of several roadways. This fast-track design job depended on partial federal funding by Safe, Accountable, Flexible, Efficient, Transportation Equity Act: A Legacy for Users (SAFETEA LU) funds, requiring the completion and submittal to Caltrans of 95% complete construction plans within 3 months of notice to proceed. Key design issues included careful incorporation of existing driveways, mailboxes, water meters, sewer clean-outs, and power poles, as well as compatibility of existing curb and gutters into the new design improvements. Provided the control survey for the photogrammetry work, coordinated the associated geotechnical work for basis of design and repair, and conducted the detailed existing utilities research. The city was provided 30% design concepts for initial review, and 90%, 100% and final construction drawings according to the city's scheduling. Assisted the city during the bidding process.

WRP7 Percolation Ponds, Coachella Valley Water District, Coachella, California. Served as site civil engineer for design of the 58-MG percolation pond. The project goal was to maximize the disposal capacity of onsite percolation ponds, thereby minimizing the District's reliance on offsite percolation ponds which are subject to restrictions during wet weather events. A comprehensive geotechnical investigation was prepared to analyze hydraulic conductivity of the surface soils, general geology, and local hydrogeology. This analysis identified soil clogging and subterranean groundwater barriers as restrictions to the onsite percolation rate, with varying expected percolation rate across the plant site. This evaluation was developed into a percolation pond improvement strategy that includes reconfiguring the ponds to maximize percolation capacity and onsite storage volume. Additionally, the percolation ponds were interconnected with overflow pipes and distribution piping was modified to maximize the flexibility of pond operations.

Joshua Basin Groundwater Recharge, Joshua Basin Water District, Joshua Tree, California. Served as project engineer for the District's Groundwater Recharge project. The project consisted of design and construction of a new water recharge facility (WRF) to recharge the District's underlying groundwater basin with State Water Project water at a delivered rate of 5.5 cubic feet per second (cfs) with the potential of reaching 11 cfs. Raw water will reach the WRF through an approximately 24,000-linear-foot-long, 16-inch transmission main. The WRF will include four to six percolation basins and appurtenances, site piping and improvements, flow control and valving facilities, security, and supervisory control and data acquisition. Dudek services included providing funding assistance, permitting, preliminary pipeline alignment, site selection and layout, and design review and management.

Scott Eckardt, RPF

Project Manager, Licensed Forester

Scott Eckardt is a project manager and licensed forester with 19 years' professional experience in the natural resource management field, specializing in forest resource and fire management issues in open-space and wildland-urban interface (WUI) areas. Mr. Eckardt's project experience includes assessment and inventory of woodlands and forests; monitoring of woodland and forest resources on development sites; assessment of fire and fuel hazard conditions; WUI inspections for local fire departments; preparation of fire protection plans (FPPs) and community wildfire protection plans (CWPPs); GPS mapping; environmental monitoring; and preparation of assessment reports, oak woodland management, preservation plans, and California Environmental Quality Act (CEQA) technical documents. In addition, he routinely utilizes geographic information system (GIS) data and aerial imagery in mapping, analysis of resource data, preparation of project plans, conducting project impact analyses, evaluating mitigation opportunities, and modeling fire behavior and wildfire hazard conditions. Mr. Eckardt previously worked for the California Department of Forestry and Fire Protection (CAL FIRE) in South Lake Tahoe, where he conducted fuel reduction, vegetation thinning, and forest rehabilitation projects.

Project Experience

General Plan Biological Resource Policy Update, County of El Dorado, California. Currently serving as the lead forester on Dudek's team that was selected to update the County's Oak Woodland Management Plan (OWMP) and portions of the Biological Resource Policy language for the County of El Dorado's General Plan, which includes policies that outline native oak woodland and oak tree impact and mitigation requirements. The project involves coordination with County staff and the Board of Supervisors on policy development and will incorporate public and stakeholder comments. Dudek will draft policy language and provide technical biological, arboricultural, and forestry expertise to the oak tree and oak woodland policy components. Following policy language and OWMP updates, Dudek will prepare an Environmental Impact Report (EIR).

Oak Resource Management Plan (ORMP) for Tejon Mountain Village, DMB Associates, Lebec, California. Served as a technical expert, performed qualitative oak woodland analyses, and conducted oak woodland canopy cover mapping and assessments in support of the ORMP for the Tejon Mountain Village Environmental Impact Report (EIR). In order to satisfy Kern County oak woodland impact and preservation regulations, an evaluation of oak woodland canopy cover is required for CEQA analysis. Project tasks involved detailed site evaluations, conducting and supervising oak type mapping and field sampling efforts, conducting detailed analysis of aerial imagery, and processing significant amounts of data with GIS spatial analysis tools. The resulting data were used in determining project impact/preservation ratios and informed the preparation of the ORMP. The project was approved by the Kern County Board of Supervisors.

Education

*California State University,
Long Beach*

MA, Geography

*California Polytechnic State
University, San Luis Obispo
BS, Forestry and Natural
Resources Management*

Certifications

*Registered Professional Forester
(RPF), No. 2835*

Certified Arborist, No. WE-5914A

*Association for Fire Ecology Certified
Wildland Fire Professional*

Professional Affiliations

*Cal Poly Forestry and Natural
Resources Management Department
Advisory Council*

Society of American Foresters

*International Society of
Arboriculture (ISA)*

Urban Forest Management Plan, Public Works Department, City of Irvine, California. As technical specialist, conducted and managed field personnel during the initial urban forest inventory (over 50,000 trees) throughout City of Irvine streets, urban areas, and parks. Follow-up inventories were also conducted in subsequent years to update the city's database and maintain data accuracy. Inventory data were critical in analyzing city tree populations and tree attribute information. This information supported the Urban Forest Management Plan, which addressed tree species diversity and distribution, trim cycles, species recommendations for future planting, park tree species, changes from initial plantings, and planting opportunity identification throughout the city.

Community Wildfire Protection Plan (CWPP) Preparation, San Benito FireSafe Council, San Benito County, California. Served as project manager and prepared a county-wide CWPP consistent with the 2003 Healthy Forest Restoration Act. The CWPP identifies communities at risk from wildfire and integrates a community-based approach to project identification, fuel treatment, and community prioritization. The project also involved significant GIS-based mapping and analysis of fuel loads, as well as coordination between community stakeholders, including representatives from the Bureau of Land Management, CAL FIRE, the National Park Service, and local county government. The CWPP will ultimately serve as a mechanism for acquiring federal funding for hazardous fuel reduction projects and was finalized, approved, and signed by CAL FIRE and the San Benito County Board of Supervisors.

CWPP Preparation, Monterey FireSafe Council, Monterey County, California. Served as project manager and completed a county-wide CWPP for Monterey County. This planning-level document identified communities at risk from wildfire and relied on significant public involvement in developing fuel treatment options and refining the WUI boundary for Monterey County. Significant GIS-based mapping and analysis tools were used to evaluate fuel loads, hazard areas, and potential fuel treatment locations.

Resource and Recreation Management Plan (RRMP), Irvine Ranch Conservancy (IRC), Newport Beach, California. Served as the project manager for the preparation of the RRMP for the IRC's Buck Gully Reserve project. The 300-acre site is located in Newport Beach, is a coastal canyon originating in the San Juan foothills and terminating at the Pacific Ocean, and is surrounded by urban development. Situated adjacent to a designated habitat linkage of the Central-Coastal NCCP Habitat Reserve system, the site contains numerous native plant communities. The intent of the RRMP is to document existing site conditions, address NCCP compliance requirements, evaluate water quality management options, evaluate fire hazard reduction strategies, and address public access issues. The RRMP is intended to facilitate recreational access while balancing wildlife habitat priorities, special status vegetation mitigation and restoration opportunities, and public safety/fuel reduction priorities.

On-Call Arboricultural Consulting, Department of Transportation, County of El Dorado, California. Currently serving as project manager for on-call arboricultural consulting services for the County of El Dorado Department of Transportation. To date, has completed an arborist report for the Tennessee Creek Bridge Replacement project in Rescue, California, which involved an evaluation of existing trees on site and development of tree protection, pruning, and replacement recommendations consistent with the project mitigated negative declaration and the El Dorado County Oak Woodland Management Plan. In addition, currently providing management and monitoring services for an oak woodland mitigation project in El Dorado Hills, California, which involves tracking and reporting of oak establishment success, as well as oversight of Dudek's in-house maintenance contractor, Habitat Restoration Sciences Inc. This project is ongoing, with oak maintenance efforts continuing through 2011.

Tree Evaluation and Mapping for the State Route 22 Widening Project, Orange County, California. Served as technical expert and supervised tree inventory and assessment efforts for an approximately 11-mile stretch of State Route 22 in Orange County. All trees within the road-widening corridor were mapped with GPS, assessed, and evaluated for relocation potential. Following inventory efforts, tree relocation specifications were developed and locations for relocated trees identified in coordination with the project landscape architect.

Fire Protection Planning, Various Development Projects throughout California. As project manager and technical specialist, managed and conducted on-site fuel loading and vegetation distribution analyses, risk assessment, and hazard area identification in support of project-level FPPs. Additionally, has performed and managed fire behavior modeling efforts in support of FPP development. Detailed site vegetation, topography, and climate data are collected, processed, and analyzed in developing BehavePlus fire behavior models, more robust GIS-based FlamMap, or FARSITE fire behavior models. The resulting tabular or geographically explicit fire behavior data are incorporated into the FPP and are used in determining risk levels and defining defensible space/fuel modification zones for proposed project improvements. Site risk assessment and fire behavior modeling results are also critical in determining appropriate fire protection standards for buildings to be included as a component of the project. Additionally, has drafted and prepared FPP documents outlining site hazards, relevant code requirements, and mitigation for non-conforming issues. Fire protection planning services have been provided for the following projects:

- Yokohl Ranch, Tulare County, California
- Otay Ranch, Village 13, Chula Vista, California
- West Coyote Hills, Fullerton, California
- Santa Barbara Botanical Garden, Santa Barbara, California
- Merriam Mountains, Escondido, California
- Salvation Army Divisional Camp, Ramona, California
- Pauma Estates, Escondido, California
- Onyx Ridge, Rancho Santa Fe, California
- Bella Vista Residential Development, Rancho Santa Fe, California.

Integrated Pest Management (IPM) Plan for the Cabrillo Business Park, Sares-Regis Group, Goleta, California. Developed the IPM Plan for Cabrillo Business Park, which outlined a landscape pest management framework and prioritized cultural, physical/mechanical, biological, and chemical control methods while considering unique project landscape requirements. Landscape monitoring and reporting were identified as critical components to the overall management strategy in an effort to minimize or eliminate the need for chemical applications. The Plan was completed and approved by the City of Goleta as a component of the project development application.

Calpeco Transmission Line Upgrade CEQA, CPUC, Placer and Nevada Counties, California. Served as a technical expert and prepared the forestry resources section of the project EIS/EIS/EIR, which included performing detailed calculations on forest land impacts, including impacts to sequestered carbon. Additionally, supported the environmental review process by reviewing other EIS/EIS/EIR Sections, including: fire/fuels, biological resources, and climate change. The project involves realignment and capacity upgrades to a power line system that runs from Truckee southward to Kings Beach, then westward to Tahoe City. The project occurs within the jurisdiction of the CPUC, the Tahoe Regional Planning Agency (TRPA), and the U.S. Forest Service. The Final EIS/EIS/EIR has been completed.

Fire Department Response Modeling for the Lytle Creek Subdivision, Hunt Research Corporation, Rialto, California. Served as the project manager and developed GIS-based fire department response models for the Lytle Creek Subdivision in Rialto, California. Working closely with Hunt Research Corporation, an analysis of the travel-time, response-coverage potential for existing and proposed fire station locations was conducted to determine coverage gaps and the percentage of the proposed subdivision that could be reached under current fire department response standards. Additionally, the coverage models helped to effectively place a new fire station. The analysis was conducted using Network Analyst tools within GIS software, and the output data included time (minutes) and distance (miles) totals from existing and planned station locations to the proposed project site.

Ranchland Environmental Studies, The Yokohl Ranch Company, LLC, Tulare County, California. Served as a technical specialist for preparation of the Yokohl Ranch Project's FPP. In support of the FPP, managed and conducted on-site fuel loading and vegetation distribution analyses, risk assessment, and hazard area identification. Additionally, conducted fire behavior modeling efforts in support of FPP development. Detailed site vegetation, topography, and climate data were collected, processed, and analyzed in developing BehavePlus fire behavior models, more robust GIS-based FlamMap fire behavior models. The resulting tabular and geographically explicit fire behavior data were incorporated into the FPP and used in determining risk levels and defining defensible space/fuel modification requirements. The modeling results were also critical in determining appropriate fire protection standards for buildings to be included as a component of the project. Additionally, drafted and prepared the applicable portions of the FPP.

Native Tree Protection Plan for the Malibu Conservation and Recreation Authority (MRCA) Public Access Enhancement Plan, Malibu, California. Served as a technical expert and prepared the Native Tree Protection Plan (NTPP) in accordance with the City of Malibu Local Coastal Program (LCP) standards. The project involved development of facilities to enhance public access to open space within the Santa Monica Mountains, including parking areas, campsites, and trails.

The project involved conducting a detailed native tree inventory, evaluating impacts anticipated from the proposed project and three project alternatives, developing tree protection standards, outlining mitigation requirements, and coordinating mitigation efforts with the project habitat restoration plan. The NTPP served as a component of the project Final EIR, which was approved by the MRCA board and the California Coastal Commission.

Oak Woodland Inventory, Assessment, Management, and Preservation Plan Preparation, Various Sites throughout California. As project manager and technical specialist, has managed and conducted on-site assessments, inventories, GPS mapping, stand sampling, and evaluations of native oak woodlands and associated vegetation types on numerous project sites throughout California. Project sizes range from small parcels with fewer than 100 trees to large, master-planned community project sites with over 25,000 trees.

Following fieldwork, data are processed, managed, and analyzed for incorporation into project management documents, which include tree protection and mitigation measures, tree management plans, tree preservation plans, and tree protection plans. Additionally, field inspections, site monitoring, and revegetation/reforestation monitoring efforts are routinely conducted as a component of project implementation. Oak and oak woodland projects are primarily associated with CEQA-level analysis and subsequent management, and mitigation plans are geared toward addressing State of California (PRC 21083.4) and other local-level mitigation standards. Other related project types include developing long-term, open-space woodland management plans; monitoring trees within development areas; and conducting individual tree health evaluations. Oak woodland management services have been provided for the following projects:

- Aera Master-Planned Community, Brea, California
- Saddle Creek/Saddle Crest Residential Development, Trabuco Canyon, California
- Canyon Crest, Brea, California
- Mountain Park, Anaheim Hills, California
- Santiago Hills II Residential Development, Orange, California
- East Orange Residential Development, Orange, California
- Masonic Homes, Covina, California.

Michael Huff, RCA

Senior Project Manager

Michael Huff is a senior project manager within Dudek's Urban Forestry/Fire Protection Planning team with 26 years' experience as a forester and fire protection planner. Mr. Huff specializes in management of community-wide and project-specific fire protection plans (FPPs), wildland-urban interface (WUI) fire management plans, wildfire hazard reduction projects, California Environmental Quality Act (CEQA) supporting technical documents, Oak Woodland impact and mitigation plans, urban and community forest management plans, forest and tree inventories, impact analysis studies, and tree hazard evaluations. Mr. Huff possesses considerable project issue resolution experience and focuses on working within the regulations to provide creative, cost-saving solutions to his clients. He also serves as a speaker/trainer at the annual Fire Prevention Officer's Institute.

Project Experience

Community Wildfire Protection Plans, Santa Clara County FireSafe Council, Santa Clara County, California. Project manager for preparation of community wildfire protection plans for the Santa Clara County FireSafe Council. The plans focus on two areas, the east foothills area and the Croy fire area. Responsible for interfacing with approximately 20 different fire personnel, along with community groups throughout Santa Clara County. Managed and participated in site fuel assessments, fire behavior modeling, risk assessments, and preparation of several chapters of the final plan.

Structural Preplan Project, NBFDF, Newport Beach, California. Managed the digitization of hard copy pre-plan maps and the creation of electronic versions useful in on-board fire engine computers. Pre-plan information identified ingress and egress routes as well as floor-by-floor layouts and special fire-related apparatus.

Fuel Management in Wildland-Urban Interface (WUI) Areas, NBFDF, Newport Beach, California. Worked with the City of Newport Beach Fire Department to assess compliance with fuel modification zones in the WUI areas prone to wildfire. Vegetation type, spacing, and conditions were evaluated for compliance with established fuel modification zone ordinances. Oversaw database creation for use by Fire Chief and staff and managed a related project to inspect fuel modification zones annually.

Wildfire Hazard Reduction Project, Crest Canyon, City of Del Mar Fire Department, Del Mar, California. Managed this project for the Del Mar/Solana Beach Fire Department. The project included parcel by parcel inspection and assessment of 65 parcels within or directly adjacent Crest Canyon. Dudek recommended fuel reduction treatments for each parcel, prepared specifications for contractor bid, and monitored contractor work for this project. Dudek also provided community education and outreach due to highly emotional ties to flammable trees and vegetation requiring removal. In all, 134 tons of fuels were treated with all but 15 tons remaining on site as chipped ground cover.

Education

*Northern Arizona University
BS, Forest Management*

Certifications

*Registered Consulting Arborist (RCA)
Certified Arborist, No. WE-4276A
San Diego County Department of
Planning and Land Use (DPLU)-
Approved Fire Protection Planner
Laguna Beach Fire Department-
Approved Fire Protection Planner
Certified Wildland Fire Ecologist*

Professional Affiliations

*American Society of Consulting
Arborists
National Fire Protection
Association - International
California Fire Chief's Association -
Fire Prevention Officers*

Wildfire Hazard Reduction Project, Saxony Canyon and Lake Val Sereno, City of Encinitas Fire Department, Encinitas California. Dudek was contracted by the City of Encinitas Fire Department to perform a prioritization analysis and then focused fire hazard reduction projects in the City's WUI. Dudek performed lot-by-lot analysis for some 300 parcels, ran fire behavior models for each site, and prepared lot-by-lot treatment specifications. Dudek worked with in-house biologists and restoration specialists to ensure that fuel reduction work was being completed within governing regulations.

Post-Wildfire Landscape Assessments, AIG Insurance, Santa Barbara, Poway and Rancho Santa Fe, California. Managed several projects involving the post-wildfire landscape assessments and loss valuations. The projects included landscape inventory with GPS technology, assessments of plant material for damage level and anticipated recovery, and appraised loss value calculations.

PETCO Headquarters Wildfire Risk Assessment, PETCO, San Diego, California. Performed a site assessment of the headquarters' grounds to determine the potential wildfire vulnerability and provide recommendations to reduce the potential threat. Among the recommendations were active maintenance of unmaintained fuels on slopes, enforcement of smoking policies and use of butt receptacles, and regular maintenance of palm tree petticoats throughout the site.

Tustin Ranch, Irvine Community Development Company, Tustin, California. Served as project manager for multiple projects spanning a five-year period involving eucalyptus plantation and windrow trees on a large site being developed into residential and commercial development. Projects included an analysis, written report, recommendations, contract specifications, assistance in the bid selection process, and supervision/inspection of contractor work. One of the projects was analyzed for fire and hazard management on a site containing over 20,000 trees with various understory growth, including coastal sage scrub. Recommended tree removal, tree pruning, understory management, plant density, and crown heights. Additionally, identified individual trees to be preserved, delineated preservable stands and fuel modification zones, recommended an irrigation system and scheduling, and provided demolition specifications. Recommendations considered tree protection, fire prevention, grading/construction plans, viewshed, tree health, structural hazards, aesthetics, and density. Another project involved evaluation of 1,656 eucalyptus trees on a 200-acre site, including numbering/tagging each tree and recording detailed information. Removals, pruning specifications, hazard reduction, and construction techniques were recommended.

On-Call Fire Plan Review/Third-Party Consultant, Orange County Fire Authority, Orange County, California. Provides as-needed review of fuel modification plans and provides special studies regarding alternative materials and methods for the Orange County Fire Authority. To date, Dudek has provided review and comment of fire behavior modeling and proposed fuel modification and structural hardening for a large, master planned community in southern Orange County. Also involved with research and preparation of a report on the efficacy of utilizing water cannons as an alternative for full fuel modification width.

Fuel Modification Zone Analysis and Fuel Management Program Development, Various Developers, Orange County, California. Managed various fuel modification plan projects for a residential development in Orange County. Field assessments of existing vegetation types and fuel loads were followed by fuel model input and scenario outputs. In addition, managed the preparation of conceptual and precise fuel modification plans meeting Orange County Fire Authority guidelines.

On-Call Fire Consulting, Laguna Beach Fire Department, Laguna Beach, California. Provides as-needed consulting to the Laguna Beach Fire Department. Among tasks requested are site fire risk assessments, vegetation hazard assessments, shelter-in-place assessments, red flag warning action plans, and fuel reduction monitoring and inspections.

On-Call Arboricultural Services, City of San Clemente, California. Responds to numerous requests for tree evaluations and assessments throughout the City of San Clemente. Tree evaluations often include assessment of potential sidewalk removal/installation impacts and assessment of trees exhibiting declining health. Provides objective analysis and reports regarding the trees from a sound arboricultural perspective.

On-Call Arboricultural Services, City of Irvine, California. Responds to numerous requests for tree evaluations and assessments throughout the City of Irvine. Tree evaluations often include assessment of potential sidewalk removal/installation impacts and assessment of trees exhibiting declining health. Provides objective analysis and reports regarding the trees from a sound arboricultural perspective.

Community Forest Management Plan, City of Carlsbad Public Works, Carlsbad, California. Prepared a city-wide community forest management plan for the City of Carlsbad (City). The City has inventoried some 13,000 street and median trees as part of a city-wide GIS survey system. To ensure that the tree resources are managed appropriately, a comprehensive community forest management plan was developed that includes an evaluation of the existing tree inventory, implementation of a long-term maintenance program, and a recommended tree replacement program. In addition, the plan addresses the declining Hosp Grove, a large open space area forested with dying eucalyptus. The plan includes removal of nearly 9,000 dead and dying trees and replanting with native and drought-tolerant species.

Urban Forest Management Plan, National City, California. Prepared a city-wide urban forest management plan for National City. The project included tree inventory of some 10,000 street and median trees, analysis of tree-provided benefits, assessment of the City's urban forest, its tree policies and its management approach, and preparation of the comprehensive plan. To ensure that the tree resources are managed appropriately, a comprehensive community forest management plan was developed that includes an evaluation of the existing tree inventory, implementation of a long-term maintenance program, and a recommended tree replacement program. In addition, the plan addresses

Urban Forest Management Plan, City of Irvine Public Works, Irvine, California. Conducted analysis of the City of Irvine (City) tree populations following collection of tree attribute information for over 50,000 City-owned trees. Analysis included species diversity and distribution, trim cycle breakdown, recommended species for future planting, park tree species, changes from initial plantings, and planting opportunity identification throughout the City.

Integrated Pest Management Plan, San Clemente Pier, City of San Clemente, California. Managed preparation of an integrated pest management plan for bird over-population on the San Clemente Pier. The pigeons and sea bird populations on the pier had become too high and the resulting public nuisance and rise in maintenance costs created the nexus for this project. Dudek provided an analysis of the situation and identified several non-poisonous methods for reducing the population within existing laws and using humane approaches.

West Coyote Hills Fire Protection Plan and Assessment, Chevron, Fullerton, California. Manages the preparation of an FPP for a 500-acre, 1,600-unit planned community in Fullerton. The project includes WUI and based on the fire behavior assessments and analysis on the site, proposed reduced fuel modification in areas that include reduced fire intensity. The net result of the proposed fuel modification zones is a reduction in native habitat impacts with fire behavior modeling backed justifications for the reduced impacts.

Fuel Modification Zone Analysis and Fuel Management Program Development, Various Developers, Orange County, California. Assisted a wildland fire ecologist on several residential development projects in Orange County. Field assessments of existing vegetation types and fuel loads were followed by fuel model input and scenario outputs. Fuel management programs that justified deviations from the Orange County Fire Authority standards were provided, along with agency coordination and meeting attendance.

Master Planned Community FPP, Yokohl Ranch, Tulare County, California. Prepared an FPP for this 36,000-acre project site near Visalia. The FPP summarizes the site's current conditions, fire history, overall risk of wildfire, anticipated fire behavior, and required and recommended fire protection features. The site includes grasslands, chaparral, oak woodlands, and mixed conifer forest fuel types.

Fuel Modification Plans, Restoration Area FPP, Newhall Land, Santa Clarita, California. Provided support on this project which included preparation of conceptual and precise fuel modification plans for proposed residential development. The project also included assessment of a proposed sensitive species restoration site and pre-plans for fire department response to minimize damage to the restoration area.

Post-Burn Oak Tree Evaluations, Mountain Park Development Site, Anaheim, California. Participated in this study of a large development site following the Sierra Fire in Orange County. Many of the site's oak trees were damaged by the wildfire and Dudek conducted a post-burn analysis, documenting oaks that were killed, those that were moderately damaged, and those that were minimally damaged. Dudek provided recommendations for tree management and restoration.

Post-Burn Oak Tree Assessments, Proposed Development Project, Trabuco Canyon, Orange County, California. Conducted a post-wildfire oak tree evaluation for approximately 200 oak trees occurring within a proposed project site. The oak trees were damaged by the Trabuco wildfire and varied from completely killed to minimally scorched. Dudek provided a narrative and photographic summary of the site as well as recommendations for recovery of some of the trees and potential restoration for areas most severely damaged.

Wildfire Hazard Assessment and Community Wildfire Protection Plan, Rancho Santa Fe Association and Fairbanks Ranch, Rancho Santa Fe, California. Provided assessment and recommendations for a 100-acre area that was previously burned in the Witch wildfire. Several homes were lost and that prompted the associations to assess the hazard and develop recommendations to reduce the hazard. Dudek conducted fire behavior modeling using Flammap to graphically display the priority areas and provided recommendations to reduce the hazard. Dudek also prepared a community wildfire protection plan for the area that was accepted by the FireSafe Council. This plan has been submitted with a grant application for fuel reduction funding.

FPP, Santa Barbara Botanic Garden, Santa Barbara, California. Managed the preparation of an FPP for the proposed botanic garden expansion. The FPP included site-specific fire behavior modeling, analysis of the option for on-site sheltering, and addressed all fire protection features that would be provided for the site's structures. Fuel modification was customized for this site based on the site's terrain and expected fire behavior.

Wildfire Hazard Assessment, Camp Hi Hill, The Planning Center, Angeles National Forest, California. Managed this project assessing a Long Beach Unified School District Camp (Camp) situated amongst mixed conifer and hardwood forest in the Angeles National Forest. The Camp is used for elementary school student exposure to the forest and the unique learning opportunities it provides. Dudek conducted fuel loading analysis, fire behavior modeling using BehavePlus, structural conditions, hazard assessment, relocation/evacuation potential, and provided fuel reduction recommendations. In addition, Dudek advised the Camp on a last-resort option of sheltering in place on site with the implementation of structural hardening procedures.



Dennis Pascua

Senior Transportation Planner, Transportation Services Manager

Dennis Pascua is a senior transportation planner with 25 years' experience in transportation planning/engineering in Southern California. Mr. Pascua has successfully managed a variety of projects for local agencies and private developers, including traffic and circulation impact analyses and parking demand studies in both highly urbanized and rural areas. He is highly experienced with California Environmental Quality Act/National Environmental Policy Act and transportation topics and policies surrounding active transportation, context sensitive solutions, and complete streets throughout California. Mr. Pascua also offers an international perspective, having managed transportation planning projects in the Philippines, Japan, and the United Arab Emirates.

Education

*University of California, Irvine
BA, Social Ecology (Environmental
Analysis and Design)*

Professional Affiliations

*American Planning Association
Association of
Environmental Professionals
Institute of Transportation Engineers
Orange County Traffic
Engineering Council*

Project Experience

LADWP On-Call Environmental Services, Los Angeles, California. Managed Traffic Impact Analysis (TIAs) for the following projects prepared under an on-call contract with the City of Los Angeles Department of Water and Power (LADWP), the nation's largest municipal utility.

- Power Plant 1 and Power Plant 2 Transmission Line Conversion
- Tujunga Central Groundwater Station
- North Hollywood Groundwater Station
- De Soto Avenue Trunk Line Replacement
- De Soto Water Tanks
 - Van Norman Complex Vegetation and Maintenance Projects

The TIAs prepared, or currently being prepared, involve the analysis of construction-related traffic and potential lane closures on major public thoroughfares. Construction mitigation measures include the preparation of a Construction Traffic Management Plan that includes traffic control plans for roadway construction, and transportation demand management for construction worker traffic. Dudek has also coordinated with the Department of Transportation and Bureau of Engineering on those projects.

LACSD On-Call Environmental Services, Los Angeles County, California. As part of an on-call contract with the Los Angeles County Sanitation Districts (LACSD), Mr. Pascua managed the TIA for the Stormwater Capture System at Puente Hills Material Recovery Facility in County Sanitation District No. 2 to meet the Industrial General Permit's industrial stormwater requirements. The project would primarily involve construction of a proposed basin and supporting conveyance facilities (piping) that would involve grading, excavating, and fencing. The TIA analyzed the

potential traffic impacts for the temporary construction phase of the project, which would generate construction-related traffic (due to construction workers, vendor trucks, and haul trucks) to and from the project site.

Marsh Park Access Evaluation and Recommendations, Mountains Recreation and Conservation Authority, Los Angeles, California. Conducted an evaluation of the existing access conditions at the driveways in Marsh Park in the City of Los Angeles. The project was intended to address safety concerns at the park access including obstructed sight distance, failure of vehicles to yield to bicyclists and pedestrians, and lack of visibility for drivers to see when park gates are closed. Provided recommendations to improve safety for park users including placement of stop signs, reflective markers for park gates, and signage to alert drivers to the presence of pedestrians. Recommendations were made consistent with guidance provided in the California Manual of Uniform Traffic Control Devices.

Gen-Tie Routes for Edwards Air Force Base Solar Enhanced Use Lease Project, Kern County, California. Managed the in-house Transportation team that prepared a traffic impact analysis (TIA) that identified potential construction-related traffic impacts associated with the proposed 230-kilovolt gen-tie route options that would connect the Edwards Air Force Base (EAFB) solar generation site with the existing Westwind Substation in the first phase of the project, and to the Southern California Edison Windhub Substation in subsequent phases of the project. The project impacts were evaluated under CEQA and NEPA. This project is located south of the Sanborn Solar and Gen-Tie project. The TIA evaluated existing traffic conditions, including roadway segment and intersection levels of service along or in proximity to the gen-tie route options; estimated trip generation and trip characteristics for construction-related activities of the gen-tie options; analyzed the potential for traffic impacts to occur as a result of construction of the gen-tie; described the significance of the potential impacts; and, identified mitigation measures, for construction-related traffic impacts.

Sanborn Solar and Gen-Tie Route Project, Kern County, California. Managed the in-house Transportation team that prepared a TIA that identified potential construction-related traffic impacts associated with a proposed photovoltaic solar facility and associated infrastructure (gen-tie) necessary to generate up to a combined 300 megawatts of renewable electrical energy. The proposed project consisted of two sites: the northern site is approximately 1,118 acres; and, the southern site is approximately 983 acres. The southern site is directly north of Edwards Air Force Base Solar project. The project impacts were evaluated under CEQA and NEPA. The TIA evaluated existing traffic conditions, including roadway segment and intersection levels of service along or in proximity to the gen-tie route options; estimated trip generation and trip characteristics for construction-related activities of the gen-tie options; analyzed the potential for traffic impacts to occur as a result of construction of the gen-tie; described the significance of the potential impacts; and, identified mitigation measures, for construction-related traffic impacts.

Additional Project Experience

- Tres Amigos Solar Project, Merced County, California
- Jensen Solids Handling Facility Canoga Park, Metropolitan Water District, Los Angeles, California
- Warner-Canoga 150-Dwelling Unit Apartment Transportation Demand Management Plan, Warner Center, Los Angeles, California
- North Hollywood High School Renovation, LAUSD, Los Angeles, California
- Rose Hills Courts Rehabilitation, Housing Authority of City of Los Angeles, California
- LA Trade-Technical College Master Plan, Los Angeles Community College District, California
- Grandview Park Expansion, Rancho Palos Verdes, California
- Recology Materials Recovery Facility (MRF) Expansion, Sun Valley, California
- California Department of Transportation SR 126/Commerce Center Drive PR/ED, Newhall Ranch, California.
- Terminal Expansion and Renovation Project EIRs, Port of Los Angeles, California



Mladen Popovic

Environmental Analyst/Transportation Planner

Mladen Popovic is an environmental analyst and transportation planner focusing in traffic impact assessments and transportation analysis for a wide variety of projects. Mr. Popovic is experienced working within traffic impact analysis procedures, including data collection, cumulative project development, trip generation calculations, level-of-service analysis for intersections and roadway segments, signal warrant analysis, construction traffic, internal circulation and access evaluation, and vehicle turning analysis. He has utilized various types of transportation and design software including Synchro, Traffix, AutoTurn, as well as other programs, such as ArcGIS and AutoCAD.

Education

*University of California,
Santa Barbara
BA (with Honors), Geographic
Information Systems
BA, Environmental Studies
University of California, Irvine
MURP, Urban and a
Regional Planning*

Professional Affiliations

American Planning Association

Relevant Previous Experience

Los Angeles Unified School District (LAUSD) School Modernization Projects, Los Angeles Unified School District, California. Worked on three traffic studies that involved modernizing and retrofitting LAUSD schools including Venice High School, Ulysses S. Grant High School, and North Hollywood High School. The projects aimed to provide opportunities for older schools to refurbish buildings and create state-of-the-art facilities for current students. As a result, construction traffic was the main trip generation focus for the project and was analyzed utilizing passenger car equivalent (PCE) factors. Since space was limited for the schools, ensuring surrounding residential communities were not adversely affected by the proposed renovations was critical. Thereby, signal warrant analysis and queueing with SimTraffic was a major aspect of the reports. Intersections and roadway segments within the area were analyzed using Los Angeles Department of Transportation (LADOT) guidelines and Intersection Capacity Utilization (ICU) methodologies.

Southern California Edison Mesa 500-kV Substation, City of Monterey Park, California. Worked on a traffic impact analysis for construction impacts associated with relocation, removal, creation, and modification of transmission lines for the Mesa Substation located in the City of Monterey Park. Created several figures and maps utilizing ArcGIS and AutoCAD cross compatibility to display locations of transmissions lines associated with the project, as well as pedestrian and transit connections that could be influenced by the proposed project.

Traffic Signal Communications Master Plan, City of Chula Vista, California. Worked as a part of a team on the Master Plan for all traffic signal communications within the City of Chula Vista. Heavily involved with digitizing as-built data to accurately portray fiber optic and traffic signal infrastructure utilizing ArcGIS. Created and maintained a geodatabase for project data to be stored, analyzed, and ultimately displayed for reference into the Master plan.

De Anza Revitalization Plan - Existing Mobility Conditions, City of San Diego, California. Worked as a part of a team on the existing mobility conditions of the traffic report for restoring the De Anza Cove area located within the Mission Bay area of the City of San Diego. Produced several figures utilizing Illustrator and ArcGIS to show multimodal connections with the proposed project, including bicycle infrastructure, pedestrian routes, and significant roadways. Maps were displayed and utilized for public information sessions, scoping, and review periods.

Harbinson Traffic Calming, City of La Mesa, California. Created conceptual engineering designs for traffic calming measures along Harbinson Avenue within the City of La Mesa, located east of the City of San Diego. Conducted fieldwork to measure vehicular speed and traffic, and to measure street widths and proportions in order to create accurate designs that resulted in street median and speed table implementation. Speed tables and medians were constructed in 2016.

Huntington Park General Plan Update, City of Huntington Park, California. Contributed on the traffic impact analysis for this project that served to analyze the proposed update to the City of Huntington Park's General Plan. The project involved re-analyzing existing conditions and utilizing model data from the Southern California Association of Governments travel demand model for buildout year conditions for seven planning areas that comprised 12 critical intersections. Once model results were post-processed and refined, intersections and roadway segments were distributed accordingly based upon the changes of density of uses proposed within the General Plan Update. Since the City lies directly adjacent to the City of Los Angeles, regional transit and pedestrian circulation was also analyzed.

9211 Sorensen Avenue Warehouse, City of Santa Fe Springs, California. Helped prepare the traffic impact study for a warehouse project located on 9211 Sorensen Avenue in the City of Santa Fe Springs. Consisting of 49,000 square foot warehouse on a vacant 2.29-acre site, the project was analyzed utilizing PCE factors and truck traffic vehicle mix data from the City of Fontana Truck Trip Generation Study. Existing and opening-year scenarios, including cumulative developments within Santa Fe Springs and adjacent jurisdictions were analyzed.

Little McGonigle Ranch Road, City of San Diego, California. Assisted on the traffic study for this project, which proposed extending Little McGonigle Ranch Road southward towards Carmel Mountain Road within the Del Mar Mesa community of San Diego. The proposed project notably was analyzed to ensure that emergency providers would not incur additional strain with this added community and roadway. Thus, travel times for ambulances and fire departments in the area were heavily scrutinized.

Rose Hills Courts Rehabilitation, Housing Authority of the City of Los Angeles, California. As transportation planner, prepared the traffic impact analysis for Rose Hills Courts and its impending renovations. The study contained City of Los Angeles standards and, therefore, ICU and LADOT methodologies were strictly adhered to. As a part of the City of Los Angeles and owned by the Housing Authority, Rose Hills Courts was analyzed primarily for construction-related impacts. The crux of the traffic study focused on existing and cumulative scenarios with construction traffic the primary guide.

Concrete/Asphalt Crushing Facility, City of Santa Fe Springs, California. Prepared a traffic impact study for a concrete/asphalt crushing facility located on Greenstone Avenue in the City of Santa Fe Springs. Utilized project-specific data to estimate project trip generation data as a part of the traffic impact assessment, including PCE factors to contextualize project truck traffic. Worked closely with the City of Santa Fe Springs Planning Department and other local jurisdictions to accurately assess cumulative impacts associated with the future year analysis including local changes as a result of ongoing Caltrans improvements.

Kassab Travel Center, City of Lake Elsinore, California. Worked on a traffic impact study to assess the existing and future impacts of a proposed travel center consisting of a gas station, convenience mart, and fast-food restaurant. The study included analyzing existing and opening-year conditions. As part of the traffic impact assessment, utilized the Institute of Transportation Engineer's (ITE) Trip Generation Manual to estimate projects' trip generation and pass-by percentages. Further worked on supplemental traffic analysis for buildout conditions utilizing data from the Riverside Transportation Analysis Model, post-processing and model refinement, and analyzing future roadway circulation patterns.



Raoul Rañoa

Senior Graphic Designer

Raoul Rañoa is a senior graphic designer with 20 years' experience. Mr. Ranoa excels in breaking down complex data and processes into simple, easy-to-understand visual presentations. He is knowledgeable in print and web graphics production, including prepress, vector and 3D illustration, social media and environmental asset creation, video, and motion graphics using software such as Adobe Creative Suite, Strata 3D, Pro Tools, Cinema 4D, QGIS, Google Earth. He also has management and university-level teaching experience, as well as experience in technical editing, writing, reporting, and cartography.

Education

*California Polytechnic State University, Pomona
BA, Communications
(Journalism Focus)*

Relevant Previous Experience

Los Angeles Times, California. Served as senior artist for data visualization. Researched, reported, wrote, designed, and illustrated infographics, animated videos, 3D diagrams, cutaways, charts and maps. Created visualizations based on trending topics in social media for latimes.com. Managed projects and staff. (1997–2017)

Jet Propulsion Laboratory, Pasadena, California. Responsible for infographics and data visualization. Created space and environmental infographics. Interviewed staff scientists and researchers, visualized best way to present complex data and illustrate the concept. (2016-Present)

Claremont Colleges, Claremont, California. Served as illustrator and designer. Responsible for layout, page design, and illustrations. (2016)

The Huck Group, Los Angeles, California. Designed and developed interactive litigation graphics.

McGraw Hill, Santa Monica, California. Served as technical editor on Nintendo Wii Flash Game Creator's Guide written by an Adobe Certified Expert. Worked with author and publisher to ensure accuracy of text, instructions, and programming code.

San Bernardino County Sun, California. Served as news artist/assistant art director. Researched, reported, designed, and illustrated infographics. Managed projects and staff. (1995–1998)

Hub Distributing, Ontario, California. Served as production artist and copywriter. Wrote, edited, and designed internal publications. Designed promotional signage and advertising for Miller Outpost, and pre-press technician. Assisted in layout and design of stores. (1992-1995)

Chino Valley Chamber of Commerce, California. Wrote, edited, designed, photographed, and produced monthly newsletter. Designed and produced catalogs, brochures, signage, books, and marketing materials related to the cities of Chino and Chino Hills.

Other Experience

University of California, Los Angeles. Served as visual journalism instructor. Taught course covering infographics, illustration, graphics reporting, interactive graphics, interactive media, and software training. (2007-2011)



Steve Faust, AICP

PROJECT MANAGER

Education

M.S. in Urban & Regional Planning, Portland State University

B.S. in Peace Studies, St. Johns University, Minnesota

Registrations

American Institute of Certified Planners (AICP)

Affiliations

American Planning Assoc. Oregon Chapter

Senior-Level Public Policy Facilitator, Oregon Consensus

Public Involvement Provider, Oregon Department of Justice Alternative Dispute Resolution

Chair, Oregon Land Conservation & Development Commission Citizen Involvement Advisory Committee

Steve is a land use planner with over 15 years' experience as a facilitator and community engagement specialist. He comes to 3J after 14 years as a planner, project manager and principal at Cogan Owens Greene. Steve brings significant skill in helping communities create visions that articulate aspirations for the future and strategic plans to guide growth and development. He understands how to successfully engage the public in land use decisions. He brings a sustainability framework to land use planning, striving for outcomes that are environmentally sound, socially just and economically prosperous. Steve is the current chair of the Oregon Citizen Involvement Advisory Committee. Before joining COG, he spent four years as a community organizer and executive director of a nonprofit neighborhood association in St. Paul, Minnesota.

Relevant Experience

Camas Comprehensive Plan Vision; Camas, WA

Steve led an effort to develop and implement a visioning and public outreach strategy for the City of Camas to guide an update of their comprehensive plan. The team facilitated a vision steering committee and led a series of public engagement activities, including developing a community profile, conducting meetings with local organizations, administering online questionnaires, engaging with youth, and facilitating two vision workshops. These activities resulted in a vision that includes various themes related to the comprehensive plan and categorized list of action items.

Stevenson Comprehensive Plan Vision; Stevenson, WA

Steve assisted the City of Stevenson with the development of a community vision, cornerstone principles, goals and objectives to guide an update of their comprehensive plan. Tasks included facilitating two community events and preparing a public involvement strategy, developing concept illustrations of the cornerstone principles and providing strategic advice on public engagement strategies.

City of Lake Oswego Comprehensive Plan Update; Lake Oswego, OR

Steve led a team of consultants to assist the City of Lake Oswego update their Comprehensive Plan. Activities included scenario planning, public meeting and advisory committee facilitation, economic and housing analyses, and strategic advice on sustainability, public involvement and survey development. The complex project involved urban design, land use, housing, economic development, natural and cultural resources planning as well as transportation, heavy community engagement and neighborhood-level design. The plan update is based on a framework of seven "Action Areas."



Kodiak Island Borough Comprehensive Plan Update; Kodiak Island, AK

Steve worked on an update to the Comprehensive Plan for this Borough that includes Kodiak Island and the surrounding area. Activities included research and updating information on existing conditions and future trends; drafting new goals, policies, objectives and implementation measures; creating an overall land use plan; conducting public and community group meetings; preparing media releases, meeting flyers and other informational materials; creating and maintaining a project website; preparing draft and final plan documents; and presenting information to Borough staff, Planning and Zoning Commission and Assembly members. Extensive public involvement program included meetings in communities and with groups throughout the Borough, as well as with Borough staff and decision-makers.

Yachats Community Survey & Comprehensive Plan Update; Yachats, OR

Steve assisted this small coastal city with a community survey and comprehensive plan update. He engaged city officials and residents in a goal setting exercise to identify community values and surveyed residents on preferences, and designed and facilitated a public meeting. A speakers' bureau packet was also developed for Planning Commission and Advisory Committee members to hold local small group community discussions on the vision and draft plan elements. The draft and final comprehensive plan update included policies to guide future development and identified changes needed to the zoning ordinance.

Hoquarton Waterfront Plan; Tillamook, OR

Steve led a consultant team to assist the City of Tillamook with a plan to guide redevelopment along the City's historic downtown along the Hoquarton Slough. The Plan includes strategies to create an integrated, compact, mixed-use neighborhood with a balanced transportation network that provides safe and attractive access to and from city parks, employment centers, retail shops, and residences. The team developed pedestrian and bicycle circulation plans to enhance walking and biking within and through the area, as well as preferred routes for freight.

Oregon City South End Concept Plan; Oregon City, OR

Steve managed the project team that prepared a Conceptual Land Use Plan and Comprehensive Plan Map update for the South End Concept Plan in Oregon City. This work was pursuant to Title 11 of the Metro Urban Growth Functional Management Plan (2040 Plan). The Plan was approved by the City Commission in April 2014. Properties within the 400-plus-acre project boundary were brought into the Urban Growth Boundary in 2002, but have remained undeveloped due to the lack of urban zoning and service availability.



Andrew Tull

PRINCIPAL PLANNER

Education

Master of Landscape Architecture, Washington State University
Bachelor of Science in Horticulture, Kansas State University

Affiliations

American Planning Association
Homebuilders Association of Metropolitan Portland – Board Member and Executive Council Member
National Association of Home Builders – Board of Directors
West Side Economic Alliance
Urban Land Institute
Clackamas County Business Alliance

A partner at 3J Consulting, Andrew has more than 15 years of experience as a land use planner and urban designer. He has prepared designs for hundreds of residential, mixed use, and commercial developments for public and private clients, skillfully obtaining land use entitlements for many of these designs. Andrew's ability to focus on the big picture coupled with his foundations in design and landscape architecture provides a level of understanding and expertise not often found in the industry. His experience with many local jurisdictions and comprehensive understanding of state planning laws and local restrictions helps formulate nimble tactical approaches to development projects.

Andrew specializes in navigating projects through the complexities of Oregon's land use entitlement process. With experience on nearly every type of land use process, Andrew can anticipate the impacts of design decisions upon schedules and processes. Andrew's abilities as an urban designer and planner allow for the seamless movement of project designs from concept through land use entitlement, starting projects on a trajectory which leads to successful completion.

Relevant Experience

River West, City of Cornelius, Oregon

Andrew led the project team that assisted a local land owner in preparing a Comprehensive Plan and Zoning Map Amendment to allow for the conversion of a blighted industrial site on the City's southern boundary to a high density residential zoning. The site's proximity to nearby residential neighborhoods, schools and parks made the proposed use a natural choice for multi-family residential use whereas the old rodeo building which sat on the grounds was near the end of its useful life. 3J successfully addressed the City's approval criteria, housing needs, State Planning Goals, and the City's Comprehensive Plan while engaging the project's neighbors about the proposed change in use. Following the successful establishment of the multi-family zone, 3J designed and engineered a unique planned unit development over the property which is currently under construction.

The South End Concept Plan, Oregon City, OR

Andrew provided land use planning services for a predominantly residential area of low density single-family homes, with a mix of larger-lot county subdivisions and newly developed city subdivisions. The South End Concept Plan establishes a series of walkable and diverse new neighborhoods that are modeled after the most valued and beloved historic neighborhoods in Oregon City and throughout the region. A robust and comprehensive community engagement process formed the basis of the Concept Plan, defining the community's vision and values.



On-Call Planning Services, City of Sherwood, OR

Andrew provides on-call planning services for long-range and current planning, permit review and coordination with the City, City's Attorney, State agencies, and other professional consultants.

On-Call Planning Services, City of Cornelius, OR

3J filled an immediate need for the City of Cornelius when their search for a Community Development Director did not result in a hire. The City was under pressure to initiate contract negotiations with Metro to begin work on a grant-funded project. The City was also under-staffed and needed help from a team with enough knowledge and experience to step in and lead several current planning reviews in a short timeframe. Andrew and his team successfully filled those needs for the City until they completed a second, and successful, search for a Community Development Director in 2016.

On-Call Planning Services, City of North Plains, OR

For the past four years, Andrew has been providing land use planning services to the City of North Plains through an on-call contract. The work includes a variety of routine and complex elements regarding current and long-range planning for the City. 3J's primary role has been to serve as staff planner, conducting pre-application conferences, conducts code reviews of development proposals, processes land use applications, writes staff reports, attends planning commission meetings, and prepares code amendments as directed. As each development proposal is considered a separate work order, this on-call contract has resulted in dozens of work orders. Concurrently, 3J assisted the City with an update to the comprehensive plan through three, one-year work orders. The process included developing a comprehensive plan vision, facilitating a steering committee, writing grants and managing subconsultant work to update the housing, economic and transportation plans, reviewing and revising policies and preparing the updated comprehensive plan document.

Crestview Crossing, City of Newberg, Oregon

Andrew led a team of consultants to bring nearly 40 acres of undeveloped land into the City's Urban Growth Boundary, Amend the Comprehensive Plan, and create a zoning district supportive of multiple residential densities and a significant commercial component. Following the inclusion into the City's Comprehensive Plan, 3J participated in several conceptual development studies to determine the highest and best use for the properties given market and demand forecasting. 3J is currently moving a proposal through the City's design review process to create a 300 home master planned community with a parcel set aside for a planned hotel and restaurant development. The project includes significant improvements along ODOT's Highway 99 and will provide a linkage for a regionally significant transportation connection at Crestview Drive.



Gregg Weston, PE CHIEF ENGINEERING MANAGER

Education

Bachelor of Science in Civil Engineering, University of Portland

Registrations

Professional Civil Engineer, Washington and Oregon

Affiliations

Clackamas County Business Alliance; Current President, Past President 2005 -2006, Board member

Columbia Corridor Association; Past President and Board Member

Oregon Chapter of APWA; Past President, Foundation Liaison to Board

Oregon APWA Scholastic Foundation; Past President, Current Board Member

University of Portland Civil Engineering Dept. Advisory Board

Gregg has more than 38 years of design and project management experience in the Portland Metropolitan area, which encompasses development projects and transportation and utility improvements within Washington, Multnomah and Clackamas Counties, TriMet, and the City of Independence. This work has included project management of large and small projects requiring the preparation of construction plans, specifications and estimates. Gregg has recently completed transportation and utility improvements services to Lincoln City and Clatsop County to improve pedestrian zones, transportation hubs, and water quality.

Relevant Experience

City of Portland South Waterfront Redevelopment; Portland, OR

Gregg led the development of the public infrastructure for one of the largest redevelopment projects ever undertaken in the city of Portland, which included the design and construction of the public infrastructure including provisions for bus and streetcar service. He also navigated a complex project process that included planning, engineering, public involvement, and significant public sector and stakeholder interaction, including coordinating with multiple resource agencies, City of Portland bureaus, Portland Development Commission and ODOT facilities through difficult negotiations and project modifications.

Clark County Master Plans; Clark County, WA

Gregg was project engineer/planner to provide master planning for several projects ranging from 40-to-120-acres in size. Master plans included roadway, drainage, sanitary sewer, water, lighting, and public utility service. Most projects involved a mix of public and private infrastructure serving single-family, multifamily, commercial, and light industrial development.

Weyerhaeuser Mill Sites; Raymond and Longview, WA

Gregg was project manager providing project management and civil engineering for several mill sites including a new small-log processing facility in Raymond, Washington, and mill site improvements in Longview, Washington. Site design work included drainage and paving designs, demolition and utility retrofits, stormwater separation and treatment, and containment of hazardous and/or contaminated materials. Drainage design work involved oil/water separation, and bark/chip containment and separation, collection, piping, and treatment prior to discharge to state and federal controlled waterways in compliance with Department of Ecology (DOE) requirements. Pavement design involved log and lumber sorting yards required to support up to 80,000-pound wheel loading. Demolition projects involved removal and support of various piping and utility supply lines to accommodate demolition of several buildings including an old digester building in the pulp mill operation.



Jackson Park Shoreline Revitalization, for the US Navy; Bremerton, WA

Mr. Weston provided civil design oversight for base housing and recreation area retrofit. Project included site drainage, grading, roadway and pathway design, tennis courts, parking, and coordination with landscape, and lighting design work. Grading and drainage were a significant design challenge due to hazardous and contaminated soils, environmental concerns, and limited gradients for overland pipe flows.

The Landing at Macadam - South Waterfront; Portland, OR

Gregg provided Principal oversight for planning, preliminary, survey, and final civil design for the redevelopment of several blocks in the southern portion of the South Waterfront District. This project includes the design of several new city streets, coordination with adjacent projects including the Portland Street Car, and other public improvements constructed as part of the Central District of South Waterfront. Other public improvements included in this project are water, sanitary sewer, storm sewer collection and treatment, franchise utilities.

Salem Riverfront Park/Front Street Master Plan; Salem, OR

As lead engineer, Gregg's work included conceptual design for the conversion of Court Street to an urban plaza and parking court; a series of bridge structures to provide a pedestrian access beneath Front Street (Highway 22); streetscape enhancements to develop an esplanade along Front Street; redevelopment of the park to provide water features including an interactive fountain; a new overlook at the riverbank; construction of a new building for meeting and banquet rooms; new boat dock for public and commercial tour boats; and other park improvements, including development of a public art program for the underpass, plaza, and park. Final design and construction for this project included park regarding, enhanced pedestrian access to the river, a new garden area and river overlook, and a new dock capable of serving boaters and the Willamette Riverboat working out of the Salem riverfront.

BRAD KILBY, AICP **Senior Planner**

Brad is a senior planner with HHPR. He is a strong leader who is energetic, positive, and client-focused. Brad has the ability to build and maintain relationships and work in a variety of team situations with peers, staff, elected officials, and stakeholders. His experience includes obtaining public and private development entitlements, the preparation of environmental documentation, writing and managing grants, managing consultants, and working hard to ensure that he finishes his projects on time and on budget.

Brad has extensive public and private planning experience, including tenure as the interim Community Development Director for the City of Woodland, Washington; Planning Manager for the City of Sherwood, Oregon; Associate Planner for the City of Tigard, Oregon; Associate Planner for Douglas County, Washington; and Assistant Planner for the Spokane County Boundary Review Board in Washington.

Brad is proud of his project work for being responsive to community concerns and sensitive to environmental issues, while providing economically viable development opportunities. He prides himself in being a generalist and systems thinker, and has worked hard to ensure he has a clear and broad understanding of public systems. Throughout his career, Brad has realized the entire planning process from creation to implementation and has extensive public presentation experience with citizens and decision-makers alike.

Selected Experience

- » Sherwood West Preliminary Concept Plan, City of Sherwood, Oregon*
- » Sherwood Town Center Plan, City of Sherwood, OR.*
- » Sherwood Sign Code, City of Sherwood, OR.*
- » Salem Downtown Action Plan, City of Salem, Oregon*

Education

Bachelor of Arts Urban and Regional Planning, Magna Cum Laude, Eastern Washington University

Years of Experience

Total: 20

Area of Expertise

- » Feasibility Studies
- » Stakeholder Outreach
- » Comprehensive Planning
- » Land Divisions
- » Environmental Permitting (SEPA)
- » Site Plan Reviews
- » Conditional Use Permitting
- » Rezoning
- » Zoning Code Development
- » Master Planning





REGIONAL DIRECTOR / SR. HYDROLOGIST

Gardner Johnston, CFM

Gardner has 24 years experience in the field of watershed sciences and restoration. He has been involved in numerous watershed assessments, fluvial geomorphic analyses, riparian assessments, river restoration projects, and restoration planning efforts. Gardner also has experience working with diverse constituent groups to identify meaningful restoration approaches that are based on the best available science and that meet stakeholder objectives. Gardner regularly serves as a technical advisor and instructor for river restoration planning and design. He has also been a contributing author to restoration design guidelines. His primary interest is the evaluation of landscape impacts on watershed processes, stream channels, and fish habitat; and development of appropriate solutions.

EXPERTISE

Watershed Assessment
Hydrologic Analysis
Aquatic Habitat Assessment
Riparian Assessment
Restoration Design
Fluvial Geomorphology
Construction Oversight
Project Management

EDUCATION

MS, Forest Eng. & Hydrology
University of Washington, 2002
BA, Biology
University of North Carolina, 1993

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Certified Floodplain Manager (CFM)
Associate of State Floodplain Managers (ASFPM)
River Restoration Northwest
Board of Directors

SELECTED PROJECT EXPERIENCE

Wind River Habitat Strategy Skamania County, WA (2015-2017)

The Wind River subbasin is the first major Columbia River tributary in Washington upstream of the Bonneville Dam. Inter-Fluve was hired by LCFRB to work with the Wind River Work Group (WRWG) to develop a restoration strategy for the Wind River subbasin to identify and prioritize habitat restoration and preservation opportunities for ESA-listed salmon and steelhead. Priority project sites were selected and our team worked with MCFEG to plan restoration for Beaver Reach near the Beaver Campground. Gardner was project manager.

Eugene Riverfront Park Design Eugene, OR (2018-Present)

The City of Eugene contracted Inter-Fluve as part of a team of firms to design Eugene's first urban riverfront park on approximately three acres of the 17-acre former Eugene Water and Electric Board site on the Willamette River, near downtown Eugene. The goals of this project are to work closely with City staff, the community, and future developers of the site to develop a finalized concept plan. Gardner is providing QA/QC and assisting with the design.

John Day Gateway Plan

John Day, OR (2018-Present)

The City of John Day is creating an area plan to be known as the John Day Innovation Gateway. The concept includes connecting the City to an 80-acre property that will be redeveloped from a former mill site to a usable community space; constructing a trail along the north side of the John Day River; and developing various transit connections to wastewater reuse projects, educational areas, and community spaces. Inter-Fluve is on a team lead by Walker Macy for development of this vision. Gardner is project manager.

White Salmon River, Condit Dam Removal

White Salmon, WA (2007-2011)

The 125-foot high Condit Dam was breached in 2011 in response to economic impacts related to fish passage and relicensing. Condit Dam was the second-tallest dam removal project in the United States and its removal opened 33 miles of spawning grounds to steelhead. Inter-Fluve was contracted by PacifiCorp to prepare management plans and perform several preliminary assessments. Gardner was a key contributor.

Trout Creek, Hemlock Dam Removal Carson, WA (2008-2009)

Trout Creek provides critical habitat for Lower Columbia River Steelhead, an ESA-listed (threatened) species. Removal of this 26-foot-tall concrete arch dam included dredging approximately 100,000 cubic yards of impounded sediment and restoring approximately 2,000 feet of stream channel. The decommissioning included extensive stream diversion. Inter-Fluve tasks included field investigation, geomorphic and fish passage design, hydrologic and hydraulic modeling, and detailed dam removal and channel restoration design. Gardner provided hydrology design.

Horsetail Creek Habitat Restoration Columbia River Gorge, OR (2009-2012)

Inter-Fluve assisted the LCEP in their development of habitat enhancement at the site of Horsetail Creek, a small tributary to the Columbia River. The project won the 2016 ACEC Oregon Engineering Excellence Honor Award. Gardner was a part of the design team for this project.

Gardner Johnston

ADDITIONAL PROJECT EXPERIENCE

Little Wind River Habitat Enhancement

Carson, WA (2017-Present)

Inter-Fluve was contracted by the Underwood Conservation District to complete designs for enhancement including a combination of ground-based hand crews and helicopter placement of large wood and log jams over approximately 2,200 linear feet of stream. Our team collaborated with stakeholders, funding partners and regulatory agencies including BPA, USFS-CRGNESA, WDFW, LCFRB and others. Gardner is project manager.

Indian Creek Culvert Replacement & Fish Passage

Underwood, WA (2012)

Underwood Conservation District contracted with Inter-Fluve to develop alternatives and prepare designs for replacing a culvert on Indian Creek in the lower White Salmon River basin. The project was funded by the U.S. Fish and Wildlife and Spring Creek National Fish Hatchery. Inter-Fluve used the The U.S. Army Corps of Engineer's one dimensional HEC-RAS hydraulic model to analyze existing stream and culvert hydraulic conditions and completed an alternatives analysis from which a modular bridge was selected.

Lower Columbia Salmon Recovery & Subbasin Planning

Lower Columbia River (2005-2018)

Gardner was the habitat lead for the Lower Columbia Salmon Recovery effort. This effort applied a broad suite of analytical tools to over 70 salmonid populations to assess viability and to determine the extent of impacts related to hydropower operations, commercial and sport fishing, hatchery operations, and freshwater habitat. The Analytical tools applied in this assessment included fish life-cycle models, Ecosystem Diagnosis & Treatment, and GIS-based watershed process modeling. Results of the analytical assessments were combined with regional recovery objectives in order to identify and prioritize recovery measures that addressed all impacts to fish populations.

Salmon Park Greenway

Clark County, WA (2011)

Inter-Fluve provided designs for restoration of critical floodplain and fisheries habitat in lower Salmon Creek at the site of the Salmon Creek County Park. Funded with a Centennial Clean Water Grant through the Washington Department of Ecology, the project includes creation of 700 feet of connected backwater channel and installation of large woody debris structures along 500 feet of the main channel of Salmon Creek. In addition, 3-acres of the surrounding riparian and floodplain forest will be managed for invasive species and planted with native vegetation. Gardner was Project Manager and lead Hydrologist.

Chehalis Basin Aquatic Species Restoration Plan

Newaukum, WA (2018-Present)

Inter-Fluve was contracted by the Washington State Recreation and Conservation Office to produce reach-scale restoration designs for two sub-basins to the Chehalis River: Newaukum River and Chehalis River South Fork. These designs will advance goals of the Aquatic Species Restoration Plan, support habitat function and populations of aquatic and semi-aquatic species - while also creating flood and climate-resilient systems that support the human needs in the Basin. Gardner assisted with project coordination and QA/QC.

White Salmon River, Underwood In-Lieu Restoration

Underwood, WA (2014-2018)

Inter-Fluve was contracted by the Yakama Nation to restore habitat and boat access to the Underwood In-Lieu Site and Namnit Indian village site at the mouth of the White Salmon River. After removal of the Condit Dam in 2011, sediment filled the downstream boat access site. Inter-Fluve's designs aimed to restore the boat launch, reduce future sediment inundation, and restore fish and wildlife habitat by creating side channels and vegetated islands. Gardner assisted with design and QA/QC.

Upper Cowlitz & Cispus Subbasins Community Based Habitat Strategy Development

Eastern Lewis County, WA (2018-present)

Inter-Fluve was contracted by LCFRB to facilitate a community work group to gather existing technical information, receive input from community stakeholders, and conduct additional field survey data to assess the habitat factors limiting salmon and steelhead recovery. The project area includes the Upper Cowlitz and Cispus subbasins and selected tributaries, totaling roughly 85 miles of analysis. The habitat strategy, list of prioritized projects and preliminary design that are outcomes of this project will guide project sponsors' future work in the basin toward the highest benefit projects. Gardner is project manager.

Wind River Stream Channel & Riparian Restoration

Underwood, WA (1999)

Gardner led all aspects of this large-scale stream channel and riparian restoration project, including conceptualization, project design, construction oversight, and effectiveness monitoring. The project consisted of a half-mile of streambank revetment using natural channel design approaches. A monitoring plan for pre- and post-implementation monitoring was developed to assess project effectiveness. Monitoring elements included measurements of channel geomorphology, riparian vegetation and shading, and bank stability conditions.

Wind River Water Quality Monitoring Program

Underwood, WA (1998)

Gardner developed a water quality monitoring program for the Wind River Basin, Washington. Monitoring parameters, protocols, locations, and schedule were developed in order to assess the change in conditions as a result of upland and aquatic watershed restoration activities. Monitoring parameters included sediment characteristics, temperature, alkalinity, chemical contaminants, nutrients, and bacteria. Gardner completed a Quality Assurance / Quality Control Plan meeting approval from the Washington State Department of Ecology.

Bates State Park Pond and Dam Fish Passage

John Day, OR (2011-present)

The 131-acre Bates State Park is located near John Day, Oregon at the confluence of Bridge Creek and the Middle Fork John Day River. Bridge Creek historically provided habitat for Chinook salmon, steelhead, and bull trout; however, fish access to Bridge Creek was obstructed in 1917 with the construction of Bates Pond and associated earthen dam. Inter-Fluve has been contracted by Oregon State Parks in several phases since 2011, to examine design alternatives for the park and create conceptual designs for modification of the existing fish ladder and spillway. Gardner is project manager.



SR. WATER RESOURCES ENGINEER

Mike McAllister, PE

Mike has 23 years experience working with multidisciplinary teams at Inter-Fluve. Mike has been involved in all facets of stream channel and restoration design for projects located in urbanized and agriculturally impacted environments. He has specific expertise hydraulic analysis, scour & erodability investigations, bed and bank stabilization design, topographic surveying, CAD design & drawing oversight, and construction oversight. While water resource engineering and streambank bioengineering are his forte, his environmental background includes constructed wetland design, water pollution chemistry, and aquatic ecology. Mike was a recent invited lecturer at Harvard University and his Squalicum Creek Reroute Phase I&II project was selected as one of American Public Works Association's (APWA) *Public Works Projects of the Year, 2016*.

EXPERTISE

Open Channel Hydraulics
Basin Hydrology
Vegetated Waterway Design
Bioengineered Bank Design
Construction Oversight
Project Management
Civil Survey Design
Drone Flight Data Collection

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Professional Engineer:
CO, HI, MA, OR PA, WA
American Society of Civil Engineers (ASCE)
River Restoration Northwest
FAA Licensed UAV Pilot

EDUCATION

BS, Civil Engineering
California State Polytechnic University,
1995

SELECTED PROJECT EXPERIENCE

Squalicum Creek Reroute Bellingham, WA (2010-Present)

Over the past few years, Inter-Fluve has worked with the City of Bellingham and their partners on the Squalicum Creek Re-Route plan, which includes goals to improve water quality, flood conveyance, and salmonid habitat. In 2016, the Squalicum Creek Re-route Phase I&II project was selected as one of American Public Works Association's Public Works Projects of the Year. Current Phases III & IV include diverting the creek from Herron Pond and restoring 400-feet of relic channel to a new fish-friendly culvert. Mike was the Project Manager and design engineer.

Upper Klickitat Meadow , Fish Passage and Large Wood Restorations Yakama Reservation, WA (2017-Present)

Inter-Fluve was contracted by the Yakama Nation to work on several restoration projects along White Creek and Piscoe Creek, both tributaries to the Klickitat River. Projects included: designs for White Creek Meadow to restore ESA-listed habitat; construction management assistance with helicopter placed large wood for White Creek; design fish passage at the 80 Road crossing of Piscoe Creek; and create conceptual designs for floodplain roughness in the mainstem Upper Klickitat utilizing 250 logs. Mike was lead engineer.

Klickitat River, Chapman Road Klickitat, WA (2007)

This project involved conceptual design for removal of an existing railroad embankment which makes frequent contact with the Klickitat River and isolates floodplain in several locations. Inter-Fluve provided channel migration analysis and conceptual design alternatives for restoration of the Klickitat River floodplain. Mike provided project design, engineering analysis and project management.

White Salmon River, Condit Dam Removal

White Salmon, WA (2007-2011)

The 125-foot high Condit Dam was breached in 2011 in response to economic impacts related to fish passage and relicensing. Condit Dam was the second-tallest dam removal project in the United States and its removal opened 33 miles of spawning grounds to steelhead. Inter-Fluve was contracted by PacifiCorp to prepare management plans and perform several preliminary assessments. Mike provided engineering assistance.

Trout Creek, Hemlock Dam Removal Carson, WA (2008-2009)

Trout Creek provides critical habitat for Lower Columbia River Steelhead, an ESA-listed (threatened) species. Removal of this 26-foot-tall concrete arch dam included dredging approximately 100,000 cubic yards of impounded sediment and restoring approximately 2,000 feet of stream channel. The decommissioning included extensive stream diversion. Inter-Fluve tasks included field investigation, geomorphic and fish passage design, hydrologic and hydraulic modeling, and detailed dam removal and channel restoration design. Mike provided engineering assistance.

Hood River Waterfront Park Hood River, OR (2006-2007)

Inter-Fluve was part of a team that developed the Master Plan for the new waterfront park for the City of Hood River. The 6 acre park lies north of downtown between the "Event Site" and "The Hook" on property donated by the Port of Hood River. The Park connects the community to the Columbia River through a family-friendly public gathering space which accommodates a wide spectrum of uses. Mike provided engineering assistance.

Mike McAllister, PE

ADDITIONAL PROJECT EXPERIENCE

Columbia River, The Shire Restoration Cruzatt, WA (1997-Present)

The Shire is a 75-acre natural historic and educational preserve located along the Washington shore of the Columbia River. A 1996 flood resulted in severe erosion of the shoreline, including the loss of a historic trail along Second Bay. Inter-Fluve has been contracted by the University of Oregon and partners for several years of restoration including, the 460-ft trail restoration and current tasks preparing conceptual level treatments and cost estimates to repair streambank erosion. Mike provided engineering assistance.

White Salmon River, Underwood In-Lieu Restoration Underwood, WA (2014-2018)

Inter-Fluve was contracted by the Yakama Nation to restore habitat and boat access to the Underwood In-Lieu Site and Namnit Indian village site at the mouth of the White Salmon River. After removal of the Condit Dam in 2011, sediment filled the downstream boat access site. Inter-Fluve's designs aimed to restore the boat launch, reduce future sediment inundation, and restore fish and wildlife habitat by creating side channels and vegetated islands. Mike provided engineering assistance.

Chewuch River Watershed Assessment & Restoration Okanogan County, WA (2010-Present)

Inter-Fluve began work in the Chewuch River in 2010 by first completing a Reach Assessment that characterized geomorphic conditions between river mile (RM) 2.2 and RM 20.0. We used this information to identify restoration, enhancement, and preservation strategies on private, United States Forest Service, and Washington Department of Fish and Wildlife lands within the 17.8 mile study area. The Chewuch River restoration effort includes main channel, off-channel, riparian, and floodplain habitat reconnection and enhancement on over 9 miles of the lower Chewuch River. This work has been performed for the Yakama Nation in close collaboration with landowners, permitting agency staff, and other stakeholders. Mike has been project manager and lead engineer for several phases of this ongoing work.

Willow Spring Habitat Enhancement Project Bellingham, WA (2010-2018)

Inter-Fluve was contracted by The City of Bellingham in 2010 to create rearing habitat for coho and steelhead by way of a groundwater collection system flowing into Squalicum Creek. The project also included 800-feet of new stream channel and creation of 2 acres of riparian forest. Inter-Fluve was contracted again in 2018 to renew culvert removal designs and stream enhancement for a portion of the Willow Spring project that was designed in 2009 but not included in the 2010 construction because of incomplete agreements with the railroad. Mike was project manager.

Green River Habitat Restoration Toutle, WA (2018-Present)

The Lower Columbia Fish Enhancement Group contracted Inter-Fluve to design for habitat enhancement on reach 1 of the Green River near Toutle, WA. The goal of this project is to improve adult holding and juvenile rearing habitat quality and quantity and address limiting factors for Lower Columbia River (LCR) fall Chinook salmon, LCR winter steelhead, and LCR Coho Salmon, all of which are listed as threatened under the Endangered Species act. Mike is project manager.

Little Bridge Creek Habitat Restoration Winthrop, WA (2017-Present)

Inter-Fluve was contracted by the Yakama Nation to develop three salmon habitat restoration efforts within the Little Bridge Creek drainage. These restorations are part of a larger watershed scale restoration strategy promoted by USFS. This project included HIP III, geomorphic field investigation and survey, H&H analysis and development of conceptual reports and drawings. Mike is project manager.

Harborton Restoration Portland, OR (2016-Present)

The lower Willamette River provides critical habitat for aquatic, riparian and upland wildlife in urban Portland. After a 10-mile stretch was declared a Superfund site, PGE's 73.8-acre Harborton Substation was identified as a primary restoration area. Mike contributed to engineering design and analysis.

Clackamas River Milo McIver Side Channels Clackamas River, OR (2011-2015)

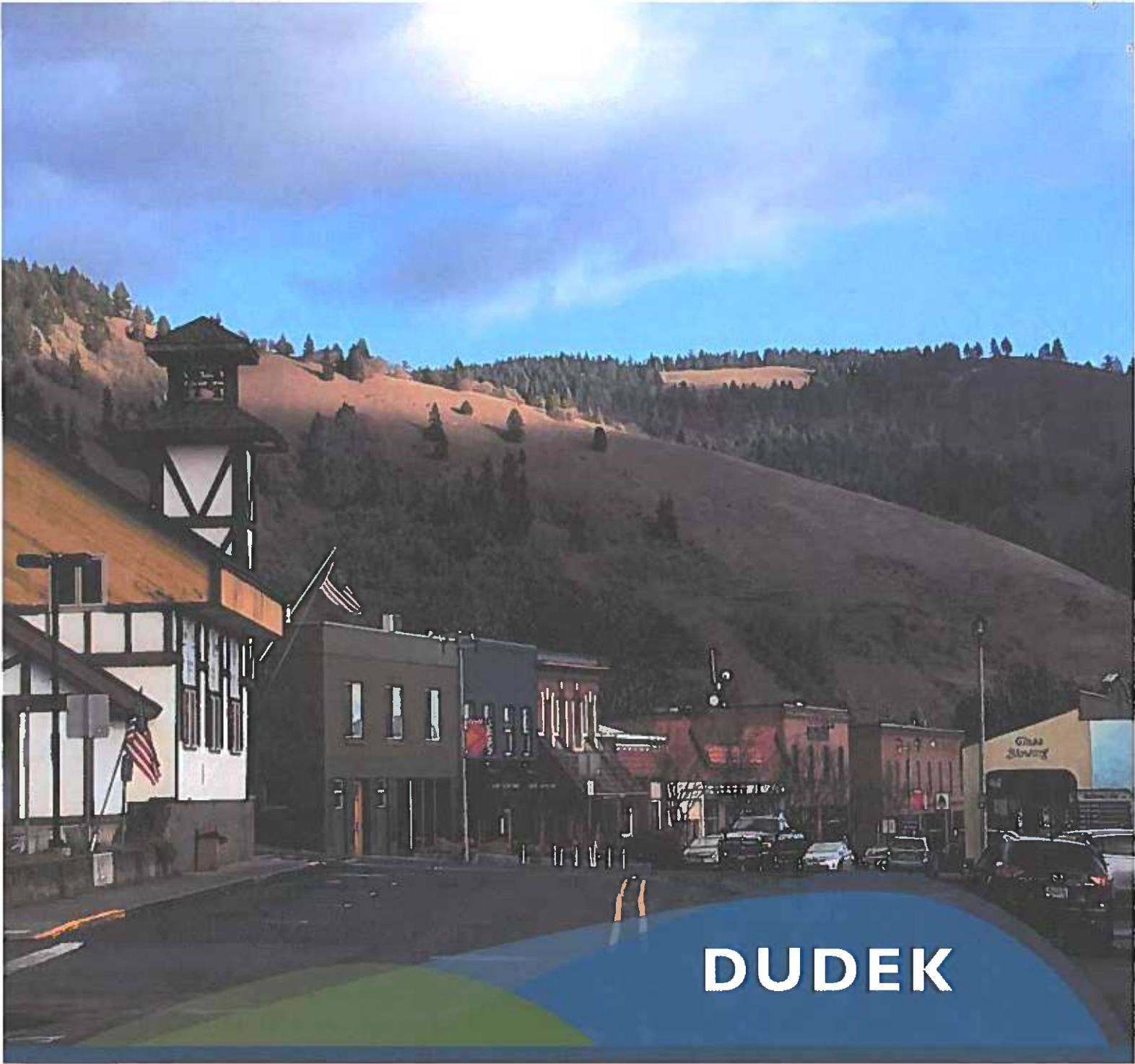
PGE contracted Inter-Fluve to increase salmonid production by providing cold-water summer-rearing habitat and high-flow rearing/refuge habitat for juvenile coho, Chinook, and steelhead. Two channels were enhanced. The first is a 700-foot-long groundwater-fed backwater channel within the existing flood channel alignment excavated to have perennial flow using cold ground water. The second channel used an existing alcove habitat enhanced to create a perennial flow-through side channel. Unlike the North Channel – which relied on groundwater – the South Channel was designed to rely on surface water to supply perennial flow. To achieve this, the channel was deepened and lowered to allow surface water entry from the mainstem during low-flow. The completed project received the ACEC Oregon Engineering Excellence 2016 Grand Award. Mike provided project management, was chief design engineer and performed construction oversight.

River Island Natural Area Restoration & Design Clackamas River, OR (2013-2016)

Metro contracted Inter-Fluve to restore an abandoned gravel mine on the Clackamas River. Inter-Fluve developed designs for the 240-acre property, including grading for a backwater floodplain wetland swale at the gravel mine site. This \$5M project received an ACEC 2018 Engineering Excellence Award. Project partners included PGE, Clackamas River Basin Council, USFS, ODFW and Clackamas County Parks. Mike was the engineer of record.

Sheridan Park/Mississippi Riverfront Bank Stabilization Minneapolis, MN (2008-2009)

Sheridan Park rests on the shores the Mississippi River, just a mile from downtown Minneapolis. We were contracted to stop erosion along a 1,000-foot section of the river—caused by boat wakes and ice—and in doing so, stabilize a series of monument cottonwood trees that were in danger of falling into the river. We developed concept and final designs, and partnered with HR Green Co. to oversee construction of this project. We first installed small-diameter rock at the toe of the slope to allow for sedimentation and wildlife passage over time. The upper slope was then graded and bioswales were installed to prevent rill erosion. Finally, we buttressed the trees by placing large block limestone under them and repacked the exposed roots with soil and gravel to improve stability and prevent further cantilevering. Mike was the engineer of record.



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SOUTHERN CALIFORNIA

- Encinitas (Main)
- La Quinta
- Pasadena
- Riverside
- San Juan Capistrano

CENTRAL COAST

- Santa Barbara
- Santa Cruz

HAWAII

- Kailua

NORTHERN CALIFORNIA

- Auburn
- Oakland
- Sacramento

OREGON

- Portland

HABITAT RESTORATION SCIENCES

A Dudek Subsidiary

Qualifications



City of White Salmon Land Use Planning Services

Prepared by
BergerABAM

24 January 2019

24 January 2019

City of White Salmon
PO Box 2139
100 N Main Street
White Salmon, WA 98672

Subject: Proposal and Qualifications for 2019 Land Use Planning Services

Dear Evaluation Committee:

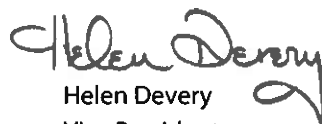
We are very pleased that White Salmon is once again considering BergerABAM to provide land use planning services. We started serving as White Salmon's land use planning consultant in 2013, and have remained committed to providing excellent service scaled to the City's needs: streamlined and structured to suit small task orders, with the deep bench of staff and resources needed to take on large, complicated projects.

We have assisted with current planning (e.g., reviewing short plats, conditional use permits, annexations, and the land use application for a large planned unit development) and with long-range planning (e.g., updates to your comprehensive plan maps, an overhaul of your shoreline master program, and the development of a parks plan). For each, our high quality work products helped the City comply with state requirements – and we stayed within budget. Your planning needs differ every year – for 2019, needs could include annexation planning with Klickitat County and planning the replacement of the Hood-River – White Salmon Bridge, updates to the comprehensive plan and critical areas ordinance, updating the code for consistent permit review procedures, as well as the daily planning and permit processing required to accommodate fast-paced development. As timing and budget dictate, you might want help to protect significant trees, assist potential capital facility projects, or carry out preliminary planning for a waterfront park. We thoroughly understand your regulations and the opportunities and challenges facing the community. Our history of success working with staff, residents, applicants, the City Council, and the Planning Commission can help you meet these challenges, as will our knowledge of City plans, codes, and procedures.

Providing excellent, responsive service to City staff and applicants for this range of projects requires wide experience and an expert staff. Scott Keillor, in our Hood River office, leads our team and is complemented by planners, natural resource scientists, and landscape architects based in Vancouver. This year, our team includes E² Land Use Planning Services. E² and BergerABAM have a history of working successfully together and E² can work directly with the City, addressing any potential conflicts of interest where the consultant team is needed on "both sides of the counter". E² brings experience with transportation and bridge projects and uses their unique mix of legal training and planning experience to address complex land use issues. The staff we assign will be familiar with City plans and codes and their rates will match City budget constraints. Since we began serving the City, we have tracked our invoices by project name and task to ensure accountability, and will use this data to set very accurate task cost estimates. We have seven current on-call planning contracts: four for Columbia River Gorge entities and three for Portland/Vancouver area jurisdictions. While their needs differ, cost accountability is essential to all.

Thank you for the opportunity to provide this proposal and an overview of our qualifications, and we look forward to continuing to work with you. If you have questions, please contact us at 541/386-1047 or by cell phone 541/806-1535 or at Scott.Keillor@abam.com.

Sincerely,

Scott Keillor
Senior Project Manager/Strategic PlannerJSK:EAS:llt
AttachmentsHelen Devery
Vice President

INTRODUCTION

Established in 1951, BergerABAM is a recognized leader in land use and environmental planning and permitting, environmental and natural resource science, civil and structural engineering, landscape architecture, and public outreach and engagement services in the Pacific Northwest. Our creative, integrated, and comprehensive approach to providing professional services grows out of our staff's ability to collaborate effectively across all these disciplines. With over 30 staff members in our local Hood River and Vancouver offices and 250 people companywide, we have the right staff with the right capabilities and the right technical skills, as well as the staff resources to best serve White Salmon with land use planning services in 2019.

Why Select BergerABAM

To address White Salmon's 2019 on-call planning needs, we have selected a highly qualified team of locally based planners, landscape architects, and scientists with deep expertise in municipal projects and on-call services. This year, the BergerABAM team includes E² Land Use Planning Services. E²'s unique mix of legal and land use planning expertise will address potential conflicts of interest as well as enhance the BergerABAM team's ability to support the City with a variety of land use projects. The benefits to White Salmon of the BergerABAM team include:

- We Understand White Salmon – During BergerABAM's six years as the City's on-call planning consultant, we have learned much about issues important to White Salmon residents, property owners, and leaders. We have worked on a variety of long-range and current planning projects that have benefited the City with solid permit findings and have maintained the City's compliance with state requirements. Our assistance includes updating the comprehensive plan map, shoreline master program (SMP), critical areas ordinance (CAO), and development code updates, and reviewing dozens of land use applications, including three annexations. Based on discussions with staff and our experience working in White Salmon, important issues for the City include maintaining adequate buildable land to accommodate growth through additional annexations, coordinating with the County for the urban growth area (UGA), protecting significant trees, additional annexations within the UGA, and possible upcoming road and utility upgrades.
- Locally Based and Responsive Professional Planners – Serving White Salmon from our office in Hood River puts us almost within shouting distance. Our proposed project manager, Scott Keillor, and deputy project manager, Ethan Spoo, are certified by the American Institute of Certified Planners (AICP). Scott has served Columbia River Gorge communities for three decades and understands regional and local issues. Ethan is familiar with state critical area, growth management, and shoreline protection requirements, and has a working knowledge of White Salmon's plans and codes. Our team will provide White Salmon with excellent client service and rapid response. We

offer the depth of technically skilled resources required for integrated planning services by professionals who are experts in land use, transportation, environmental, GIS mapping, infrastructure design, and public involvement.

- Diverse Technical Capabilities – Our key staff members have the diverse technical capabilities to supply White Salmon's on-call planning needs, as well as unforeseen needs that may arise for outreach, mapping, natural resources delineations, capital project permitting, park design, annexation planning, or planning for the Hood River Bridge replacement. With their legal training, E² can help ensure City codes and policies are defensible.
- Cost Efficiency Combined with Quality – Our team will provide high quality products tailored to each City task order. We will assign the right staff with the right knowledge, experience, and rate to each task to produce quality results within budget.
- Experience – The BergerABAM team is experienced with providing on-call planning services to local jurisdictions. In addition to White Salmon, BergerABAM holds similar contracts for land use and environmental services with Skamania, Clark, and Pierce counties and with Hood River County and the cities of Hood River and Happy Valley in Oregon; the Port of Vancouver USA and the Port of Portland; and the cities of Ridgefield and Ilwaco in Washington. E² brings additional depth for comprehensive plan and code updates and permit review with experience in State/National Environmental Policy Act (SEPA/NEPA) transportation and bridge projects. BergerABAM and E² have worked successfully together on code updates in Skamania County and on-call permit reviews in Ridgefield.

Our team's experience providing on-call services and our decades-long history of serving jurisdictions in this region demonstrate that the BergerABAM team has the capabilities and experience needed to meet the City's needs.

Understanding and Approach

Understanding. BergerABAM understands that on-call planning contracts require a quick response, simultaneous project activity, solid project management skills, and accurate execution—often within tight timelines. For this on-call, we anticipate task assignments ranging from small and specific short-duration tasks, such as land use inquiries, to larger, longer-duration projects.

For 2019, White Salmon is looking to consolidate current and long-range planning assignments under a single consultant. Quality and cost control are critical. Projects the City anticipates requiring assistance with include:

- Updating the comprehensive plan – Now that the City has updated the 20-year map and added a new parks element (with BergerABAM assistance), it is time for a complete plan update, with a focus on housing, employment, infrastructure, and roadways.
- Updating the development code – Establishing consistent permit review procedures and finishing the City's CAO update began by BergerABAM in 2018 will also require assistance.
- Reviewing land use permits – This would include the ongoing review of the Dry Creek planned unit development and answering staff questions as assigned.
- Integrating plan and code updates – This need may result from the Klickitat County buildable land inventory and housing needs assessment.

Depending on City resources, other projects may arise to address these or other City issues. The City is in the preliminary stages of planning for the eventual development of a waterfront park on the Columbia River, but must first purchase the property from Klickitat County. If ownership of the waterfront property transfers to the City, BergerABAM can assist the City in park design and permitting and this proposal includes some relevant project qualifications and resumes. We can supply additional information as required.

Given this diversity of project types, the City needs a well-rounded team. In addition to the projects mentioned above, the BergerABAM team can also supply environmental documentation and permitting support for critical areas, shoreline, or SEPA/NEPA reviews for City infrastructure projects or private development review. BergerABAM also has sufficient staff to cover special needs, including civil and structural engineers, landscape architects, and natural resource scientists.

Approach. By their nature, on-call assignments require flexibility and responsiveness. For success, the consultant's approach must include assembling an appropriate project team, devising a well-planned scope of work, carrying out timely internal quality reviews, and producing deliverables that meet the City's needs. Consistent adherence to this approach results in an efficient process that meets project goals on time and within budget, as demonstrated by the successfully processed projects under our current on-call contract with the City.

For 2019's planning services contract, BergerABAM proposes to include E² Land Use Planning Services as a member of our team. E²'s extensive experience with code and comprehensive plan updates and land use permit processing provides depth to our team that will benefit the City. E² can serve the City under the direction of BergerABAM or independently in direct consultation with the City if specific tasks require, thereby avoiding any potential conflicts.

Our approach is simple: Provide prompt professional service tailored to each task order and assign team members that have the specific skills required to complete the assignment efficiently and cost-effectively while maintaining high quality through a rigorous quality assurance/quality control (QA/QC) program. On any task assignment, our project manager will work with our internal project staff to quickly coordinate and collaborate with City staff on scoping and work effort. From there, we will develop a well-planned scope of work, complete the agreed-upon work, perform quality reviews, and ensure that project deliverables meet the City's budget expectations.

TEAM MEMBER EXPERIENCE

These key staff members were selected to serve White Salmon under this on-call contract because they have the skills and experience required to execute the City's task assignments successfully. They are experienced working in the City and the Columbia River Gorge and are available for the duration of the contract. This table summarizes their backgrounds, including their years of experience, office location, education, professional registrations, certifications, and availability.

Background	Biography	Relevant Project Experience
<p>Scott Keillor, AICP Role: Current and Long-Range Planning Oversight Expertise: Code and Policy Updates; Land Use Review Education: MURP, Urban and Regional Planning; Undergraduate Studies, Architecture Registration: AICP Years of Experience: 29 Availability: 25%</p>	<p>Scott specializes in land use and transportation planning – from development permitting to master planning – for commercial, industrial, residential, and mixed-use projects in Washington and Oregon. He has completed on-call planning projects, comprehensive and subarea plans, and strategic plans for cities, counties, ports and developers, including site design, permitting, public outreach and facilitation. Scott provides practical solutions to complex planning projects in urban and rural communities.</p>	<ul style="list-style-type: none"> • On-call Land Use Planning Services cities of White Salmon, Happy Valley, and Hood River, and Skamania and Hood River counties • Comprehensive Plan and Parks Element Update, White Salmon, WA • Comprehensive Plan Update, White Salmon, WA • Shoreline Master Program Update, White Salmon, WA • Shoreline Master Program Update, Skamania County, WA • On-call National Scenic Area Planning Services, Skamania County, WA
<p>Ethan Spoo, AICP Role: Code and Policy Updates; Land Use Review Expertise: Critical Areas Codes, Shoreline Master Programs, Annexations, Permit Reviews Education: MURP, Urban and Regional Planning; BA, Economics Registration: AICP Years of Experience: 15 Availability: 50%</p>	<p>Ethan's professional planning services for the public sector include applying local and state land use, development, and environmental regulations in addition to long-range planning and policy development and implementation. He has extensive experience working with Washington cities to update their critical area ordinances (CAOs), SMPs, and development codes, as well as providing on-call land use permit review. Washington jurisdictions he has worked for in an on-call capacity include Skamania County and the cities of Ridgefield, Ilwaco, and White Salmon.</p>	<ul style="list-style-type: none"> • On-call Land Use Planning Services, White Salmon, WA • Critical Areas Ordinance Update, White Salmon, WA • Shoreline Master Program Update, White Salmon, WA • On-call Land Use Planning Services, Skamania County, WA • Shoreline Master Program Update, Skamania County, WA • On-call Land Use Planning Services, Ridgefield, WA • On-call Land Use Planning Services, Ilwaco, WA • Comprehensive Plan Update, Ilwaco, WA
<p>Eric Eisemann Role: Code and Policy Updates, Land Use Review Expertise: Code Audit and Drafting, Comprehensive Plan Updates, Permit Review Education: JD, Land Use & Environmental Law Specialty; MA, Historic Preservation Planning & Folklore; BA, Anthropology/Comparative Religious Studies Registration: WA State Bar (inactive), OR State Bar (retired) Years of Experience: 36 Availability: 25%</p>	<p>Eric uses his legal training and skills to advise local governments on how to best resolve complex land use planning issues. He has led or participated in numerous Growth Management Act-based (GMA) comprehensive plan updates since 1994 resulting in multiple UGA expansions and annexations. Eric employs his critical analysis skills to conduct development code audits to ensure compliance with state law. He uses his writing talents to draft clear and concise development regulations. Over the past 25 years, Eric has provided on-call land use permit review for small cities. His lodestar when working with the public is to ask: Is his work understandable, easy to administer, and fair?</p>	<ul style="list-style-type: none"> • Prior On-call Land Use Planning Services: Battle Ground, Camas, La Center, Ridgefield, Washougal, Winlock, and Woodland, WA • Prior Comprehensive Plan Updates: La Center, Ridgefield, Winlock, and Woodland, WA • Prior Urban Growth Boundary Expansions: La Center, Ridgefield and Woodland, WA • Prior Development Code Audits and Drafting: Coos Bay, Lake Oswego, Medford, North Bend, OR and La Center, Ridgefield, Winlock, WA • Prior Critical Area Ordinance Drafting: La Center, Ridgefield, Washougal, Winlock, and Yacolt, WA

Background	Biography	Relevant Project Experience
<p>Nicole McDermott Role: Land Use Review and Outreach Education: MLA, Landscape Architecture; BA, Architecture Years of Experience: 11 Availability: 45%</p>	<p>Nicole has over 11 years of experience as a multidisciplinary planning and public involvement consultant. She has extensive experience working with public and private clients across the West Coast on land use planning and permitting. Nicole's recent experience includes on-call planning and permitting support for public agencies. She understands how to evaluate land use and zoning criteria to meet individual project demands as well as agency expectations.</p>	<ul style="list-style-type: none"> • On-call Planning Services, Skamania County and White Salmon, WA, cities of Hood River and Happy Valley and Hood River County, OR • 2016 Comprehensive Plan Update, Camas, WA • Gee Creek Plateau Subarea Plan, Ridgefield, WA • NW and NE UGA Subarea Plans, Washougal, WA
<p>Emma Johnson, AICP, LEED Green Associate Role: Land Use Review and Code Updates Education: MCP, Environmental and Land Use Planning; BS, Urban and Regional Studies Registration/Certification: AICP; LEED Green Assoc. Years of Experience: 9 Availability: 40%</p>	<p>Emma has provided professional land use and environmental planning services to clients and government agencies, including the U.S. Department of Defense, for over 8 years. Her projects include comprehensive plans, land use permitting, National Scenic Area (NSA) permitting, and community engagement plans. She is well versed in Washington environmental and land use regulations and policies, and has served as on-call planner for jurisdictions in the state.</p>	<ul style="list-style-type: none"> • On-call Planning Services, Cities of Ridgefield and White Salmon, WA, Hood River OR, and Hood River County, OR • Shoreline Master Program Update, Skamania County, WA • Comprehensive Plan Audit and Modernization, Happy Valley, OR • Meriwether/Clark Property Master Plan, Tillamook, OR • The Heights District Plan, Vancouver, WA
<p>Scott Bucklin Role: Land Use Review Expertise: Permit Review Education: BA, Sustainable Development Years of Experience: 10 Availability: 50%</p>	<p>Scott has provided professional sustainability, land use, and environmental planning services to clients and government agencies in Washington for 10 years. He has assisted public agencies with on-call planning services in Washington jurisdictions, including Ilwaco and Ridgefield. His on-call planning work includes permit review for residential and commercial developments.</p>	<ul style="list-style-type: none"> • On-call Planning Services, Cities of Ridgefield and Ilwaco, WA • Jemtegaard Middle School, Clark County, WA • Waterfront Park and Trail Permitting, Washougal, WA
<p>Sam Rubin, AICP Role: GIS and Land Use Review Expertise: GIS and Land Use Planning Education: MCRP, GIS and Land Use Planning; BS, Community and Regional Planning Registration: AICP Years of Experience: 6 Availability: 50%</p>	<p>Sam is a certified planner experienced with providing professional city and regional planning services and GIS analysis in Washington. He has served as on-call planner for the Cowlitz-Wahkiakum Council of Governments and the City of Ilwaco. His numerous and varied project assignments include corridor management studies, regional transportation plans, and comprehensive plans.</p>	<ul style="list-style-type: none"> • Planner, White Salmon Development Regulations Update, White Salmon, WA • On-call City Planner, Ilwaco, WA • On-call Planning Services, City of Hood River, OR • Land Use/Zoning Analysis, Cities of Kelso and Longview, WA • GIS Analyst, Kelso-Longview-Rainier Metropolitan Planning Organization/ CWCOG • Planner, 2015 Ilwaco Comprehensive Plan Update, Ilwaco, WA • Planner, 2014 Kelso Comprehensive Plan Update, Kelso, WA • Planner, 2016 Longview Comprehensive Plan Update, Longview, WA

Background

Sam Roberts

Role: Land Use Review
Expertise: Permit Review
Education: MURP, Urban and Regional Planning; BA, Urban and Regional Planning
Years of Experience: 3
Availability: 50%

Biography

Sam understands Washington and Oregon land use processes. His experiences for public clients focus on on-call planning services for Washington cities, as well as coordination and submittal of development applications to jurisdictions on behalf of private clients. He has worked with jurisdictions in the Southwest Washington/Portland region to track permits for clients.

Relevant Project Experience

- On-call Planning Services, Cities of Ridgefield and Ilwaco, WA
- Jurisdictional Fee Comparison, Portland Metropolitan Region, Portland, OR
- PDX SW Quad Development Feasibility Study, Portland, OR
- Greenhouse Gas Inventory, Spokane, WA
- Umatilla Together: Framework Plan, Umatilla, OR

Dustin Day, PWS

Role: Critical Areas Code Writing and Environmental Permitting
Education: MEM, Environmental Management; BS, Biology
Registration: Professional Wetland Scientist (PWS); WSDOT-Certified BA Author
Years of Experience: 20
Availability: 20%

Dustin has successfully completed on-call tasks with numerous city and county agencies. His relevant experience includes critical area permit reviews, shoreline master program (SMP) permit reviews, wetland delineations, habitat assessments, ordinary high water mark determinations, and preparation of permit documents. Dustin has a solid understanding of the White Salmon municipal code as he has worked extensively on updating the CAO and SMP (Chapter 18.10 and 18.30) for the City.

- On-call Land Use Planning Services, White Salmon, WA
- Critical Areas Ordinance Update, White Salmon, WA
- Shoreline Master Program Update, White Salmon, WA
- Environmental Permit Review Services, Clark County, WA
- Clark County Environmental On-call, Clark County, WA
- Shoreline Master Program Update, Skamania County, WA

Juanita Rogers, PLA

Role: Park and Trail Design
Expertise: Park and Trail Design
Education: BA, Landscape Architecture
Registration: Professional Landscape Architect (PLA): WA
Years of Experience: 22
Availability: 10%

Juanita has over 22 years of professional experience in site master planning, urban design, parks and recreation and trail planning, and landscape architecture. She is a talented designer and has extensive experience as a project manager and landscape designer on significant and award-winning projects with a special interest in sustainable designs, pedestrian-focused planning and natural playscapes.

- Captain William Clark Park Master Plan, Washougal, WA.
- Discovery Historic Loop Trail Design, Vancouver, WA
- Fallen Leaf Lake Park Design Alternatives, Camas, WA.
- Waterfront Park and Trail Final Design and Engineering, Washougal, WA.
- Washougal Columbia River Trail, Washougal, WA.

Ryan Weston, PLA, ENV SP

Role: GIS Mapping and Park Design
Education: MLA, Landscape Architecture and Environmental Planning; BS, Horticulture
Registration: PLA: WA, AK; Envision Sustainability Professional (ENV SP)
Years of Experience: 17
Availability: 30%

Ryan provides GIS mapping and analysis and supports design, permitting, land use, and natural resource projects that require precise geographical information and analysis. He uses GIS to illustrate opportunities and constraints on projects that range from the small-scale and site-specific to large-scale and regionally significant. His parks and recreation designs are shaped by creative design solutions, client objectives, sustainable practices, and environmental sensitivities.

- On-call Land Use Planning Services, White Salmon, WA
- Parks Plan Update, White Salmon, WA
- Shoreline Master Program Update, White Salmon, WA
- Comprehensive Plan Update and Neighborhood Planning, Spokane, WA
- Beech Street Low Impact Development, Longview, WA
- Lower Daybreak Regional Park, Clark County, WA

Allison Kinney

Role: Critical Area Code Writing and Environmental Permitting
Education: BS, Environmental Science
Certifications: USACE Wetland Delineation Certification; OSHA Hazardous Waste Operations and Emergency Response Training
Years of Experience: 6
Availability: 20%

Allison is an environmental scientist with six years of experience. She has assisted with policy and regulatory updates for CAOs and SMPs for Washington jurisdictions. She is also an experienced wetland and natural resource scientist, and has completed delineations for many types of private and public infrastructure projects.

- Critical Areas Ordinance Update, White Salmon, WA
- Critical Areas Ordinance Update, La Center, WA
- Shoreline Master Program Update, Skamania County, WA
- Columbia River Outfall and Effluent Pipeline Environmental Assessment, Vancouver, WA
- Evergreen Highway Trail Environmental Processes and Permitting, Van

AVAILABILITY, CAPACITY AND RATES

BergerABAM commits these staff members to be available to meet the City's need for on-call land use planning services for the 2019 calendar year. This table lists the roles of the staff we propose to assign and their hourly rates. Appropriate staff will be assigned per project/task with cost efficiency in mind. We will also provide clear estimates per task order/project.

Staff	Role	Availability	Rate Per Hour
Scott Keillor, AICP	Project Manager Current and Long Range Planning Oversight	25%	\$218.73
Ethan Spoo, AICP	Deputy Project Manager Code and Policy Updates; Land Use Review	50%	\$138.03
Nicole McDermott	Senior Planner Land Use Review and Public Outreach	45%	\$134.43
Emma Johnson, AICP, LEED Green Assoc.	Planner Land Use Review and Code Updates	40%	\$116.82
Scott Bucklin	Planner Land Use Review	50%	\$111.78
Sam Rubin, AICP	Planner GIS and Land Use Permitting	50%	\$100.95
Sam Roberts	Planner Land Use Review	50%	\$85.11
Juanita Rogers, ASLA	Landscape Architect Park and Trail Design	10%	\$151.95
Ryan Weston, PLA, ENV SP	Landscape Architect GIS and Park Design	30%	\$138.78
Dustin Day, PWS	Environmental Scientist Critical Areas Code and Environmental Permitting	20%	\$156.93
Allison Kinney	Environmental Scientist Critical Areas Code and Environmental Permitting	20%	\$90.15
Eric Eiseman, J.D.	Planner Code and Policy Updates, Land use Review	25%	\$190
Expenses			
Mileage		Current Federal Standard +10%	
Direct expenses		Cost + 10 %	

EXPERIENCE

BergerABAM's project history is the best demonstration of our ability to deliver land use and environmental planning documentation and permitting-related services successfully. The projects described in the following pages are representative of the quality and results that the BergerABAM team will deliver. We encourage you to contact our references to verify our commitment to service and quality, our technical skills, and our schedule and budget performance.

On-call Land Use Planning Services, White Salmon, WA

BergerABAM currently provides on-call land use planning and environmental services to White Salmon and has been responsible for completing technical aspects of permit application review and current planning projects, including reviewing development applications and answering questions from staff. We have also assisted the City with code and plan update projects.

Permit Review | Working closely with City staff during this on-call contract, BergerABAM has provided a wide variety of land use planning and environmental services associated with permit application review, including meeting with applicants in pre-application conferences, drafting staff reports, and presenting them at Planning Commission and City Council meetings. The permit types BergerABAM has assisted with include planned unit developments, boundary line adjustments, short plat, site plan review, and critical areas permits, SEPA review, and zone changes, as well as three major annexations. We have also answered staff questions about permit procedures and critical areas review.

Comprehensive Plan Updates | BergerABAM assisted the City's updates to its comprehensive plan, including 50 comprehensive plan map updates and prior work in 2009 on the White Salmon urbanization strategy. This earlier work provided recommendations on City/County coordination for urbanization area "green streets" and other sustainable practices, as well as a number of market-driven and infrastructure-based economic policy updates. Notable features of this plan are assessment and policy initiatives supporting infill and mixed-use in and near downtown where services are more readily available, making development more efficient and less costly than urban expansion. BergerABAM also assisted the City with expedited preparation of a parks element of the comprehensive plan. The parks plan features the latest inventory of active and passive parks, including the planned acquisition of riverfront property for a new park.

Shoreline Master Program Update | BergerABAM led the City process to update its SMP, including preparing necessary technical documents. BergerABAM prepared a shoreline inventory and characterization report, cumulative impacts analysis, and restoration plan and used background for the SMP update. We also led a community visioning meeting. BergerABAM used the findings of the technical documentation and the visioning meeting to update the SMP to reflect the community's vision for its shorelines and to comply with the state guidelines enumerated in Washington Administrative Code (WAC) 173-26. The SMP was adopted in advance of the state deadline and was completed on budget.

Critical Areas Code Ordinance Update | BergerABAM is currently assisting the City with a GMA-required update to its CAO. So far, the project has included a CAO audit to identify updates required to meet state statute, preparation of a best available science report and critical area maps, and draft revisions to the CAO. During the next phase of the project, BergerABAM's scope of work with the City includes facilitating a public open house and Planning Commission and Council meetings and finalizing revisions to the CAO. The project has remained on schedule and under budget.

Relevant Project Elements

- Application review
- Staff reporting
- Decision recommendations
- Long-range planning documents
- Mapping
- Planning Commission and City Council presentations
- Annual Planning Commission work plan

Reference

- Patrick Munyan, City Administrator and Public Works Director
City of White Salmon
☎ 509/493-1133
✉ PatM@ci.white-salmon.wa.us

On-call Planning and Environmental Services, Skamania County, WA

BergerABAM provides on-call land use planning and environmental services to Skamania County and has been responsible for preparing program updates, reviewing permit applications, and completing code interpretation and decision-making tasks as an extension of County staff.

Working closely with County staff during this on-call contract, BergerABAM has provided a wide variety of land use planning and environmental services associated with permit application reviews, including drafting staff reports for a variety of permit applications, including expansion of a gravel quarry, residential expansions in critical areas, and a boat launch in the NSA. For the Blue Lake Rock Pit, BergerABAM helped the County navigate complicated issues surrounding protection of Pika colonies and helped brainstorm innovative mitigation for this species. Permit types BergerABAM has assisted with include, but are not limited to, NSA reviews and critical area variances. Many of BergerABAM's NSA reviews in Skamania County were multifaceted projects involving not only critical areas protection, but also cultural resource and land use issues.

Additionally, BergerABAM has assisted with long-range planning and updates to plans as required by GMA, including updates to the shoreline master program (SMP), comprehensive plan, zoning code, and CAO. BergerABAM's assistance to the County for its SMP update proposed a unique approach to vegetation conservation that allowed for greater flexibility for property owners to work within critical areas buffers, but provided mitigation for these impacts—an approach that satisfied property owners, the County, and the Washington State Department of Ecology after input received at public meetings that were facilitated by BergerABAM. BergerABAM has helped the County process comprehensive plan map updates in the County's West End and Swift subareas.

Relevant Project Elements

- Application review
- Staff reporting/decisions
- Long-range planning documents
- NSA permit review
- In-house planner (short duration)

Reference

- Alan Peters, Skamania County
☎ 509/427-3906
✉ apeters@co.skamania.wa.us

On-call Land Use Planning, Ridgefield, WA

BergerABAM and E² provide on-call land use planning to the City of Ridgefield, including preparing pre-application reports, attending pre-application meetings, and preparing staff reports for large planned unit developments.

Working together, E² and BergerABAM review new development proposals in Ridgefield from inception at the time of pre-application submittals to preparing staff reports for the City's hearing examiner. E² and BergerABAM have prepared pre-application reports for industrial and commercial development and all types of residential development ranging from boundary line adjustments to large planned unit developments. For all application types, E² and BergerABAM coordinate closely with other reviewers and agencies, such as the fire department, state highways, City staff, and public utility purveyors to accurately reflect and integrate their comments in staff reports. The team also supports City staff in the hearing process by presenting staff reports and answering questions from the hearing examiner, Planning Commission, and City Council.

E² has provided long-range planning support, including Main Street guidelines and redevelopment, comprehensive plan updates, UGA expansions, annexations, appeals, coordination with County staff, subarea planning, and drafting development regulations. E² helped develop the City's comprehensive plans in 1995, 2004, and 2008 and also assisted staff during the 2016 update. E² served as the City's liaison to Clark County during several of the plan update processes and appeals. E² conducted two development code audits and updates during this period and provided staff support to the Planning Commission and City Council from 1994–2004 and from 2010–2012.

Relevant Project Elements

- Application review
- Staff reporting/decisions
- SEPA, Shoreline Management Act (SMA), Critical Area review
- Staff support to Planning Commission and City Council
- Long-range planning documents

Reference

- Jeff Niten, City Administrator, Shelton, WA; Community Development Director (former), Ridgefield, WA
☎ 360/426-4491
✉ jeff.niten@sheltonwa.gov

On-call Land Use Planning and Environmental Services, Happy Valley, OR

BergerABAM currently provides on-call land use planning and environmental services to Happy Valley and has been responsible for preparing program updates and permit application reviews as an extension of City staff.

Working closely with City staff during this on-call contract, BergerABAM has provided land use planning and environmental services associated with permit application reviews, including staff reporting, preparing graphics, and decision recommendations, for a variety of permit applications ranging from simple boundary line adjustments to complex subdivision and environmental reviews. Also under an on-call contract, our engineers have designed several local roadways and bridges, and our landscape architects and planners recently completed roundabout design standards for the City. Additionally, BergerABAM has completed an audit of the City's existing comprehensive plan and modernized the document.

Relevant Project Elements

- Application review
- Staff reporting/decisions
- Decision recommendations
- Long-range planning documents

Reference

- Michael Walter,
City of Happy Valley
☎ 503/783.3839
✉ michaelw@happyvalleyor.gov

Ilwaco On-call Planning Services

BergerABAM currently provides on-call land use planning to the City of Ilwaco and has been responsible for preparing staff reports, reviewing permit applications, interpreting code, and providing planning support to applicants.

Working closely with City staff (including the building inspector and engineer), BergerABAM has provided land use planning services associated with permit application reviews, including drafting staff reports and decision recommendations for a variety of permit applications ranging from boundary line adjustments to variances and conditional use permits. Additionally, BergerABAM has provided application review for development reviewed under the SMP and CAO. BergerABAM delivers staff reports to Planning Commission and City Council.

Listed below are examples of application reviews we have completed for the City.

- Mack Conditional Use Permit
- Yamane Conditional Use Permit
- Knutzen Variance Permit
- Residential Development Review: Robinson, Oman, Cartier, and Wachter

Relevant Project Elements

- Pre-application review and applicant assistance
- Staff reporting/decisions
- Response to applicant questions
- Code interpretation recommendations

Key Personnel

- Sam Rubin, Project Manager, Primary Planner
- Dustin Day, Wetlands and Habitat Code Task Lead
- Ethan Spoo, Senior Planner, technical oversight

Reference

- Holly Beller, Treasurer, City of Ilwaco
☎ 360/642-3145
✉ treasurer@ilwaco-wa.gov



On-call Environmental Planning and Permitting Services, Clark County, WA

BergerABAM currently provides on-call environmental analysis and regulatory compliance services to Clark County and has been responsible for evaluating and analyzing issues related to wetlands and critical areas and permitting for capital improvement and maintenance projects.

BergerABAM has provided a wide variety of environmental services and worked closely with County staff to conduct wetland delineations, functional assessments, and habitat assessments; analyze and evaluate critical area impacts and identify how they can be minimized; calculate mitigation quantities; and prepare mitigation plans. We have also reviewed permit application materials on behalf of Community Development (previously Environmental Services) related to projects needing permits authorized under the County's habitat conservation ordinance (Clark County Code (CCC) 40.440), wetland protection ordinance (CCC 40.450), and shoreline master program (CCC 40.460).

Listed below are examples of task orders we have completed for the County.

- Environmental Permit Review
- Salmon Creek Avenue Bank Stabilization
- Blair Road Safety Improvements – Mitigation Analysis
- Conservation Sites Stewardship Plan Template
- Hockinson Park Delineation
- Curtin Springs Delineation

Relevant Project Elements

- County critical areas compliance
- ESA compliance
- Stream reconnaissance
- Critical areas assessments
- Environmental documentation
- Permit support
- Wetland delineations
- Mitigation plans

Reference

- Kevin Tyler, Division Manager
Department of Environmental Services,
Clark County
☎ 360/397-2121, Ext: 4258
✉ kevin.tyler@clark.wa.gov

On-call Planning, Permitting, and Critical Areas Ordinance Services, La Center, WA

E² provided on-call development review services to the City of La Center from 1997 – 2007 and from 2014 through the present. E² has been responsible for all phases of development review. During the same time period E² has provided long range planning support including comprehensive plan updates, UGA expansions, annexations, appeals, coordination with County staff, subarea planning, and drafting development regulations. BergerABAM is assisting La Center with its critical areas ordinance update and has completed waterfront access site permitting.

E² was the contract planner for the City from 1997 through 2007 and was responsible for all aspects of development review, long-range planning, and support to the City Planning Commission and City Council. From 2007 through 2014, E² provided long-range planning support for the then-City Planner, including UGA expansion, annexations, environmental impact statement drafting, and support for the City Attorney during appeals.

From 2014 to the present, E² supports and mentors the City's Associate Planner on all land use planning issues. The goal is to help the City by building internal staff capacity, from development review to long-range planning, from public notice and reporting to public involvement, and from subarea planning to business recruitment.

BergerABAM is working with the City of La Center to update its CAO, including completing a best available science report, a CAO audit, and drafting language for its ordinance. BergerABAM's work in tracking the state of Washington's updated guidance on riparian area management has been of particular value to the City in understanding how its property owner's may be impacted by new state requirements.

BergerABAM also assisted the City with permitting for a new waterfront access to the Lewis River, including a new parking lot and access for non-motorized watercraft. BergerABAM's work included design of the park and trail, as well as shoreline and critical areas permitting.

Relevant Project Elements

- Development review
- Long-range planning documents
- SEPA, SMA, critical area review
- CAO update
- Park and public infrastructure permitting
- Staff support to Planning Commission and City Council
- Mentoring Associate Planner

Reference

- Naomi Hansen, Associate Planner
☎ 360/263-7665,
✉ nhansen@ci.lacenter.wa.us

2035 Visioning and Comprehensive Plan Update, Camas, WA

BergerABAM worked with the City of Camas to prepare its GMA-mandated 2016 comprehensive plan update that will guide the community's development for the next 20 years.

As part of the visioning process for the update, BergerABAM prepared and maintained a project website that informs the public and elicits feedback that will be used to guide the land use, housing, environmental, and economic elements of the plan and will be reflected in the land use, zoning, and comprehensive plan maps and the critical area mapping. The project will also provide the City with the opportunity to identify and build short- and long-term goals for the City Council as it considers future policy changes (camas2035.com). BergerABAM developed land use, housing, and economic policies consistent with the recently defined City vision, and coordinated with a technical advisory committee (TAC) to define gateways and corridors and proposed design standards.

Additionally, BergerABAM assisted the City in updating its comprehensive plan and associated plan and zoning maps. BergerABAM assisted with the preparation of a GIS map of residential committed and noncommitted lands and evaluated residential density patterns in light of 20-year population projections and overall County-required residential densities. The analysis identified projected population and residential density shortfalls for both single-family and multifamily development. BergerABAM prepared a Section 215 buildable lands analysis to assess the rezoning required for residential and mixed uses and developed criteria for rezoning, reviewed the City's draft land use and housing comprehensive plan elements, and integrated the rezoning guidelines to develop draft economic, transportation, and environmental elements. Our work addressed land within the existing City limits as well as within UGAs anticipated to be annexed by the City.

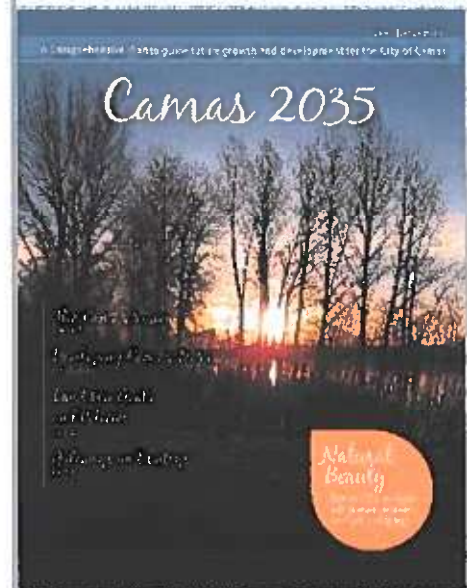
BergerABAM designed and implemented a charrette that allowed citizens a direct hand in envisioning the City's residential future. Residents were given maps of vacant residential land and were asked to identify the types of residential uses and the reasoning behind their selections. This process resulted in locational criteria for single-family and multifamily residential zones to fulfill density requirements and accommodate the 20-year population forecast. Additional public outreach included ongoing meetings of the citizen advisory committee and the TAC, open houses, citizen mailers, Planning Commission and City Council workshops, and meetings with property owners and residents of areas proposed for rezoning.

Relevant Project Elements

- Planning for intensive growth
- GMA plan update
- Visioning
- Public outreach

Reference

- Sarah Fox, Senior Planner
City of Camas
360/817-7269
SFox@cityofcamas.us



NW and NE Urban Growth Area Subarea Plans and Town Center District Transportation Plan, Washougal, WA

BergerABAM recently worked with the City of Washougal to prepare subarea plans for the NW and NE UGAs, approximately 600 acres and 385 acres, respectively. This subarea planning process included two phases over an 18-month timeline.

Phase 1, Visioning and Concept Plan Development | BergerABAM carried out extensive stakeholder outreach and a community visioning process, analyzed existing conditions and employment land needs, and developed land use alternatives, draft residential development regulations, and an implementation action plan. The visioning process connected with the community to understand what they value in these neighborhoods and establish the appropriate type and mix of employment and housing uses, and served as the basis for clear and specific recommendations and action items for implementation. BergerABAM analyzed the existing site conditions, including zoning, infrastructure, and traffic capacity, and developed concept plans to respond to the community's vision and site constraints. The concept plans were refined with the input of a TAC, and we produced a preferred alternative plan that included vignettes showing the architectural design character of future streets and buildings. Phase 1 concluded with City Council adoption of the preferred alternative plans in July 2016.

Phase 2, Implementation | In this phase, we oversaw the completion of a traffic impact analysis, developed zoning and comprehensive plan map amendments, and finalized residential development regulations to implement the preferred alternative plans. Phase 2 adopted the development regulations (including graphics) and map amendments for a portion of the NW UGA annexed into the City in 2016. The zoning and comprehensive plan map amendments accommodate appropriate levels of housing density and limited commercial areas.

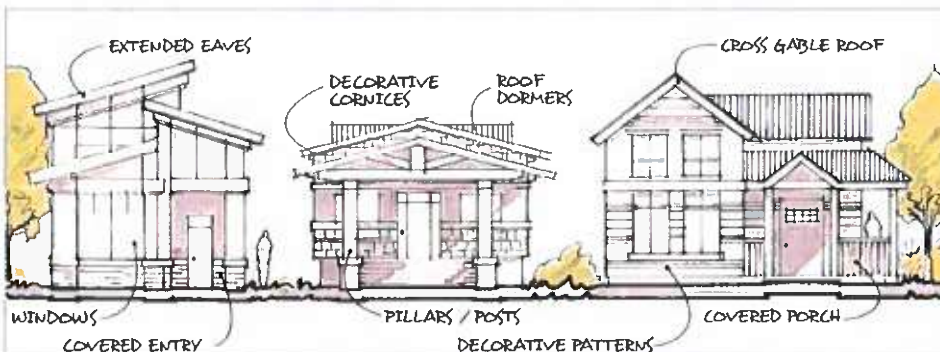
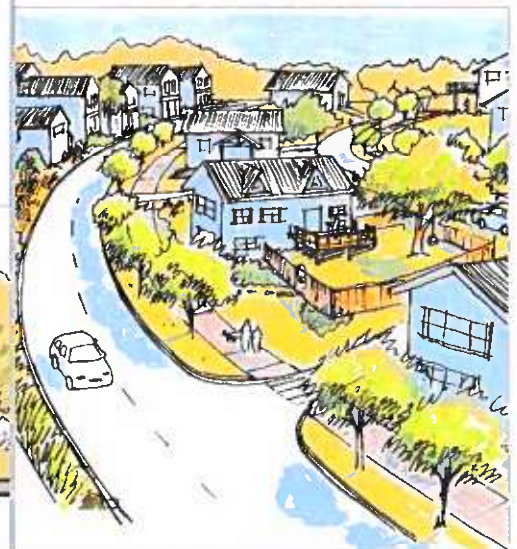
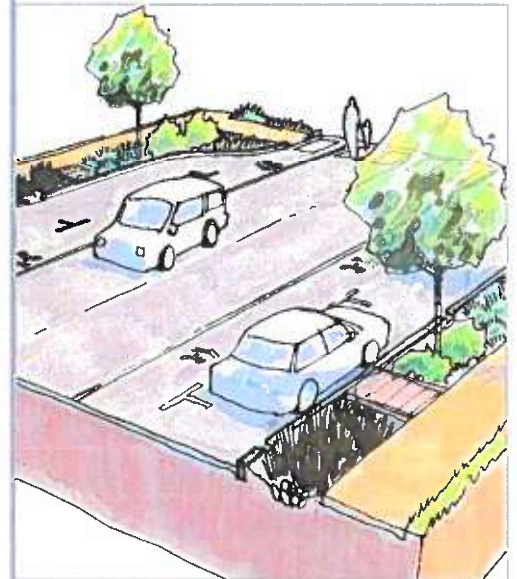
Town Center District Transportation Plan | BergerABAM also completed a transportation planning and utility study for Washougal's Town Center District to evaluate the feasibility and economics of further revitalization of this 185-acre area. The study included an initial concept and master planning phase with extensive stakeholder coordination in order to develop an integrated vision for the community. Transportation planning included a traffic impact analysis, utility facility inventory, and concept design for a new transportation network. The utility study included an assessment of water, sewer, and stormwater system demands for the Town Center.

Relevant Project Elements

- Planning for intensive growth
- GMA plan update
- Visioning
- Public outreach
- Subarea planning
- Comprehensive plan update
- Code updates

Reference

- Mitch Kneipp
Community Development Director
City of Washougal
☎ 360/835-8805
✉ mitch.kneipp@cityofwashougal.com



Pioneer and 45th and Gee Creek Subarea Plans, Ridgefield, WA

The first project, the development of the Pioneer and 45th subarea plan, focused on approximately 730 acres centered on the intersection of Pioneer Street and 45th Avenue. The second project, the development of the Gee Creek Plateau subarea plan, included approximately 359 acres of unincorporated land within the City's urban growth boundary.

Both subarea plans included extensive community outreach, a market analysis, and the development of a concept plan and an implementation action plan. During plan development, BergerABAM worked with the City to identify key stakeholders and connected with property owners to establish a vision and set guiding principles.

The Pioneer and 45th plan envisioned a mix of industrial, commercial, and residential uses to support continued employment and residential growth in Ridgefield.

The vision established for the Gee Creek Plateau plan identified the importance of maintaining the rural and agricultural character of the area. BergerABAM worked closely with the City and property owners to develop a plan that supported that vision and met the City's density targets. The plan recommends a new residential cluster overlay zone to preserve agricultural and grazing land within future residential developments.

The Gee Creek Plateau plan was adopted in November 2017 with unanimous support from the City Council. It is being implemented successfully.

Through consistent and targeted outreach, BergerABAM was able to develop innovative planning solutions that are supported by the local community and meet the needs and expectations of this growing city.

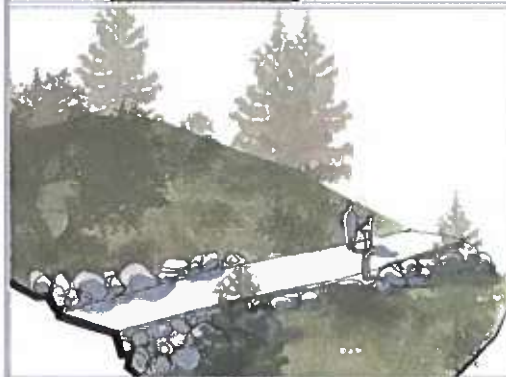
The vision established for the Gee Creek Plateau plan identified the importance of maintaining the rural and agricultural character of the area. BergerABAM worked closely with the City and property owners to develop a plan that supported that vision and met the City's density targets.

Relevant Project Elements

- Planning for intensive growth
- GMA plan update
- Visioning
- Public outreach
- Subarea planning
- Comprehensive plan update
- Code updates

Reference

- Jeff Niten, City Administrator, Shelton, WA; Former Community Development Director, City of Ridgefield, WA
☎ 360/426-4491
✉ jeff.niten@sheltonwa.gov



Washougal Waterfront Park and Trail, Washougal, WA

BergerABAM was responsible for developing a waterfront master plan and final designs to develop a new waterfront park and trail that would improve waterfront connections, expand recreational opportunities, and catalyze economic development along the Columbia River.

BergerABAM provided waterfront park and trail master planning and design for the Washougal Waterfront project for the Port of Camas-Washougal. The waterfront master plan includes new water access, a waterfront trail, a community park, parking and access roads, a restroom and a picnic shelter, and landscape and shoreline restoration. BergerABAM worked closely with Port staff to engage the community and stakeholders in the development of the master plan. BergerABAM then prepared state recreation grant applications that resulted in \$1.7 million in water access and trail development funding. During the final design phase, BergerABAM prepared the construction plans, obtained development permits for the project, and supported the Port during construction. The project was constructed in 2016 and opened to rave reviews.

Relevant Project Elements

- Park and trail master planning and design
- Environmental services and permitting
- Civil and structural engineering
- Pedestrian facilities
- Cost estimation
- Stakeholder and community outreach
- Plans, specifications, and cost estimate

Key Personnel

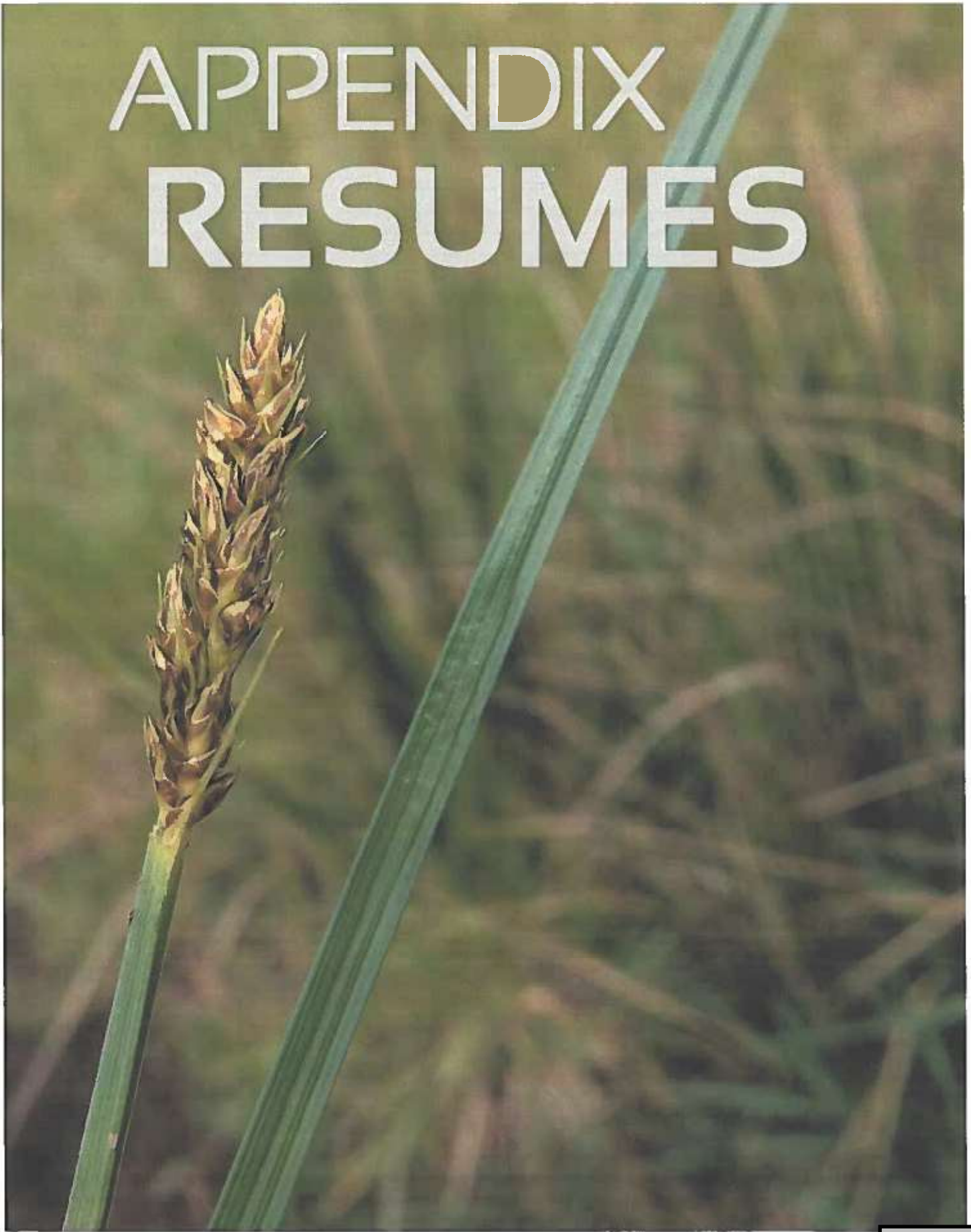
- Juanita Rogers, Landscape Architect
- Dustin Day, Natural Resource Scientist

Reference

- David Ripp, Executive Director,
Port of Camas-Washougal
📞 360/835-2196
✉ david@portcw.com



APPENDIX RESUMES



Scott Keillor, AICP, Senior Project Manager/Planner

Scott has provided professional planning services for public and private clients across the Pacific Northwest for over 29 years. Scott specializes in land use and transportation planning – from development permitting to master planning – for commercial, industrial, residential, and mixed-use projects in Washington and Oregon.

Scott has completed on-call planning services, comprehensive and subarea plans, and strategic plans for cities, counties, ports, and developers, including site design, permitting, and public outreach and facilitation. In addition to leading on-call planning work for White Salmon over the past six years, Scott was the project manager for the 2009 White Salmon Urbanization Study. Scott is an expert in community outreach, land use, and transportation planning, and provides practical solutions to complex projects within urban and rural communities

Applicable Project Experience

On-call Land Use Planning Services, White Salmon, WA

Scott has led the City's on-call planning services effort for the past five years, including land use permit review, comprehensive plan and map updates, several major annexations, a shoreline master plan, critical areas reviews, and a parks master plan update. Scott has delivered staff reports to the Planning Commission and City Council, and works closely with City staff to set annual planning program goals and project updates. He also led the development of code and fee schedule updates for the City.

On-call Planning Services, WA and OR

Scott currently leads five on-call contracts for communities in the Columbia River Gorge and clients in the metro Portland/Vancouver area. These projects demand the ability to respond promptly to staff report and permit processing needs, a clear understanding of state and local planning programs, and budget management. From comprehensive plan updates and NSA reviews to critical area and land use code updates, Scott and his team have become a valued resource for the cities of White Salmon and Vancouver, Washington, and Hood River and Happy Valley, Oregon, as well as Skamania and Hood River counties.

Comprehensive Plan Update, White Salmon, WA

Project manager responsible for comprehensive plan update materials assistance for the City of White Salmon. This assignment includes recent work to complete the CAO and related mapping, and prior work in 2009 on the White Salmon urbanization strategy. The plan gives special attention to supporting infill and mixed-use development in and near downtown, developing green streets and other sustainable infrastructure components, and targeting infrastructure investments to support economic policy objectives.

Shoreline Master Program Update, White Salmon, WA

Project manager assisting with an update to its shoreline master program (SMP) for the City of White Salmon. The project includes a TAC, public outreach, resource assessments, and policy development primarily focused on shoreline management for a 1-mile section of the Columbia River adjacent to the Hood River Bridge.

On-call National Scenic Area Planning Services, Skamania County, WA

Project manager selected to assist with staff reporting and management of the Columbia River Gorge NSA code for Skamania County, including program and permit management and Scenic Area code application, interpretation, and decision-making.

Shoreline Master Program Update, Skamania County, WA

Project manager for an update to the Skamania County SMP. This project included careful coordination with the County and the Washington State Department of Ecology (Ecology), as well as an advisory committee. The team completed an inventory and characterization report for 1,500 miles of shoreline in less than 60 days. This project also includes extensive U.S. Forest Service and NSA lands coordination, including Native American tribes. Future tasks include SMP development and local and state adoption.

Education

- MURP, Urban and Regional Planning, Undergraduate Studies, Architecture, University of Oregon

Certifications

- American Institute of Certified Planners (AICP)

Years of Experience

- 29

Ethan Spoo, AICP, Senior Planner

Ethan has provided professional planning services throughout the Pacific Northwest for over 15 years. His service to the public sector includes applying local and state land use, development, and environmental regulations, as well as long-range planning and policy development and implementation and management of on-call planning services contracts.

Ethan's on-call planning services for the public sector include applying local and state land use, development, and environmental regulations in addition to long-range planning and policy development and implementation. He has extensive experience working with Washington cities to update their CAOs, SMPs, and development codes, as well as providing on-call land use permit review. Washington jurisdictions he has worked for in an on-call capacity include Ridgefield, Ilwaco, Skamania County, and White Salmon.

Applicable Project Experience

On-call Land Use Planning Services, White Salmon, WA

Senior planner responsible for assisting the City with code revisions, development application review, and answering city staff questions. Work includes updating the zoning code to resolve internal code conflicts relating to public/private street and driveway standards and permit review procedures as well as updating the City's CAO to comply with the GMA (project ongoing).

Shoreline Master Program Update, White Salmon, WA

Senior planner and project manager responsible for an overhaul to the City's SMP to comply with the state's guidelines (Washington Administrative Code [WAC] 173-26). Drawing on background technical documentation completed by BergerABAM, Ethan integrated the City's vision for its shorelines with state requirements and findings of technical documents into an implementable, shoreline program. SMP updates included goals, policies, and regulations for critical areas, uses, modifications, and development standards. The project was delivered on time and on budget.

Critical Areas Code Update, White Salmon, WA

Senior planner and project manager responsible for an in-process project to update the City's CAO to comply with state requirements in WAC 365-190 and best available science. In the first phase of the project, BergerABAM developed a best available science report, critical areas maps, and completed a code audit identifying required updates needed to comply with state requirements and best available science, and a first draft of the code. The second phase will include facilitating an open house and joint meeting of the Planning Commission and City Council and finalizing the ordinance for City approval.

Shoreline Master Program Update, Skamania County, WA

Senior planner and project manager responsible for assisting the County with all phases of the update to its SMP, including working with a team of planners, natural resources scientists, and a GIS technician to create these work products: jurisdiction mapping, an inventory and characterization report, a draft SMP, a restoration plan, and a cumulative impacts analysis. Also responsible for the public outreach, including facilitating two shoreline community visioning meetings and four stakeholder meetings, and walking the draft SMP through the local adoption process with elected officials.

On-call Land Use Planning Services, Ridgefield, WA

Senior planner and project manager responsible for managing BergerABAM planning staff to prepare pre-application conference notes, attend pre-application meetings, and prepare staff reports for final decision by the community development director and hearing examiner. Services also include coordinating with other reviewers to accurately reflect and integrate comments in staff reports.

On-call Land Use Planning Services, Ilwaco, WA

Senior planner responsible for reviewing permit documents, such as conditional use permits, shoreline permits, and critical areas permits, prepared by BergerABAM planning staff.

Education

- MURP, Urban and Regional Planning, Portland State University
- BA, Economics, University of Nevada-Reno

Certifications

- AICP

Years of Experience

- 15

Eric Eisemann, JD, Planner

For more than three decades, Eric has solved complex land use planning problems for local governments, nonprofit corporations, and private property owners. His service to the public sector includes researching, teaching, and applying federal environmental and historic preservation regulations; researching and applying state land use policy, statutes, and rules; drafting local development regulations and applying policies rules and regulations to land use project applications; and extensive long-range planning and policy development and implementation.

Eric has extensive experience working with Washington cities to update and implement their comprehensive plans, UGA expansions, annexations, capital facilities planning, critical area and shoreline master programs, and development codes. On behalf of local governments he has secured land use permits and reviewed hundreds of private development applications submitted to small cities. A hallmark of his career is to develop long-term professional relationships with city officials and staff to provide efficient and timely support.

Applicable Project Experience

Long-Range Planning

- **Comprehensive Plan and Capital Facilities Planning** – Managed projects to develop or update comprehensive plans and capital facilities plans in multiple small cities in southwest Washington.
- **Subarea Planning** – Led subarea planning process for La Center, Washington, in advance of the opening of the Cowlitz Tribe casino resort along Interstate 5; assisted BergerABAM and Washougal, Washington, to develop a subarea plan for residential and commercial lands within the City's UGA.
- **Code Drafting and Analysis** – Clients included Coos Bay, Medford, and North Bend, Oregon; and Camas, La Center, Ridgefield, Washougal, Winlock, and Woodland, Washington. Services ranged from full code audit and update of all land use regulations to specific topic amendments, such as administrative procedures, critical areas, conditional uses, land divisions, historic preservation, and more.
- **Agricultural Land Analysis** – Analysis of Washington State statutes and administrative regulations and local comprehensive plans and development regulations related to the designation and protections of agricultural resource lands for the Pierce County "Fresh Look" project.

Local government support

- **Staff to Public Bodies** – Provide staff support to multiple local governments. Current clients include La Center and Ridgefield, Washington. Services include development review, responding to public inquiries, staff planning commission and city council meetings, monthly reports, hearings, and more.

State and Federal Regulatory Review

Hands-on experience with state and federal permitting processes, including the following.

State

- Joint Aquatics Resources Permit Application (wetlands and in-water-work)
- Shorelines Management Act (substantial development permits)
- GMA (comprehensive plans, development regulations, and resource lands)
- State Environmental Policy Act (SEPA) (threshold determinations and environmental impact statements)

Federal

- National Environmental Policy Act [historic resources, parks and natural resources],
- Section 106 of the National Historic Preservation Act, Section (4)(f)
- Department of Transportation Act [bridges and federal highway projects]

Education

- JD, Lewis & Clark Northwestern School of Law, Environmental Certificate
- MA, American Folk Studies and Historic Preservation Planning, Western Kentucky University
- BA, Anthropology/Comparative Religious Studies, Knox College

Certifications

- OR State Bar – Retired
- WA State Bar – Inactive

Years of Experience

- 36

Nicole McDermott, AICP, Planner

Nicole has 11 years of experience as a multidisciplinary consultant in the fields of architecture, landscape architecture, and land use planning. Her recent experience includes on-call planning and permitting support for public agencies.

Nicole has extensive experience working with public and private clients across the West Coast on land use planning and permitting. As a planner, she understands how to evaluate land use and zoning criteria to meet individual project demands as well as agency expectations effectively.

Applicable Project Experience

On-call Land Use Planning Services, White Salmon, WA

Planner responsible for supporting the City of White Salmon with land use application review and staff recommendations to ensure consistency with the White Salmon Municipal Code and state law. The work includes coordination with City staff and applicants, writing staff reports, and planning commission and city council presentations.

On-call Planning Services, Washington and Oregon Agencies

Project manager and planner responsible for assisting city and county jurisdictions with land use and environmental application review and approval. Current contracts include multiple Washington and Oregon agencies (Skamania County, Washington; cities of Hood River and Happy Valley and Hood River County, Oregon). Application types range from simple boundary line adjustments to complex subdivision and environmental reviews and zoning and comprehensive plan amendments. The work requires knowledge and expertise in Washington and Oregon planning laws and local land use and environmental regulations to provide code interpretation and staff recommendations.

2016 Comprehensive Plan Update, Camas, WA

Planner responsible for the 2016 comprehensive plan update for the City of Camas. In addition to demonstrating compliance with GMA requirements through land use and housing analyses, this update implements the Camas 2035 Vision developed with extensive public outreach throughout 2014. This update further focused on the development of community gateways and corridors to enhance the entrances to the city and establish unique gateway and corridor design features. Project responsibilities included facilitation of TAC meetings and development of comprehensive plan chapters.

NW and NE Urban Growth Area Subarea Plans, Washougal, WA

Deputy project manager and planner responsible for subarea plan development for the City of Washougal. The work included two phases over an 18-month timeline. Phase 1 involved extensive stakeholder outreach and a community visioning process to establish the appropriate type and scale of land uses within each subarea. The final concept plans recommended a mix of residential densities, supporting neighborhood commercial, and a community and neighborhood park system connected with an integrated trail network. Phase 2 of the project included adoption of comprehensive plan and zoning amendments to implement the concept plans. The subarea plans provide the City with the tools they need to support continued economic prosperity and population growth for a 20-year planning horizon.

Gee Creek Plateau Subarea Plan, Ridgefield, WA

Deputy project manager and planner responsible for development of the Gee Creek Plateau subarea plan for the City of Ridgefield. The plateau is an island of unincorporated land surrounded on all sides by the City. The subarea planning process began with stakeholder interviews and development of a vision and guiding principles. Stakeholders overwhelmingly expressed their desire to retain the rural character of the area and preserve existing agricultural uses. The subarea plan recommends unique design standards and clustering provisions to protect open space and agricultural land while supporting residential growth and development.

Education

- MLA, Landscape Architecture, Auburn University
- BA, Architecture, Auburn University

Years of Experience

- 11

Emma Johnson, AICP, LEED Green Associate, Planner

Emma has provided professional land use and environmental planning services to clients and government agencies, including the U.S. Department of Defense, for over eight years. She has worked on projects in Washington, Oregon, Hawaii, Virginia, Pennsylvania, New Jersey, California, and Florida.

Emma is a Certified Planner and a U.S. Green Building Council LEED Green Associate. She is well versed in land use planning, environmental planning, environmental permitting, stakeholder outreach and engagement, and environmental justice.

Applicable Project Experience

On-call Planning Services, White Salmon, WA

Planner providing support to the City of White Salmon with land use application reviews and staff recommendations to ensure consistency with the White Salmon municipal code and state law. The work includes coordination with City staff and applicants and writing staff reports.

On-call Planning Services, Ilwaco, WA

Planner responsible for providing planning services in the form of staff reports for review by the City of Ilwaco. Responsible for reviewing permit documents, such as conditional use permits and boundary line adjustments, as well as site plan review and reviewing submittal materials for conformance with the City's municipal code, planning documents, and development standards.

On-call Planning Services, Ridgefield, WA

On-call consulting planner for the City of Ridgefield, providing staff review, conducting pre-application meetings, and writing staff reports.

On-call Planning Services, City of Hood River and Hood River County, OR

Planner responsible for writing staff reports for projects located in the City of Hood River and Hood River County. Staff reports have been prepared for minor partitions and single-family residential and commercial development in the NSA.

Shoreline Master Program Update, Skamania County, WA

Environmental planner responsible for preparing the Cumulative Impacts Analysis and the Restoration Plan, including coordination with a team of planners, natural resources scientists, and a GIS technician.

Comprehensive Plan Audit and Modernization, Happy Valley, OR

Planner providing planning services to reorganize and modernize the existing comprehensive plan for the City of Happy Valley. Responsibilities included reorganizing and revising sections of the plan to create a more readable digital and reader-friendly document.

La Center Water Trail Park, La Center, WA

Planner for the construction of a new water access site at the north end of NW Pollack Road for the City of La Center. The City received a Washington Department of Commerce grant to update an existing informal water access site along the East Fork Lewis River to create a formal park. Responsibilities included providing planning services to complete the required permitting applications to develop a park within shoreline jurisdiction, including a shoreline variance permit and shoreline substantial development permit.

Education

- MCP, Environmental and Land Use Planning, University of Pennsylvania
- BS, Urban and Regional Studies, Cornell University

Certifications/Registrations

- AICP
- LEED Green Associate

Years of Experience

- 8

Sam Rubin, AICP, Planner

Sam is a certified planner experienced with providing professional city and regional planning services and GIS analysis in Washington. He has served as an on-call planner for the Cowlitz-Wahkiakum Council of Governments and the City of Ilwaco.

Sam's numerous and varied project assignments include corridor management studies, comprehensive plans, regional transportation plans, homelessness plans, and community coalition building. He has provided professional city and regional planning services and GIS analysis in Washington, Minnesota, and South Carolina.

Applicable Project Experience

White Salmon Development Regulations Update, White Salmon, WA
Planner responsible for drafting revisions to the submittal requirements and permit procedures sections of the White Salmon Municipal Code in Titles 16-19 for the purposes of rectifying inconsistencies in submittal requirements and aligning review authority across code sections.

City Planner, Ilwaco, WA

Planner responsible for providing planning services for the City of Ilwaco that included drafting staff reports, conducting site visits, and making presentations to the Planning Commission and City Council on various City plans and projects. Planning work included updating municipal code, administering SEPA and shoreline permits/exemptions, and site plan review. Specific projects included:

- Conditional Use Permits: Freedom Market and Deniston Vacation Rental
- Variance: Tynkila
- SEPA Threshold determinations: Knutzen Retaining Wall
- Work with Planning Commission, City Council, and citizens on the adoption of the Ilwaco Vacation Rental Ordinance No. 867

On-call Planning Services, Hood River, OR

Planner responsible for providing planning services in the form of staff reports for review by the City of Hood River. Responsibilities include reviewing submittal materials for conformance with the City's municipal code, planning documents, and development standards.

2015 Ilwaco Comprehensive Plan update, Ilwaco, WA

Planner for this effort to update the City of Ilwaco's comprehensive plan. Worked with the City to complete selected elements of the comprehensive plan previously prepared by a consultant for the plan to be adopted.

Longview Comprehensive Plan, Longview, WA

Planner responsible for working with the City of Longview on the land use element of the comprehensive plan update for the City. As of 2018, the update is still underway.

2014 Kelso Comprehensive Plan, Kelso, WA.

Planner responsible for working with the City of Kelso to finalize the land use element for the comprehensive plan. Additionally, provided critical areas maps for the City.

Land Use/Zoning Analysis, Kelso and Longview, WA

Planner providing GIS graphics and analysis for land use and zoning for the cities of Longview and Kelso. This information was incorporated as part of the comprehensive plans for both cities.

GIS Analyst, Kelso, WA

GIS analyst responsible for providing professional GIS services to the Cowlitz-Wahkiakum Council of Governments for the Longview-Rainier-Kelso Metropolitan Planning Organization and the Southwest Washington Regional Transportation Planning Organization, including analysis, data acquisition and creation, and database management.

Education

- MCRP, GIS and Land Use Planning, Clemson University
- BS, Community and Regional Planning, Appalachian State University

Certifications/Registrations

- AICP

Years of Experience

- 6

Scott Bucklin, Planner

Scott has provided professional sustainability, land use, and environmental planning services to clients and government agencies in Washington for 10 years, with a focus on transportation project permitting and on-call services to Washington jurisdictions.

His on-call planning work includes permit review services for Ilwaco and Ridgefield for residential and commercial development.

Applicable Project Experience

On-call Land Use Planning Services, Ilwaco, WA

Planner assisting project manager and senior planner with reviews of development applications, including conditional use permit applications. Drafted staff reports for City review and issuance.

On-call Land Use Planning Services, Ridgefield, WA

Planner responsible for reviewing development applications including boundary line adjustments and residential planned unit developments. Worked with applicants and review agencies to resolve issues and incorporate comments. Familiar with subdivision and planned unit development permit procedures and concepts applicable to other Washington jurisdictions.

Jemtegaard Middle School, Washougal, WA

Planner responsible for developing Clark County permit applications, including a pre-application submittal, and a Columbia River Gorge NSA application. Worked with project team to incorporate information from archaeological, critical areas, and scenic studies into permit findings.

Waterfront Park and Trail Permitting, Washougal, WA

Environmental planner responsible for preparing the project-based SEPA checklist in the successful planning of a public waterfront park and trail along the Columbia River for the Port of Camas-Washougal. The checklist covered planned improvements for a park and trail, including sustainable design elements and the anticipated connection to future mixed-use development areas.

Education

- BA, Sustainable Urban Development, University of Washington, Tacoma

Years of Experience

- 10

Sam Roberts, Planner

Sam Roberts is an urban and regional planner with an excellent understanding of Washington and Oregon land use processes. His experience for public clients focuses on on-call planning services Washington cities where he has helped review conditional use permits and prepare pre-application conference reports, and attend pre-application meetings.

For the private sector, he has written development application narratives and feasibility reports, calculated building permit and land use fee estimates, and served as permit coordinator, submitting land use application and building permits to jurisdictions around the region and tracking permits for clients, and working with government officials throughout the process.

Applicable Project Experience

On-call Land Use Planning Services, Ilwaco, WA

Planner assisting project manager and senior planner with reviews of development applications. Wrote determination of completeness letters for single-family home and manufactured home proposals.

On-call Land Use Planning Services, Ridgefield, WA

Planner responsible for drafting pre-application reports for two different phases of a planned unit development. Reviewed developments for preliminary compliance with City requirements and procedures and a project-specific development agreement. Attended pre-application meetings.

Jurisdictional Fee Comparison, Portland Metropolitan Region. Portland, OR.

Main author of a comprehensive fee estimate that compared building permit and land use fees, system development charges, and taxes between jurisdictions within the Portland metro area. The project proposed hypothetical retail, warehouse, and office buildings within each jurisdiction and calculated fees for each, leading to a comparison of expected development soft costs between jurisdictions.

Portland Southwest Quad Development Feasibility Study, Portland, OR

Planner responsible for managing GIS mapping and analysis and summarizing past planning efforts for a 250-acre site owned by the Port of Portland. The study included understanding past planning efforts for the site and current and future market conditions to create a conceptual development plan for future aviation and industrial development. Mapping efforts included highlighting environmental and aviation regulations and creating a conceptual development plan accounting for these factors.

Umatilla Together: Framework Plan, Umatilla, Oregon.

Technical lead on this plan to revitalize downtown Umatilla and increase community involvement in the local planning process. Primary roles included compiling and analyzing quantitative and qualitative data to inform the plan's goals and policies and managing GIS mapping and analysis. The final plan won the Student Achievement in Planning Award from the Oregon chapter of the American Planning Association and the Student Project Award for Application of the Planning Process from the National American Planning Association in 2017.

Education

- MURP, Environmental Planning and Land Use, Portland State University,
- BA, Urban and Regional Planning, Eastern Washington University,

Years of Experience

- 3

Juanita Rogers, Senior Landscape Architect

Juanita has over 21 years of professional experience in site master planning, urban design, parks and recreation and trail planning, and landscape architecture. She is a talented park and trail designer and has extensive experience as a project manager and landscape designer on significant and award-winning projects with a special interest in sustainable designs, pedestrian-focused planning and waterfront trails.

Juanita's creative designs are sustainable and compatible with the surrounding environment and present the user with appropriate physical opportunities. She often works on complex interdisciplinary projects that require excellent coordination, and her attention to detail fosters the preparation of materials and accurate drawings for planning, design, and construction projects.

Applicable Project Experience

Captain William Clark Park at Cottonwood Beach Park Master Plan, Washougal, WA
Recreational planner responsible for assisting with master plan development, public involvement, and graphic preparation for this regional park encompassing 75 acres of sand beach and forested uplands and 3,500 feet of shoreline along the Columbia River for Vancouver-Clark Parks & Recreation. Also assisted with the design of park improvements including 18 RV camp sites, 20 tent camp sites, three restroom/shower buildings, group picnic shelters, a watchperson's residence, two scenic and wildlife viewpoints, cultural artwork, interpretive and directional signage, paved and gravel trails, native landscape plantings, and paved public parking. In addition, assisted with associated permit applications, including federal, state, and local permit approvals.

Discovery Historic Loop Trail Design, Vancouver, WA
Landscape designer responsible for designing monument plazas for this trail that links historic and cultural attractions in Vancouver's Historic Reserve for Vancouver-Clark Parks & Recreation. Also responsible for production of construction documents.

Fallen Leaf Lake Park Design Alternatives, Camas, WA
Landscape architect responsible for the development of alternatives for park improvements for vehicle and pedestrian access to the site and expanding recreational opportunities. Design concepts include upgrades to existing park facilities, new opportunities for recreation, waterfront access, and parking improvements.

Waterfront Park and Trail Final Design and Engineering, Washougal, WA
Landscape architect responsible for assisting in the development of a master plan and the preparation of site construction documents for a new waterfront park and trail along the Columbia River for the Port of Camas-Washougal. The waterfront park provides a water-dependent community gathering space with education and recreational opportunities. The park includes parking, restroom and picnic shelters, a water access area, rain gardens, plazas, viewpoints, and shoreline access. The 0.7-mile-long waterfront trail connects into the surrounding regional trail system.

Washougal Columbia River Trail, Washougal, WA
Project manager responsible for master planning and trail design for a new waterfront trail connecting the Port of Camas-Washougal and downtown Washougal for the City of Washougal. Project includes retrofitting existing residential streets to accommodate bicycle and pedestrian users and the design of boardwalks and a riverfront trail. Services include urban and trail design, public outreach, grant support, and preliminary engineering.

Education

- BA, Landscape Architecture, Washington State University

Registration

- Professional Landscape Architect, Washington

Years of Experience

- 23

Ryan Weston, PLA, Senior Landscape Architect

Ryan provides GIS mapping and analysis and supports design, permitting, land use, natural resource, and public involvement projects that require precise geographical information and analysis. He uses GIS to illustrate opportunities and constraints on planning projects that range from the small-scale and site-specific to large-scale and regionally significant. In addition, Ryan is an experienced park and recreation designer.

He is experienced at using GIS technology to assist in identifying and analyzing multiple issues that will affect use and development, including critical environment issues and conditions, land uses and zoning, transportation, protected areas, and performing aesthetic and viewshed analyses.

Parks, recreation, and open-space design is a passion for Ryan and his background and understanding of public process and design helps him understand how to design for community, operational, and maintenance needs. His plans are based on a design approach that is rooted in the philosophy that exceptional places are shaped by the fabric of communities, environmental sensitivities, creative design solutions, sustainable practices, and client objectives. This approach has given Ryan the ability to produce award-winning projects from small environmentally complex sites to large-scale, multijurisdictional park and recreation plans.

Applicable Project Experience

On-call Land Use Planning Assistance, White Salmon, WA

GIS and AutoCAD specialist responsible for mapping services for the City of White Salmon Planning Department. Compiled existing hard copy City boundary, UGA, parcel, zoning, utility, and other land use information and developed a digital AutoCAD and GIS database used for ongoing City planning purposes.

Shoreline Master Program Update, White Salmon, WA

GIS specialist responsible for this SMP update project for the City of White Salmon. Prepared critical areas and shoreline maps.

Comprehensive Plan Update and Neighborhood Planning, Spokane, WA

GIS specialist responsible for a neighborhood-based master planning effort for the City of Spokane. City- and county-wide GIS data was refined to identify key neighborhood centers and key transportation and development corridors. Economic and population trends, job growth, building and transportation planning, and other studies were then spatially linked to the key centers and corridors to help evaluate existing conditions and guide the master planning process.

Lower Daybreak Regional Park, Clark County, WA

Landscape architect responsible for master plan and graphics for 167-acre regional park along the East Fork Lewis River integrating existing and proposed development. Plans incorporated streambank, fish, and clean water restoration projects, sensitive environmental conditions, plans for various user groups, existing infrastructure, regional trail systems, and traffic safety concerns.

Water Trail Park, La Center, WA

Landscape architect responsible for master planning and preparing construction plans for this water trail park project for the City of La Center. Proposed improvements included water access and a canoe/kayak launch ramp, trails, picnic tables, restroom, parking and riparian and upland planting areas in a highly constrained and regulated site.

Holley Park, La Center, WA

Landscape architect for master planning and preparing construction plans for Holley Park improvements for the City of La Center. Improvements included a new 2,500-square-foot water spray park, a 5,000-square-foot skate park, and upgraded playground and landscape areas. Services included public involvement, park planning, landscape architecture and irrigation, water spray park design, skate park coordination, construction documents, and permitting assistance.

Education

- MLA, Landscape Architecture and Environmental Planning, Utah State University
- BA, Horticulture, Brigham Young University

Certifications/Registrations

- Professional Landscape Architect: Washington and Alaska

Years of Experience

- 17

Dustin Day, PWS, CESCL, Senior Scientist

Dustin is a highly skilled environmental scientist with over 20 years of natural resource management experience. He is an experienced project and task manager, having successfully completed on-call tasks with numerous City and County agencies.

His relevant experience includes the successful completion on-call task orders, including critical area permit reviews, shoreline master program permit reviews, wetland delineations, habitat assessments, ordinary high water mark determinations, and preparation of permit documents. In addition, Dusty has a solid understanding of the White Salmon municipal code as he has worked extensively on updating the CAO and shoreline master program (Chapter 18.10 and 18.30) for the City.

Applicable Project Experience

On-call Land Use Planning Assistance, White Salmon, WA

Senior environmental scientist responsible for assisting with development review applications in accordance with the CAO of the White Salmon Municipal Code, Title 18.10. Currently assisting with updating the CAO code language to reflect GMA requirements.

Shoreline Master Program Update, White Salmon, WA

Lead environmental scientist for this shoreline master program update project for the City of White Salmon. Developed an inventory and characterization report and restoration plan report in accordance with Ecology's guidelines.

Critical Areas Ordinance, White Salmon, WA

Senior environmental scientist for the wetlands and fish and wildlife habitat conservation area sections of the CAO code update for City of White Salmon, part of a land use planning services agreement with the City.

Shoreline Master Program Update, Skamania County, WA

Task manager and environmental scientist for preparation of the shoreline inventory and characterization report, cumulative impacts analysis, and restoration plan reports, important technical documents in supporting the preparation of the County's SMP update.

Critical Areas Ordinance Update, Skamania County, WA

Senior environmental scientist for the wetlands and fish and wildlife habitat conservation area sections of the CAO code update for Skamania County.

Environmental Permit Review Services, Clark County, WA

Project manager and environmental scientist responsible for completing technical review of permit applications subject to the Clark County's Wetland Protection (Title 40.450) and Habitat Conservation (Title 40.440) ordinances for Clark County. The technical review services include review of development proposals and identification of building envelopes; wetland identification and assessment; Priority Habitat and Species identification and assessment; field verifications; review of wetland delineation reports, habitat assessments, compensatory mitigation plans, and monitoring reports; and preparation of draft staff reports.

Shoreline Master Program Update, Skamania County, WA

Task manager and environmental scientist for the development of the inventory and characterization report for the County's SMP update. Responsibilities included identification and characterization of the current shoreline condition for all waters of the state located in the County's jurisdiction and preparing the report as part of Ecology's grant requirements for the SMP update process.

Education

- MEM, Environmental Management, Portland State University
- BS, Biology, Western Michigan University

Certifications/Registrations

- Professional Wetland Scientist
- WSDOT-Certified Biological Assessment Author
- Certified Erosion and Sediment Control Lead (CESCL)

Years of Experience

- 20

Allison Kinney, Environmental Scientist

Allison is an environmental scientist with six years of experience. She has assisted with policy and regulatory updates for CAOs and SMPs for Washington jurisdictions. She is also an experienced wetland and natural resource scientist and has completed delineations for a variety of private and public infrastructure projects.

She is very familiar with current regulations and policies regarding wetland delineation techniques and mitigation monitoring, habitat evaluation, CAO compliance, data analysis, and reporting.

Applicable Project Experience

Critical Areas Ordinance Update, White Salmon, WA

Environmental scientist responsible for drafting the wetland and fish and wildlife habitat conservation areas sections of the best available science report and draft CAO using state model ordinance language, the findings of the best available science report, and knowledge and experience with state critical areas guidance.

Critical Areas Ordinance Update, La Center, WA

Environmental scientist responsible for drafting sections of the best available science report and pertaining to fish and wildlife habitat conservation areas and wetlands. Evaluated the impact of the new riparian management recommendations on the City in the report.

Shoreline Master Program Update, Skamania County, WA

Environmental scientist responsible for drafting portions of the shoreline inventory and characterization report, cumulative impacts analysis and restoration plan in response to the Ecology's comments provided on early drafts.

Columbia Outfall and Effluent Pipeline Environmental Assessment, Vancouver, WA

Environmental scientist responsible for the compilation of a Joint Aquatic Resources Permit Application for geotechnical exploration for the Discovery Clean Water Alliance.

Evergreen Highway Trail Environmental Processes and Permitting, Vancouver, WA

Environmental scientist responsible for the compilation of a critical areas assessment report, including regulatory review in accordance with Vancouver's CAO; field analysis; and associated technical reporting for the City's tree preservation ordinance to support the proposed installation of a pedestrian trail for the City of Vancouver. Prepared documents include a Critical Areas Assessment Report, Tree Preservation Technical Memorandum, Finding of No Effect Letter, and Joint Aquatic Resources Permit Application.

Trail and Waterfront Access, La Center, WA

Environmental scientist responsible for the preparation of a critical areas assessment report for the construction of a water access site on the East Fork of the Lewis River, in accordance with the La Center CAO and SMP, for the City.

Education

- BS, Environmental Science, University of Iowa

Certifications

- OSHA 24-Hour and 40-Hour HAZWOPER Training,
- USACE Wetland Delineation Certification, 2012

Years of Experience

- 6



Backup material for agenda item:

City Vision and Goals



AGENDA MEMO

Needs Legal Review: No
Joint Meeting Date: March 13, 2019
Agenda Item: City Vision and Goals
Presented By: Pat Munyan, City Administrator

ACTION REQUIRED:

Preliminary adoption of vision and goals to submit for public comment. Note: the city council and planning commission may not be ready to preliminary adopt the vision and goals at the March 13, 2019 joint meeting.

PROPOSED MOTION:

Motion to preliminarily adopt the vision and goals for the City of White Salmon and submit for public comment.

Explanation of issue:

A broad vision and broad goals can assist the city in developing and implementing plans. The development of each plan and the implementation of the plan should look back to the broad vision and broad goals to ensure the proposed plans and implementation measures fall within the vision and goals. The broad vision and broad goals would initially be used to complete the update of the city's comprehensive plan. It is important to realize that the vision and goals are very broad at this level. Once plans are developed the goals are narrowed down to more specifics.

Staff has drafted the broad vision and broad goals based on the city's current comprehensive plan and the discussions between the city council and planning commission over the last year. The vision and goals are in a draft format and staff expects the city council and planning commission to provide input.

Once there is a consensus of the city council and planning commission, the vision and goals should be submitted to the public for comment – i.e. is this what our residents and business members see as the vision and goals of our community.

The city has hired a facilitator to help facilitate the meeting on January 30. In addition, a graduate student will be attending the meeting to assist the council and planning commission in working through the vision and goals to find common ground.

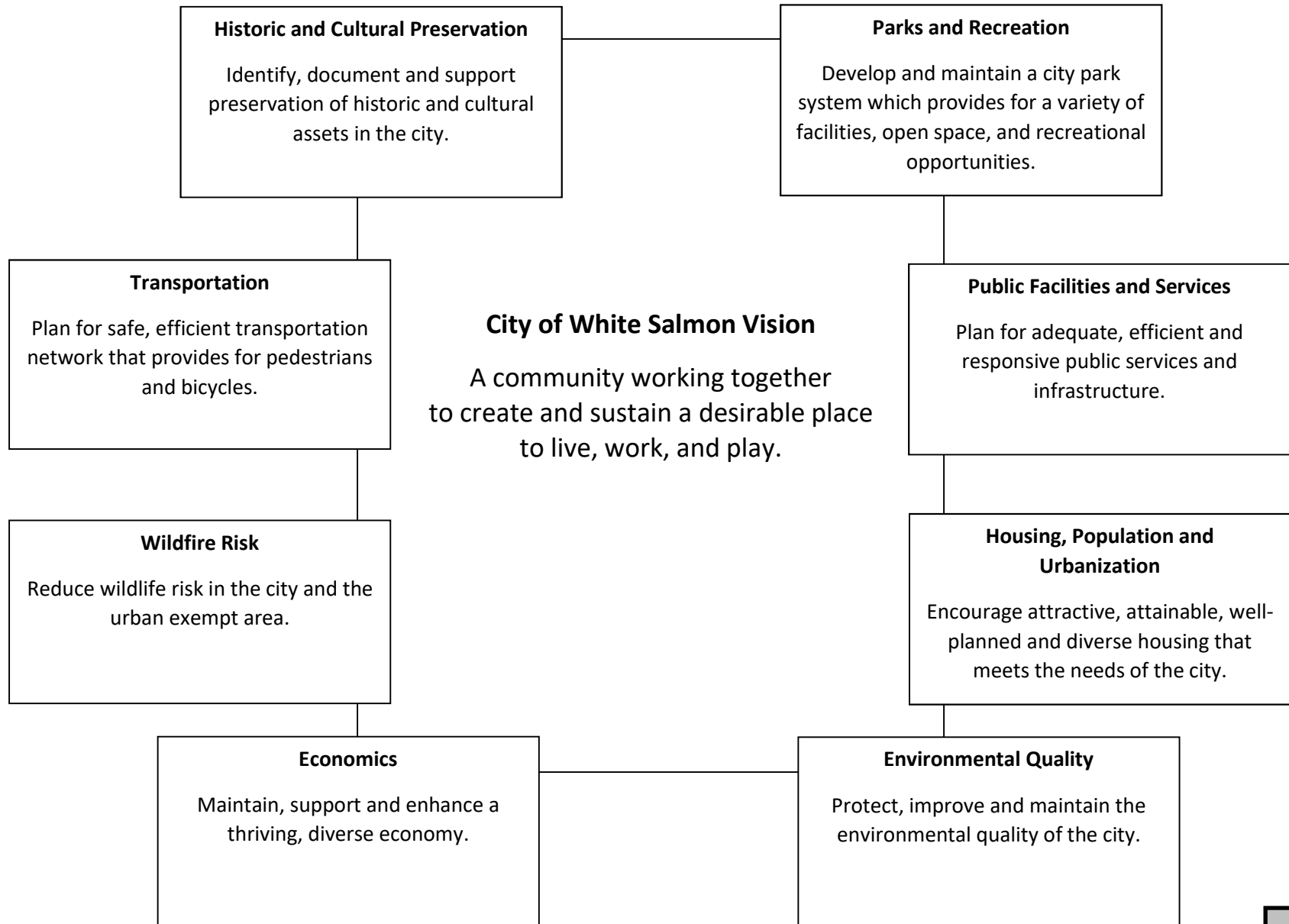
Budget:

Staff does not believe that it is necessary to hire an outside consultant to complete the vision and goals process. We believe the city council and planning commission can come to a consensus and then forward the vision and goals to the public for their input.

Staff Recommendation:

Staff recommends working through the vision and goals as a group and coming to a consensus which will then lead to the information being presented to the public.

DRAFT – As of January 23, 2019



Backup material for agenda item:

Comprehensive Plan Update



AGENDA MEMO

Needs Legal Review: No
Joint Meeting Date: March 13, 2019
Agenda Item: Comprehensive Plan Update
Presented By: Pat Munyan, City Administrator

ACTION REQUIRED:

Approval of process to move forward with updating the comprehensive plan update including participating in the county’s urbanization/building lands study, pursuing a joint management agreement with Klickitat County and hiring a transportation planning consulting to complete a transportation system plan.

PROPOSED MOTION:

Motion to accept process to complete the comprehensive plan update including participating in the county’s urbanization/building lands study, pursuing a joint management agreement with Klickitat County and hiring a transportation planning consulting to complete a transportation system plan.

Explanation of issue:

The city hired a land use planning consultant in 2018 to begin the process of updating the city’s comprehensive plan. The city council and the planning commission have spent approximately the last year meeting jointly and reviewing the existing comprehensive plan.

The city council and the planning commission are also in the process of adopting a preliminary broad vision and goals for the city to be submitted to the public for input. We anticipate the vision and goals could be finalized in several months without the need to hire a consultant.

Once the city formally adopts the broad vision and goals, city staff recommends the planning commission undertake the full process of updating the city’s comprehensive plan. The city is in the process of hiring a land use planner who will provide a draft work plan for completing the update. This work plan shall provide for points whereby the planning commission will check in with the city council on the work that it is doing and provide for an opportunity for comment. Ideally these points will coincide with the each of the elements of the comprehensive plan. In addition, the work plan will include a public input process.

We believe this type of process will allow the planning commission to do its work but also allow the city council, along with the public, to weigh in with comments on the update at specific junctures instead of waiting until the update is entirely completed.

In addition, there were several additional tasks that were outlined by the previous planning consultant that should be addressed.

Urbanization and Buildable Lands Study

Klickitat County is undertaking an urbanization and building lands study. It is recommended that the city should participate in the Request for Proposals Process and clarify objectives for updating information within the city’s urbanization area, including the city limits and the adjacent urban exempt area. The city would be expected to pay for the expansion of the study that pertains to the City. A rough estimate of \$30,000 has been provided.



Joint Management Agreement

The city desires to enter into a joint management agreement with Klickitat County regarding lands that are in the adjacent urban exempt area. Staff will meet with Klickitat County staff and develop an initial agreement to be presented to the county, planning commission, and city council. The outcomes of this agreement may have an impact on the "Bingen/WS Urban Exempt Area Plan" which is part of the Klickitat County Comprehensive Plan. There is no need to hire a consultant for this project so there is no outlay of funds, other than staff time.

Transportation System Plan

It is recommended that the city develop a modest transportation system plan (TSP) for the city limits and the adjacent urban exempt area. It is recommended a "transportation planning consultant" be hired to assist in completing this plan. The primary goals are to inventory and classify all existing streets, create a locally appropriate hierarchy of street standards for use when permitting new developments, identify larger potential for desired street connections, incorporate identified existing and desired bike and pedestrian routes, develop implementation policies around exactions to implement street standards particularly related to instances where off site substandard conditions exist, and identify funding mechanism and strategies. The estimated cost of this project is \$30,000 to \$60,000.

Budget:

The city council's budget will need to be amended once the costs of hiring consultants is determined.

Currently the city's general fund budget provides for \$35,000 in general contractual planning services, \$75,000 for the contractual services related to updating the city's comprehensive plan and \$30,000 for updating the city's critical areas ordinance. In addition, the street fund has \$10,000 set aside for engineering services. The \$10,000 is not enough to cover the cost of engineering services related to Jewett Street improvements and the hiring of a transportation planning consultant.

Staff Recommendation:

Staff recommends the city council and planning commission agree to the proposed process for updating the city's comprehensive plan including participating in the county's urbanization/building lands study, pursuing a joint management agreement with Klickitat County and hiring a transportation planning consulting to complete a transportation system plan.



TO: City of White Salmon - Planning Commission and City Council
FROM: Dotty DeVaney, Senior Planner and Nick Kraemer Lead Planner
DATE: November 13, 2018

SUBJECT: Comprehensive Plan Update – Scoping Summary

Purpose

It is our goal with this memo and presentation November 14th to share our recommendations for moving forward with high priority/immediate next steps and to layout a strategy for remaining Comprehensive Plan updates.

Overview

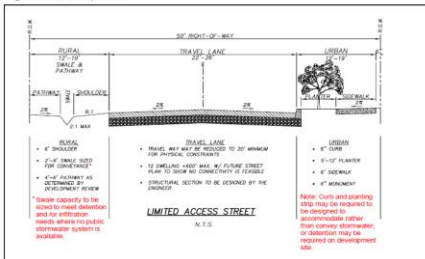
Priority Initial Actions

We want to thank you for your efforts during the scoping meetings over the 9 months. Throughout our scoping process – we kept hearing a consensus on several elements and work tasks that warrant immediate action.

- Vision Statement – Confirm community values, goals, and prioritized tasks.
- Coordination with County on Buildable Lands Update Study and Joint Management Agreement
- Transportation Element Update
- Housing –Short Term Rental policies and regulations, review clarify and simplify PUD and Cottage Infill, and support affordable housing.

These items are brought to the top because they are items that came up continuously as we reviewed each Element in the Comp Plan. They (except visioning) were also identified as priorities for continued/future action in current Comprehensive Plan, and meaningful progress can be made in these areas even before or while the Urbanization Study is being updated by County Consultants.

Figure 2 - Other City Streets



Visioning

Visioning can be done with an eye to broader issues, including land use planning and resulting in a strategic action plan for civic engagement to move a larger vision forward in White Salmon and surrounding area. This could allow for strategic planning to address the broader range of exciting issues and opportunities brought up in the preliminary visioning notes collected at the beginning of our process.



Visioning can also be done focusing primarily on City Land Use Policies as they are implemented through the Comprehensive Plan and Zoning Ordinance.

These are two very different levels of effort and expense with different outcomes and value.

- I. **Community Vision Strategic Action Plan** – to identify broad community values over a number of areas, prioritize initiatives, define City roles in varied initiatives, name key partners, establish timeframes (start and duration) for action items. Not only create a vision statement but also identify, organize, or join in with existing social efforts to coordinate social capital as well as prioritize financial investments.

First step would be to establish a coordinating committee, prepare a budget and fundraise. Typically suggested to seek funds from private and public sources. May consider partnering with other communities. Steven Ames (experienced professional in this field – inc. Sisters Work and Yakima Valley) could be available to discuss this option with you. We provided you information following our last meeting and will go through it with you tonight as well. Based on similar efforts in other communities with strategic planning professional – this type of Community Visioning effort would cost approximately \$60,000 and take 9-12 months.

- II. **Land Use Planning Vision**– to identify values around built environment, primarily impacted by land use regulations. Identify stake holders for those active in land use arena.
 - a. Develop Vision with City Council and Planning Commission in public session and public workshop – up to \$5,000 to \$8,000 [outcome: one of the one page examples provided earlier]
 - b. Develop more interactive vision, develop and follow public involvement plan – up to \$30,000 [outcome: one or two page vision statement with goals and priority actions but with broader community input]

Feasibility and Funding

Funding and needs/desires may not align. If there is a desire to take actions beyond capacity of City General fund, fund raising or partnerships may be necessary.

COUNTY COORDINATION

The City will continue to coordinate with Klickitat County on the following tasks – which directly impact the extent and applicability of the City of White Salmon Comp Plan.

- I. **Urbanization/Buildable Lands Study** - The urbanization study completed nearly 10 years ago will be updated to check statistical growth, compare to previous projection, and revise projections into the future. This will be valuable in understanding the long-term capacity for housing and development and to update projected demands.
 - a. County RFP out in next couple of months.
 - b. City will participate in RFP process and clarify objectives for updating study within City urbanization area.
 - c. Projected completion approximately 9-10 months.

Cost: Klickitat County currently has earmarked \$100,000 for completion of this study for the entire County – which would include urban growth area of White Salmon. City will participate in costs for work within City Limits – which will be negotiated with county and responding firm. A rough cost estimate would be in the \$30,000 range.

- II. **Joint Management Agreement** - The Joint Management Agreement between the City and County directly impacts what happens within the UGA, who has jurisdiction, and may require specific Comp Plan and Zoning Ordinance changes.
 - a. Continued outreach to county
 - b. Draft agreement based on key points of agreement
 - c. Mutual adoption and implementation of agreement
 - d. Draft update to Urbanization Element reflecting results and future aspirations
 - e. Projected completion – depends on political will. Approximately 6-12 months.

Cost: The cost estimate for this work is difficult – as it highly depends on who initiates the work – City or County. And further depends on how much whether City/County staff can complete this work in-house with Staff and coordination with elected officials. A rough cost estimate would be in the \$5,000 - \$10,000 range.

- III. **Bingen/WS Urban Exempt Area Plan Update-** The Urban Exempt Area outside of City Limits of White Salmon is covered by the Bingen/WS Urban Exempt Area Plan – which is part of the Klickitat County Comprehensive Plan. The Sub-Area Plan was last updated in 1991. Transportation/street policies and Joint Management Agreement policies are all currently identified in the Sub-Area Plan. The County will retain legislative authority for this area. Elected officials voted for by County residents must adopt regulations affecting those residents. Depending on the outcome of the joint management discussions with the County; administrative authority may be partially or more fully passed to the City. This Sub Area plan should be updated or replaced to reflect the outcome of the Joint Management Agreement and apply mutually agreed upon land use designations and standards in the manner mutually agreed upon.

Cost: Depends on direction of JMA and Mutual City / County agreement.

TRANSPORTATION ELEMENT UPDATE

A modest transportation system plan and locally responsive hierarchy of street standards is a topic that came up in every session and is clearly an immediate need in the City. It is not anticipated that White Salmon will be seeking to signal or broadly rebuild existing intersections. The City should seek a Transportation Planning Consultant to complete a “lite” version of a Transportation System Plan (TSP) for the entire Urban Exempt Area of White Salmon. The City should explore the option to partner with the County in this process and expense. This approach can be explored through initial JMA discussions.

Summary of Work:

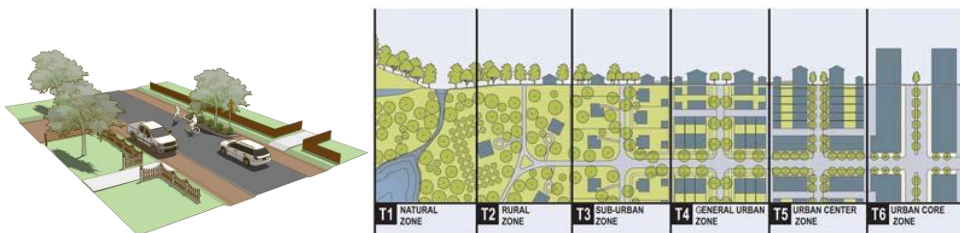
The primary goals of the TSP lite is to complete the following:

- Inventory and classify existing street system
- Create a locally appropriate hierarchy of street standards for use when permitting new developments
- Identify larger potential for desired street connections
- Incorporate identified existing and desired bike and pedestrian routes such as: safe routes to schools, loop road route, possible connections from Mamie Gaddis to Bike Park
- Develop implementation policies around exactions to implement street standards particularly related to instances where off site substandard conditions exist.
- Identify funding mechanisms and strategies-
 - Secure and plan for direct public investment in street infrastructure
 - Plan for reasonable, predictable, and consistent exactions from private developers

Cost Estimate: We estimate a cost of approximately \$30,000 to work with a Traffic Consultant for basic update to street classifications and standards. It is likely to cost over \$60,000 to also complete updated Traffic Study at key intersections and identify bike/pedestrian connections throughout the City.

Next Steps: Create Scope of Work for TSP Lite and issue RFP for Transportation Planning Consultant.

Timeline: 9-12 months



HOUSING/LAND USE ELEMENT UPDATES

Some housing issues such as how much density is beneficial and where may be best determined with benefit of updated Buildable Lands information. Other issues such as Short Term Rental policies and regulations review to clarify and simplify PUD and Cottage Infill ordinances can and should be dealt with now.

- I. ***Short Term Rental/Vacation Rental/ADU*** policies are currently being reviewed by the City's housing committee. An immediate recommended action is to move forward with considerations for regulating short term/vacation rentals
 - a. Inventory of current short term/vacation rentals
 - b. Review best practices for regulating short term/vacation rentals
 - c. Engage public through workshop(s)
 - d. Determine when/where/how Short Term Rentals are allowed
 - e. How Enforced Sustainably, Predictably, and Consistently
 - f. Implement via zoning ordinance and other City regulations.

Cost: We estimate a cost of approximately \$8,000 to \$12,000 to work through this process with the City housing committee and engage the public through workshops. Implementation via zoning ordinance and other City regulations may take much longer depending on Community buy-in with any proposed regulations.

- II. ***Review Residential PUD Code and Cottage Infill***

- a. Review of past decision and difficulties
- b. Simplify code and correct inconsistencies
- c. Consider promoting as options to townhouse development

Cost: Again, the bulk of this work could be completed along with the City Housing Committee. We estimate a cost of approximately \$3,000 to \$5,000 to work through the process and improve the PUD code.



- III. ***Explore regional partnership*** opportunities to address affordable, workforce, and transitional housing demands.

Cost: The cost of this work highly depends on specific projects and partners. Also it depends on whether the City Staff can complete this coordination in-house with City Staff. We estimate a cost of approximately \$1,000 to \$2,500 to explore regional partnerships.

Next Steps for Housing Land Use Element Updates: Planning Consultants develop detailed scope and cost estimate. City Approve.

Timeline: This work could begin immediately. Likely 3 months of initial inventory work, 3-6 months of workshops/outreach, and 3-6 months to adopt regulations. Total 9-12 months.

OVERALL COMPREHENSIVE PLAN UPDATE TASKS

This section covers other valuable though less immediate updates identified through the scoping process. Most of these can be implemented – as feasible and some are dependent on immediate tasks being completed to fully inform their progress (ie. updated Buildable Lands data).

Work on these items will also be informed by further visioning:

- 1) If a broader Community Visioning process is pursued –these tasks will benefit from consideration relative to broader community values and community partners may be identified to assist with some tasks.
- 2) If the narrower Land Use Planning focused vision is developed –we will prioritize and complete this work in accordance with the vision for the City’s built environment and land use.

All cost estimates below are preliminary estimates for relative cost consideration. More detailed cost estimates and a work program aligned with a public involvement plan – will be developed prior to initiating work.

Overall

1. Improve overall layout of the Comprehensive Plan with more graphics and sidebars that reference overall vision and values.
2. Make it readable/approachable for average White Salmon folks
Next steps: Work with graphic designer to develop template. Incorporate these practices into any updates and standardize
Priority: High (due to low cost, relative ease, and value)
Cost: \$1,500

I. Introduction

1. Reference Vision/Values/Goals – developed as separate policy document that is updated annually or biannually
2. Add Executive Summary and document orientation
3. More detailed explanation of planning and public process for Comprehensive Plan
4. Community Profile as separate element
Next steps: Incorporate outcomes of visioning/values. Explain process.
Priority: High (due to low cost, relative ease, and value)
Cost: \$750

II. History

1. Combine History and Community Profile
2. Add more Native American History pre-settlement history
3. Add current history to show continued arc of the community
4. Relate history better with aspirations
5. Seek additional photos and maps for interest
6. Executive Summary and document orientation
7. More detailed explanation of planning and public process for Comprehensive Plan
Next steps: Identify best sources for Native American history and coordinate with key information sources to complete update.
Priority: Low (best value if initiated by volunteers)
Cost: \$2,000

III. Historical and Cultural Sites

1. Rename to Historic and Cultural Preservation
2. Encourage vs. Regulate preservation. Explore value of promoting / identifying sites (signage, maps)
3. List and map significant sites/designations in Comprehensive Plan
4. Consider design guidelines and potential funding resources to preserve historic assets and encourage new development to fit in with existing in Downtown Commercial District and Grandview neighborhoods.

Next steps: Identify best sources historic and cultural sites. Develop map and lists further. Consider design guidelines in certain areas.

Priority: Medium (best value if initiated by volunteers)

Cost: Really varies. \$750-\$2,500. Depends on availability of information and resources.

IV. Parks and Recreation

1. Update Policies with Parks Plan info and updated pool/district info
2. New Pool discussion, including new planned location
3. Expand vision for current and future parks and open space and quantify with level of service type of analysis.
4. Consider Open Space requirements and connectivity as development is proposed.
5. Consider separating Public Use Zone and Park Zone.
6. Explore Connection to waterfront (Stairs – or – walking path on Dock Grade)
7. Consider funding sources for parks and open space.

Next steps: Use findings from Urbanization study and coordinate with Parks Plan Consultant. Research funding opportunities.

Priority: High

Cost: Variable. \$1,500-\$4,000. Depends on level of detail desired for open space network mapping.

V. Economics Element

1. Add community profile data into this section regarding the economy and current trends
2. Add direct references to regional economic development plans and partners
3. STRs and Vacation Rentals policies should be referenced in here depending on outcomes of process
4. Focus economic development efforts on downtown and infill.

Next steps: Identify best sources for economic data and incorporate into update.

Priority: Low

Cost: Range of \$500 to \$1,000

VI. Environmental Quality

1. Incorporate Critical Areas updates into this section
2. Add information about Stormwater Management Plans and policies
3. Consider adding information about WWTP and needed upgrades
4. Tree Preservation policies should be added or retained as part of Critical Areas in this section.
5. Cross reference parks and open space policies in this section.

Next steps: Coordinate with City Staff to get status of Stormwater and WWTP updates.

Priority: Medium

Cost: Range of \$500 to \$1,000

VII. Transportation

1. Most topics are already covered in TSP lite proposed above.
2. Address parking demands and consider parking plan or parking policies
3. Wayfinding and streetscape strategies
4. Cross reference transportation connectivity as it relates to parks and open space in this section.
5. Update public transit options and consider public transit facilities (bus stops)
6. Add explanation of bridge replacement strategy

Next steps: Pursue TSP “lite” and move forward on lower priority tasks as feasible.

Priority: High

Cost: Overall range between \$40,000 and \$70,000. Variable depending on TSP Lite Plan, which ranges from \$30,000 to \$60,000 and additional follow on work may cost from 5,000 to \$10,000.

VIII. Public Facilities and Services & XVI. Capital Improvements Element

1. Consider combining these two elements.
2. Update services sections to accurately reflect recent changes – Hospital/Fire etc.
3. Keep policies high level and reference specific plans (Water, Wastewater etc)
4. Address Sewer capacity limitations and agreement update with Bingen.
5. Stormwater Plan and updated policies needed.
6. Consider Citywide Capital Improvement Plan (CIP) with all major projects in one place.
7. Create policies to address energy conservation and environmentally conscious ideas

Next steps: Coordinate with City Staff to get all relevant plans and make references.

Priority: Medium (High priority to understand water wastewater service capacities and limitations to consider housing suitability in given areas and possible density limitations. However, medium or low importance to reflect in Comp Plan)

Cost: Range between \$1,500 and \$3,500. Variable depending on CIP.

IX. Housing and Population & X. Urbanization

1. High priority actions identified above. Update of this section really depends on the data from the Urbanization Study and future trends analysis. In addition, the update of the Urbanization section highly depends on outcome of JMA and Sub-Area Plan related tasks.

Priority: High

Cost: Range between \$15,000 and \$25,000 for housing related actions detailed in the previous high priority section on page 5. Range between \$30,000 and \$50,000 for urbanization related actions (including urbanization study and JMA work). Total range: \$45,000 to \$75,000 (

XI. Land Use

1. Update and alter zoning as necessary to accommodate any changes in residential density allowances that may result from housing and population analysis and consider need or value of providing for neighborhood commercial nodes (particularly in expansion area).

Priority: High

Cost: Relies on Housing/Urbanization work detailed above. Range between \$1,000 and \$2,500 for updates to comp plan – if Land Use designations are changing.

XII. Resource Lands

1. None within study area. No updates needed.

XIII. Critical Areas Element

1. Currently in the update process – addressed by Berger Abam. Outcomes of that process to be adopted directly into Comprehensive Plan.

Priority: High

Cost: Range between \$500 and \$1,500 for updates to comp plan

XIV. Wildfire Risk Element

1. No major updates proposed. However we would recommend some time would be well spent to *ensure fire standards are well known, retained, and being applied through the permitting process. We propose some work with counter staff/ building codes and preparation of a short info sheet about wildfire risk.*

Priority: Medium

Cost: Range between \$500 and \$1,500 for this work.

XV. Issues Element

1. No major updates proposed or recommended yet. It will need some updates depending on outcomes of studies and other work. Current pending issues and information, partnership needs will be tracked as work proceeds.

Priority: Medium

Cost: Range between \$500 and \$1,000 for updates to comp plan

XIV. Administration Element &

1. No major updates proposed or recommended. It will need some updates depending on outcomes of studies and other work. Administration was updated to reflect state law during last update. Consistency will be verified.

Priority: Medium

Cost: Range between \$500 and \$1,000 for updates to comp plan U

OVERALL COST ESTIMATES

Using the rough estimates provided above – these are the total estimates for completion of these tasks. Again these will be refined with coordination of City Staff and consultants.

<u>Action Item</u>	<u>Low</u>	<u>High</u>
Community Vision Action Plan (Option 1)	\$60,000	\$80,000
Land Use Vision (Option 2)	\$5,000	\$30,000
Urbanization Study	\$30,000	\$50,000
JMA	\$5,000	\$10,000
Sub-Area Plan Update Coordination	\$2,500	\$5,000
TSP Lite	\$30,000	\$60,000
Housing/STR	\$12,000	\$20,000
Overall Update Tasks	\$12,750	\$29,500
TOTAL (OPTION 1)	\$152,250	\$254,500
TOTAL (OPTION 2)	\$97,250	\$204,500