



Statement of Qualifications for
Housing and Residential Developments



ULTRASYSTEMS ENVIRONMENTAL INC.
STATEMENT OF QUALIFICATIONS FOR HOUSING PROJECTS

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COMPANY QUALIFICATIONS

UltraSystems Environmental Inc. (UltraSystems) is a full-service planning and environmental consulting firm serving public and private sector clients throughout California. Our firm is comprised of a diverse group of project management, environmental/urban planning professionals, engineers, scientists and support staff that have collectively developed an outstanding reputation as a firm that delivers work products fully compliant with applicable regulatory and jurisdictional requirements, reflecting the highest standards of professional care, and as applicable, fully compliant with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). The firm's headquarters is in Irvine, California and we maintain offices elsewhere in California. Work performed by our firm would be managed and undertaken by personnel in our Irvine office.

Preparing, processing and independently reviewing CEQA and NEPA compliance documents has been a core service since the founding of UltraSystems in 1994. During the ensuing **28 years**, the firm has prepared over **7,000** environmental reports, engineering studies, or technical assessments. This experience has also fostered the development of other significant expertise including, but not limited to, coordinating with local, state, federal, and other governmental agencies; environmental and regulatory permitting, conducting community outreach and public participation programs; and, noticing, among others.

UltraSystems employs **42** professional and support personnel. The professional personnel comprise a multidisciplinary team of talented and experienced urban and environmental planners, scientists, archaeologists, biologists, geologists, hydrologists, engineers, and Geographic Information Systems (GIS) specialists. This team is adept at completing environmental analyses, CEQA and NEPA documents, technical studies, permits and entitlements, design and plan reviews, and construction environmental monitoring to satisfy environmental laws and regulations from initial project planning through construction. The availability of such technical diversity in-house often enables us to undertake assignments with little or no required input from sub-consultants. This capability enhances communication and facilitates opportunities to deliver our work products cost effectively and on time.

UltraSystems is committed to successful project management, time management, and project delivery for upcoming assignments. UltraSystems believes that it is our responsibility as the consultant to develop a legally-defensible environmental

SERVICES AND AREAS OF EXPERTISE

Technical Studies

- ✓ Aesthetics
- ✓ Air Quality
- ✓ Archaeological Resources
- ✓ Biological Resources
- ✓ FAA/ALUC
- ✓ Geotechnical/Geologic/Soils
- ✓ Greenhouse Gas Studies
- ✓ Health Risk Assessments
- ✓ Hydrology
- ✓ Infrastructure Analysis
- ✓ Paleontological Resources
- ✓ Mineral Resources Studies
- ✓ Noise Evaluations & Analysis
- ✓ Socioeconomics
- ✓ Utility Studies
- ✓ Water Pollution Evaluation

CEQA/NEPA Compliance

- ✓ Categorical Exemptions and Categorical Exclusions
- ✓ EIR and EIS Documentation
- ✓ Initial Studies
- ✓ Mitigated Negative Declarations
- ✓ Mitigation Monitoring
- ✓ Permits and Entitlements
- ✓ Public Outreach
- ✓ Regulatory Compliance

Planning Services

- ✓ Conditional Use Permit
- ✓ Drafting
- ✓ Graphics/Visual Impacts and Studies
- ✓ Opportunities and Constraints Analysis
- ✓ Urban Land Use Studies
- ✓ Zoning and Special Purpose Legislation

Construction Environmental Management

- ✓ Grading/Trenching Monitoring
- ✓ Hazardous Building Materials
- ✓ Stormwater Pollution Prevention Planning

Hazardous Waste

- ✓ Brownfields Redevelopment
- ✓ Phase I, Phase II ESAs
- ✓ Remedial Action Plans

Geographic Information Systems

- ✓ Customized Mapping
- ✓ Data Conversion
- ✓ Database Management
- ✓ Demographic and Economic Data Analysis
- ✓ Spatial Data Analyses
- ✓ GPS Surveying

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document, and to communicate our technical knowledge clearly and concisely to ensure readability. UltraSystems is committed to providing a well-structured environmental document based on the execution of a well-defined work plan.

The following is a summary profile of UltraSystems as a business entity.

Company Name:	UltraSystems Environmental, Inc. (UltraSystems)
Corporation Type:	S Corporation (privately held)
Corporate Headquarters:	16431 Scientific Way, Irvine, CA 96218 T: (949) 788-4900 F: (949) 788-4901
Company Website:	www.ultrasystems.com
Satellite Office Locations:	El Centro, Grass Valley, CA
Year Founded:	1994
Years in Business:	28
Federal FEIN #:	33-0623499
Contact Person:	Betsy A. Lindsay, President/CEO E: blindsay@ultrasystems.com
Number of Employees:	42

KEY PERSONNEL

Betsy A. Lindsay, MURP, ENV SP – President/CEO

Ms. Lindsay is the founder of UltraSystems Environmental. She has led the firm's growth by focusing on quality and a service-driven approach for its clients. Ms. Lindsay brings over **35 years** of experience managing or providing principal oversight of environmental documents for various types of projects. Her primary responsibilities in-house include business and project management, contract administration, resource allocation and quality control. She also manages all corporate endeavors and assists with the QA/QC process of many environmental documents. Ms. Lindsay has managed and prepared more than 400 environmental documents and provided entitlement obligations for large-scale public and private infrastructure projects.

Michael Rogozen, D.ENV – Senior Principal Engineer

Dr. Rogozen heads UltraSystems' air and noise practice. He has **45 years** of experience in project management, health risk assessment, air and industrial wastewater permitting in California, greenhouse gas emission inventories and carbon footprint studies, ambient air and noise monitoring, dispersion modeling, pollution control technology assessment, economic analysis of air pollution control alternatives, air toxics emission inventory development, offsite consequence analysis, environmental database design, survey design and management, source test design and analysis, subsurface methane investigations, regulatory analysis, and technical writing and editing. Dr. Rogozen is responsible for consulting, technical project management, and business development. He has assisted industrial and governmental clients in complying with federal and local air quality regulations. His work has included managing air compliance audits, preparing applications for permits to construct and operate (including Title V permits), annual emissions reports, and responses to notices to comply and notices of violation. He has also conducted many health risk assessments under AB 2588, Proposition 65, and SCAQMD Rule 1401. Dr. Rogozen serves as a quality assurance officer for UltraSystems' technical documents and proposals.

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Hina Gupta, MURP, LEED AP – Deputy Project Manager

Ms. Gupta is an urban planner with **14 years** of experience in environmental planning and regulatory permitting for a variety of projects including infrastructure, transportation, renewable energy, commercial, residential, mixed use and master-planned development, and educational facilities. Her areas of expertise include: sustainable land use, aesthetics and visual analysis, socioeconomics and community impact assessment, and green building design. Ms. Gupta is a LEED Accredited Professional and has experience working with public agency staff at various city and county departments within Southern California.

Billye J. Breckenridge, BA – Assistant Project Manager

Ms. Breckenridge is a Senior Environmental Professional with **23 years** of comprehensive and diverse experience in environmental consulting. She specializes in regulatory permitting and compliance, CEQA/NEPA document management, preparation and process, project management, public involvement, jurisdictional and biological resources. She has managed large NEPA and CEQA projects, 404 permitting projects, and multi-disciplinary teams of technical staff and subconsultants. She is proficient at identifying project permitting needs and negotiating and working with federal, state, and local resource agencies to obtain permits and approvals. She has coordinated and led large biological field surveys and analysis for federal and state protected species, and jurisdictional determinations/wetlands delineations. She has directed and prepared numerous environmental analysis reports and permitting packages required pursuant to CEQA, NEPA, Clean Water Act, Threatened and Endangered Species Act, MSHCPs, and others. She has planned, participated in, and conducted public scoping and other public meetings required under NEPA and CEQA, 404 permitting, and transmission line routing. Her extensive project experience consists of public and private projects including residential/commercial development, transportation, renewable energy/power plants, flood control, gas pipeline, transmission lines, mining, large utility/water lines, wastewater treatment, schools, and ports.

Michelle Tollett, BA – Senior Biologist

Ms. Tollett has **21 years** of experience as a field and consulting biologist working with private companies and public agencies throughout California and the Rocky Mountains. She is the chief Sr. Biologist and Project Manager at UltraSystems Environmental in Irvine, California. Her responsibilities include managing the Biological Resources Team; supervising and mentoring staff biologists; delegating work assignments; approving timesheets, expense reports, and overtime requests; overseeing projects from start to finish or managing aspects of projects, managing budgets and project schedules; interacting with client and resource agency representatives; coordinating biological studies and assisting in managing biologists on project sites; coordinating with resource agencies and clients to develop mitigation site design; coordinating with landscape design and maintenance contractors on mitigation sites; preparing and conducting environmental awareness training.

Allison Carver, BS – Senior Biologist

Ms. Carver has **20 years** of experience as a field and consulting biologist working with private companies and public agencies in California. Her project experience includes working on general and challenging high-profile hydroelectric, solar energy, wind energy, tunnel, transmission line, and

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construction, improvement, maintenance, housing, and restoration projects in California. She specializes in jurisdictional determination of waters of the U.S. and State, including regulatory framework and permitting, and project impact analyses for projects ranging in size from small school upgrade projects to major infrastructure projects. As a Senior Biologist for UltraSystems, she has conducted jurisdictional delineations and authored jurisdictional delineation reports, prepared Preconstruction Notifications required by Section 404 Clean Water Act, Water Quality Certification applications required by Section 401 Clean Water Act, and Lake or Streambed Alteration Notifications as required by Section 1602 of the California Fish & Game Code. She has also authored biology, hydrology and water quality, geology and soils, and Hazardous Materials impact analyses for a variety of technical documents, including CEQA and NEPA environmental documents. Ms. Carver has also analyzed project impacts and authored technical and environmental documents required by California state agencies such as Caltrans, the California Energy Commission, and the California Public Utilities Commission.

Stephen O'Neil, MA, RPA – Archaeologist/Anthropologist – Cultural Resources Manager

Mr. O'Neil is a Cultural Resource Manager with **42 years** of experience. Mr. O'Neil's responsibilities include management of cultural resources tasks for multiple projects, writing and QA/QC of technical documents, coordinating field surveys and construction monitoring, and leading field efforts for historic and prehistoric site excavations and analysis. Mr. O'Neil has a broad scope of environmental consulting responsibilities and experiences ranging from general project management and technical writing to prehistoric site excavation and construction monitoring. He has worked on projects with clients in both the public and private sectors—including alternative energy, energy transmission, U.S. Forest Service, parks, public works and water resources. He has authored and coauthored numerous technical reports and conducted surveys and monitoring in compliance with NEPA, CEQA, and other federal, state, regional and local laws and regulations. Mr. O'Neil is an active member in the field of cultural resources—he is a board member of the Pacific Coast Archaeological Society and the Orange County Natural History Museum Foundation. He is also a member of the Society for California Archaeology.

Stephen Chesterman, BEng - Principal GIS Consultant

Mr. Chesterman has **31 years** of international experience in United States of America (CA, FL, LA, OH, OK, PA, TX), United Kingdom, Northern Ireland, Thailand, Hong Kong and Oman. His extensive GIS experience includes Management of large city-wide data conversions (Raster and Vector) including the development of procedures, design and administration of GIS systems including server, desktop and database along with GIS software design and application development at the personal desktop through to the enterprise level. He has used GIS throughout his career and from a firm foundation of hands-on use has often pioneered and developed company usage in a wide variety of applications. He has provided guidance in the use of GIS and GPS within large cities/utilities and the integration of GIS and GPS data. He was a member of the ESRI Water/Wastewater group as a representative of MWH as part of the ESRI Business Partner program, and has attended ESRI training courses and conferences. His Information Technology (IT) experience includes management and development of IT Master Plans, software application development including technical specification writing and coding, development of Geographical Information Systems (GIS) and analysis and development of database systems. His experience in wastewater and storm water collection and treatment includes hydraulic modeling (expert), Asset Management Plans (AMP), design, preparation of contracts and

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bills of quantities, contract management, construction supervision, temporary traffic management, rehabilitation and Design/Build through Build Own Operate Transfer (BOOT) and Private Finance Initiative (PFI) schemes.

AFFORDABLE HOUSING PROJECTS

ADAMS AVENUE AFFORDABLE HOUSING PROJECT-IS/MND AND CE

Client: National Community Renaissance (NCR)

Contract Duration: March 2021 to On-going

Contact: Alexa Washburn, Sr. Vice President | T: (949) 394-7996 | E: awashburn@nationalcore.org

Contract Amount: \$32,205

Project Manager: Margaret Partridge

Description: The applicant is proposing the construction and operation of a 200-unit, 100 percent affordable multi-family apartment complex composed of three buildings on an approximately 6.2-acre site, located at 24960 Adams Avenue within the City of Murrieta. Two buildings would be for multi-family housing and one building would be for senior housing. The project would include amenities on the project site including an outdoor pool and spa, children's playground, community center, community garden, half basketball court, outdoor fitness stations, conversation areas, pet-friendly green space, Boys & Girls Club, and senior center. In addition, the project includes multiple parking lots, the preservation of an existing old oak tree on site and the integration of proposed pedestrian paseos.



Work Scope: NCR contracted with UltraSystems to prepare an IS/MND to comply with the California Environmental Quality Act (CEQA). As part of the IS/MND, Ultrasystems conducted the Air Quality/Greenhouse Gas Emissions Assessment, a Biological Resources Assessment, an Arborist Report, a Burrowing Owl Survey, a Cultural Resources Study, and a Noise Impact Assessment. Ultrasystems also handled the noticing, distribution and public hearings for the proposed project. Additionally, UltraSystems is also preparing a Categorical Exclusion NEPA document due to funding sources for the project./

LA SIERRA AFFORDABLE HOUSING DEVELOPMENT - NEPA

Client: National Community Renaissance of California (NCR)

Contract Duration: October 2020 to On-going

Contact: Sarah Walker, Senior Project Manager | T: (503) 451-1193 | E: swalker@nationalcore.org

Contract Amount: \$32,205

Project Manager: Margaret Partridge

Description: NCR proposed to construct 80 low-income and very-low-income apartment units in seven 2- to 3-story buildings in the City of Riverside (City). The project would include several amenities including a community center, swimming pool, and activity lawn; and supportive services such as counseling, financial literacy, youth programs, healthy living education, and job training. The proposed project would assist in meeting the City's goal to develop additional affordable housing through construction of infill development.

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Work Scope: The proposed project is receiving 39 vouchers from the Housing Authority of the County of Riverside (County). Because federal funds allocated through the U.S. Department of Housing and Urban Development (HUD) would be used to augment available fiscal resources, the project is required to demonstrate compliance with the National Environmental Policy Act (NEPA). Based on these requirements, the County (in coordination with HUD) must prepare environmental documents satisfying federal disclosure obligations. Therefore, the County has contracted UltraSystems to prepare a NEPA Environmental Assessment (EA) for the proposed project to demonstrate compliance with NEPA and to determine if there would be findings of no significant impact (FONSI). The primary concern for this project was to rely on existing documents to complete the NEPA analysis within a short timeline due to funding eligibility requirements. UltraSystems was able to prepare the Draft NEPA EA/FONSI in compliance with HUD requirements **in less than a month**, and further the City's goal of developing additional affordable housing.

HACLA HOMEKEY PROJECT – CEQA/NEPA

Client: Housing Authority of the City of Los Angeles (HACLA)

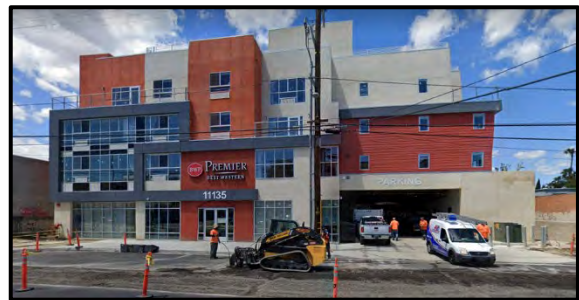
Contract Duration: August 2020 to On-going

Contact: Jessica Frazier | T: (949) 270-9504 | E: Jessica.Frazier@hacla.org

Contract Amount: \$213,738

Project Manager: Hina Gupta

Description: The Homekey project is a grant administered by the California Department of Housing and Community Development (HCD) that would allow the Housing Authority of the City of Los Angeles (HACLA) to purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings, and other buildings and convert them into interim or permanent housing for persons experiencing homelessness. Project Homekey serves persons who are at high risk for serious illness and are impacted by COVID-19, such as persons who are aged 65 years or older or have underlying medical conditions or are medically compromised. Project Homekey does not serve people who are COVID-19 positive or symptomatic for COVID-19. Any renovations to any buildings would be to ensure that the buildings adhere to the 2019 California Building Code standards. The proposed project would be located at 21 different motel, hotel, inn, apartment and rehabilitation building locations within the City of Los Angeles.



Work Scope: HACLA has contracted Ultrasystems to prepare the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliant documentation for the proposed 21 project sites. UltraSystems prepared the Categorical Exemption/Notice of Exemptions (CE/NOEs) for the proposed project sites to comply with CEQA. Additionally, because the City is planning to use federal funding for this project, HACLA also contracted Ultrasystems to prepare Categorical Exclusions (CEs) to comply with NEPA. As part of the project, Phase I Environmental Site Assessments were conducted for all 21 project sites and Phase II assessments were conducted for the older buildings that may contain asbestos containing materials (ACMs) or lead-based paint (LBPs). Ultrasystems also handled the noticing requirements for the proposed project.

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SANTA ANGELINA SENIOR APARTMENT HOMES – IS/MND

Client: National Community Renaissance

Contract Duration: October 2019 to December 2020

Contact: Sarah Walker, Planning Project Manager | T: (503) 451-1193 | E: swalker@nationalcore.org

Contract Amount: \$69,910

Project Manager: Hina Gupta

Description: The City of Placentia (City) is processing a request to implement a series of discretionary actions that would ultimately allow for the development of an affordable multi-family residential project (project) at the northeast corner of the intersection of N. Angelina Drive and Morse Avenue in Placentia, California. The proposed project would provide sixty-four units affordable to households earning less than 60 percent of the Area Median Income (AMI) along with one exempt manager's unit.



The project is designed for seniors and a minimum age restriction of 62 years, meaning anyone 62 years of age or older is permitted to live there. The proposed project would require a General Plan amendment to High Density Residential and Zone Change to High Density Residential (R-3). The project site is approximately 3.9 acres and is developed with the Church of the Blessed Sacrament, an Episcopal Church. The proposed project includes the development of two residential buildings with a total of 65 units. Building 1, at the north end of the site, would be a linear two-story structure, with double-loaded corridors. Building 2 would be a two story, L-shaped building located interior to the site with a three-story element at the northern end which would become two stories toward the single-family neighborhood along the eastern property line. The project would consist of: (1) utilities improvements; (2) construction of two new residential buildings; (3) demolition of the existing parish hall; (4) construction of a new parish hall; (5) construction of a new community building; and (6) project site amenities and landscaping. This project was approved by the City of Placentia City Council in December 2020.

Work Scope: UltraSystems was retained by National Community Renaissance to prepare an IS/MND that analyzes the potential environmental impacts of the proposed project. In addition to the preparation of the CEQA document for the project, the work scope also includes preparation of the following technical analyses: Air Quality and Greenhouse Gas Analysis, Arborist Report, Phase I Cultural Resources Report, and Noise Analysis.

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Together, we transform lives and communities

January 15, 2021

Sarah Walker
Senior Project Manager
National Community Renaissance

Dear Sir/Madam:

I am pleased to recommend UltraSystems Environmental for their diligent, detail-oriented, and efficient work on environmental clearance documents. The UltraSystems team has been one of National Community Renaissance's (National CORE) go to CEQA and NEPA consulting firms for the past two years. Their team has collaborated with our Staff on four recent projects in Orange and Riverside Counties.

National CORE was first introduced to UltraSystems in 2018 by the City of Santa Ana when they were selected from the City's prequalified list to prepare an Initial Study/Mitigated Negative Declaration (IS/MND) of Environmental Impact for a new affordable 93-unit rental family-oriented, mixed-use commercial and residential community known as Legacy Square. After working with UltraSystems to quickly and successfully complete the IS/MND on an accelerated timeline National CORE has selected UltraSystems to work on three additional entitlement projects, including:

- Orchard View Gardens – an IS/MND for a 66-unit affordable housing community for seniors in the City of Buena Park
- Santa Angelina - an IS/MND for a 65-unit affordable housing community for seniors in the City of Placentia
- Vista de La Sierra – NEPA clearance for 39 project-based vouchers for an 80-unit affordable housing community for families in the City of Riverside

We have found the UltraSystems team to be highly responsive and willing to go above and beyond, providing our team with assistance whenever needed, even after much of the work was completed. Their team displays a high degree of reliability, responsibility, and energy from start to finish. In all projects we have collaborated on with UltraSystems, their team successfully committed to the schedules and exceeded our expectations in meeting our goals.

Please feel free to contact me if you have any questions.

Sincerely,

Sarah Walker
Senior Project Manager
National Community Renaissance
9421 Haven Avenue Rancho Cucamonga, CA 91730
(503) 451-1193
swalker@nationalcore.org



9421 Haven Avenue
Rancho Cucamonga, CA 91730
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PROJECT: ORCHARD VIEW GARDENS SENIOR APARTMENT HOMES – IS/MND

Client: City of Buena Park

Contract Duration: January 2020 to November 2020

Contact: Swati Meshram, PhD, Planning Manager

T: (714) 562-3614 | E: smeshram@buenapark.com

Contract Amount: \$65,690

Project Manager: Margaret Partridge

Description: The project is proposed on an approximately 3.2-acre site located at 8300 Valley View Street in Buena Park, California. The site is currently developed with the St. Joseph's Episcopal Church. The project proposes the development of new affordable senior apartment homes. The project proposes three residential buildings accommodating 66 units. 65 of the units would be for senior resident households earning less than 60 percent of the Area Median Income (AMI) and the remaining unit would be an exempt manager's unit. The development will consist of one- to two story buildings with ground-level parking. A 3,000 square foot senior-oriented community center is proposed for the use of project residents/visitors. This project was approved by the City of Buena Park City Council in November 2020.



Work Scope: . UltraSystems was retained by the City of Buena park to prepare an IS/MND that analyzed the potential environmental impacts of the proposed project. In addition to the preparation of the CEQA document for the project, the work scope also includes preparation of the following technical analyses: Air Quality and Greenhouse Gas Analysis, Noise, Analysis and the preparation of a Phase I Cultural Resources Report.

Testimonial regarding our Consulting Services: *The professional staff was reliable, responsive, accurate, and displayed responsibility toward their charge. I am pleased with their work and recommend them to whomever requires services related to CEQA review.* **Swati Meshrami, PhD, AICP, LEED AP** | Planning Manager | City of Buena Park.

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COMMUNITY DEVELOPMENT DEPARTMENT

January 19, 2021

To Whom It May Concern:

SUBJECT: LETTER OF RECOMMENDATION

Dear Sir/Madam:

I am pleased to recommend UltraSystems Environmental. UltraSystems was the City's environmental consultant for a recent affordable housing project here within the City and successfully completed a mitigated negative declaration for the project.

The professional staff was reliable, responsive, accurate, and displayed responsibility toward their charge. I am pleased with their work and recommend them to whomever requires services related to CEQA review.

Please feel free to contact me at (714) 562-3614 if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Meshram".

Swati Meshram, Ph.D., AICP, LEED AP
Planning Manager

6550 Beach Boulevard | P.O. Box 5009 | Buena Park, CA | 90622-5009 | [714] 562-3620 | Fax [714] 562-3770 | BuenaPark.com

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PROJECT: ROSE HILL COURTS REDEVELOPMENT PROJECT

Client: Related of California

Contact: Rose Olson, Senior Vice President Development | T: (213) 984-4110 | E: rolson@related.com

Contract Duration: February 24, 2018 to January 2020

Contract Amount: \$345,890

Project Manager: Margaret Partridge

Description: UltraSystems was hired by Related to prepare an EIS/EIR for the redevelopment of a 100-unit public housing project located in northeast Los Angeles. This Project was built in 1942, it is one of the oldest public housing Projects owned by HACLA. Rose Hill Courts was designed by the noted architect W.F. Ruck, Chief Architect. Mr. Ruck was a prominent area architect known for his diverse body of work, including personal residences (i.e., Armand Hammer), civic center opera house, apartments, and industrial buildings. The 5.2-acre site is improved with a total of 15 buildings, comprised of 14 residential buildings and one administration and community building. Most of the buildings are two-story, wood-frame buildings with townhouse style apartments. There are 245 residents within this complex.



Work Scope: UltraSystems' role was to prepare the CEQA/NEPA environmental documents and associated technical studies, including Visual Impact Assessment, Air Quality Study, Greenhouse Gas Study, Cultural Report, Noise Study and Traffic Impact Report. Additionally, UltraSystems peer-reviewed the Historical Resources Report, and all Hazardous Materials Studies for this project. This project was approved by the City of Los Angeles in January 2020.

PROJECT: LEGACY SQUARE – SANTA ANA, CA – IS/MND

Client: City of Santa Ana

Contact: Pedro Gomez, Assistant Planner | T: (714) 667-2790
| E: pgomez@santa-ana.org

Contract Duration: December 2018 to February 2019

Contract Amount: \$74,110

Project Manager: Margaret Partridge

Description: The City of Santa Ana (City) is processing a request to implement a series of discretionary actions that would ultimately allow for the development of a new commercial/residential mixed-use project, Legacy Square. The project site, located at 609 N. Spurgeon Street in Santa Ana, CA is approximately 1.7 acres and will include 93 residential affordable housing units, estimated to house 241 persons. Additionally, the project includes 7,767-square-feet of flexible non-residential space and a 2,576-square-foot community center. The project would be constructed in one phase and includes a single residential building with an area of 121,689 square feet. The building will include two-story town-home units on the perimeter of the site and four-story courtyard style units in the center of the site. The project is proposing to utilize



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both State and City Density Bonus provisions to increase the allowed base density from 30 units per acre to accommodate the project's proposed 53.4 units per acre. This project was approved by the City of Santa Ana City Council in February 2019.

Work Scope: UltraSystems was hired by the City of Santa Ana to complete an Initial Study/Mitigated Negative Declaration for the project and completed the document **in less than a month due to existing funding and an established Planning Commission hearing date.**

Key Issues: This project occurred during the Christmas vacation period; therefore, it was important to have the right staff available to conduct the technical studies. Another key issue was the potential for the existing site to be considered historic. Therefore, UltraSystems needed to perform mitigative recordation and historic building evaluation of the existing Church building.

Testimonial regarding our Consulting Services: *You all did an outstanding job! Thanks for your help. Candida Neal, AICP | Planning Manager | City of Santa Ana.*

I want to thank you again for the excellent service that was provided. I too hope that we have the opportunity to work together again on future projects. Pedro Gomez | Associate Planner | City of Santa Ana.

PROJECT: FONTANA VICTORIA RESIDENTIAL PROJECT

Client: City of Fontana

Contract Duration: December 2018 to April 2019

Contact: Brett Hamilton, Associate Planner | T: (323) 260-4703 | E: bhamilton@fontana.org

Contract Amount: \$65,740

Project Manager: Margaret Partridge

Description: The City of Fontana processed applications for a variety of entitlements, which if approved, would facilitate the development of the Fontana Victoria residential project, a 193-unit, single-family residential detached cluster project on a currently vacant site. The Fontana Victoria residential project consists of approximately 21.7 acres in the City of Fontana, County of San Bernardino, California. The Fontana Victoria residential project is proposed at the southeast corner of Victoria Street and San Bernardino County Flood Control Channel (portion of APN 0228-091-07). The Fontana Victoria residential project application is for a General Plan Amendment, Specific Plan Amendment, Tentative Tract Map, and Design Review.



The Fontana Victoria residential project proposes an addendum to the Westgate Specific Plan (WSP) Program Environmental Impact Report (PEIR) in compliance with CEQA. The Fontana Victoria residential project is in the Planning Area 51 within the Westgate Specific Plan area. Development of the Fontana Victoria residential project would be subject to the community design guidelines contained in Chapter 5 of the WSP. The Fontana Victoria residential project involves the construction of 193 detached condominiums on the project site. Associated site improvements include but are not limited to utility infrastructure, community amenities, landscaping, and exterior lighting. This project was approved by the City of Fontana City Council in April 2019.

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Work Scope: UltraSystems was retained by the City of Fontana to prepare an Addendum to the WSP that analyzes the physical environmental effects of the Fontana Victoria residential project, including planning, construction, and operational phases. Additionally, UltraSystems prepared the technical analysis for the project including an air quality/greenhouse gas analysis, a Screening Level Health Risk Assessment, Cultural Resources Assessment, habitat assessment, Arborist Report, and Noise Impact Assessment. UltraSystems also conducted a peer review of the Phase I and Limited Phase II Environmental Site Assessments.

Testimonial regarding our Consulting Services: *The work UltraSystems provided was delivered and completed in a professional manner, on times and within budget. Their efforts and services were greatly appreciated, and the City of Fontana Planning Division would be receptive to future opportunities to do business with them again.* **Brett Hamilton** | Associate Planner | City of Fontana.

SIERRA AVENUE FAMILY APARTMENTS PROJECT – IS/MND & EA/FONSI

Client: City of Fontana Planning Department

Contract Duration: May 2018 to January 2019

Contact: DiTanyon Johnson, Senior Planner | T: (909) 350-6678 | E: djohnson@fontana.org

Contract Amount: \$39,600

Project Manager: Margaret Partridge

Description: The City of Fontana processed a request to implement a series of discretionary actions that would ultimately allow for the development of an affordable 60-unit, multi-family residential project (project) at the southwest corner of Sierra Avenue and Ramona Avenue in Fontana, California (APN 0241-081-11, APN 0241-081-12, and APN 0241-081-13). The project application was for a conditional use permit, tentative parcel map, and design review. The City is the Lead Agency for the purposes of CEQA and the Department of Housing and Urban Development (HUD) is the Lead Agency for the purpose of NEPA. The project would consist of: (1) utilities improvements; (2) construction of three new residential buildings and one services building; and (4) community amenities and landscaping. This project was approved by the City of Fontana City Council in January 2019.



Work Scope: UltraSystems provided environmental coordination and consulting services to the City of Fontana for the preparation of CEQA and NEPA-compliant documentation. UltraSystems prepared an IS/EA and supplemented it with questions from HUD's NEPA EA Determinations and Compliance Findings for HUD-assisted Projects that are not already addressed by the CEQA Checklist. UltraSystems conducted a Cultural Resources Record Search, and assisted with SB18 Native American Consultation. Staff also prepared an Arborist Report and a Raptor and Shrike Survey and Assessment.

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ADDITIONAL REPRESENTATIVE PROJECT EXPERIENCE

UltraSystems has extensive experience preparing environmental documents for a variety of different housing projects in southern California. Our firm has prepared CEQA and NEPA documents for several types of housing projects, including apartment homes, condominiums, detached single-family residences, mixed-use developments with a residential component, as well as affordable housing projects. Refer to the project profiles below, which feature projects our firm has either completed or that are in progress.

ORO VISTA ESTATES PROJECT – IS/EIR

Client: The Code Solution

Contract Duration: February 2019 to On-going

Contact: David Park, TCS Land Use & Entitlements Consultant | T: (213) 537-0158

E: mhickner@ktgy.com

Contract Amount: \$184,250

Project Managers: Margaret Partridge/Billye Breckenridge

Description: The Oro Vista Estates Project is located within the Lincoln Heights neighborhood of the City of Los Angeles, approximately five miles northeast of downtown Los Angeles. The approximately 31-acre project site is bounded by Lincoln Park Avenue to the west and Amethyst Street to the east, Lincoln High School to the south and Eva Terrace to the north.



The Oro Vista Estates Project proposes site grading and the construction of a small lot subdivision of 310 homes. Potential project amenities include: a transportation hub to serve the surrounding community; improvements to public streets and intersections surrounding the development; improvements to the facilities of Abraham Lincoln High School; dedication of land and creation of useful open space around the perimeter of the development to create scenic buffer areas, nature trails, green belts, and rest areas; a 12,004-square-foot community center including a clubhouse/recreational area; and a 46,016-square-foot park. The City of Los Angeles is the Lead Agency for the purposes of CEQA.

Work Scope: UltraSystems was hired by the applicant to complete an Initial Study, Environmental Impact Report, and supporting technical studies for biological resources, jurisdictional waters, air quality/greenhouse gases, cultural resources, noise, and energy.

Major Issues:

1. Steep Site Topography

The project site is primarily undeveloped vacant land consisting of hillside terrain and is characterized by typical Los Angeles hillside neighborhood topography consisting of one prominent steep ridgeline that spans most of the length of the property and one secondary ridgeline that branches off mid-property.

2. Existing Encroachment

The main parcel has three areas of encroachment by abutting property owners: a fence to the south behind Abraham Lincoln High School; to the west, along the top of Paradise Drive, six single-family

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houses have encroaching yards or structures; and at the northwest corner of the property, a City street, Amethyst, encroaches on the property where it joins with Amethyst Court.

WEST COVINA 7 UNIT RESIDENTIAL SUBDIVISION PROJECT – IS/MND

Client: City of West Covina

Contract Duration: August 2017 to October 2018

Contact: Ron Garcia, Senior Planner | T: 626/960-4011 x 475

Contract Amount: \$53,380

Project Manager: Betsy Lindsay

Description: The City of West Covina processed a request to implement a series of discretionary actions that would ultimately allow for the development of a seven-unit, multi-family development on a 27,129-square-foot lot, located at 1920 W. Pacific Lane, within the City.



The project application is for a tentative tract map, precise plan, and variance to allow for the one existing lot to be subdivided into two separate lots. The project site has one existing single-family residence that would be demolished as part of the project. The site is adjacent to other single-family and multi-family residential units, located to the north, east, and southwest of the project site. Additionally, commercial developments are located westerly of the site and Interstate 10 (I-10) Freeway is located south of the site.

The proposed new buildings on two separate lots included four attached townhomes in the first building and three attached townhomes in the second building. Additionally, the project included variances from the zoning standards for minimum lot size, minimum lot width, minimum setback requirements, and landscaping requirements. This project was approved by the City of West Covina on October 2, 2018.

Work Scope: UltraSystems prepared air quality, greenhouse gas, noise, biological resources and cultural resources technical studies to support an Initial Study and Mitigated Negative Declaration (IS/MND).

FAIRFIELD RANCH COMMONS – CEQA COMPLIANCE

Client: City of Chino Hills

Contract Duration: June 2014 to December 2014

Contact: Joann Lombardo, Community Development Director | T: (909) 364-2740

E: jlombardo@chinohills.org

Contract Amount: \$112,000

Project Manager: Betsy Lindsay

The project represents a mixed-use development proposed on 32 acres of disturbed land in the City of Chino Hills. The site is designated for Business Park uses and is surrounded by a variety of development including a regional sewer treatment plant, mobile home park and Temple. The applicant requested approval of General Plan Amendment changing the existing land use designation from Business Park to Very High Density Residential and zone change to RM-3 (Very High Density Residential) on the northern 14 acres in order to construct a 346-unit apartment complex. The

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remaining 17 acres would be developed as a business park containing a maximum of 326,641 square feet of floor space. The City ultimately concluded that a Mitigated Negative Declaration (IS/MND) was appropriate and approved the project in December 2014.

Work Scope: UltraSystems prepared the Initial Study and supporting air quality, greenhouse gas, noise, biological resources, and cultural resources technical studies to support the checklist responses. Issues of concern addressed by this Initial Study included siting of sensitive uses within a business park, predicted noise levels on surrounding property, and exposure of proposed residential uses to substantial odor concentrations generated by operation of the existing treatment plant. UltraSystems was able to identify mitigation measures that addressed concerns expressed by the public and Planning Commission on this project.



UPTOWN ORANGE APARTMENT COMMUNITY – CEQA COMPLIANCE

Client: KTG

Contract Duration: June 2012 to November 2013

Contact: Ken Ryan, Principal | T: (949) 221-6244 E: kryan@ktgy.com

Contract Amount: \$44,790

Project Manager: Betsy Lindsay

Description: AMLI Residential proposed a high density residential infill development adjacent to the Outlets in the City of Orange. The project site was developed as surface parking serving the existing Double Tree Hotel, and was planned and zoned for mixed-use development. The project applicant planned to construct 334 multi-family apartment units in two slab-on-grade buildings that included two proposed parking structures. The IS/MND was certified by the City as adequate and the project was approved in November 2013.



Work Scope: UltraSystems peer reviewed available noise and traffic studies, completed comprehensive air quality and greenhouse gas emissions technical studies, and prepared an Initial Study in support of a Mitigated Negative Declaration (IS/MND) on behalf of the City. The Initial Study tiered from the City of Orange General Plan PEIR; incorporating by reference general analysis and mitigation measures found in the previously certified PEIR and focusing the Initial Study on project-specific impacts of development at this particular location.



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