



UltraSystems
environmental • management • planning



STATEMENT OF QUALIFICATIONS

Housing and Residential Developments



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COMPANY QUALIFICATIONS

UltraSystems Environmental Inc. (UltraSystems) is a full-service, interdisciplinary environmental and engineering consulting firm located at 16431 Scientific Way in Irvine, California. Founded in 1994, UltraSystems is headquartered in Irvine, and maintains offices in El Centro and Grass Valley, California.

CORE BUSINESS IS ENVIRONMENTAL CONSULTING AND COMPLIANCE SERVICES

UltraSystems was established as a consulting practice to assist private industry and governmental agencies navigate environmental regulations. The firm specializes in the National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), Clean Air Act (CAA), Clean Water Act (CWA), Coastal Zone Management Act (CZMA), Endangered Species Act (ESA), California Endangered Species Act (CESA), Migratory Bird Treaty Act (MBTA), National Historic Preservation Act (NHPA), Archaeological Resource Protection Act (ARPA), and the Native American Graves Protection and Repatriation Act (NAGPRA), among others.

Our Mission: To ensure that our clients meet their goals by adding value through technical excellence, efficient organization and personal services.

OUR PROJECT TEAM

UltraSystems employs a diverse, multidisciplinary team of talented and experienced engineers, urban and regional planners, scientists, archaeologists, biologists, ecologists, geologists, hydrologists, economists, GIS specialists, architects, and support staff to achieve our corporate mission.

UltraSystems has a long and successful history of providing environmental consulting and compliance services to both public and private sector clients in the western United States. The firm's reputation as a problem-solver comes from our commitment to pragmatism, technical excellence and meticulous communication in servicing our clients. UltraSystems is committed to successful project management, time management and project delivery in every project that we undertake. Our firm conducts a substantial amount of work in California, including the preparation and review of CEQA/NEPA compliant documents and supporting technical studies (e.g., air quality and GHG, biological, cultural, land use, socioeconomic, hydrology, water supply and aesthetics). Significant projects have included the

SERVICES AND AREAS OF EXPERTISE

Technical Studies

- ✓ Aesthetics
- ✓ Air Quality
- ✓ Greenhouse Gas Studies
- ✓ Noise Evaluations & Analysis
- ✓ Biological Resources & Compliance
- ✓ Health Risk Assessments
- ✓ Historical Resources
- ✓ Socioeconomics
- ✓ Archaeological Resources
- ✓ Geotechnical/ Geologic/ Hydrology
- ✓ Infrastructure Capacity Analysis
- ✓ Water Pollution Evaluation
- ✓ Utility Studies

CEQA/NEPA Compliance

- ✓ EIR and EIS Documentation
- ✓ Mitigation Monitoring
- ✓ Citizen Participation
- ✓ Permits and Entitlements
- ✓ Regulatory Compliance

Planning Services

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

Construction Environmental Management

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

Hazardous Waste

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

Geographic Information System

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

preparation of Environmental Impact Reports (EIRs), Environmental Impact Statements (EISs), as well as Mitigated Negative Declarations (MNDs) for lesser projects. Additionally, we have processed and delivered the necessary entitlements and project permits so that project development is not impeded.

UltraSystems believes that it is our responsibility as the environmental consultant to develop a legally-defensible environmental document, and to communicate our technical knowledge in a clear and concise manner to ensure readability for the client. UltraSystems is committed to providing well-structured documents that will serve our clients for years to come.

UltraSystems has provided environmental consulting services, regulatory permitting and environmental compliance services to various large-scale public agencies within Southern California. All of these agencies have contracts with UltraSystems that are task-order based. These clients include:

1. City, County, Port of San Diego
2. City of Riverside, Parks and Recreation
3. Cities of Anaheim, Irvine, Covina, Pomona, Riverside, and Chino Hills
4. City of Los Angeles, Department of Planning
5. County of Orange Public Works
6. County of Los Angeles, Department of Regional Planning
7. County of San Bernardino
8. County of Kern
9. Los Angeles County, Department of Public Works
10. METRO
11. Nevada Department of Transportation (NDOT)
12. NAVFAC Southwest Division, San Diego
13. Office of Statewide Health, Planning and Development
14. School Districts: Irvine, Long Beach, Los Angeles, Los Alamitos, and Alhambra
15. Water Replenishment District (WRD)
16. US Army Corp of Engineers (Los Angeles District)

FIRM STABILITY AND STRENGTH | CREDIBILITY | MORE THAN 30 YEARS IN BUSINESS

UltraSystems has been providing consulting services to public and private sector clients throughout California since the founding of the firm in 1994. During those more than 30 years, the firm has prepared over **7,000** environmental reports, engineering studies or technical studies for clients. UltraSystems continues to specialize in providing comprehensive services, emphasizing quality and client-oriented service.

UltraSystems' team of working professionals offers the highest level of experience, knowledge and commitment in providing environmental and engineering services. Our purpose is to manage each project we undertake efficiently, with respect to the project's work scope, budget and schedule; ultimately producing and delivering a **quality** work product for that project.

BUSINESS CERTIFICATIONS

UltraSystems is certified with various federal, state and local agencies. Currently, the firm holds certification as a federal Disadvantaged Business Enterprise (**DBE**), Small Business Enterprise (**SBE**), Woman-owned Business Enterprise (**WBE**) and federal Woman-owned Small Business (**WOSB**). We also maintain certification through the Supplier Clearinghouse (or CPUC) for utility clients.

MEETING CLIENT EXPECTATIONS

UltraSystems has a long history of providing technological innovation and creative approaches to solving challenging issues for clients. Public agencies and private businesses in California have relied on UltraSystems to keep them in compliance with federal, state and local environmental laws, regulations, and guidelines since 1994. The majority of our work stems from repeat customers who trust us to deliver scientific objectivity, environmental expertise and legally-defensible technical documents, required to meet stringent agency regulations.

UltraSystems' CEQA/NEPA documents have never been challenged in a court of law. This is a direct result of our proven expertise interpreting and advising our clients on complex environmental legislation and regulations. Additionally, our respected working relationships with regulatory agencies are advantageous for our clients to swiftly obtain required permits and project approvals.

HANDS-ON EXPERTISE WITH REGULATORY AGENCIES

UltraSystems staff regularly interacts with federal, state, regional and local regulatory agencies, both as part of our environmental analyses under CEQA/NEPA, and in securing permits for our clients. We keep up to date on the requirements of the U.S. Fish and Wildlife Service (USFWS), U.S. Bureau of Land Management (BLM), the California Department of Fish and Wildlife (CDFW), the U.S. Army Corps of Engineers (USACE), the California Coastal Commission (CCC), California Department of Transportation (Caltrans), the California Environmental Protection Agency (Cal/EPA), Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), Regional Water Quality Control Boards (RWQCBs), South Coast Air Quality Management District (SCAQMD), California Air Resources Board (ARB), Imperial County Air Pollution Control District, the California Integrated Waste Management Board (CIWMB) and various other agencies to ensure that our regulatory knowledge is current. UltraSystems has also been responsible for compliance documents, management plans and associated permits. Our firm has also conducted interagency coordination at varying levels of detail and complexity on behalf of clients.

UNDERSTANDING OF LOCAL LAWS

Staff who would be assigned to your projects would be familiar with the county, resource agencies and environmental issues of the surrounding area. Additionally, our staff is experienced in surveying, identifying and mapping native and invasive species and critical habitats throughout Southern California. Key members who would play a major role on your project have developed a vast understanding of California ecosystems garnered from years of experience working on projects and residing in California. Additionally, all of UltraSystems team members have project and/or research experience in California, and have considerable experience working with the sensitive

species and habitats of the state. These successful professionals and their associated experience provide a project team very capable of responding to any task request, and are seasoned enough to handle changing situations that your project may encounter during its construction.

COMPANY CAPABILITIES - HOUSING



TECHNICAL DISCIPLINES

UltraSystems' Air Quality experts have the knowledge and experience to assist clients in meeting the **Greenhouse Gas Emission** reductions required by AB 32, the Global Warming Solutions Act of 2006. We have performed inventories for the U.S. Environmental Protection Agency, the California Air Resources board, the South Coast Air Quality Management District, the Ports of Los Angeles and Long Beach, and numerous industrial firms and residential and commercial developers. UltraSystems can estimate GHG emissions for specific projects, and for a client's day-to-day operations. Project-related emissions include those from off-road construction equipment, transportation of building materials, and construction waste, including short- and long-term traffic generated by a project. GHG emissions from day-to-day operations include direct emission from water and space heating, on-site electrical generation and co-generation; from use of fossil fuel-powered landscaping equipment, and other combustion processes, from use of company motor vehicles; and from fugitive sources (such as refrigerant leaks). Indirect emission normally includes those associated with purchased electricity, but can also include such uses as employee business travel, waste disposal, and subcontracted services. A GHG analysis can sometimes include the carbon footprint of building materials, appliances and other supplies purchased from others.

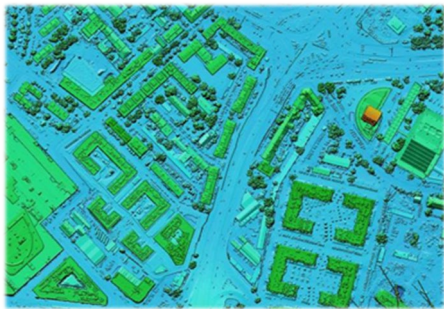


UltraSystems' **Noise** group has prepared noise control and noise monitoring plans for construction projects and has audited compliance with field sampling requirements. The Noise group supports CEQA and NEPA documentation by preparing stand-alone technical studies and report sections. It conducts ambient noise monitoring to establish background exposures. Using its extensive library of construction equipment noise data, UltraSystems calculates noise exposures during construction and recommend mitigation measures to satisfy local criteria. UltraSystems models traffic noise with TNM 2.5; it also uses the program for preliminary design of soundwalls. Train noise is another one of UltraSystems' specialties. It has in-house software to conduct train noise analyses per Federal Transit Administration (FTA) guidelines.

In the field of **Biology**, our scientists provide a wide array of biological services, including field surveys, vegetation mapping, habitat evaluations, threatened and endangered species surveys, jurisdictional delineations, and permitting. We maintain valuable ongoing relationships with the reviewing agencies for large construction projects, including the California Department of Fish and Game, the U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service.



Our **Cultural** staff are recognized as qualified historians, archaeologists and paleontologists by the federal government, state agencies, and all local jurisdictions to which applications have been made. We have experience in all facets of cultural resource projects, including surveys, site testing and evaluation, Native American consultation, historic site recordation and research, mitigation programs, construction monitoring, cultural evaluations of geophysical data, evaluations for National Register eligibility, and paleontological studies.



UltraSystems provides consulting services relating to the identification of **Hazardous Materials**, including Phase I Environmental Due-Diligence, Phase II Site Characterization Studies and Phase III Remediation Plans. Some of these assessments are included as part of the CEQA process and many are performed for on-going businesses or property ownership transfers.

UltraSystems' **Geographic Information Systems** staff is critical to our success, presenting complex information in visually appealing presentations. Accurate and clear mapping, visual simulations, shade/shadow analyses and photography are essential components of our presentation of environmental analyses and planning projects.

KEY PERSONNEL

Betsy A. Lindsay, MURP – Founder/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.

Dr. Robert Manford, DPPD – President

Dr. Manford has been an Urban Planner for over **30 years** working on diverse projects of local, regional, and international significance for both private and public sector organizations in California

and across the world. He has held executive management, staff, technical and subject matter expert positions as a public agency employee and consultant. Prior to joining UltraSystems, Dr. Manford was the Deputy Director of Planning for the City of San Jose, where he had oversight responsibilities for Environmental Review, Development Review, Permitting, and Urban Design and Historic Preservation within the City of San Jose's Department of Planning, Building and Code Enforcement. Prior to that position, he managed Environmental Land Use and Planning Divisions/Teams at the Community Redevelopment Agency of the City of Los Angeles, Los Angeles Community Development Department, and the Los Angeles Housing and Community Investment Department.

Michael Lindsay, BS – Operations Director

In this role, Mike Lindsay will be responsible for the QA-QC program for this contract. Mr. Lindsay has over **29 years** of relevant experience providing these services. As part of the delivery process, he will participate in key brainstorming and trouble-shooting meetings, and provide ongoing consultation to the project team. The core concept of UltraSystems' QA/QC plan is that independent peer review will also be conducted for all reports, work products and deliverables prior to their submittal to the City. Our goals are to ensure: (1) a high level of accuracy of the evidence that supports our findings; (2) quality of work products; (3) comparability; and (4) completeness of the work product so that the pre-defined goals of each project are met. Mr. Lindsay will ensure that all UltraSystems procedures are adhered to prior to any submittals being delivered to the City. Mr. Lindsay also provides technical assistance to Dr. Rogozen for air quality, GHG and noise studies, when needed.

Hina Gupta, MPI, LEED AP – Vice President, Senior Project Manager

Ms. Gupta is an urban planner with over **17 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, – Project Manager

Ms. Breckenridge is a Senior Environmental Professional with over **26 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, and business development. 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 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.

Michael Milroy, MS – Project Manager

Mr. Milroy is a planner with over **18 years** of experience in community and environmental planning. Mr. Milroy is trained in a variety of project types including residential, commercial, industrial, mixed-use, and specific plan projects. Mr. Milroy's expertise includes California Environmental Quality Act (CEQA) document preparation, project management, and review of supporting technical studies; including, but not limited to, Environmental Impact Reports (EIRs), Initial Studies, Mitigated Negative Declarations, and federally funded National Environmental Policy Act (NEPA) documents.

Michael Rogozen D.ENV – Senior Principal Engineer

Dr. Rogozen heads UltraSystems' air and noise practice. He has over **49 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 AB2588, Proposition 65, and SCAQMD Rule 1401. Dr. Rogozen serves as a quality assurance officer for UltraSystems' technical documents and proposals.

Michelle Tollett, BA, ISA – Biological Resources Manager, Senior Biologist

Ms. Tollett has over **25 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.

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

Mr. O'Neil is a Cultural Resource Manager with over **46 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.

REPRESENTATIVE PROJECT EXPERIENCE

PROJECT HOMEKEY – AFFORDABLE HOUSING PROJECTS

HACLA HOMEKEY PROJECT – CEQA/NEPA

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



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.

HACLA 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 planned 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.

SHANGRI-LA HOUSING PROJECTS

Client: Shangri-La Development, LP



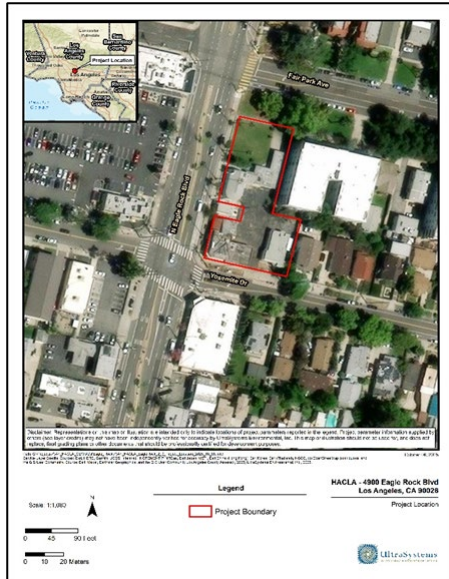
Project Homekey is a statewide effort to sustain and rapidly expand housing for persons experiencing homelessness or at risk of homelessness. Homekey is an opportunity for state, regional, and local public entities to develop a broad range of housing types, including but not limited to hotels, motels, hostels, single-family homes and multifamily apartments, adult residential facilities, manufactured housing, and to convert commercial properties and other existing buildings to permanent or interim housing for the target population. Shangri-La Construction (SLC) is a top-rated commercial general contractor and construction management firm partnered with state and local agencies to convert properties to housing for the homeless throughout California. SLC has delivered some of Southern California's landmark projects including the Hotel Figueroa Renovation, Freehand Hotel, and 1133 Hope Apartments. UltraSystems is working with Shangri-La Construction on multiple Project Homekey sites throughout California. UltraSystems was responsible for preparing all CEQA/NEPA documentation for the projects.

- Monarch Resort, Pacific Grove, CA
- South Normandie Ave., Los Angeles, CA
- Motel 6, Fremont, CA
- Radisson Hotel, Oakland, CA
- Knights Inn, Palmdale, CA
- Economy Inn, Sylmar, CA
- Castaic Inn, Castaic, CA
- Hampton Inn, Castaic, CA
- Good Nite Inn, Fremont, CA
- Motel 6 White Lane, Bakersfield, CA
- Motel 6 Easton Drive, Bakersfield, CA
- Rodeway Inn, Watsonville, CA
- Travelodge, San Diego, CA
- Ramada Inn, San Diego, CA
- Glendale Manhattan Motel, Glendale, CA
- Hotel Glendale Lodge, Glendale, CA
- Motel 6, Westminster, CA
- Best Western, Westminster, CA
- Palms Courtyard, Westminster, CA
- La Sanborn Inn, Salinas, CA
- Salinas Inn, Salinas, CA
- Good Nite Inn, Redlands, CA
- Knights Inn, Palmdale, CA

HACLA – AFFORDABLE HOUSING PROJECTS

HACLA – 4900 EAGLE ROCK BLVD. & 306 LOMA DRIVE – DUE DILIGENCE FOR ACQUISITION/NOES

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



The Housing Authority of the City of Los Angeles (HACLA) had selected UltraSystems Environmental, Inc. to provide a proposal for CEQA compliance review for the acquisition of two (2) project sites. These project sites were located at:

1. 4900 Eagle Rock Blvd, Los Angeles, CA 90026
2. 306 Loma Drive, Los Angeles, CA 90004

This task involved UltraSystems confirm that the proposed projects were eligible for the following:

CEQA Exemption, pursuant to Article 19 Categorical Exemptions, and its related classes of exemptions (e.g., 15301 and 15326), in addition to any applicable statutory exemptions. This information was presented as a Technical Memo to HACLA confirming that the proposed project met the parameters of the applicable CEQA Exemption(s). If the project

was confirmed to be eligible for a CEQA Exemption, UltraSystems prepared a Notice of Exemption (NOE) and the accompanying Attachment for HACLA staff review. The NOE was submitted to HACLA staff for review, then UltraSystems filed the NOE with the Los Angeles County Clerk and State Clearinghouse, Governor’s Office of Land Use and Climate Innovation.

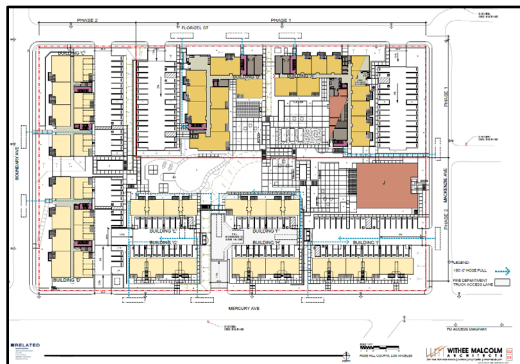
HACLA – 435 N. MESA – PHASE 1 ESA, SAN PEDRO, CA

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

UltraSystems was selected HACLA, to complete a Phase I Environmental Site Assessments (ESA) for the subject site located at 435 N. Mesa in San Pedro, CA. This work was conducted by our subconsultant, Citadel EHS. UltraSystems completed the Phase I ESA in conformance with industry-accepted practices and American Society of Testing Materials (ASTM) Designation E1527-13 to identify recognized environmental conditions (RECs) for the subject property including (1) presence or likely presence of hazardous substances or petroleum products on the subject property, (2) conditions that indicated an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures, the ground, groundwater, or surface water of the subject property, and (3) issues that may have had an environmental impact on the subject property. The scope of services for the Phase I ESA was consistent with the ASTM International (ASTM) 2013 guidance (Designation Number E1527-13) and the United States Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI). The objective of this assessment was to evaluate whether past or current activities had resulted in “recognized environmental conditions (RECs),” as defined in ASTM E1527-13 and AAI.

HACLA - ROSE HILL COURTS REDEVELOPMENT PROJECT – EIS/EIR

Client: Related of California



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.

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.

NATIONAL CORE – AFFORDABLE HOUSING PROJECTS

GRACE VISTA AFFORDABLE HOUSING PROJECT – BIOLOGICAL ASSESSMENT

Client: National CORE (formerly National Community Renaissance)



UltraSystems Environmental Inc. (UltraSystems) was selected by the Client to prepare a biological resources report for a planned 101-unit family affordable housing project, known as the Grace Vista Apartment Home Community, located in Jurupa Valley. Biologists conducted a reconnaissance-level biological survey on the project site and a 150-meter/500-foot zone out from the project site. The surveys included a habitat assessment and plant community mapping, general plant survey, general wildlife

survey, jurisdictional assessment, and wildlife movement evaluation. Following completion of the reconnaissance-level biological surveys, UltraSystems prepared a biological resources evaluation report.

575 EAST BASELINE STREET, SAN BERNARDINO, CA – NESTING BIRD AND BURROWING OWL SURVEY

Client: National CORE (formerly National Community Renaissance)



UltraSystems prepared nesting bird and burrowing owl surveys for a site located at 575 East Baseline, San Bernardino, CA. UltraSystems provided pre-construction nesting bird surveys to support compliance with existing environmental permits, conditions, and the Migratory Bird Treaty Act (MBTA), California Fish & Game Code (§ 3503 and § 3503.5), California Endangered Species Act (CESA), federal Endangered Species Act (ESA), the Bald and Golden Eagle Protection Act (BGEPA), and other applicable local ordinances, and to avoid any impacts or take of native breeding birds, their nests, young and eggs. UltraSystems biologists conducted one (1) nesting bird survey (NBS) to search for all potential nesting areas, breeding birds, and active nests or nest sites. UltraSystems also conducted a Burrowing Owl Survey.

ROSE CREEK VILLAGE – CULTURAL RESOURCE MONITORING

Client: National CORE (formerly National Community Renaissance)



The proposed multi-family residential project site is located at 2662 Garnet Avenue within the City of San Diego. Development would consist of a 3- to 5-story multi-family apartment building with a total of 60 units, consisting of various unit types. UltraSystems provided Cultural Resources Monitoring and an Historical Evaluation.

AMANDA VILLAS – SENIOR HOUSING, WEAP TRAINING

Client: National CORE c/o ArcheoPaleo Resources Management



UltraSystems was selected by National Core Renaissance, to submit a proposal to implement two Cultural Resource Mitigation Measures, as part of the City's General Plan requirements. They included the following: (1) Pre-construction Briefing, and (2) Treatment and Evaluation of Discovered Resources. These two mitigation measures consisted of the following: a Worker Environmental Awareness Program (WEAP) and the ability to halt the project or redirect work in the event that previously unidentified prehistoric or historical archaeological materials or human remains were encountered, the qualified paleontologist could evaluate the findings and recommend mitigation as necessary.

PRISMA ARTIST'S LOFTS – HUD EA-FONSI

Client: National CORE (formerly National Community Renaissance)



The proposed project includes development of a 75-unit residential apartment homes for families and artists including 31 one-bedroom units, 27 two-bedroom units, and 21 three-bedroom units in on L-shaped building in the City. The site for the proposed project is approximately 1.45-acre site bordered by 4th Street on the north, Linden Street to the east, Mission Boulevard on the south and Palomares Street to the west.

The proposed project received 8 project vouchers from the Housing Authority of the County of Los Angeles (County). Since 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 City of Pomona (in coordination with HUD) must prepare environmental documents satisfying federal disclosure obligations.

ADAMS AVENUE AFFORDABLE HOUSING PROJECT-IS/MND AND CE

Client: National CORE (formerly National Community Renaissance)



The City of Murrieta has contracted National Core to provide planning and design services for the proposed project, which consists of 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 of the buildings would be for multi-family

housing and one building would be for senior housing. The project included amenities within 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 included multiple parking lots, the preservation of an existing old oak tree on site and the integration of proposed pedestrian paseos.

National Core contracted 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, a Cultural Resources Study, and a Noise Impact Assessment. Ultrasystems also handled the noticing, distribution and public hearings for the proposed project.

SANTA ANGELINA SENIOR APARTMENT HOMES – IS/MND

Client: National CORE (formerly National Community Renaissance)



The City of Placentia processed a request to implement a series of discretionary actions that would ultimately allow for the development of an affordable multi-family residential project at the at the northeast corner of the intersection of N. Angelina Drive and Morse Avenue in Placentia, California. The proposed project provided 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 was 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 was approximately 3.9 acres and was developed with the Church of the Blessed Sacrament, an Episcopal Church. The proposed project included 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 consisted 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.

UltraSystems prepared the following technical studies for the project: Air Quality and Greenhouse Gas Analysis, Arborist Report, Cultural Resources Report, and Noise Analysis. These documents, among others, were used by UltraSystems' planning staff to prepare the IS/MND in compliance with CEQA. Potential onsite impacts were found for Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Public Services and Tribal Cultural Resources. Mitigation measures were proposed to reduce project impacts to a less than significant level and were incorporated into a Mitigation Monitoring and Reporting Plan.

ORCHARD VIEW GARDENS SENIOR APARTMENT HOMES – IS/MND

Client: City of Buena Park c/o National CORE (formerly National Community Renaissance)



The project is proposed on an approximately 3.2-acre site located at 8300 Valley View Street in Buena Park, California. The site was developed with the St. Joseph's Episcopal Church. The project proposed the development of new affordable senior apartment homes. The project proposed three residential buildings accommodating 66 units. 65 of the units were to 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 consisted 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.

UltraSystems prepared the IS/MND for the proposed project. Additionally, UltraSystems prepared the air quality, greenhouse gas, noise and cultural resources analysis for the proposed project. UltraSystems was retained by the City of Buena Park 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 emissions, noise, and the preparation of a Phase I Cultural Resources Inventory. Potential onsite impacts were found for Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation and Tribal Cultural Resources. Mitigation measures were proposed to reduce project impacts to a less than significant level and were incorporated into a Mitigation Monitoring and Reporting Plan.

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.

LA SIERRA AFFORDABLE HOUSING DEVELOPMENT - NEPA

Client: National CORE (formerly National Community Renaissance)



National Core proposed to construct 80 low-income and very-low-income apartment units in seven 2- to 3-story buildings in the City of Riverside. The project included 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 assisted in meeting the City's goal to develop additional affordable housing through construction of infill development.

The proposed project is receiving 39 vouchers from the Housing Authority of the County of Riverside. 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 was required to demonstrate compliance with the National Environmental Policy Act (NEPA). Based on these requirements, the County (in coordination with HUD) had to prepare environmental documents satisfying federal disclosure obligations. Therefore, the County 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.

LAS CORONAS AFFORDABLE HOUSING REHABILITATION – CEQA/NEPA

Client: National CORE (formerly National Community Renaissance)



UltraSystems prepared a HUD CEST for this project that included rehabilitation of a 160-unit affordable multi-family apartment complex called Corona del Rey (CDR) located in the City of Corona. CDR is located at 1148 D. Street near the southwest corner of D Street and S Lincoln Avenue. This project site is owned by National Core. The project was considered rehabilitation;

therefore, no zoning change was required. Additional Housing 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.

META HOUSING CORPORATION – AFFORDABLE HOUSING PROJECTS

HOLT & MAIN HOUSING DEVELOPMENT, POMONA, CA – CULTURAL RESOURCES

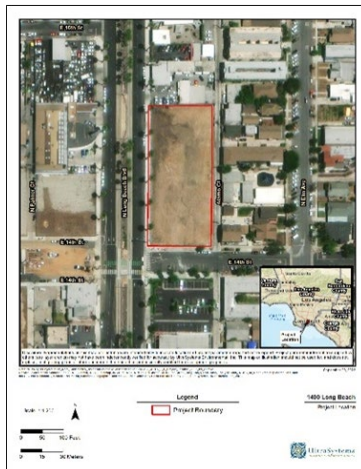
Client: Meta Housing Corporation



This project proposed the construction of a 160-unit property located at 221/237 West Holt Avenue, Pomona, Los Angeles County, California, at the northwest corner of West Holt Avenue and North Main Street. The project site includes APNs 8336-014-016, 8336-014-017, and 8336-014-027, covering approximately 1.3 acres. The project consists of construction of 160 units, including 158 income restricted affordable units and two unrestricted manager's units. The development would be comprised of six stories, with five stories of apartment units (Type III construction) over a one-story level parking garage with 80 parking spaces. The bottom level would include a common area, property management, fitness room, mailroom, and associated facilities. UltraSystems prepared a Cultural Resources Inventory study and an Historical Resources Evaluation study.

1400 LONG BEACH BOULEVARD, LONG BEACH, CA – CULTURAL RESOURCES

Client: Meta Housing Corporation



The project consisted of construction of 163 units, including 161 income-restricted affordable units, and two unrestricted manager's units. The development was comprised of six stories, with five stories of apartment units over one story of podium parking with 93 parking spaces. The report met the needs of California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) review requirements. This project involved a Cultural Resources Inventory study, a Historical Evaluation, and a TAC Assessment for the proposed construction of a 163-unit property located at 1400 Long Beach Boulevard, Long Beach, California.

TAMPA SENIOR APARTMENTS – CULTURAL RESOURCES

Client: Meta Housing Corporation



UltraSystems prepared a Cultural Resources Inventory study, an Historical Evaluation for the proposed construction of 244 senior housing units located at 19300 & 19320 Sherman Way, and 7143 Tampa Avenue, Los Angeles, CA 91335. The reports will meet the needs of National Environmental Policy Act (NEPA) and review requirements. UltraSystems prepared a biological resources memo for the project site and provided it to the client.

OTHER HOUSING PROJECTS

23 LOT SINGLE FAMILY HOUSING DEVELOPMENT

Client: City of Buena Park



This project was a Tentative Tract Map for the development of 28 lot subdivisions and comprised 23 single-family detached homes, ranging in size from 7,399.8 sq. ft. up to 12,146.6 sq. ft. The project site was located with the City of Moreno Valley, on the southwest corner of Alessandro Boulevard and Wilmot Street. The project site area was zoned "R2," Residential 2 Dwellings/Acre. The existing land use was "R1-Residential." UltraSystems prepared an IS/MND for this project.

SAGE RANCH DEVELOPMENT - CULTURAL RESOURCES

Client: DeWalt Corporation

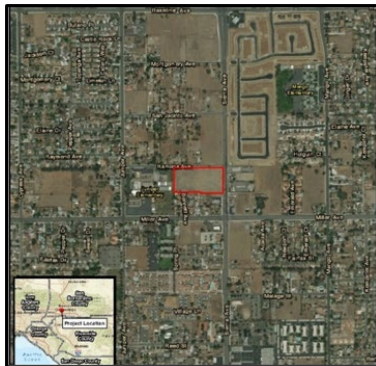


The Sage Ranch Development Project was a housing development project in Tehachapi, CA. The development would be located between Valley Boulevard to the north, Pinion Street to the south, and Tehachapi High school to the east, and comprised of four parcels: APNs 417-012-01, 417-012-24, -25, and -28, in the City of Tehachapi, Kern County, California. The proposed 138-acres project involved converting parcels from T-4 zoned agricultural land into mixed single- and multi- family housing units for a total of 1,000 residential units including approximately 9-acres of park land. A cultural resources study was required for the preparation of an Environmental Assessment in compliance with Section 106 of the National Historic Preservation Act (NHPA) (36 CFR 800) under NEPA. Project compliance under Section 106 required a records and literature review, Native American

consultation, cultural resources survey, and a cultural resources report on the results for this Project. The purpose of the study was to determine if archaeological resources, prehistoric or historic, lied within areas proposed for potential ground disturbing activities associated with the proposed Project area. UltraSystems conducted a cultural resources records search at the local California Historic Resources Information Systems (CHRIS) center to identify prehistoric and historical resources, within a ½ mile radius of the project boundary. UltraSystems prepared a Phase I Cultural Resources Inventory Report for DeWalt.

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

Client: City of Fontana Planning Department



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 at the southwest corner of Sierra Avenue and Ramona Avenue in Fontana, California. 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 consisted 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.

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.

7101 LINCOLN AVE. - WORKFORCE HOUSING PROJECT BUENA PARK – IS/MND

Client: City of Buena Park

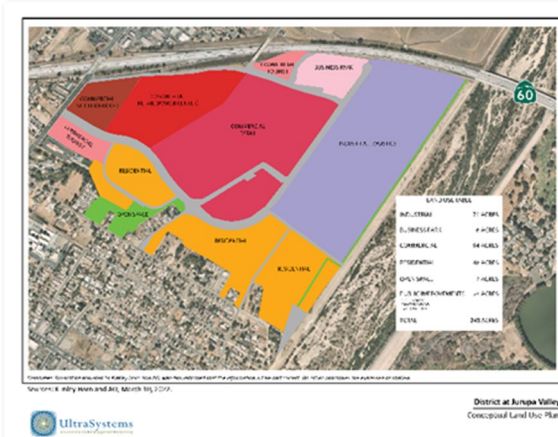


The project site is located along Lincoln Avenue near the intersection of S. Knott Avenue. The project uses proximate to the site include retail (west), commercial (east), residential single-family (north), and hotel, apartments, and retail (south). Lincoln Avenue is a four-lane roadway separated with a center median. Access onto the project site would be from Lincoln Avenue, which is within the jurisdiction of the City of Anaheim.

The project site area is currently zoned “CS,” Community Shopping. That zone would be changed to “GMU”, General Mixed-Use to allow for the vertical mix of high-density residential uses along a major arterial. A Development Agreement would need to be established and executed to allow for the development within this zone designation. And the General Plan land use designation is currently “Com,” Commercial. That land use designation would also need to be changed to General Mixed-Use. Currently, the project site has a commercial building on-site, along with parking areas located directly outside of the front and rear exits of that building. It is assumed that the building would be demolished for this project to be built in its place. UltraSystems prepared an IS/MND and Technical Studies for this project.

DISTRICT AT RUBIDOUX - EIR

Client: City of Jurupa Valley



The District at Rubidoux project proposes a master-planned community consisting of warehouse/logistics, retail, commercial, hospitality, mixed-density residential, recreation, and open space uses on a 254-acre site in the northeast corner of the City of Jurupa Valley off of State Route 60 (SR-60) freeway and the Santa Ana River. The Specific Plan contains 167 acres of nonresidential land use designations; 50 acres of residential designation; 27 acres of mixed-use (residential and commercial) designation; and 10 acres of open space. The Specific Plan would permit development of up to 1,196 residential units and up to 1.5 million square feet of industrial/logistics building area.

UltraSystems is preparing a Program Environmental Impact Report (EIR) to analyze impacts including review of technical studies in Air Quality/Greenhouse Gas, Noise and vibration, Cultural Resources, Biological Surveys, and Phase I Environmental Site Assessment (ESA) performed by the developer’s technical teams.

GREEN DAY VILLAGE – IS/MND

Client: LA World Construction



The Green Day Community Village project is located on 38.34 acres in the City of Desert Hot Springs, CA. There are 665 dwelling units for a total of 159,200 sq. ft. and includes a planting area of 86,420 sq. ft. UltraSystems prepared an Initial Study/ Mitigated Negative declaration report for this tiny home community located in the City of Desert Hot Springs, CA. The technical reports prepared by UltraSystems included Air Quality, Greenhouse Gas Emissions, Noise, Biological Resources, Cultural Resources, and Traffic VMT Memorandum.

ORO VISTA ESTATES PROJECT – IS/EIR

Client: The Code Solution



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.

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 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.

MAGNOLIA AVENUE RESIDENTIAL DEVELOPMENT – INITIAL STUDY

Client: Enermax Global, Inc.



The Project constructed a multi-family housing complex on approximately 4.5 acres in the Community of Home Gardens in unincorporated Riverside County immediately northeast of the city of Corona. Enermax Global, Inc., the project applicant, proposed to construct a 90-unit housing development composed of 46 single family residential units and 44 attached townhouses. A community recreation facility with a pool and landscaping along the interior roadways was also constructed. Each residential unit has two garage parking spaces with an additional 32 open parking spaces. The single entrance to the complex was from Magnolia Avenue, with an emergency evacuation exit to the south to Tolton Avenue. UltraSystems prepared an Initial Study (IS)/Mitigation Monitoring & Reporting Program (MMRP) and Technical Studies.

BRIDGE TO HOME (BTH) HOMELESS SHELTER – SANTA CLARITA, CA

Client: SRK Architects, Inc.

The proposed Bridge to Home (BTH) Shelter Project is an activity of the project proponent, Bridge to Home, a non-profit organization focused on providing housing and services to the homeless population of Santa Clarita. Serving as Project Applicant on behalf of the project proponent for all project-related applications submitted to the City for approval is SRK Architects, Inc.



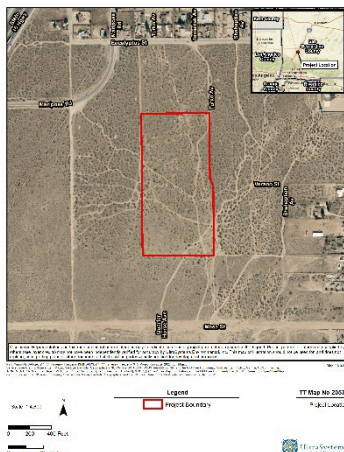
The proposed Bridge to Home Shelter Project involves the construction and operation of an 18,860-gross-square-foot, permanent two-story building designed to provide dormitory style crisis beds to accommodate 40 homeless men and 20 homeless women on the second floor as well as eight homeless family units on the first and second floors respectively. As proposed, the first floor would primarily be devoted to user services such as intake, security, exam, training, lounge and three meal dining for residents. There would be office facilities for visiting and

permanent case managers as well as an on-site shelter manager. The facility would be served with contiguous surface parking facilities for the public and BTH staff. Additionally, the facility would be equipped with a ride-share drop-off and service loading to serve a large warming kitchen for pre-prepared meal delivery. Perimeter security fencing is proposed throughout to separate major function areas out of doors such as children's play areas and secured staff parking. The project is designed for comprehensive ADA-compliance in accordance with the City's municipal code. A controlled access entry to the building and outdoor staging area would be provided to allow for individual patron check-in each afternoon. Exterior site-wide landscaping and an exterior free-standing gated trash enclosure is proposed with provision for recycled material. Primary ingress and egress would be via from Drayton Street.

UltraSystems prepared the CEQA Class 32 Categorical Exemption Support Documentation for the project.

TT MAP NO. 20535 – HESPERIA, CA – IS/MND

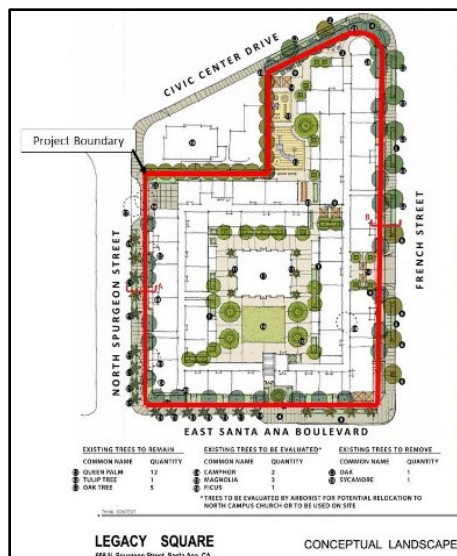
Client: Allard Engineering



The City of Hesperia proposed the development of an affordable multi-family residential project northeast of the intersection of Adams Avenue and Ivy Street at 24960 Adams Avenue in the City of Fontana in Riverside County California. The proposed project would provide a 200-unit 100% affordable multi-family apartment complex on an approximately 6.22-acre site.

LEGACY SQUARE – SANTA ANA, CA – IS/MND

Client: City of Santa Ana



The City of Santa Ana was 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 was approximately 1.7 acres and would include 93 residential affordable housing units, estimated to house 241 persons. Additionally, the project included 7,767-square-foot of flexible non-residential space and a 2,576-square-foot community center. The project would be constructed in one phase and included a single residential building with an area of 121,689 square feet. The building included 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 proposed to utilize 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.

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.

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.

FONTANA VICTORIA RESIDENTIAL PROJECT

Client: City of Fontana

The City of Fontana processed applications for a variety of entitlements, when approved, facilitated 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 consisted

The Fontana Victoria residential project proposed 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 involved the construction of 193 detached condominiums on the project site. Associated site improvements included but were 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.

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.

Client: City of West Covina



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.

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).

SENIOR LIVING FACILITY IS/MND – MURRIETTA, CA

Client: Secutrac Engineering c/o City of Murrieta



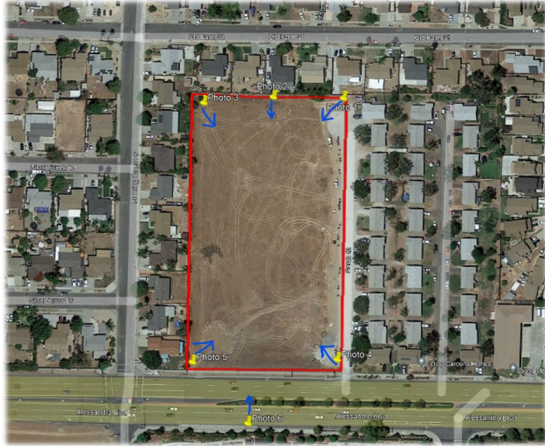
UltraSystems was hired by Secutrac Engineering to prepare an Initial Study/Mitigated Negative Declaration (IS/MND) and associated studies for the Murrieta Senior Living Facility Project in Murrieta, California. The City of Murrieta is the Lead Agency under the CEQA. The project is located within the north-central portion of the City of Murrieta. The project site includes 7 +/- acres vacant parcel located at the northwest corner of Clinton Keith Road and Greer Road. Surrounding the site are single-family residential homes, an open space area, and an existing nursery (Murrieta Oaks Nursery).

The development included a two-story assisted living wing with 87 units, and a memory care wing with 22 units. There were 109 total units, with a total resident count of 137. The maximum height of the facility was 27' 3" tall, or two stories in height. The combined building area was 97,275 sq. ft. with a building footprint of 54,793 sq. ft. Amenities included: emergency response in each room; theater and lounge area; fitness and wellness center; arts & crafts studio; beauty/barber shop, with spa services; activity spaces including card room and billiards; private dining room; living rooms with fireplace and a café; and landscaped grounds.

UltraSystems prepared all environmental documentation in accordance with CEQA and associated technical studies, including air quality, greenhouse gas, noise, and cultural resources technical studies for the project. These documents were used by UltraSystems' planning staff to prepare the IS/MND in compliance with CEQA. Potential onsite impacts were found for air quality, biological resources (including mitigation for impacts on jurisdictional waters), cultural resources, and utilities and service systems. Mitigation measures were proposed to reduce project impacts to a less than significant level and were incorporated into a Mitigation Monitoring and Reporting Plan.

VALLEY GARDEN APARTMENTS – IS/MND

Client: Moreno Valley Gardens, LLC



The proposed workforce housing project would be located at 13989 Moreno Rose Place, on a 4.5-acre project site in the City of Moreno Valley. The project site is located along Alessandro Boulevard near the intersection of Perris Boulevard. The project uses proximate to the site included retail (west), commercial (east), residential single-family (north, east, west), and apartments (south). Alessandro Boulevard is a major arterial highway with three-lanes in each direction, separated with a center median.

The project site area was zoned “COMU,” Corridor Mixed Use. The existing land use was “COMU” or Corridor Mixed Use. The property would be developed into 64 units within eight (8) buildings. UltraSystems prepared an IS/MND for this project.

ACACIA CREEK AT COVINA – IS/MND

Client: Masonic Homes of California



The project IS/MND evaluated the potential environmental impacts that would result from the construction and operation of additional dwelling units at the Masons of California Campus in the City of Covina. This project included the expansion and development of the Mason’s Covina Campus that was serving seniors and children, to include the southern third of their property that was undeveloped. Also proposed was to expand development along the west and east sides of the northern segment of their property that was partially developed. Proposed development on the site would include apartments, cottages, facilities for other community activities (community building, trails, and landscape improvements) and connections to the existing campus. The proposed project would result in a total of

171 new residential housing units and common amenities (approximately 334,225 net new square feet of floor area) and 312 new parking spaces. UltraSystems’ prepared technical studies, including: air quality, biological assessment, tree assessment, noise, and traffic impact study. This project also required an Oak Tree Permit from the City of Covina.

SENIOR CITIZEN APARTMENT COMPLEX (COTTON'S POINT) – EIR

Client: City of San Clemente



UltraSystems prepared biological assessment, air quality, greenhouse gas and noise technical studies' Initial Study (IS) and Environmental Impact Report (EIR) for a 62,565-square foot San Clemente Senior Citizen Apartment Complex, which included 82 apartment units on 1.5 acres at the intersection of South El Camino Real and Interstate 5 Freeway (I-5) off-ramp in San Clemente. The parcel was classified as Neighborhood Commercial 3 (NC-3), designated as an Affordable Housing Overlay Zone in a commercial area for very low-income age-restricted Inclusionary Housing Program described in the Housing Element of the City General Plan.

UltraSystems' role was to prepare the EIR, and associated technical studies, including: Biological Assessment, Air Quality Technical Study, Greenhouse Gas Technical Study, and Noise Study. Regulatory permits included: 401, 404 and 1602 for this project.

Following adoption of the EIR, UltraSystems prepared the federal Clean Water Act (CWA) Section 401 Water Quality Certification approved by the Santa Ana Regional Water Quality Control Board (RWQCB), Section 404 Dredge and Fill permit from the U.S. Army Corps of Engineers (USACE) and California Fish and Game Code Section 1602 Lake and Streambed Alteration Agreement (SAA) to authorize temporary and permanent impacts to waters of the United States and Waters of the State during construction and operation of the project.

CITRUS AVENUE CONDOMINIUM – IS/MND

Client: Allard Engineering



The proposed project would be located in the City of Fontana, California. The project proposes the development of a 68-unit condominium complex. The condominium units would be housed in 14 proposed buildings on site. A total of 193 parking spaces are proposed. Site access would be provided via a proposed new drive located off of Citrus Avenue.

The project site is currently vacant, and surrounded to the south, east and west by single-family residential homes. The site to the north is also vacant. The project site is located between major cross-streets of S. Highland Avenue (north) and Walnut Street (south). In addition, the 210 Freeway is ¼ mile to the north.

UltraSystems prepared an Initial Study/ Mitigated Negative Declaration (IS/MND) for this project.

FAIRFIELD RANCH COMMONS – CEQA COMPLIANCE

Client: City of Chino Hills



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 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.

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



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.

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.

EMERALD RANCH – EIR

Client: County of Riverside, Planning Department and EMR Residential Properties, LLC



UltraSystems prepared the Emerald Meadows Ranch Environmental Impact Report No.00473 (EIR), on behalf of the County of Riverside, to evaluate potential environmental impacts resulting from the implementation of the proposed Emerald Meadows Ranch Specific Plan No. 337 (Specific Plan). The EIR was in accordance with the CEQA Statute, Public Resources Code Section 21000 et seq., and the State CEQA Guidelines, Title 14, California Code of Regulations Section 15000 et seq., as amended, and the County of Riverside requirements for preparing Environmental Impact Reports. The proposed Emerald Meadows Ranch development includes approximately 279 acres and is bounded by Rubidoux Boulevard to the west, 34th Street to the south, State Route 60 to the north, and the Santa Ana River to the east. The co-applicants for the project are EMR Residential Properties, LLC and the Redevelopment Agency for the County of Riverside. The proposed uses include those on the Land Use Plan and Statistical Summary in the Specific Plan Application. Based on the UltraSystems' initial feasibility analysis, the project will provide a major benefit to the area, producing jobs, a variety of housing alternatives, and a major increase in the tax base for the area.

The proposed Specific Plan will provide a level of flexibility regarding the commercial portion of the property. The Plan will include provisions for the development of a commercial retail center of approximately 50 acres. However, should the +/-50 acre commercial retail center be deemed impracticable by either of the co-applicants, a smaller 17-acre commercial center will be permitted, with the remaining 33 acres to be developed for residential uses, subject to the requirements of the Specific Plan. The total maximum estimated residential dwelling units will be 1,350. The Specific Plan may involve the relocation and/or abandonment of existing streets and utilities within the project boundary. The objectives for the proposed project include reinforcing the goals of the County of Riverside General Plan and Jurupa Area Plan; promoting the area revitalization in coordination with the Riverside Economic Development Agency; providing a variety of quality housing of various styles/prices responsive to the needs of the community; providing a well-integrated elementary school site and parks; providing opportunities for walking/bicycling between residential neighborhoods and shopping, parks, and the local church and elementary school; and providing connections to the future regional trail system along the Santa Ana River corridor. Planned regulatory approvals associated with the project include a General Plan Amendment, a Specific Plan, an Environmental Impact Report, a Fiscal Impact Report, a Development Agreement, Tentative Tract Maps, and Site Plans and Conditional Use Permits/Variations (as required).

LETTERS OF RECOMMENDATION



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 "Swati Meshram".

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

6650 Beach Boulevard | P.O. Box 5009 | Buena Park, CA | 90622-5009 | (714) 562-3620 | Fax (714) 562-3770 | BuenaPark.com



UltraSystems
environmental • management • planning



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,

A handwritten signature in blue ink, appearing to read "Sarah Walker".

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



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