

PROFESSIONAL SERVICES CONTRACT BETWEEN
THE CITY OF HUNTINGTON BEACH AND
ENVIRONMENTAL PLANNING DEVELOPMENT SOLUTIONS, INC.
FOR
ON-CALL ENVIRONMENTAL CEQA SERVICES

THIS AGREEMENT ("Agreement") is made and entered into by and between the City of Huntington Beach, a municipal corporation of the State of California, hereinafter referred to as "CITY," and ENVIRONMENTAL PLANNING DEVELOPMENT SOLUTIONS, INC., a California Corporation hereinafter referred to as "CONSULTANT."

WHEREAS, CITY desires to engage the services of a consultant to provide on-call environmental CEQA services; and

Pursuant to documentation on file in the office of the City Clerk, the provisions of the Huntington Beach Municipal Code, Chapter 3.03, relating to procurement of professional service contracts have been complied with; and

CONSULTANT has been selected to perform these services,

NOW, THEREFORE, it is agreed by CITY and CONSULTANT as follows:

1. SCOPE OF SERVICES

CONSULTANT shall provide all services as described in **Exhibit "A,"** which is attached hereto and incorporated into this Agreement by this reference. These services shall sometimes hereinafter be referred to as the "PROJECT."

CONSULTANT hereby designates Konnie Dobreva who shall represent it and be its sole contact and agent in all consultations with CITY during the performance of this Agreement.

2. CITY STAFF ASSISTANCE

CITY shall assign a staff coordinator to work directly with CONSULTANT in the performance of this Agreement.

3. TERM; TIME OF PERFORMANCE

Time is of the essence of this Agreement. The services of CONSULTANT are to commence on April 5, 2026 (the "Commencement Date"). This Agreement shall automatically terminate three (3) years from the Commencement Date, unless extended or sooner terminated as provided herein. All tasks specified in **Exhibit "A"** shall be completed no later than one year from the Commencement Date. The time for performance of the tasks identified in **Exhibit "A"** are generally to be shown in **Exhibit "A."** This schedule may be amended to benefit the PROJECT if mutually agreed to in writing by CITY and CONSULTANT.

In the event the Commencement Date precedes the Effective Date, CONSULTANT shall be bound by all terms and conditions as provided herein.

4. COMPENSATION

In consideration of the performance of the services described herein, CITY agrees to pay CONSULTANT on a time and materials basis at the rates specified in **Exhibit "B,"** which is attached hereto and incorporated by reference into this Agreement, a fee, including all costs and expenses, not to exceed Seven Hundred Thousand Dollars (\$700,000).

5. EXTRA WORK

In the event CITY requires additional services not included in **Exhibit "A"** or changes in the scope of services described in **Exhibit "A,"** CONSULTANT will undertake such work only after receiving written authorization from CITY. Additional compensation for such extra work shall be allowed only if the prior written approval of CITY is obtained.

6. METHOD OF PAYMENT

CONSULTANT shall be paid pursuant to the terms of **Exhibit "B."**

7. DISPOSITION OF PLANS, ESTIMATES AND OTHER DOCUMENTS

CONSULTANT agrees that title to all materials prepared hereunder, including, without limitation, all original drawings, designs, reports, both field and office notices, calculations, computer code, language, data or programs, maps, memoranda, letters and other documents, shall belong to CITY, and CONSULTANT shall turn these materials over to CITY upon expiration or termination of this Agreement or upon PROJECT completion, whichever shall occur first. These materials may be used by CITY as it sees fit.

8. HOLD HARMLESS

A. CONSULTANT hereby agrees to protect, defend, indemnify and hold harmless CITY, its officers, elected or appointed officials, employees, agents and volunteers from and against any and all claims, damages, losses, expenses, judgments, demands and defense costs (including, without limitation, costs and fees of litigation of every nature or liability of any kind or nature) arising out of or in connection with CONSULTANT's (or CONSULTANT's subcontractors, if any) negligent (or alleged negligent) performance of this Agreement or its failure to comply with any of its obligations contained in this Agreement by CONSULTANT, its officers, agents or employees except such loss or damage which was caused by the sole negligence or willful misconduct of CITY. CONSULTANT will conduct all defense at its sole cost and expense and CITY shall approve selection of CONSULTANT's counsel. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as limitation upon the amount of indemnification to be provided by CONSULTANT.

B. To the extent that CONSULTANT performs "Design Professional Services" within the meaning of Civil Code Section 2782.8, then the following Hold Harmless provision applies in place of subsection A above:

“CONSULTANT hereby agrees to protect, defend, indemnify and hold harmless CITY and its officers, elected or appointed officials, employees, agents and volunteers, from and against any and all claims, damages, losses, expenses, demands and defense costs (including, without limitation, costs and fees of litigation of every nature or liability of any kind or nature) to the extent that the claims against CONSULTANT arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of CONSULTANT. In no event shall the cost to defend charged to CONSULTANT exceed CONSULTANT’s proportionate percentage of fault. However, notwithstanding the previous sentence, in the event one or more other defendants to the claims and/or litigation is unable to pay its share of defense costs due to bankruptcy or dissolution of the business, CONSULTANT shall meet and confer with CITY and other defendants regarding unpaid defense costs. The duty to indemnify, including the duty and the cost to defend, is limited as provided in California Civil Code Section 2782.8.

C. Regardless of whether subparagraph A or B applies, CITY shall be reimbursed by CONSULTANT for all costs and attorney’s fees incurred by CITY in enforcing this obligation. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by CONSULTANT.

9. PROFESSIONAL LIABILITY INSURANCE

CONSULTANT shall obtain and furnish to CITY a professional liability insurance policy covering the work performed by it hereunder. This policy shall provide coverage for CONSULTANT’s professional liability in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence and in the aggregate. The above-mentioned insurance shall not contain a self-insured retention without the express written consent of CITY; however an insurance

policy "deductible" of Ten Thousand Dollars (\$10,000.00) or less is permitted. A claims-made policy shall be acceptable if the policy further provides that:

- A. The policy retroactive date coincides with or precedes the initiation of the scope of work (including subsequent policies purchased as renewals or replacements).
- B. CONSULTANT shall notify CITY of circumstances or incidents that might give rise to future claims.

CONSULTANT will make every effort to maintain similar insurance during the required extended period of coverage following PROJECT completion. If insurance is terminated for any reason, CONSULTANT agrees to purchase an extended reporting provision of at least two (2) years to report claims arising from work performed in connection with this Agreement.

If CONSULTANT fails or refuses to produce or maintain the insurance required by this section or fails or refuses to furnish the CITY with required proof that insurance has been procured and is in force and paid for, the CITY shall have the right, at the CITY's election, to forthwith terminate this Agreement. Such termination shall not effect Consultant's right to be paid for its time and materials expended prior to notification of termination. CONSULTANT waives the right to receive compensation and agrees to indemnify the CITY for any work performed prior to approval of insurance by the CITY.

10. CERTIFICATE OF INSURANCE

Prior to commencing performance of the work hereunder, CONSULTANT shall furnish to CITY a certificate of insurance subject to approval of the City Attorney evidencing the foregoing insurance coverage as required by this Agreement; the certificate shall:

- A. provide the name and policy number of each carrier and policy;
- B. state that the policy is currently in force; and

- C. shall promise that such policy shall not be suspended, voided or canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice; however, ten (10) days' prior written notice in the event of cancellation for nonpayment of premium.

CONSULTANT shall maintain the foregoing insurance coverage in force until the work under this Agreement is fully completed and accepted by CITY.

The requirement for carrying the foregoing insurance coverage shall not derogate from CONSULTANT's defense, hold harmless and indemnification obligations as set forth in this Agreement. CITY or its representative shall at all times have the right to demand the original or a copy of the policy of insurance. CONSULTANT shall pay, in a prompt and timely manner, the premiums on the insurance hereinabove required.

11. INDEPENDENT CONTRACTOR

CONSULTANT is, and shall be, acting at all times in the performance of this Agreement as an independent contractor herein and not as an employee of CITY. CONSULTANT shall secure at its own cost and expense, and be responsible for any and all payment of all taxes, social security, state disability insurance compensation, unemployment compensation and other payroll deductions for CONSULTANT and its officers, agents and employees and all business licenses, if any, in connection with the PROJECT and/or the services to be performed hereunder.

12. TERMINATION OF AGREEMENT

All work required hereunder shall be performed in a good and workmanlike manner. CITY may terminate CONSULTANT's services hereunder at any time with or without cause, and whether or not the PROJECT is fully complete. Any termination of this Agreement by CITY shall be made in writing, notice of which shall be delivered to CONSULTANT as provided herein. In the

event of termination, all finished and unfinished documents, exhibits, report, and evidence shall, at the option of CITY, become its property and shall be promptly delivered to it by CONSULTANT.

13. ASSIGNMENT AND DELEGATION

This Agreement is a personal service contract and the work hereunder shall not be assigned, delegated or subcontracted by CONSULTANT to any other person or entity without the prior express written consent of CITY. If an assignment, delegation or subcontract is approved, all approved assignees, delegates and subconsultants must satisfy the insurance requirements as set forth in Sections 9 and 10 hereinabove.

14. COPYRIGHTS/PATENTS

CITY shall own all rights to any patent or copyright on any work, item or material produced as a result of this Agreement.

15. CITY EMPLOYEES AND OFFICIALS

CONSULTANT shall employ no CITY official nor any regular CITY employee in the work performed pursuant to this Agreement. No officer or employee of CITY shall have any financial interest in this Agreement in violation of the applicable provisions of the California Government Code.

16. NOTICES

Any notices, certificates, or other communications hereunder shall be given either by personal delivery to CONSULTANT's agent (as designated in Section 1 hereinabove) or to CITY as the situation shall warrant, or by enclosing the same in a sealed envelope, postage prepaid, and depositing the same in the United States Postal Service, to the addresses specified below. CITY and CONSULTANT may designate different addresses to which subsequent notices, certificates or other communications will be sent by notifying the other party via personal delivery, a reputable overnight carrier or U. S. certified mail-return receipt requested:

TO CITY:

City of Huntington Beach
ATTN: Director of Community
Development
2000 Main Street
Huntington Beach, CA 92648

TO CONSULTANT:

Environmental Planning Development
Solutions, Inc.
ATTN: Jeremy Krout
333 Michelson Drive, Suite 500
Irvine, CA 92612

17. CONSENT

When CITY's consent/approval is required under this Agreement, its consent/approval for one transaction or event shall not be deemed to be a consent/approval to any subsequent occurrence of the same or any other transaction or event.

18. MODIFICATION

No waiver or modification of any language in this Agreement shall be valid unless in writing and duly executed by both parties.

19. SECTION HEADINGS

The titles, captions, section, paragraph and subject headings, and descriptive phrases at the beginning of the various sections in this Agreement are merely descriptive and are included solely for convenience of reference only and are not representative of matters included or excluded from such provisions, and do not interpret, define, limit or describe, or construe the intent of the parties or affect the construction or interpretation of any provision of this Agreement.

20. INTERPRETATION OF THIS AGREEMENT

The language of all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against any of the parties. If any provision of this Agreement is held by an arbitrator or court of competent jurisdiction to be unenforceable, void, illegal or invalid, such holding shall not invalidate or affect the remaining covenants and provisions of this Agreement. No covenant or provision shall be deemed dependent upon any other unless so expressly provided here. As used in this Agreement, the masculine or

neuter gender and singular or plural number shall be deemed to include the other whenever the context so indicates or requires. Nothing contained herein shall be construed so as to require the commission of any act contrary to law, and wherever there is any conflict between any provision contained herein and any present or future statute, law, ordinance or regulation contrary to which the parties have no right to contract, then the latter shall prevail, and the provision of this Agreement which is hereby affected shall be curtailed and limited only to the extent necessary to bring it within the requirements of the law.

21. DUPLICATE ORIGINAL

The original of this Agreement and one or more copies hereto have been prepared and signed in counterparts as duplicate originals, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original. Each duplicate original shall be deemed an original instrument as against any party who has signed it.

22. IMMIGRATION

CONSULTANT shall be responsible for full compliance with the immigration and naturalization laws of the United States and shall, in particular, comply with the provisions of the United States Code regarding employment verification.

23. LEGAL SERVICES SUBCONTRACTING PROHIBITED

CONSULTANT and CITY agree that CITY is not liable for payment of any subcontractor work involving legal services, and that such legal services are expressly outside the scope of services contemplated hereunder. CONSULTANT understands that pursuant to *Huntington Beach City Charter* Section 309, the City Attorney is the exclusive legal counsel for CITY; and CITY shall not be liable for payment of any legal services expenses incurred by CONSULTANT.

24. ATTORNEY'S FEES

In the event suit is brought by either party to construe, interpret and/or enforce the terms and/or provisions of this Agreement or to secure the performance hereof, each party shall bear its own attorney's fees, such that the prevailing party shall not be entitled to recover its attorney's fees from the nonprevailing party.

25. SURVIVAL

Terms and conditions of this Agreement, which by their sense and context survive the expiration or termination of this Agreement, shall so survive.

26. GOVERNING LAW

This Agreement shall be governed and construed in accordance with the laws of the State of California.

27. SIGNATORIES

Each undersigned represents and warrants that its signature hereinbelow has the power, authority and right to bind their respective parties to each of the terms of this Agreement, and shall indemnify CITY fully for any injuries or damages to CITY in the event that such authority or power is not, in fact, held by the signatory or is withdrawn.

28. ENTIRETY

The parties acknowledge and agree that they are entering into this Agreement freely and voluntarily following extensive arm's length negotiation, and that each has had the opportunity to consult with legal counsel prior to executing this Agreement. The parties also acknowledge and agree that no representations, inducements, promises, agreements or warranties, oral or otherwise, have been made by that party or anyone acting on that party's behalf, which are not embodied in this Agreement, and that that party has not executed this Agreement in reliance on any representation, inducement, promise, agreement, warranty, fact or circumstance not expressly set forth in this

Agreement. This Agreement, and the attached exhibits, contain the entire agreement between the parties respecting the subject matter of this Agreement, and supersede all prior understandings and agreements whether oral or in writing between the parties respecting the subject matter hereof.

29. EFFECTIVE DATE

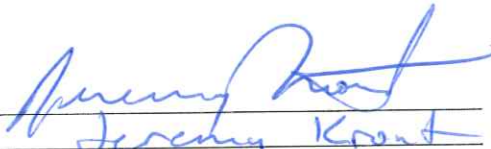
This Agreement shall be effective on the date of its approval by the City Council.

This Agreement shall expire when terminated as provided herein.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their authorized officers.

CONSULTANT,
ENVIRONMENTAL PLANNING
DEVELOPMENT SOLUTIONS, INC.

CITY OF HUNTINGTON BEACH, a
municipal corporation of the State of
California

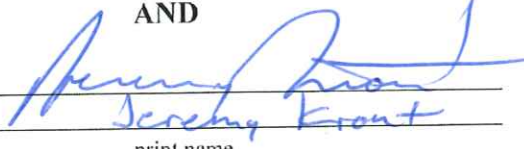
By: 
print name
Jeremy Krout

ITS: (circle one) Chairman/President/Vice President

Mayor

City Clerk

AND

By: 
print name
Jeremy Krout

ITS: (circle one) Secretary/Chief Financial Officer/Asst.
Secretary - Treasurer

INITIATED AND APPROVED:

Director of Community Development

REVIEWED AND APPROVED:

City Manager

APPROVED AS TO FORM:


City Attorney

Agreement. This Agreement, and the attached exhibits, contain the entire agreement between the parties respecting the subject matter of this Agreement, and supersede all prior understandings and agreements whether oral or in writing between the parties respecting the subject matter hereof.

29. EFFECTIVE DATE

This Agreement shall be effective on the date of its approval by the City Council.

This Agreement shall expire when terminated as provided herein.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their authorized officers.

CONSULTANT,
ENVIRONMENTAL PLANNING
DEVELOPMENT SOLUTIONS, INC.

CITY OF HUNTINGTON BEACH, a
municipal corporation of the State of
California

By: _____

print name

ITS: (circle one) Chairman/President/Vice President

AND

By: _____

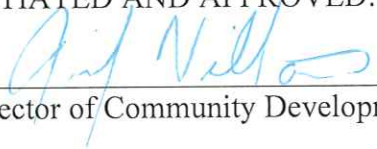
print name

ITS: (circle one) Secretary/Chief Financial Officer/Asst.
Secretary - Treasurer

Mayor

City Clerk

INITIATED AND APPROVED:



Director of Community Development

REVIEWED AND APPROVED:

City Manager

APPROVED AS TO FORM:



City Attorney

EXHIBIT "A"

A. STATEMENT OF WORK: (Narrative of work to be performed)

CONSULTANT shall provide consulting services on an "as-needed" basis for projects to be determined during the term of the agreement. During the term of the agreement, CITY shall issue task orders based upon scope of services, work schedule, and fee proposal submitted to City for its review and approval

B. CONSULTANT'S DUTIES AND RESPONSIBILITIES:

SEE ATTACHED EXHIBIT B

C. CITY'S DUTIES AND RESPONSIBILITIES:

1. Furnish scope of work request for each project
2. Prepare associated reimbursement agreements and collect developer payments in a timely manner in conjunction with projects assigned.

D. WORK PROGRAM/PROJECT SCHEDULE:

A project schedule will be developed for each project assigned by City.

EXHIBIT A

Community Development
Department On-Call
Environmental
(CEQA) Consulting Services

Invitation # 2026-0115

City of
HUNTINGTON
BEACH *California*

Submitted by

E | P | D
SOLUTIONS, INC

February 12, 2026

Contact

KONNIE DOBREVA
VP of Environmental Planning

konnie@epdsolutions.com

949.794.1183

3333 Michelson Drive, Suite 500
Irvine, CA 92612

epdsolutions.com



TABLE OF CONTENTS

Table of Contents.....	i
Section A: Vendor Application Forms And Cover Letter	ii
Cover Letter.....	1
Section B: Background and Experience Section	2
Firm Background & Business Expertise	2
Firm Specialties and Capabilities	2
<i>Environmental Planning and Compliance Services</i>	<i>2</i>
<i>Technical Services</i>	<i>3</i>
Statement of Understanding of Key HB Issues and Challenges	4
Local, State, and Regional Experience.....	6
<i>Summary of Relevant Experience.....</i>	<i>6</i>
<i>Municipal On-Call Program Management Experience</i>	<i>6</i>
EPD’s Unique Characteristics.....	7
Legal Challenges To Environmental Documents	9
Project Management Methods and Controls.....	10
<i>Management Approach for On-Call Services.....</i>	<i>10</i>
<i>Quality Control and Quality Assurance.....</i>	<i>11</i>
<i>Cost Control, Budget Monitoring, and Schedule Management.....</i>	<i>11</i>
EPD’s Client Satisfaction.....	12
Section C: Staffing	13
Key Personnel.....	13
Subconsultants	14
Section D: Qualifications and References	16
Huntington Beach Project Experience.....	16
Local References.....	18
 Section E: Fee Schedule Tables	 See Separate Cost File

ADDITIONAL TABLES

TABLE 1 – Relevant Projects

TABLE 2 – Key Personnel Resume Summaries

Names & Titles of Corporate Board Members

(Also list Names & Titles of persons with written authorization/resolution to sign contracts)

Names	Title	Phone
Jeremy Krout	CEO	(949) 794-1181
Konnie Dobreva	VP	(949) 794-1183

Federal Tax Identification Number: 46-3581692

City of Huntington Beach Business License Number: A308802
(If none, you must obtain a Huntington Beach Business License upon award of contract.)

City of Huntington Beach Business License Expiration Date: 9/30/2026

REQUEST FOR PROPOSAL
VENDOR APPLICATION FORM

TYPE OF APPLICANT: NEW CURRENT VENDOR

Legal Contractual Name of Corporation: BFSA Environmental Services, A Perennial Company

Contact Person for Agreement: Jennifer Stropes

Corporate Mailing Address: 13100 Northwest Freeway, Suite 150

City, State and Zip Code: Houston, Texas 77040

E-Mail Address: bfsa.perennialenv.com

Phone: (858) 484-0915 Fax: _____

Contact Person for Proposals: Jennifer Stropes

Title: Vice President E-Mail Address: jstropes@bfsa.perennialenv.com

Business Telephone: (858) 484-0915 ext 103 Business Fax: _____

Year Business was Established: _____ 1977 _____ ↓

Is your business: (check one)

NON PROFIT CORPORATION FOR PROFIT CORPORATION

Is your business: (check one)

CORPORATION LIMITED LIABILITY PARTNERSHIP
 INDIVIDUAL SOLE PROPRIETORSHIP
 PARTNERSHIP UNINCORPORATED ASSOCIATION

Names & Titles of Corporate Board Members

(Also list Names & Titles of persons with written authorization/resolution to sign contracts)

Names	Title	Phone
Jonathan Fredland	President	(713) 462-7121
Jennifer Stropes	Vice President	(858) 484-0915 ext.103
Tracy Stropes	Vice President	(858) 484-0915 Ext. 102

Federal Tax Identification Number: 260623307

City of Huntington Beach Business License Number: _____
(If none, you must obtain a Huntington Beach Business License upon award of contract.)

City of Huntington Beach Business License Expiration Date: _____

Names & Titles of Corporate Board Members

(Also list Names & Titles of persons with written authorization/resolution to sign contracts)

Names	Title	Phone
<u>Michael Roux, PG</u>	<u>Chairman of Board of Directors</u>	<u>631-630-2425</u>
<u>Adam Love, PhD</u>	<u>Director and Executive Vice President</u>	<u>415-967-6023</u>
<u>Mary Macy</u>	<u>CFO/Board of Directors</u>	<u>631-630-2444</u>
<u>Sin Senh, PG</u>	<u>CEO/Board of Directors</u>	<u>631-630-2333</u>
<u>Charles McGuckin</u>	<u>Board of Directors</u>	<u>631-630-2346</u>
<u>Gregory Martin, PG, LSRP</u>	<u>Board of Directors</u>	<u>856-832-3760</u>
<u>Linda Chiarelli, JD</u>	<u>Board of Directors</u>	<u>631-232-2600</u>
<u>Christopher Burns, PhD, PG</u>	<u>Board of Directors</u>	<u>631-232-2600</u>
<u>Mauricio Escobar</u>	<u>Vice President</u>	<u>310-879-4920</u>
<u>Jay Shipley</u>	<u>Nat'l Director of Public Sector Svcs. & Industrial Svcs.</u>	<u>562-446-8642</u>
<u>Nancy Anclin</u>	<u>Southern California Operations Manager</u>	<u>562-446-8646</u>

Federal Tax Identification Number: 11-2579482

City of Huntington Beach Business License Number: None
(If none, you must obtain a Huntington Beach Business License upon award of contract.)

City of Huntington Beach Business License Expiration Date: _____

COVER LETTER

February 12, 2026

City of Huntington Beach
Attn: Community Development Department
2000 Main Street
Huntington Beach, CA 92648

Dear Ms. Salazar,

EPD Solutions, Inc. (EPD) is pleased to submit this Statement of Qualifications to provide on-call CEQA and environmental consulting services to the City of Huntington Beach Community Development Department. EPD brings more than a decade of experience providing CEQA compliance and entitlement services to the City of Huntington Beach, and we have extensive experience delivering on-call planning and environmental consulting services to cities across Southern California.

EPD's CEQA compliance and technical experience with Huntington Beach projects includes the Magnolia Tank Farm project, the Palm/Goldenwest Specific Plan Amendment, the Holly Triangle Townhomes project, and development projects along the Goldenwest Street corridor. Our team possesses a thorough understanding of Huntington Beach's coastal planning environment, Local Coastal Program considerations, sensitive biological resources, SB 743/VMT requirements, and the heightened public scrutiny that often accompanies CEQA review for projects in the City.

As an on-call consultant, EPD functions as an extension of City staff. We are accustomed to managing multiple concurrent task orders, responding quickly to staff requests, and tailoring the level of effort to match project complexity, schedule, and budget constraints. Our approach emphasizes early issue identification, practical CEQA streamlining, and the preparation of clear, defensible documents that support efficient decision-making by staff and elected officials.

EPD's team offers depth of in-house technical expertise in traffic/VMT, air quality/ GHG analysis, noise, biological resources, and environmental planning, supported by senior-level QA/QC and legal defensibility review. When specialized expertise is required, EPD integrates trusted subconsultants as part of a coordinated project team, allowing the City to access additional resources without sacrificing consistency or responsiveness.

This SOQ is submitted by an individual authorized to bind EPD Solutions. We affirm that our consultant fees and hourly rates will remain valid for at least 180 days from the date of this submission. EPD's headquarters is located in the City of Irvine, at **3333 Michelson Drive, Suite 500, Irvine, CA 92612** (phone: **(949) 794-1180**). We are always available to meet with you and your staff in person and look forward to discussing your future consulting needs in greater detail. I can be reached at **(949) 794-1183** or at **konnied@epdsolutions.com**.

Respectfully,



EPD Solutions, Inc.
Konnie Dobrevá, JD
Vice President of Environmental Planning

SECTION B: BACKGROUND AND EXPERIENCE SECTION

FIRM BACKGROUND & BUSINESS EXPERTISE

Formed in 2013, EPD Solutions, Inc. (EPD) is a full-service environmental planning and consulting firm dedicated to providing services of distinction, quality, and legal merit that optimize value and enhance the communities we serve. As innovators in our profession, EPD has developed a distinctive depth and breadth of experience in strategically advising municipalities through the environmental compliance process for complex planning and development initiatives. We apply current best practices that effectively leverage existing environmental documentation, streamline regulatory pathways, and accelerate approvals for subsequent project phases. The EPD team is prepared to bring our extensive environmental, planning, engineering, and regulatory expertise to support the City of Huntington Beach in achieving its short- and long-term strategic and comprehensive planning and development objectives.

EPD brings extensive experience in CEQA, NEPA, and compliance with applicable local, State, and federal environmental laws and regulations. Our team has supported a broad spectrum of planning, development, and infrastructure projects, ranging from residential infill and mixed-use redevelopment to large-scale master-planned communities. EPD's team includes in-house technical experts in air quality, GHG emissions, energy, biological resources, visual simulation, noise, and transportation. We also hold Master Service Agreements with more than 65 technical specialty firms to ensure that our projects are never delayed by a workflow backlog.

EPD's primary service categories include Environmental Planning; Technical Services; Due Diligence, Entitlements, Development, and Construction Management; and Policy Planning and Development. Our integration of environmental planning, technical analyses, and development services provides our clients with a value-added approach that helps guide projects through the entire planning, analysis, and development process, and enables us to address a wide range of technical, legal, and policy issues on their behalf.

FIRM SPECIALTIES AND CAPABILITIES

ENVIRONMENTAL PLANNING AND COMPLIANCE SERVICES

EPD's experience in implementing all phases of the environmental review process, combined with our thorough understanding of the complex federal, State, and local regulatory frameworks governing planning and development projects, enables the preparation of high-quality, legally defensible environmental documents and avoids costly delays in project implementation. We help municipal clients balance environmental protection with the efficient, beneficial, and cost-effective delivery of projects that enhance residents' quality of life, strengthen community resilience, and support the achievement of long-term planning goals.

EPD possesses the professional experience and technical expertise necessary to deliver the full range of services associated with environmental documentation under CEQA and NEPA. Our team brings comprehensive familiarity with applicable regulatory requirements and deep expertise navigating City General Plans, Municipal Codes, Specific Plans, Local Coastal Programs,

and other relevant policy and planning frameworks. Our in-house experts have extensive experience in environmental compliance, project development, and permit processing, as well as conducting peer reviews of CEQA and NEPA documents, leading public scoping meetings, facilitating stakeholder engagement, and building public consensus. We routinely prepare, peer review, and process documentation that includes the following:

- Notices of Availability, Preparation, and Determination (NOAs, NOPs, NODs)
- Categorical and Statutory Exemptions
- Consistency Analyses and Streamlining Checklists
- Initial Studies, Negative Declarations (NDs), and Mitigated Negative Declarations (MNDs)
- Environmental Assessments (EAs) and Findings of No Significant Impacts (FONSIs)
- Environmental Impact Statements (EISs)
- Environmental Impact Reports (EIRs), Supplemental and Subsequent EIRs, and EIR Addendums
- Mitigation Monitoring and Reporting Plans/Programs (MMRPs) & Compliance Monitoring Reports
- Supporting Technical Studies
- Peer Review Memorandums
- Responses to Comments
- Findings of Fact and Statements of Overriding Consideration

Working collaboratively with our clients, EPD strategically manages the environmental process from the earliest planning stages through project approval, streamlining timelines, reducing risk, and ensuring efficient regulatory compliance.

TECHNICAL SERVICES

TRAFFIC/TRANSPORTATION ENGINEERING AND ANALYSES

EPD recognizes the pivotal role that traffic-related matters play in a community and understands the risks to a project that transportation and vehicle miles traveled (VMT) impacts may present. Our transportation planners and engineers specialize in a wide range of transportation planning, traffic engineering, level of service (LOS) and VMT traffic studies, parking studies, and vehicular and pedestrian safety studies. EPD staff utilize traffic impact analysis software such as Vistro, Synchro, and TransCAD and are knowledgeable in the application of technical traffic analysis methodologies to projects of all types and sizes. We are experienced with implementing local traffic analysis requirements for agencies throughout Orange County and with projects that have significant VMT/traffic impacts. We also have extensive experience in the implementation of Senate Bill (SB) 743 requirements and have assisted local agencies with drafting defensible City-specific VMT guidelines. We help municipalities develop implementable mitigation measures that are defensible under CEQA and the Mitigation Fee Act, comply with City goals and policies, and are consistent with adopted mitigation fee programs.

EPD's Transportation Design Services include, but are not limited to, the preparation of traffic signal plans, signing and striping plans, temporary traffic control plans, on-site circulation and off-site improvements, line of sight analysis (stopping sight distance, intersection sight distance), gap analysis, and truck templates in AutoCAD, as applicable, following AASHTO and all appropriate design standards.

AIR QUALITY AND GREENHOUSE GAS EMISSIONS ANALYSES, ENERGY STUDIES, AND HEALTH RISK ASSESSMENTS

Air quality/GHG emissions and human health risks have become focal points on every project, which demands expert knowledge and the preparation of clear and concise analyses that include, when necessary, implementable mitigation measures. EPD's Technical Services team includes air quality specialists who are experienced in conducting Air Quality and GHG Assessments that comply with the South Coast Air Quality Management District (SCAQMD) requirements and guidance materials and with projects that have the potential to result in significant air quality impacts. EPD also prepares Health Risk Assessments (HRAs) and has working knowledge of SCAQMD's HRA requirements, the Office of Environmental Health Hazard Assessment, and the California Air Resources Board HRA model, Hotspots Analysis Reporting Program (HARP).

NOISE AND VIBRATION IMPACT ASSESSMENTS

EPD prepares noise and vibration analyses to support CEQA documentation for development and public projects, with a focus on clear thresholds, defensible methodologies, and practical mitigation measures. EPD evaluates both construction-related and operational noise sources, including grading and building construction, mechanical equipment, loading activities, and project-related traffic. In coastal and mixed-use settings, EPD also evaluates land use compatibility and noise sensitivity for projects near visitor-serving uses, parks, and residential neighborhoods. For projects with potential vibration sensitivity, EPD evaluates vibration impacts associated with construction activities and equipment and recommends avoidance and minimization measures where needed. EPD also supports lead agencies with preparation of clear and enforceable mitigation measures, including construction management measures, equipment limitations, shielding/barriers, operational controls, and performance standards, as appropriate.

BIOLOGICAL RESOURCES AND REGULATORY PERMITTING SERVICES

EPD's biological services include baseline biological resource assessments to support CEQA and land use entitlements, focused and protocol-level surveys for sensitive species (e.g., burrowing owl, coastal California gnatcatcher, least Bell's vireo, Crotch's bumblebee), habitat evaluations for special-status plants and wildlife species, due diligence studies, consistency analyses, nesting bird surveys, various pre-construction clearance surveys for plants and wildlife species, and biological monitoring. Our team of specialists conduct aquatic resource delineations in accordance with U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) requirements, riparian habitat assessments, and wetland delineations. For complex or phased projects, our services include the preparation of long-term habitat mitigation and monitoring plans, long-term management plans, conservation easement coordination, compliance monitoring, and integration of biological mitigation into Specific Plans, General Plan updates, and large-scale entitlement programs.

STATEMENT OF UNDERSTANDING OF KEY HB ISSUES AND CHALLENGES

Having supported dozens of projects in Huntington Beach, EPD recognizes that resiliency planning is an operational necessity—integral to managing development intensity, regulatory

compliance, and long-term coastal hazards within a dynamic and highly regulated coastal environment. Huntington Beach's General Plan and Coastal Resiliency Program explicitly identify low-lying areas — including Sunset Beach, Huntington Harbour, and zones south of the Pier — as highly vulnerable to projected sea level rise and associated flooding by mid-century, framing resiliency as a regulatory and infrastructural priority in every major development review. The California Coastal Commission recently approved a \$499,000 grant to the City to plan for sea level rise, including to update its Local Coastal Program (LCP), Coastal Resilience Plan, and Floodplain Ordinance. Recent and proposed developments such as infill in the downtown core and waterfront projects at Huntington Harbour bring these issues to the forefront, requiring developers to integrate adaptive design measures and hazard mitigation strategies that go beyond minimum code compliance. These projects are reviewed under CEQA and Coastal Act frameworks that increasingly demand sophisticated modeling for future sea level rise scenarios, shoreline change, and storm impacts as part of environmental documentation, and EPD's team has experience successfully navigating these frameworks.

Huntington Beach developers must navigate the complex intersection of housing demand, State policy enforcement, and coastal resource protection. The City's ongoing efforts to advance housing projects — from small coastal residential developments along Pacific Coast Highway to larger master plans like the Magnolia Tank Farm site — must reconcile policies for public access, visual resources, shoreline hazards, and environmentally sensitive habitat areas. EPD well understands the growing tension between local autonomy and State land-use mandates in high-impact geographies, and we know the City faces growing tensions to accommodate growth, adopt compliant housing planning in its Housing Element, and meet its certified LCP and Coastal Act obligations. EPD regularly advises clients on Housing Element consistency and entitlement strategy, and leads complex regulatory coordination efforts for projects requiring LCP amendments, substantial Coastal Development Permits, and concurrent City and Coastal Commission approvals. EPD's role on the Magnolia Tank Farm Project (2016–2020) demonstrates this expertise, encompassing pre-entitlement strategy, entitlement processing, project management, and full CEQA compliance.

Biological sensitivity is a defining feature of Huntington Beach's coastal planning environment, given the proximity of major development sites to critical habitats such as the Bolsa Chica Ecological Reserve and the Huntington State Beach Dunes. Projects like the Huntington State Beach Dune Restoration Project highlight the City's commitment to protecting coastal species, enhancing ecosystem function, and strengthening resilience to sea level rise. For developments near these sensitive resources, EPD leads comprehensive biological surveys, multi-agency coordination, and mitigation strategies that integrate habitat protection into project design, support regulatory compliance, and ensure long-term project viability.

EPD has developed an approach to environmental compliance that emphasizes early issue identification, clear communication, and objective, technically robust analysis to proactively address the regulatory, technical, and public challenges commonly encountered by development projects in Huntington Beach's highly dynamic and closely scrutinized planning environment.

LOCAL, STATE, AND REGIONAL EXPERIENCE

SUMMARY OF RELEVANT EXPERIENCE

EPD has extensive experience preparing and reviewing CEQA documents for municipal planning and development projects similar in scope, complexity, and regulatory context to those anticipated by the City of Huntington Beach. Over the past 13 years, EPD has supported cities and public agencies throughout Southern California with on-call CEQA services, including the preparation of Initial Studies, NDs/MNDs, EIRs, CEQA addenda and streamlining analyses, and technical studies, peer review services, and interagency coordination. Over the last decade, we have prepared more than 230 CEQA documents for proposed projects in Orange County and more than 2,200 projects in southern California.

EPD's recent work for the **City of Tustin** demonstrates our ability to manage multiple complex CEQA efforts concurrently under aggressive schedules. EPD prepared two expedited EIRs and one SEIR concurrently for the City of Tustin's three major rezone efforts related to the City's approved Housing Element shortfall sites. Each project required the preparation of independent VMT Analyses, Traffic Impact Assessments, Air Quality Impact Analyses, Noise Impact Analyses, and Cultural Resources Assessments to support the CEQA findings, and all three EIRs were prepared and publicly circulated within one year of the kickoff date with the City. These projects demonstrate EPD's ability to deliver high-quality work on accelerated schedules to meet State housing law deadlines and deliver legally defensible CEQA documents that advance critical policy objectives.

As an on-call consultant to the **City of Irvine**, EPD functions as an extension of City staff, conducting expedited peer reviews of applicant-prepared CEQA documents and technical studies and advising City staff on CEQA strategy and legal defensibility. In the last year we have peer reviewed documentation for eight consecutive projects for the City, demonstrating our team's depth and capacity to perform.

EPD's direct experience working with the **City of Huntington Beach** includes the preparation of an Addendum to the Holly–Seacliff Specific Plan EIR No. 89-1 (SCH No. 89010412), originally certified by the City in 1990. This effort demonstrates our team's ability to strategically leverage prior CEQA documentation, streamline environmental review, and deliver efficient, defensible CEQA compliance and technical analysis services that are aligned with Huntington Beach's development environment and rigorous analytical standards.

Please see **Section D: Qualifications and References** for local agency references and **Table 1** at the end of this document for selected project examples and details.

MUNICIPAL ON-CALL PROGRAM MANAGEMENT EXPERIENCE

EPD has extensive experience providing on-call environmental planning services to jurisdictions throughout California. Since the company was founded, EPD has been the only on-call environmental consultant providing CEQA, technical, and construction management services to the South Orange County Community College District, and we are the City of Redlands' preferred on-call environmental consultant for all City-initiated projects. EPD also provides on-call

environmental and planning consulting services to Community Development and Planning Departments in the following jurisdictions:

Cities: Anaheim; Berkeley; Brea; Cerritos; Colton; Costa Mesa; Covina; Downey; Fontana; Garden Grove; Hanford; Highland; Irvine; La Habra; La Mesa; Laguna Niguel; Lake Elsinore; Los Angeles; Menifee; Ontario; Orange; Palmdale; Palm Desert; Rancho Cucamonga; Redlands; Richmond; Riverside; Rosemead; San Fernando; San Jacinto; San Juan Capistrano; San Marcos; Santa Ana; Santa Fe Springs; Tustin; Whittier; Wildomar; Yorba Linda; Yucaipa.

Counties: County of Colusa; County of Los Angeles; County of Riverside; County of San Diego.

Other Public Agencies: Anaheim Public Utilities District; Orange Unified School District; Unified Port of San Diego; San Luis Obispo Council of Governments; North Orange County Community Colleges District; Town of Apple Valley; Town of Yucca Valley.

Our breadth of on-call experience demonstrates EPD’s ability to function as an extension of agency staff, manage multiple concurrent task orders, and provide consistent, defensible CEQA services tailored to local policy frameworks and community priorities across multi-year timelines.

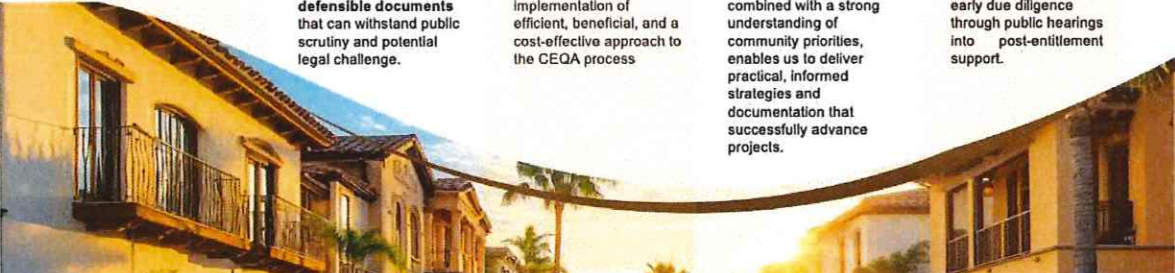
EPD’S UNIQUE CHARACTERISTICS

EPD provides a unique blend of exceptional service and staff resources, an inclusive culture, notable clients, sophisticated projects, and a distinct, integrative approach to doing business.

OUR ADVANTAGE



Responsive, Client-Focused Approach	Proven, Defensible Results	CEQA & Regulatory Leadership	Deep Local Expertise	Integrated Service Model
<ul style="list-style-type: none"> We don't just check boxes. We partner closely with our clients to turn ideas into places that work—for people, business, and the community. Our work is grounded in clear, consistent communication, direct accessibility to senior staff, and an agile team. 	<ul style="list-style-type: none"> Since 2013, EPD has completed over <ul style="list-style-type: none"> 2,000+ environmental and planning documents 30M sq. ft. of industrial projects 20,000+ multi and single-family homes Projects include complex, controversial projects. Our CEQA documentation streamlines the environmental compliance process and facilitates the preparation of legally defensible documents that can withstand public scrutiny and potential legal challenge. 	<ul style="list-style-type: none"> EPD brings a proven track record in leading CEQA and entitlement strategies for complex projects across Orange County and Southern California. Our environmental planners have the technical credibility required for drafting high-quality documents that meet client expectations and agency requirements. We balance environmental protection with the successful implementation of efficient, beneficial, and a cost-effective approach to the CEQA process 	<ul style="list-style-type: none"> Southern California is our home market. Our team lives and works throughout Orange County, bringing long-standing regulatory agency relationships and real local insight that national firms can't replicate. Our existing experience and working relationships with Huntington Beach staff and decision-makers, allows us to navigate processes efficiently and anticipate issues before they arise. This deep local insight, combined with a strong understanding of community priorities, enables us to deliver practical, informed strategies and documentation that successfully advance projects. 	<ul style="list-style-type: none"> A defining strength of EPD is our integrated service model. By aligning environmental planning, entitlement strategy, and technical analysis within a single multidisciplinary team, we proactively manage risk, streamline reviews, and maintain consistency across project deliverables. We function as an extension of our client's planning staff —supporting projects and agency staff from early due diligence through public hearings into post-entitlement support.



POLICY PLANNING AND DEVELOPMENT

EPD's versatile team of planners routinely supports municipal clients with a wide range of traditional planning services, functioning seamlessly as an extension of City staff. The broad experience of EPD's staff members enables EPD to prepare interdepartmental memos and staff reports, develop Conditions of Approval, draft resolutions and ordinances, Findings, and Resolutions, and present before decision-making bodies on behalf of the cities we serve. Our team assists decision-makers at every level of the planning organization—from Associate to Principal Planners in both Current and Advanced Planning. This includes advising on the appropriate level of environmental documentation, supporting cities in adopting standards that reflect up-to-date State legislation, and pivoting to more traditional, comprehensive documentation for complex or controversial projects where a robust administrative record is essential. EPD's planning staff also has expertise to assist with planning-related tasks such as, but not limited to, conducting research on various land use and planning issues, assisting City staff in reviewing applications and/or the review of applications and plans for completeness and adequacy.

PUBLIC PARTICIPATION AND COMMUNITY OUTREACH

EPD's team has significant expertise in public participation and community outreach activities and can lead public workshops, charrettes, and other community outreach efforts to maximize public involvement. EPD will coordinate, prepare handouts, questionnaires and PowerPoint presentations, and as needed, lead public scoping meetings, public workshops, and/or public hearings as necessary for projects. EPD will also be available to consult with all applicable federal, State, and local agencies, stakeholders, and the public as requested by the City. EPD also has extensive experience in conducting tribal consultations and can assist the City with organizing and facilitating required tribal consultations under SB 18 and AB 52.

DUE DILIGENCE, ENTITLEMENTS, DEVELOPMENT, AND CONSTRUCTION MANAGEMENT

EPD seeks to understand our client's goals before embarking on due diligence activities so we can constantly measure a property's potential for achieving those goals. Through rigorous and tested means, we analyze issues such as physical obstacles to development, including but not limited to existing and planned infrastructure locations and capacities, biological, cultural and site constructability concerns, planning and development policies that could affect the viability of a project design or entitlement process, entitlement processing schedules, fee estimating, and social political considerations. We provide thorough and robust analyses in support of entitlement strategy-setting and financing packages, creating confidence in project viability, because we thoroughly understand the geographic, social, regulatory, and political landscapes in which our clients seek to develop projects.

SPECIALIZED STAFF TRAINING

EPD prioritizes knowledge-sharing and capacity-building for the municipalities we support by providing tailored CEQA training to lead agency staff. Topics include foundational CEQA concepts, annual legislative updates, Housing Element requirements, and the use of CEQA streamlining

provisions, such as tiering from certified Program- and Project-level EIRs. EPD's team hosts interactive workshops, seminars, and individualized mentorship programs, covering both technical and regulatory developments that are geographically tailored to each agency's needs. We recognize that legally defensible outcomes depend on a shared understanding of CEQA requirements, best practices, and emerging case law. Our specialized training programs are practical and directly applicable to staff's day-to-day responsibilities, covering topics such as recent CEQA court decisions, defensible findings and statements of overriding considerations, administrative record development, public comment responses, and coordination between planning, public works, and legal counsel. By pairing rigorous environmental analysis with proactive staff education, EPD supports lead agencies in making informed, well-documented decisions that stand up to scrutiny. This integrated approach not only strengthens legal defensibility but also improves efficiency, consistency, and confidence throughout the entitlement and environmental review process.

LEGAL CHALLENGES TO ENVIRONMENTAL DOCUMENTS

In a regulatory environment as complex and closely scrutinized as Huntington Beach, legal defensibility is a critical consideration for both project-level approvals and long-range planning initiatives. Over the past 13 years, EPD has produced more than 2,000 CEQA documents, several of which have been subject to legal challenge—reflecting the inherently contentious nature of land use and development in California, rather than deficiencies in the documents themselves. Throughout this period, EPD has worked closely with lead agency staff and legal counsel to support the administrative record, respond effectively to litigation, and defend the technical basis of our analyses. As a result, none of EPD's projects have been invalidated or denied due to deficiencies in the environmental analysis, underscoring our commitment to producing legally defensible, high-quality environmental documents.

After more than a decade of continuous practice, only one environmental document has required limited analytical refinement as a result of a legal writ of mandate—and that outcome did not invalidate the overall document or associated project approvals, but instead involved targeted revisions consistent with the court's direction. This record reflects EPD's emphasis on conservative, well-supported analyses; clear and enforceable mitigation; and a disciplined approach to issue identification and documentation—all of which are hallmarks of CEQA documents that withstand legal scrutiny.

PROJECT MANAGEMENT METHODS AND CONTROLS

MANAGEMENT APPROACH FOR ON-CALL SERVICES

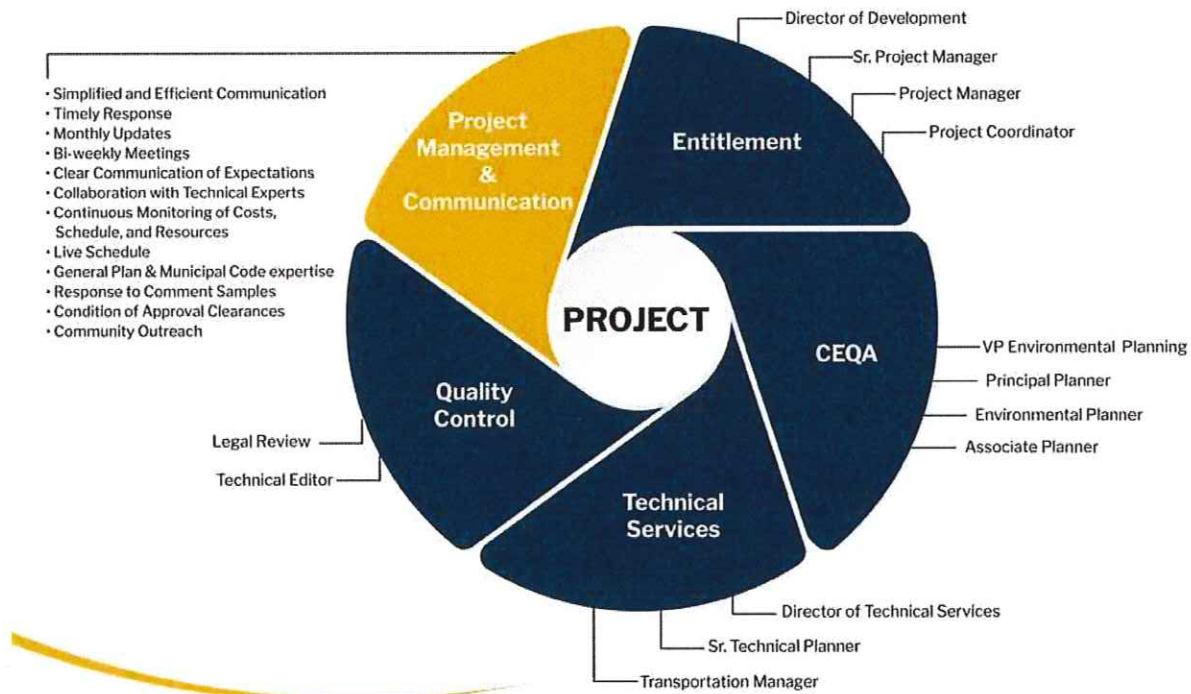
OUR PROJECT QUALITY AND EFFICIENCY



Each project receives specialized attention and senior-level expertise, ensuring the highest quality and efficiency.

Senior Leadership personally oversees the progress, providing strategic guidance and leveraging years of industry experience to deliver exceptional results.

Our commitment to excellence ensures that every project meets our rigorous standards and exceeds client expectations.



Drawing on extensive experience preparing and peer-reviewing CEQA and NEPA documents and technical studies, EPD has developed a management approach that facilitates, expedites, and simplifies the environmental compliance process. Key elements of this approach include:

- Establishing clear roles, responsibilities, and open lines of communication to ensure high-quality deliverables and adherence to schedule and budget.
- Maintaining a single senior point of contact for coordination and assigning staff who remain with each project from start to finish.
- Holding regular team meetings to provide updates, identify and resolve data gaps, and keep projects moving efficiently toward approval and construction.
- Developing technical strategies and outlining multiple “what-if” paths to anticipate challenges and minimize surprises.

- Assigning seasoned practitioners who are recognized experts in their fields—individuals familiar to agency staff, respected by decision makers, and current on the latest regulations and legal precedents.
- Delivering well-vetted, thoroughly reviewed work products that undergo senior-level quality control prior to submittal.
- Resolving inconsistencies proactively and collaboratively to avoid delays and maintain project momentum.
- Maintaining flexibility to adjust course as needed at the client's direction while communicating the implications, alternatives, and potential outcomes of any change.
- Identifying potential environmental impacts early in the process to enable development of innovative design, mitigation, and environmental solutions.
- Sustaining strong working relationships with City, County, and State agencies with jurisdiction over resources of concern.

EPD's on-call clients value project managers who are responsive, resourceful, and proactive—able to adapt quickly to changing circumstances and deliver creative, effective solutions under pressure. Our commitment to responsiveness and efficiency drives repeat success and long-term client partnerships. We rely on proven methods and templates that have demonstrated success, allowing us to deliver consistent, high-quality results. EPD also maintains a deep bench of in-house and external expertise, cultivated through long-standing partnerships with trusted specialists who share our commitment to excellence and our ability to manage multiple complex projects simultaneously.

QUALITY CONTROL AND QUALITY ASSURANCE

Quality control and assurance is integrated into EPD's project preparation, review, and delivery processes. EPD conducts weekly team meetings to ensure that key team members stay up to date on projects and ensure that support is provided where needed. EPD inputs project information and shareable, living schedules into shared Smartsheet, where teams can stay up to date on project tasks and deadlines and provide progress notes along the way.

As project documentation is finalized, EPD performs an internal peer and Project Manager review, followed by technical editing and senior level review to ensure that documentation is consistent, accurate, complete, and organized prior to submitting to clients. EPD's standard QA/QC process is also supported by in-house legal review to ensure that EPD's environmental and planning documents are legally defensible and comply with all applicable local, State, and federal laws.

COST CONTROL, BUDGET MONITORING, AND SCHEDULE MANAGEMENT

EPD maintains rigorous internal controls and management systems to ensure that projects are completed within approved budgets, schedules, and scopes. Our approach provides real-time visibility into project performance, enabling our team to maintain strict cost control, immediately address misalignments, and deliver accurate, timely invoices.

INTERNAL CONTROLS AND COST MANAGEMENT

EPD utilizes Deltek Vantagepoint, an enterprise resource planning system tailored for professional services firms that enables budget management, expenditure tracking, and cost forecasting, boosting visibility and efficiency. This platform allows Project Managers and senior leadership to instantly review project budgets, labor utilization, subconsultant costs, and contract balances daily, ensuring that all work aligns with authorized task orders and client expectations.

Project invoices are generated directly from Deltek Vantagepoint and undergo a three-step internal review: first by the Project Manager to verify scope and task completion, then by the senior director overseeing the program of services. This tiered review process ensures that all invoices are clear, compliant, and submitted promptly to the appropriate reviewing authorities.

BUDGET AND SCHEDULE MONITORING

Using Deltek's dashboard and reporting tools, EPD monitors project performance in real time—comparing actual versus budgeted hours, direct expenses, and schedule milestones. Regular internal progress reviews reinforce accountability and provide opportunities for early corrective actions, when appropriate. At-a-glance monitoring also gives visibility to EPD's managers and leaders to enable accurate workload forecasting and balancing, which is particularly useful when managing multiple simultaneous project deliveries for our municipal on-call clients.

TECHNIQUES FOR ON-TIME PROJECT DELIVERY

EPD's team employs a combination of structured project planning and communication strategies to meet all scheduled commitments:

- Detailed work plans with defined milestones, deliverables, and review periods.
- Weekly project status meetings to track progress and coordinate with City staff.
- Real-time task tracking and forecasting in Deltek Vantagepoint to monitor upcoming deadlines and staff workloads.
- Proactive communication and issue resolution to prevent delays and maintain schedule integrity.

By combining the capabilities of Deltek Vantagepoint with disciplined management practices and transparent client communication, EPD ensures all projects are delivered within approved budgets, schedules, and scopes -consistently and reliably.

EPD'S CLIENT SATISFACTION

EPD understands that successful on-call consulting depends on more than technical expertise—it requires responsiveness, flexibility, and a collaborative working relationship with City staff. EPD approaches on-call assignments as an extension of City staff, providing reliable support that aligns with the City's goals, schedules, and internal workflows. EPD's commitment to client satisfaction includes:

- **Responsiveness and access.** EPD assigns senior-level project managers who are readily available to respond to City inquiries and coordinate with applicants, technical consultants, and agencies as needed.
- **Flexibility.** EPD has the capacity to support both small-scale projects requiring expedited review and large, complex projects requiring sustained coordination and oversight, often concurrently.
- **Clear communication.** EPD provides clear direction, consolidated comments, and well-organized deliverables that reduce review time and facilitate efficient decision-making.
- **Cost-conscious service delivery.** EPD emphasizes appropriate CEQA pathway selection, tiering from existing environmental documents, and CEQA streamlining opportunities to control costs while maintaining defensibility.
- **Public-sector perspective.** EPD’s team includes former public-sector planners from cities across Orange County who bring firsthand knowledge of municipal processes and accountability. Our team knows how to efficiently prepare staff reports, hearing materials, and clear, well-supported responses to decision-maker questions, and our City partners speak highly of our collaborative, reliable approach.

EPD seeks to build a long-term partnership with the City of Huntington Beach that supports timely approvals, reduces risk, and delivers consistent, high-quality CEQA services throughout the on-call contract term.

SECTION C: STAFFING

KEY PERSONNEL

Key personnel who would be committed to the City of Huntington Beach for the duration of the on-call contract are listed below. All of EPD’s senior leaders have public sector experience and understand the unique challenges and needs of public agencies. The following table identifies the key personnel who would deliver high-quality environmental and technical services to the City of Huntington Beach. Resume summaries for key personnel are included in **Table 2, Key Personnel Resume Summaries**. An organizational chart depicting EPD’s full CEQA and Technical Services delivery team follows the table below. Full resumes for EPD’s team are available upon request.

TEAM MEMBER	PROPOSED ROLE	PRIMARY RESPONSIBILITIES	CEQA STRENGTHS
KONNIE DOBREVA, JD	Principal-in-Charge	Senior oversight; CEQA streamlining; defensibility review; hearings support	CEQA Strategy / Legal Defensibility
TERRANCE SMALLS	Senior CEQA Lead / QA/QC	Peer review; quality control; task order support	Peer Review, RTC Support, CEQA Compliance, QA/QC
SHAWN GATCHEL-HERNANDEZ	Director of Biological Services	Biological evaluations, focused surveys, mitigation strategies, and regulatory permitting	Defensible biological impact analyses and permitting strategies

TEAM MEMBER	PROPOSED ROLE	PRIMARY RESPONSIBILITIES	CEQA STRENGTHS
MEAGHAN TRUMAN	CEQA Project Manager	Project management; documentation; coordination	IS/MNDs, EIRs, Admin Record, Tech Studies
MEGHAN MACIAS, TE	Technical Studies Lead	Technical Studies Preparation and Peer Review	CEQA Supporting Technical Analyses
ALEX GARBER	Technical Specialist	AQ/GHG/Energy Modeling; Technical Consistency	Quantitative Analysis; Mitigation Development

SUBCONSULTANTS

BFSA ENVIRONMENTAL SERVICES – *Archaeological, Historical, Cultural, and Paleontological Resource Assessments supporting CEQA and NEPA Documentation Requirements*



BFSA has been operating since 1977 as Brian F. Smith and Associates and since 2022 as BFSA Environmental Services, a Perennial Company, providing environmental consulting services to public and private clients for archaeological, paleontological, biological, and historical projects throughout southern California and across the western United States. The BFSA team has managed projects for all levels of industry from single homeowners to global companies. The combined experience of their principal consultants and associates represents more than one hundred years of involvement in the study of the history and prehistory of this region. Each senior staff member exceeds the Secretary of the Interior's Professional Qualification Standards, with a range of expertise in environmental compliance laws and regulations, including CEQA, NEPA, SEPA, and NHPA.

BFSA has the largest continuously operational cultural resource staff in southern California and, as a result, can meet the staffing needs of any project no matter how large or small. BFSA often conducts multiple large-scale projects simultaneously, serving the needs of all their clients while maintaining and delivering high-quality products on schedule.

Proven Subconsultant Teaming: EPD + BFSA

EPD has completed more than 150 projects with BFSA providing expert cultural resources advisory services, including numerous projects completed EPD's our on-call contracts with the City of Menifee, City of Tustin, City of Santa Fe Springs, City of Fontana, City of Irvine, and City of Santa Ana.



ROUX ASSOCIATES, INC. – *Hazardous Materials Technical Review, Phase I/II ESA Peer Review, Vapor Intrusion Mitigation Review (VIMS), and Human Health Risk Considerations supporting CEQA and NEPA Documentation Requirements*

ROUX Roux Associates, Inc. (Roux) provides environmental science, remediation, compliance, and risk assessment services that support environmental site characterization, regulatory permitting, and technical analyses integral to defensible CEQA documentation. Roux’s multidisciplinary team assists with field investigation, remedial strategy input, risk evaluation, and other technical components to support a comprehensive CEQA analysis. Roux is currently executing multi-year work at two Huntington Beach dry cleaning facilities where we have performed indoor air and soil vapor sampling; designed, permitted, and installed soil vapor extraction (SVE) systems; and conducted weekly system monitoring and monthly influent/effluent sampling as part of ongoing SVE operations.

Proven Subconsultant Teaming: EPD + Roux Associates, Inc.

EPD and Roux worked closely with City Staff and the Huntington Beach Fire Department on the Magnolia Tank Farm Project to help understand the site’s complex hazards history including the adjacent former Ascon Landfill—a California Superfund site that received industrial, oil field, and construction wastes for decades and continues to undergo remediation—and provide a comprehensive summary and analysis to support City decision-making and inform and simplify the information for the EIR .Roux recently provided peer review services for the Lakeland Apartments and Washington Blvd. projects in the City of Santa Fe Springs under EPD’s on-call contract. EPD served as the prime consultant coordinating the overall peer review effort, and Roux provided specialized hazardous materials and vapor intrusion expertise, to peer review and approve the vapor intrusion mitigation system (VIMS) design on behalf of the City Fire Dept.

SECTION D: QUALIFICATIONS AND REFERENCES

HUNTINGTON BEACH PROJECT EXPERIENCE

EPD’s team has provided CEQA compliance, technical analysis, and entitlement processing services for development and planning projects in the City of Huntington Beach for more than a decade. Our Huntington Beach work includes preparation of CEQA documentation, peer review of applicant-prepared technical studies, transportation and VMT analysis, interagency coordination, and support through public hearings and California Coastal Commission processes. The following are descriptions of projects that EPD has worked on in Huntington Beach. Please note that additional project details are summarized in **Table 1**.

Magnolia Tank Farm Specific Plan Program EIR (2016-2020) | *CEQA and Entitlement Support*

EPD provided SLF-HB Magnolia, LLC with ongoing project management, environmental compliance, technical analysis, and entitlement management services for the Huntington Beach Magnolia Tank Farm Project. Services included pre-entitlement management, site constraints analyses, preliminary environmental compliance support, and staff and stakeholder outreach. EPD also provided support to the applicant’s team during the response to comments on the Draft EIR, as well as during City Council hearings and California Coastal Commission processing. EPD’s

team peer reviewed air quality technical documents for the Magnolia Tank Farm Specific Plan Program EIR to ensure consistency with SCAQMD guidelines, validate assumptions used in emission modeling and provide targeted recommendations to strengthen the air quality and GHG emissions analysis included in the Program EIR. Roux contributed to the CEQA-related technical studies and environmental analyses, performed Phase I/II Environmental Site Assessments (ESAs), prepared a soil management plan, and developed multiple vapor intrusion mitigation system (VIMS) design and construction-support documents. These efforts included preparing background assessments, outlining engineering tasks for methane and vapor mitigation in accordance with City of Huntington Beach specifications, and developing cost estimates and technical scopes for both preliminary and construction-phase VIMS packages. Additionally, Roux's understanding of the site is informed by historical environmental records and prior corrective actions completed under Department of Toxic Substances Control (DTSC) oversight.

Palm/Goldenwest Specific Plan Amendment (2024-2025) | *Transportation and VMT Analysis; Comprehensive Peer Review Services*

EPD provided transportation planning and traffic analysis services for a proposed amendment to the Palm/Goldenwest Specific Plan involving a 90-acre site north of Pacific Coast Highway (PCH) between Seapoint Street and Goldenwest Street. EPD prepared trip cap calculations for multiple design alternatives, supported circulation planning, and prepared a Traffic Impact Analysis and SB 743-compliant VMT analysis. This work reflects EPD's familiarity with Huntington Beach's transportation framework and expectations for defensible technical analysis for large, policy-level projects. EPD is also providing transportation design services for the project, including conceptual design plans for the proposed on-site roundabout and three proposed signalized intersections providing access to the project from PCH. In addition to the transportation planning and design work on this project, EPD is also providing technical and environmental peer review services for the proposed Palm Goldenwest Specific Plan Amendment. We are conducting a comprehensive peer review of all technical studies and associated CEQA document prepared by the City's consultant, LSA, to ensure CEQA adequacy and legal defensibility. Throughout the process, EPD will be working collaboratively with the project team to ensure the CEQA documentation accurately reflects the project description, entitlements, and mitigation strategy. EPD will also focus on reducing litigation risk by avoiding unclear, infeasible, or overly burdensome mitigation measures that could affect project feasibility, financing, or implementation.

Holly Triangle Townhomes (2022) | *CEQA Addendum and Technical Study Peer Review*

As one of the City's qualified on-call consultants (2019-2022), EPD prepared an Addendum to the Holly-Seacliff Specific Plan EIR for the redevelopment of a constrained 2.11-acre infill site into 35 townhomes. EPD's team peer reviewed technical studies addressing air quality/GHG emissions, geotechnical conditions, noise, hydrology, and water quality, supporting a streamlined and legally defensible entitlement process.

19026 Goldenwest Street Commercial (2025) | *CEQA Addendum and Technical Review*

EPD prepared Addendum No. 2 to the Holly-Seacliff Specific Plan EIR evaluating subdivision and development of a fuel center and car wash. EPD prepared in-house air quality, energy, and GHG

analyses and peer reviewed supporting technical studies. The project was approved by the City in December 2025.

Huntington Club Remodel (2025) | *CEQA Exemption and Technical Support*

EPD prepared a Class 32 Infill CEQA Exemption and supporting air quality analysis for redevelopment of an existing recreational facility, and peer reviewed applicant-prepared technical studies.

EPD's direct experience in Huntington Beach experience enables our team to provide on-call support that is responsive, consistent with local policy, and aligned with City expectations.

LOCAL REFERENCES

The following agency representatives have significant experience working with EPD staff on a range of projects:

CITY OF IRVINE – Professional Consulting Services as an On-call Program Member for the Environmental Impact Analysis and Traffic Studies Specialty Areas, City of Irvine Community Development Department, Planning Division, 2024-2029

Project Description: EPD provides on-call services to the City of Irvine under a master agreement for professional services. To date, we have completed peer review and technical services for more than 10 City projects, working as an extension of City staff to review

Contact Information: Eric Martin, Senior Planner, (949) 724-7519, ermartin@cityofirvine.org

CITY OF TUSTIN – On-Call CEQA and Environmental Consulting Services for the City of Tustin, including Housing Element and RHNA Implementation (2021 – Present)

Project Description: EPD has been an on-call environmental consultant to the City of Tustin since 2021. We recently assisted with the preparation of the City of Tustin's Housing Element 6th Cycle Update and the supporting Initial Study and Negative Declaration. The Housing Element Update provided a plan to meet anticipated population growth and housing needs, including incorporation of an additional 6,782 housing units to meet Regional Housing Needs Allocation accommodating varying income distributions. EPD worked with the City to meet an aggressive schedule and obtain certification of the Housing Element on time. We were then retained by the City to prepare CEQA documentation and technical studies for three concurrent Housing Element implementation and RHNA rezoning efforts (two EIRs and one Supplemental EIR), along with supporting technical studies. Additional assignments include preparation of CEQA exemptions and hearing support, peer review and preparation of IS/MND documentation for development projects, and preparation of streamlining documentation such as CEQA Guidelines Section 15162 consistency memoranda.

Contact Information: Raymond Barragan, Principal Planner, (714) 573-3016, rbarragan@tustinca.org

CITY OF SANTA ANA –On-call Environmental, Technical and Planning Services for the City of Santa Ana Planning and Building Agency, 2019-2028

Project Description: EPD provides the City of Santa Ana with on-call CEQA services for both City-initiated and development projects, including preparation of CEQA documents, peer review of applicant-prepared technical studies, interagency coordination, and support through public meetings and hearings. We recently provided CEQA compliance services for the Related Bristol Specific Plan, which involved the development of 3,750 residential units, 350,000 sq. ft. of commercial space, 250 hotel rooms, and 200 senior care units on a 41-acre site. EPD’s CEQA approach for the Specific Plan involved preparation of a Supplemental Program EIR to the Final Recirculated Draft Environmental Impact Report for the Santa Ana General Plan Update (GPU EIR), which was certified by the City Council in April 2022. EPD coordinated the ALUC submittal for the project, attended the ALUC hearing on behalf of the City of Santa Ana, and assisted the City in preparing the City Council overrule of the ALUC finding of inconsistency.

Contact Information: Ali Pezeshkpour, Planning Manager, (714) 647-5882, APezeshkpour@santa-ana.org

SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT (SOCCCD)

Project Name: Districtwide On-Call CEQA and Environmental Consulting Services (2014-Present)

Project Description: EPD has been providing on-call CEQA, technical, and policy planning services to the South Orange County Community College District since 2014. We assist the District with permitting and entitlement issues as projects are considered and implemented for General Service Projects at ATEP, Saddleback College, and Irvine Valley College. EPD reviews plans and prepares preliminary plans for proposed projects at each of the three college campuses, assists the District in Master Planning efforts, and assists the District with interpreting and incorporating design measures that are applicable to the campuses. EPD also provides the typical administrative CEQA work for projects District-wide, such as assisting the District with administrative CEQA determinations regarding whether certain projects are covered by previously adopted CEQA documents and the preparation of appropriate CEQA documentation that takes full advantage of tiering and streamlining provisions afforded under State law. EPD also assists the District when other agencies and jurisdictions must be consulted and peer reviews other lead agencies’ project documentation on behalf of the District.

Contact Information: Medhanie Ephrem, Executive Director, Facilities Planning, (949) 582-4531, MEphrem@socccd.edu

CITY OF MENIFEE – Professional On-call Environmental and Planning Consulting Services for the City of Menifee, 2022-2026

Project Description: EPD was added to the City of Menifee’s list of consultants qualified to provide Professional On-Call Environmental and Planning Consulting Services in 2022 and received a Master Agreement to provide Professional On-call Environmental and Planning Consulting Services in 2023. EPD has been awarded five projects under our on-call agreement,

including the preparation of an IS/MND and Technical Studies for a 15183 Exemption for the Menifee 27 residential project (2025); an EIR and Technical Studies for the Menifee Ares Warehouse on Murrieta (2022); and CEQA/NEPA compliance services for the development of Quail Valley Park, funded through the California Department of Parks and Recreation, Office of Grants and Local Services.

Contact Information: Ryan Fowler, Principal Planner, (951) 723-3740 ,
rfowler@cityofmenifee.us

STATEMENT OF QUALIFICATION – ADDITIONAL TABLES

TABLE 1 – RELEVANT PROJECTS

PROJECT	LOCATION	CEQA DOCUMENT / SERVICE	YEAR(S)	RELEVANCE TO HUNTINGTON BEACH ON-CALL SCOPE
THREE CONCURRENT RHNA IMPLEMENTATION EIRS (MARKETPLACE REZONE, ENDERLE CENTER REZONE, TUSTIN LEGACY SPECIFIC PLAN AMENDMENT)	Tustin, CA	2 EIRs + 1 Supplemental EIR; Technical Studies; Responses to Comments; Findings; Hearings	2023–2025	Demonstrates EPD’s ability to manage multiple complex CEQA assignments simultaneously under aggressive schedules and provide a broad array of technical services addressing VMT/traffic, air quality/GHG, noise, and cultural resources. Key Staff: Konnie Dobрева (Principal in Charge); Meaghan Macias (Traffic); Alex Garber (Air Quality/GHG/HRA), Terrance Smalls (QA/QC)
CITY OF IRVINE – ON-CALL PROGRAM MEMBER FOR ENVIRONMENTAL IMPACT ANALYSIS AND TRAFFIC STUDIES	Irvine, CA	Peer Review of CEQA Documents and Technical Studies (15183 Consistency Analyses, Addenda, etc.); On-Call CEQA Services and Traffic Analysis Services	2024–2029	Demonstrates EPD’s ability to expedite peer review efforts for multiple projects simultaneously and function as an extension of City staff to provide CEQA defensibility assurance. Key Staff: Konnie Dobрева (Principal in Charge); Terrance Smalls (Project Manager); Meaghan Macias (Traffic); Alex Garber (Air Quality/GHG/HRA)
PALM/GOLDENWEST SPECIFIC PLAN AMENDMENT – TRANSPORTATION & VMT ANALYSIS; COMPREHENSIVE PEER REVIEW SERVICES	Huntington Beach, CA	Traffic Impact Analysis; SB 743-compliant VMT Analysis; Trip Cap Calculations; Circulation Planning Support	2024–2025	Demonstrates EPD’s direct Huntington Beach experience and our capacity to support large, policy-level projects requiring defensible CEQA and traffic/VMT analysis and coordination within the PCH corridor context. Key Staff: Meaghan Macias (Traffic); Alex Garber (QA/QC)
MAGNOLIA TANK FARM SPECIFIC PLAN PROGRAM EIR – CEQA & ENTITLEMENT SUPPORT; AIR QUALITY & GHG PEER REVIEW	Huntington Beach, CA	CEQA Compliance Support; Management and Coordination; Responses to Comments; Hearings; Coastal Commission Processing Support; Peer	2016–2020	Demonstrates EPD’s direct Huntington Beach experience and our capacity to support complex, high-profile coastal development projects that receive heightened public and regulatory scrutiny. Demonstrates a proven track record of working collaboratively alongside City Staff, as we worked closely with City staff and their EIR preparer to review and strengthen the EIR and response to

E | P | D SOLUTIONS, INC

WHERE EXPERIENCE AND PASSION MEET

PROJECT	LOCATION	CEQA DOCUMENT / SERVICE	YEAR(S)	RELEVANCE TO HUNTINGTON BEACH ON-CALL SCOPE
		Review of Air Quality and GHG Technical Analysis		comments. Konnie Dobreva (Project Manager, Peer Reviewer) Meaghan Macias (Traffic Peer Review)
HOLLY TRIANGLE TOWNHOMES	Huntington Beach, CA	Addendum to Holly-Seacliff Specific Plan EIR; Peer Review of Supporting Technical Studies	2022	Demonstrates EPD's direct experience providing CEQA compliance services for a constrained residential infill project in Huntington Beach that required streamlined documentation and technical studies. Key Staff: Konnie Dobreva (Principal in Charge); Meaghan Trueman (Project Manager); Meaghan Macias (Traffic); Alex Garber (Air Quality/GHG)
19026 GOLDENWEST STREET COMMERCIAL PROJECT	Huntington Beach, CA	Addendum No. 2 to Holly-Seacliff Specific Plan EIR; AQ/GHG/Energy Analysis; Peer Review of Supporting Technical Studies	2025	Demonstrates EPD's direct experience supporting efficient CEQA streamlining and expedited preparation of a defensible document for a high priority project in Huntington Beach. Key Staff: Konnie Dobreva (Principal in Charge); Meagan Rupard (Project Manager)
HUNTINGTON CLUB REMODEL PROJECT	Huntington Beach, CA	Class 32 Infill CEQA Exemption; Air Quality Analysis; Peer Review of Supporting Studies	2026	Demonstrates EPD's CEQA streamlining capabilities and our team's ability to expedite services for smaller-scale development projects. Key Staff: Konnie Dobreva (Principal in Charge); Meagan Rupard (Project Manager); Alex Garber (Traffic/Air Quality/GHG)
SNUG HARBOR SURF PARK (COASTAL PROJECT)	Newport Beach, CA	EIR; Peer Review of Technical Studies; Coastal Setting Considerations	2024–2025	Demonstrates coastal experience and EPD's ability to manage complex, high-visibility projects with strong public interest and coastal context.
CITY OF MENIFEE – ON CALL ENVIRONMENTAL AND PLANNING CONSULTING SERVICES	Menifee, CA	IS/MNDs; EIRs; Technical Studies; CEQA/NEPA Documentation	2022–2026	Demonstrates EPD's proven record of providing on-call CEQA/NEPA and Planning services to cities throughout southern California over long-term contracts. Illustrates EPD's ability to prepare CEQA and NEPA documentation to support public projects. Key Staff: Konnie Dobreva (Principal in Charge); Meaghan Trueman (Project Manager); Meaghan Macias (Traffic

E | P | D SOLUTIONS, INC

WHERE EXPERIENCE AND PASSION MEET

PROJECT	LOCATION	CEQA DOCUMENT / SERVICE	YEAR(S)	RELEVANCE TO HUNTINGTON BEACH ON-CALL SCOPE
				Peer Review); Alex Garber (Air Quality/GHG/HRA Peer Review)
1500 QUAIL STREET RESIDENTIAL PROJECT	Newport Beach, CA	CEQA Streamlining Checklist (15162 / Tiering Approach)	2025–Ongoing	Demonstrates CEQA streamlining and tiering from adopted program-level documents and EPD’s ability to provide cost-effective on-call services. Key Staff: Konnie Dobрева (Principal in Charge)
CITY OF SANTA ANA – ON-CALL ENVIRONMENTAL, TECHNICAL, AND PLANNING SERVICES	Santa Ana, CA	EIR; Technical Studies; Interagency Coordination	2019–2028	Demonstrates EPD’s experience providing on-call Environmental/Planning Services related to CEQA and NEPA, as well as Technical Analyses and Planning Services to support City staff. Key Staff: Konnie Dobрева (Principal in Charge); Meaghan Macias (Traffic); Alex Garber (Air Quality/GHG/HRA), Terrance Smalls (QA/QC); Meaghan Trueman (Project Manager)
SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT – DISTRICTWIDE ON-CALL CEQA SERVICES	Mission Viejo, Irvine, Tustin	On-Call CEQA, Addenda, IS/MNDs, Technical Studies, Tiering/Streamlining	2016–Ongoing	Demonstrates long-term on-call performance and EPD’s role as a trusted provider of services over a ten-year period. Demonstrates consistency project performance and high level of trust in EPD’s team, providing CEQA determinations and interagency support across multiple campuses and cities. Key Staff: Konnie Dobрева (Principal in Charge); Meaghan Trueman (Project Manager); Meaghan Macias (Traffic); Alex Garber (Air Quality/GHG)

TABLE 2 – KEY PERSONNEL RESUME SUMMARIES

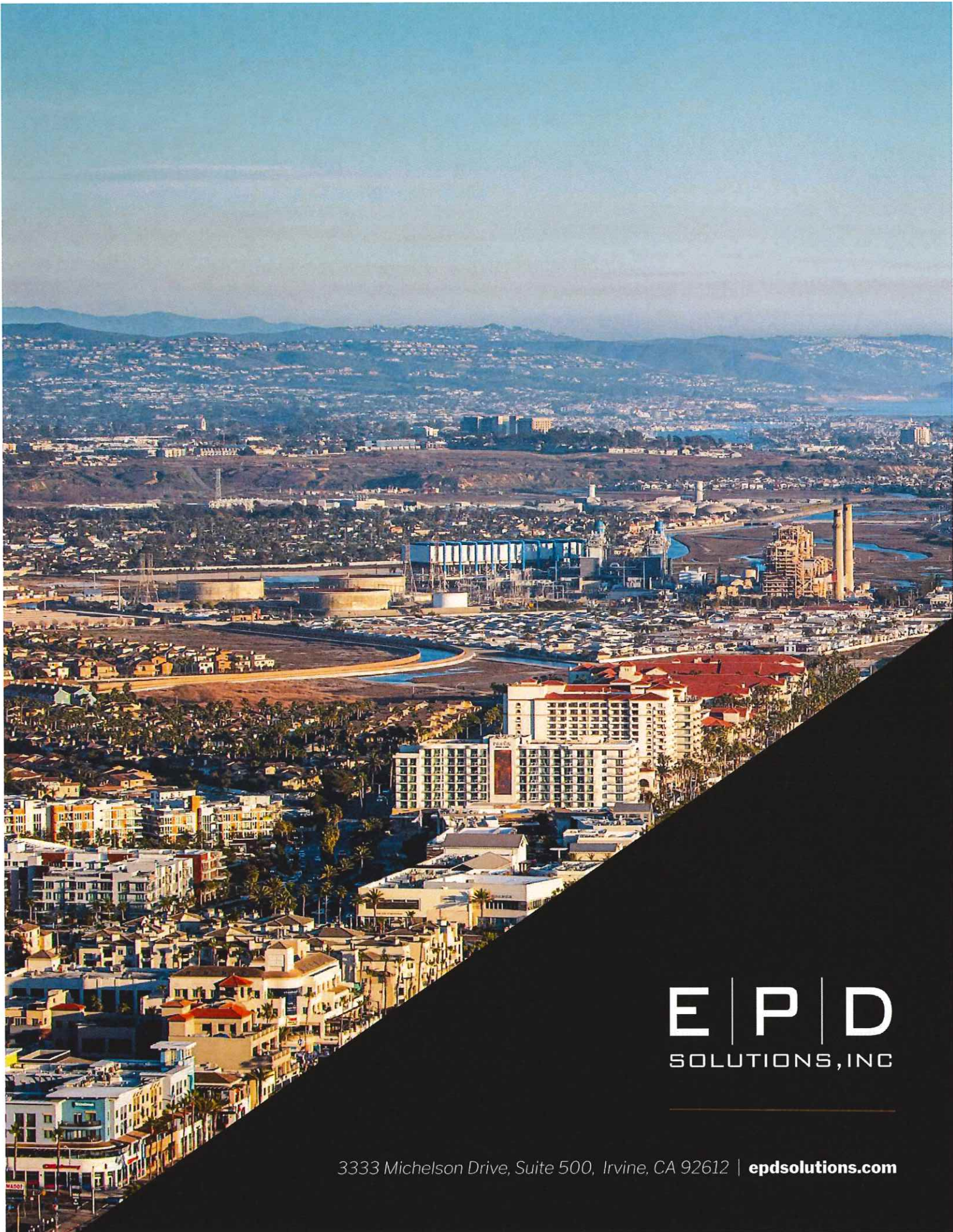
<i>Team Member / Role / Education</i>	<i>Relevant Experience & Responsibilities</i>
<p>Konnie Dobрева, JD Principal in Charge Juris Doctor, Pepperdine University, Caruso School of Law; BA in Environmental Analysis & Design, cum laude (Minor: Urban & Regional Planning), University of California, Irvine</p>	<p>Konnie’s more than 25 years of public and private sector planning and legal experience have made her an expert in entitlements, environmental and policy planning, a keen analyst and an effective writer of environmental documents. She provides senior oversight for CEQA strategy, document quality, and legal defensibility and leads and oversees the preparation of complex EIRs, IS/MNDs, Addenda, and CEQA streamlining efforts for major municipal planning and development projects. She is a frequent lecturer on CEQA for the Association of Environmental Professionals (AEP) Advanced CEQA Workshop and CEQA Basics Workshop, which provides training to many of the area developers, agency planners and attorneys.</p> <p>DOWNTOWN COMMERCIAL CORE SPECIFIC PLAN AND EIR, CITY OF TUSTIN: Konnie was lead preparer of a Specific Plan and EIR and EPD’s primary coordinator with the City of Tustin on the addition of 887 residential units and 300,000 sq. ft. of commercial space in Old Town Tustin. Her role involved collaboration with Tustin on the focused development and coordination of technical studies and environmental documents and the creation of a functional and comprehensive Program EIR and subsequent MMRP designed to foster proper mixed-use development. This project required community engagement through formal and ad-hoc community and business meetings, in which EPD played a key role facilitating. EPD was awarded the 2019 Award of Merit for Economic Planning and Development from the Orange Section of the American Planning Association for our work on this project.</p> <p>RELATED BRISTOL SPECIFIC PLAN, CITY OF SANTA ANA: Konnie oversaw the preparation of the Supplemental EIR for the Related Bristol Specific Plan, which includes development of a specific plan for a 41-acre site to allow for development of 3,750 residential units, 350,000 SF of commercial space, 250 hotel rooms, and 200 senior care units.</p> <p>TRANSIT VILLAGES SPECIFIC PLAN EIR AND TECHNICAL STUDIES, CITY OF REDLANDS: Konnie was lead preparer of the EIR for the Transit Villages Specific Plan, which includes 2,400 residential units, 265,000 which includes 2,400 residential units, 265,000 sq. ft. of retail commercial, 238,000 sq. ft. of office, 220 hotel rooms, and 280,000 sq. ft. of parks and open space across approximately 1.48 square miles.</p>
<p>Terrance Smalls Senior CEQA Lead /</p>	<p>Terrance is a seasoned city and urban planning professional with over a decade of experience dedicated to enhancing communities through strategic planning and environmental stewardship. With a foundation in urban planning and deep expertise in environmental assessment and policy formulation, Terrance has guided numerous large-scale</p>

<p>Terrance Smalls <i>Senior CEQA Lead / QA/QC</i> <i>Master of City Planning, San Diego State University; BA in Political Science, University of California</i></p>	<p>projects through the complexities of regulatory compliance while supporting long-term sustainability goals. Terrance possesses extensive experience preparing CEQA and NEPA documents and overseeing the full spectrum of environmental review processes. He has worked across a variety of sectors, including infrastructure, renewable energy, military facilities, and regional planning, having experience as a Supervising Planner for Kern County and a Community Plans Liaison Officer for the Naval Facilities Engineering Command in San Diego prior to joining EPD.</p> <p>19026 GOLDENWEST ST COMMERCIAL PROJECT EIR ADDENDUM, CITY OF HUNTINGTON BEACH: Terrance provided senior review and CEQA guidance for this project, for which EPD prepared an EIR Addendum to the Holly-Seacliff General Plan Amendment EIR and prepared associated technical studies. The project proposed the subdivision of a 1.33-acre site into two lots for development of a fuel center and car wash, and involved approval of a Tentative Parcel Map, General Plan Amendment, and Specific Plan Amendment.</p> <p>PA 51 TRAILS AND TRANSIT-ORIENTED DEVELOPMENT, ADDENDUM PEER REVIEW, CITY OF IRVINE: Terrance served as the lead reviewer for the City of Irvine’s CEQA peer review of the Addendum to the 2012 Subsequent Supplemental EIR for the PA 51 Trails and Transit-Oriented Development project. Acting on behalf of the City, he oversaw the review of technical studies including air quality, greenhouse gas emissions, noise, and lighting, ensuring consistency with CEQA requirements and the City’s environmental policies. He evaluated the Addendum for proper tiering, legal adequacy, and internal consistency with the prior certified EIR. Terrance also prepared detailed written comments, coordinated with City staff, and provided redline revisions to strengthen the Addendum’s legal defensibility under CEQA Guidelines Section 15164.</p> <p>1500 QUAIL STREET RESIDENTIAL PROJECT, CITY OF NEWPORT BEACH: Terrance provided senior CEQA support for EPD’s preparation of a CEQA Consistency Analysis for a residential redevelopment project under SB 330 and streamlining provisions. His work included verifying project eligibility, assessing consistency with existing planning policies, and facilitating entitlement review under an infill exemption framework.</p>
<p>Meaghan Truman <i>Senior Environmental Planner</i></p>	<p>Meaghan is a highly skilled environmental planner with deep expertise in CEQA compliance, entitlement processing, and policy planning. With a well-rounded background spanning both public and private sectors, she has prepared a wide variety of environmental documents including Initial Studies, Mitigated Negative Declarations (MNDs), Environmental Impact Reports (EIRs), CEQA exemptions, and addenda. Meaghan’s project portfolio reflects her versatility and includes business centers, residential communities, mixed-use developments, and transit-oriented projects, demonstrating her ability to navigate the unique environmental and regulatory challenges of each development type.</p>

<p>Meaghan Truman</p> <p><i>Senior Environmental Planner</i></p> <p><i>Bachelor of Arts in Environmental Studies, Loyola Marymount University</i></p>	<p>RELATED BRISTOL SPECIFIC PLAN PROJECT, CITY OF SANTA ANA: Meaghan prepared and managed the CEQA documentation for the Related Bristol Specific Plan, a multi-phase mixed-use development in the City of Santa Ana. She managed preparation of the Environmental Impact Report (EIR) and peer reviewed all of the technical studies for the project. Meaghan assisted City staff in hosting the scoping meeting with approximately 100 attendees.</p> <p>GRISWOLD RESIDENTIAL PROJECT, COUNTY OF LOS ANGELES: Meaghan supported CEQA documentation for the Griswold Residential Project, a development proposing new single-family homes in unincorporated Los Angeles County. She contributed to the preparation of the Environmental Impact Report (EIR), including evaluation of potential impacts to air quality, greenhouse gas emissions, traffic, and biological resources. Meaghan worked closely with County staff and technical consultants to ensure that the document met CEQA requirements and aligned with the County’s broader housing and land use objectives.</p> <p>WELL 28 IS/MND, CITY OF ORANGE PUBLIC WORKS DEPARTMENT: Meaghan prepared the IS/MND for a City of Orange Public Works project that included the demolition and removal of existing asphalt and the construction of a new water well (“Well 28”), with a pumping station, utility building, SCE transformer, and a passive mini park on a 0.36-acre site in the Old Towne Orange Historic District. In addition to preparing the CEQA documentation, Meaghan oversaw the preparation of the noise and vibration analysis, air quality and GHG analysis; cultural and paleontological resources assessment; energy analysis; geotechnical evaluation; Phase I Environmental Site Assessment; trip generation; and well design report.</p>
<p>Shawn Gatchel-Hernandez</p> <p><i>Director of Biological Services</i></p> <p><i>Master of Environmental Law, UCLA (in progress); Bachelor of Arts, UC Riverside</i></p>	<p>Shawn has over 20 years of experience providing environmental and biological regulatory compliance services for local and regional development and infrastructure projects throughout California. She has successfully entitled mitigation and conservation banks throughout Southern California and is highly adept at identifying effective mitigation solutions to address direct and indirect project impacts on biological resources. She conducts California Rapid Assessment Method (CRAM) analyses, jurisdictional delineations, habitat assessments, and biological resources analyses and prepares regulatory permit applications, mitigation and monitoring plans, mitigation banking documents, and CEQA/NEPA compliance. Shawn maintains excellent relationships with State and federal resource agency staff and specializes in coordinating and building consensus with planning staff and regulatory agencies throughout the project entitlement process.</p> <p>BOCA BLUFFS RESIDENTIAL DEVELOPMENT GENERAL BIOLOGICAL ASSESSMENT, SAN CLEMENTE, CA: General Biological Assessment review of compliance with the San Clemente Local Coastal Program, and coordination with</p>

	<p>proponent and City on whether onsite habitats met the statutory definition of Environmentally Sensitive Habitat Areas in Section 30107.5 of the California Coastal Act.</p> <p>STEDMAN REVEGETATION PROJECT, VEGETATION SAMPLING AND REVEGETATION PLAN, SAN DIEGO, CA: Vegetation sampling and subsequent preparation of a revegetation plan in compliance with the City’s Landscape Regulations for a coastal sage scrub revegetation effort on private property along the La Jolla bluffs.</p> <p>VIA CASA ALTA RESIDENTIAL DEVELOPMENT LONG TERM MANAGEMENT PLAN, SAN DIEGO, CA: Preparation of a Long-Term Management Plan for private property to be incorporated into the City’s Multi-Habitat Planning Area Preserve System and coordinated with the City and a local land trust for the funding and management of the lands in perpetuity.</p> <p>Additional Training: MSHCP Implementation Training for Biological Consultants, 2018; California Rapid Assessment (CRAM) Methodology, Trained Practitioner, Riverine Wetland Class Module, 2014; Wetland Delineation Training, Wetland Training Institute, 2003; 1600 Permitting for CEQA, CDFG, 2002</p>
<p>Meghan Macias, TE</p> <p>Director of Technical Services</p> <p>Master of Urban and Regional Planning, University of California, Irvine; BA in Geography, University of California, Fullerton</p> <p>Licensed Traffic Engineer (TE 2697)</p>	<p>Meghan leads a diverse team of analysts and engineers in delivering high-level technical support across multiple disciplines, including transportation planning, air quality, greenhouse gas emissions, energy, noise, and health risk assessments. With more than 20 years of professional experience, Meghan has built a reputation for producing clear, defensible, and actionable analyses that support land development, infrastructure, and policy planning projects statewide. She plays a central role in aligning technical outputs with CEQA and NEPA compliance requirements, facilitating entitlement approvals, and navigating complex environmental regulatory frameworks. Meghan is trusted resource for SB 743 implementation and vehicle miles traveled (VMT) analysis, having supported jurisdictions and private clients alike in adopting and applying innovative approaches to transportation impact evaluation.</p> <p>DEVELOPMENT OF VMT-BASED SCREENING THRESHOLDS (INCLUDING GHG-BASED THRESHOLDS FOR VMT GUIDELINES), CITY OF REDLANDS: Meghan led the preparation of VMT-based screening thresholds, incorporating greenhouse gas emission metrics and CEQA streamlining provisions. Her analysis was used by the city to update its local CEQA guidelines in compliance with SB 743, providing a defensible framework for evaluating future development projects.</p> <p>TUSTIN LEGACY SPECIFIC PLAN AMENDMENT SEIR, THE MARKET PLACE EIR, AND ENDERLE CENTER EIR, CITY OF TUSTIN: Meghan acted as the lead project manager for a transportation impact analyses for three concurrent Environmental Impact Reports (EIRs) implementing the City of Tustin’s Housing Element Update: the Tustin Legacy</p>

	<p>Specific Plan Amendment SEIR, The Market Place EIR, and the Enderle Center EIR. Her work included detailed traffic impact analyses (TIAs), vehicle miles traveled (VMT) assessments in accordance with SB 743, and level of service (LOS) evaluations. Meghan’s coordinated approach ensured consistency across the EIRs while addressing the unique transportation characteristics of each site, supporting the city’s long-term housing and land use planning objectives.</p> <p>THE BOWERY MIXED-USE PROJECT, CITY OF SANTA ANA: Meghan prepared a traffic study in coordination with the City of Santa Ana to accommodate the addition of 1,150 residential units and 80,000 sq. ft. of retail and restaurant commercial space. The traffic study included analysis of 57 intersections and their existing, opening year, and cumulative conditions within the cities of Santa Ana, Tustin, and Irvine.</p>
<p>Alex Garber <i>Technical Manager</i> <i>BA in Environmental Science, University of California, Santa Cruz;</i> <i>Environmental Management Certification, University of California, Irvine</i></p>	<p>Alex has more than seven years of experience in environmental and transportation planning, and five years of specialized expertise in air quality, greenhouse gas (GHG), energy, and health risk assessment (HRA) analysis. He has been instrumental in building and leading EPD’s in-house technical practice for air quality, energy, GHG, and HRA services, expanding the firm’s capabilities and elevating the quality of its CEQA and NEPA environmental documentation. Alex has contributed technical expertise to a wide variety of projects across California, including residential, commercial, industrial, institutional, and solar utility developments, as well as large-scale mixed-use and specific plans.</p> <p>SANTA ANA CHURCH REDEVELOPMENT AIR QUALITY, ENERGY, GHG IMPACT ANALYSIS, CITY OF SANTA ANA: Alex led the preparation of environmental technical studies for the redevelopment of a church property into a residential community. His work included evaluating emissions, energy usage, and GHG impacts under CEQA, coordinating closely with City staff to support streamlined project approval.</p> <p>BIXBY AVE MIXED-USE PROJECT AIR QUALITY, ENERGY, AND GHG ANALYSIS, CITY OF GARDEN GROVE: Alex prepared CEQA-compliant technical studies for a proposed mixed-use development on Bixby Avenue. His analysis evaluated construction and operational emissions, energy consumption, and long-term greenhouse gas impacts, ensuring the project aligned with local sustainability objectives and regional air quality standards.</p> <p>SOUTH COAST TECHNOLOGY CENTER PEER REVIEW OF TECHNICAL STUDIES AND 15183 CEQA EXEMPTION, CITY OF SANTA ANA: Alex conducted a peer review of traffic, air quality, and GHG technical studies and provided documentation supporting CEQA Section 15183 exemption findings. His review ensured the project’s consistency with the City’s General Plan EIR, enabling use of streamlined environmental procedures.</p>



E | P | D
SOLUTIONS, INC

3333 Michelson Drive, Suite 500, Irvine, CA 92612 | epdsolutions.com

EXHIBIT "B"

Payment Schedule (Hourly Payment)

A. Hourly Rate

CONSULTANT'S fees for such services shall be based upon the following hourly rate and cost schedule:

SEE ATTACHED EXHIBIT B

B. Travel Charges for time during travel are not reimbursable.

C. Billing

1. All billing shall be done monthly in fifteen (15) minute increments and matched to an appropriate breakdown of the time that was taken to perform that work and who performed it.
2. Each month's bill should include a total to date. That total should provide, at a glance, the total fees and costs incurred to date for the project.
3. A copy of memoranda, letters, reports, calculations and other documentation prepared by CONSULTANT may be required to be submitted to CITY to demonstrate progress toward completion of tasks. In the event CITY rejects or has comments on any such product, CITY shall identify specific requirements for satisfactory completion.
4. CONSULTANT shall submit to CITY an invoice for each monthly payment due. Such invoice shall:
 - A) Reference this Agreement;
 - B) Describe the services performed;
 - C) Show the total amount of the payment due;
 - D) Include a certification by a principal member of CONSULTANT's firm that the work has been performed in accordance with the provisions of this Agreement; and
 - E) For all payments include an estimate of the percentage of work completed.

Upon submission of any such invoice, if CITY is satisfied that CONSULTANT is making satisfactory progress toward completion of tasks in accordance with this Agreement, CITY shall approve the invoice, in which event payment shall be made within thirty (30) days of receipt of the invoice by CITY. Such approval shall not be unreasonably withheld. If CITY does not approve an invoice, CITY shall notify CONSULTANT in writing of the reasons for non-approval and the schedule of performance set forth in **Exhibit "A"** may at the option of CITY be suspended until the parties agree that past performance by CONSULTANT is in, or has been brought into compliance, or until this Agreement has expired or is terminated as provided herein.

5. Any billings for extra work or additional services authorized in advance and in writing by CITY shall be invoiced separately to CITY. Such invoice shall contain all of the information required above, and in addition shall list the hours expended and hourly rate charged for such time. Such invoices shall be approved by CITY if the work performed is in accordance with the extra work or additional services requested, and if CITY is satisfied that the statement of hours worked and costs incurred is accurate. Such approval shall not be unreasonably withheld. Any dispute between the parties concerning payment of such an invoice shall be treated as separate and apart from the ongoing performance of the remainder of this Agreement.

EXHIBIT B



WHERE EXPERIENCE AND PASSION MEET

SECTION E: FEE SCHEDULE TABLES

EPD SOLUTIONS, INC.

Job Title	Hourly Rate
Environmental Planning and Compliance	
Vice President	\$370
Principal Planner / Sr. Manager	\$300
Director of Biological Resources	\$265
Biologist	\$145
Senior Project Manager / Environmental Planner	\$250
Associate Project Manager / Environmental Planner II/III	\$200
Associate Project Manager / Environmental Planner I	\$190
Assistant Planner	\$165
Project Coordinator II	\$150
Project Coordinator I	\$135
Development and Construction	
Vice President	\$390
Director of Construction Management / Sr. Director Project Services	\$350
Director of Development	\$275
Senior Project Manager	\$250
Project Manager II	\$225
Junior Project Manager / Project Manager I	\$210
Assistant Project Manager II	\$165
Project Coordinator III	\$165
Project Coordinator II	\$155
Project Coordinator I	\$135
Technical Services	
Director of Technical Services	\$325
Technical Manager / Transportation Manager	\$265
Transportation Engineer / Planner	\$200
Assistant Transportation Planner II	\$165
Assistant Transportation Planner I	\$150
Technical Specialist II	\$175
Technical Specialist I	\$135
Administrative Support / Corporate	
President / Principal / Expert Witness	\$400
Graphics and GIS Support	\$195
Technical Editor	\$165
Executive Coordinator / Administrative Support (Office, Clerical, Reprographics, Accounting)	\$150 - \$195
<p>Note: Reimbursable project/task order-related expenses, including appropriate out-of-pocket costs such as travel expenses for in-person meetings and site visits, permit fees payable to resource agencies, governmental fees, blueprinting costs, delivery charges, etc., are generally invoiced at cost plus 15% excluding travel time, consistent with City requirements. These fees and costs are not included in our rate sheet or within any estimates, quotations, or contracts.</p> <p>Unless otherwise negotiated, EPD's hourly billing rates shall be subject to an annual escalation of 3%, applied on each anniversary of the Notice to Proceed.</p>	

BFSA ENVIRONMENTAL SERVICES

2026 Schedule of Hourly Rates

BFSA Environmental Services

BFSA Environmental Services (BFSA), a Perennial Environmental company, is located at 14010 Poway Road, Suite A, Poway, CA 92064. Our schedule of hourly rates listed below represents our standard charges for consulting services associated with archaeology, history, paleontology, Native American consultation, and biology.

<u>Consulting Services</u>	<u>Hourly Rate</u>
Principal Consultant	\$ 235.00
Project Manager III	\$ 180.00
Project Manager II	\$ 155.00
Project Manager I	\$ 130.00
Project Coordinator	\$ 125.00
Senior Historian	\$ 155.00
Historian	\$ 115.00
Research Assistant	\$ 98.00
Senior Archaeologist	\$ 155.00
Project Archaeologist	\$ 115.00
Archaeological Field Technician II	\$ 105.00
Archaeological Field Technician I	\$ 90.50
Laboratory Supervisor	\$ 125.00
Laboratory Technician II	\$ 100.00
Laboratory Technician I	\$ 90.50
Senior Paleontologist	\$ 145.00
Paleontologist II	\$ 115.00
Paleontologist I	\$ 100.00
Biological Consultant	\$ 155.00
Field Biologist	\$ 155.00
Field Biological Technician	\$ 155.00
Field Supervisor	\$ 125.00
Archaeological/Paleontological Field Monitor II	\$ 100.00
Archaeological/Paleontological Field Monitor I	\$ 90.50
Native American Monitor	Varies
Support Services	
GIS/GPS Mapping Services, Production/Implementation	\$ 120.00
Graphics Artist/Draftsperson	\$ 85.00
Word Processor/Editor	\$ 67.50
Senior Editor	\$ 100.50

Reimbursable Items: Copy Charges (B/W- \$0.08/copy; Color \$0.90/copy); mileage (IRS Rate); postage/delivery charges; and any scanning/binding of documents will be charged at the clerical support rate. Other approved expenses will be billed with receipt and a 10% markup.

Per Diem: Per diem charges will coincide with federal allowances for the specific projects engaged.

ROUX ASSOCIATES, INC.



2026 LABOR SCHEDULE OF FEES

<u>TITLE</u>	<u>HOURLY RATE</u>
Word Processing-Documents Production	\$ 125
Project Accountant/Administrative Manager	\$ 141
Drafting	\$ 141
Staff I Engineer, Geologist, or Scientist	\$ 162
Database Management/GIS	\$ 165
Staff II Engineer, Geologist, or Scientist	\$ 172
Project I Engineer, Geologist, or Scientist	\$ 190
Project II Engineer, Geologist, or Scientist	\$ 203
Senior I Engineer, Geologist, or Scientist	\$ 255
Senior II Engineer, Geologist, or Scientist	\$ 292
Director	\$ 302
Certified Industrial Hygienist	\$ 325
Principal Engineer, Geologist, or Scientist	\$ 350

OTHER CHARGES FOR SERVICES

- Company Trucks \$250.00 per Day
- Subcontractor Costs 15% Markup
- Company-Owned Equipment Usage Next Page



2026 EQUIPMENT SCHEDULE OF FEES

<u>Company-Owned Equipment Usage</u>	<u>Daily Rate</u>	<u>Weekly Rate</u>
PID - MiniRAE 3000	\$125.00	\$370.00
PID - ppbRAE 3000	\$190.00	\$560.00
4-Gas Meter - QRAE3	\$85.00	\$240.00
Xitech 1060 1-L Bag Sampler [Vacuum Box]	\$80.00	\$210.00
Honeywell Piston Hand Pump [for colorimetric gas sample tubes]	\$21.00	\$53.00
TSI 9515 VelociCalc	\$90.00	\$270.00
Magnehelic Vacuum Gauge	\$16.00	\$37.00
Dwyer Digital Manometer 0-1 inch w.c.	\$53.00	\$145.00
Dwyer Digital Manometer 0-4 inch w.c.	\$42.00	\$115.00
Dwyer Digital Manometer 0-20 inch w.c.	\$21.00	\$53.00
Dwyer Digital Manometer 0-200 inch w.c.	\$21.00	\$53.00
GilAir Plus Sample Pump	\$53.00	\$145.00
GilAir 5 Sample Pump	\$42.00	\$115.00
Soil Vapor Sampling Kit [Pump, Syringe, Magnehelic, Fittings etc.]	\$53.00	\$145.00
Vapor Pin® Sub-Slab Pin Assembly [Pin, Sleeve, Cap]	\$115.00 ea	
Heron [200' Water Level Meter]	\$42.00	\$115.00
Roux Truck	\$250.00	\$630.00
Handheld GPS Unit	\$360.00	\$955.00
Oakton pHTestr 30	\$32.00	\$84.00
Oakton PCTSTestr 50	\$37.00	\$100.00
Tile Probe/Slide Hammer	\$27.00	\$80.00
Hand Auger Kit	\$32.00	\$84.00
DeWalt Cordless Drill	\$37.00	\$100.00
Rotary Hammer Drill	\$70.00	\$195.00
Portable Battery Power Generator [500W]	\$53.00	\$160.00
Portable Gas Power Generator [2200W]	\$84.00	\$265.00
Sony Digital Camera [GPS/Compass Camera]	\$37.00	\$100.00
55 Gallon Drum	\$80.00 ea	
1-Liter Tedlar sample bags	\$27.00 ea	
Sampling Disposable Materials [deionized water, gloves, tubing, etc.]	\$53.00	\$160.00
Bailer [Unweighted, 1.25" diameter, 3' long]	\$6.00 ea	



ENVIPLA-02

SANTIAGOR

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/25/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0E67768 IOA Insurance Services 4301 Hacienda Dr Ste 220 Pleasanton, CA 94588-2711	CONTACT NAME: David Sifuentes PHONE (A/C, No, Ext): (925) 660-3507 E-MAIL ADDRESS: David.Sifuentes@ioausa.com	FAX (A/C, No): (925) 416-7869
	INSURER(S) AFFORDING COVERAGE INSURER A : Continental Casualty Company NAIC # 20443 INSURER B : Hartford Casualty Insurance Company 29424 INSURER C : INSURER D : INSURER E : INSURER F :	
INSURED Environment Planning Development Solutions Inc dba EPD Solutions Inc 3333 Michelson Dr., Suite 500 Irvine, CA 92612		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X	X	B6025654530	9/30/2025	9/30/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	B6025654530	9/30/2025	9/30/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	X	X	B6025663132	9/30/2025	9/30/2026	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below		X	57WEGAC20BW	9/30/2025	9/30/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Professional Liab.		X	EEH591923312	9/30/2025	9/30/2026	Per Claim 4,000,000
A	Professional Liab.		X	EEH591923312	9/30/2025	9/30/2026	Aggregate 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

As required by Certificate Holder written contract or agreement, in-addition to (if applicable) the governing written contract or agreement: (1) Commercial General Liability policy shall include (a) additional insured coverage and contain (b) primary & non-contributory and (c) waiver of subrogation provisions for any additional insured; (2) to the extent applicable, Automobile Liability policy shall include (a) additional insured coverage and contain (b) primary & non-contributory and (c) waiver of subrogation provisions for any additional insured; (3) to the extent applicable, Commercial Excess Liability policy shall apply on a follow-form basis, excess of commercial general liability, automobile liability and employers' liability policy(ies) with such coverage being concurrent with underlying insurance; (4) to the extent applicable, Workers Compensation and Employers' Liability policy shall include a waiver of subrogation provision; (5) Professional Liability policy shall apply on a claims-made basis and include a waiver of subrogation provision.
SEE ATTACHED ACORD 101

By: MICHAEL J. VIGLIOTTA
CITY ATTORNEY
CITY OF HUNTINGTON BEACH

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

[Signature]



ADDITIONAL REMARKS SCHEDULE

AGENCY IOA Insurance Services	License # 0E67768	NAMED INSURED Environment Planning Development Solutions Inc dba EPD Solutions Inc 3333 Michelson Dr., Suite 500 Irvine, CA 92612
POLICY NUMBER SEE PAGE 1		
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:

Additional Insureds: The City of Huntington Beach, its officers, elected or appointed officials, employees, agents and volunteers are to be specifically named and covered as additional insureds by separate attached endorsement(s) as respects liability arising out of action performed by or on behalf of the contractor, products and completed operations of the contractor, premises owned, occupied or used by the contractor, or automobiles owned, leased or borrowed by the contractor.

BLANKET ADDITIONAL INSURED AND LIABILITY EXTENSION ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS LIABILITY COVERAGE FORM
BUSINESSOWNERS COMMON POLICY CONDITIONS

TABLE OF CONTENTS	
I.	Blanket Additional Insured Provisions
A.	Additional Insured – Blanket Vendors
B.	Miscellaneous Additional Insureds
C.	Additional Provisions Pertinent to Additional Insured Coverage
1.a.	Primary – Noncontributory provision
1.b.	Definition of "written contract"
2.	Additional Insured – Extended Coverage
II.	Liability Extension Coverages
A.	Bodily Injury – Expanded Definition
B.	Broad Knowledge of Occurrence
C.	Estates, Legal Representatives and Spouses
D.	Fellow Employee First Aid
E.	Legal Liability – Damage to Premises
F.	Personal and Advertising Injury – Discrimination or Humiliation
G.	Personal and Advertising Injury – Broadened Eviction
H.	Waiver of Subrogation – Blanket

I. BLANKET ADDITIONAL INSURED PROVISIONS

A. ADDITIONAL INSURED – BLANKET VENDORS

Who Is An Insured is amended to include as an additional insured any person or organization (referred to below as vendor) with whom you agreed under a **"written contract"** to provide insurance, but only with respect to **"bodily injury"** or **"property damage"** arising out of **"your products"** which are distributed or sold in the regular course of the vendor's business, subject to the following additional exclusions:

1. The insurance afforded the vendor does not apply to:
 - a. **"Bodily injury"** or **"property damage"** for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;
 - b. Any express warranty unauthorized by you;
 - c. Any physical or chemical change in the product made intentionally by the vendor;
 - d. Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;
 - e. Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;
 - f. Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;
 - g. Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or

h. **"Bodily injury"** or **"property damage"** arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:

- (1) The exceptions contained in Subparagraphs **d.** or **f.**; or
- (2) Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.

2. This insurance does not apply to any insured person or organization, from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.
3. This provision **2.** does not apply to any vendor included as an insured by an endorsement issued by us and made a part of this Policy.
4. This provision **2.** does not apply if **"bodily injury"** or **"property damage"** included within the **"products-completed operations hazard"** is excluded either by the provisions of the Policy or by endorsement.

B. MISCELLANEOUS ADDITIONAL INSURED

1. **Who Is An Insured** is amended to include as an insured any person or organization (called additional insured) described in paragraphs **3.a.** through **3.j.** below whom you are required to add as an additional insured on this policy under a **"written contract."**
2. However, subject always to the terms and conditions of this policy, including the limits of insurance, we will not provide the additional insured with:
 - a. A higher limit of insurance than required by such **"written contract,"**
 - b. Coverage broader than required by such **"written contract"** and in no event greater than that described by the applicable paragraph a. through k. below; or
 - c. Coverage for **"bodily injury"** or **"property damage"** included within the **"products-completed operations hazard."** But this paragraph **c.** does not apply to the extent coverage for such liability is provided by paragraph **3.j.** below.

Any coverage granted by this endorsement shall apply only to the extent permitted by law.

3. Only the following persons or organizations can qualify as additional insureds under this endorsement:

a. Controlling Interest

Any persons or organizations with a controlling interest in you but only with respect to their liability arising out of:

- (1) such person or organization's financial control of you; or
- (2) Premises such person or organization owns, maintains or controls while you lease or occupy these premises;

provided that the coverage granted to such additional insureds does not apply to structural alterations, new construction or demolition operations performed by or for such additional insured.

b. Co-owner of Insured Premises

A co-owner of a premises co-owned by you and covered under this insurance but only with respect to the co-owners liability for **"bodily injury," "property damage"** or **"personal and advertising injury"** as co-owner of such premises.

c. Grantor of Franchise

Any person or organization that has granted a franchise to you, but only with respect to such person or organization's liability for **"bodily injury," "property damage,"** or **"personal and advertising injury"** as grantor of a franchise to you.

100200003060256545302003



d. Lessor of Equipment

Any person or organization from whom you lease equipment, but only with respect to liability for **"bodily injury," "property damage" or "personal and advertising injury"** caused in whole or in part by your maintenance, operation or use of such equipment, provided that the **"occurrence"** giving rise to such **"bodily injury" or "property damage"** or the offense giving rise to such **"personal and advertising injury"** takes place prior to the termination of such lease.

e. Lessor of Land

Any person or organization from whom you lease land, but only with respect to liability for **"bodily injury," "property damage" or "personal and advertising injury"** arising out of the ownership, maintenance or use of that specific part of the land leased to you, provided that the **"occurrence"** giving rise to such **"bodily injury" or "property damage"** or the offense giving rise to such **"personal and advertising injury,"** takes place prior to the termination of such lease. The insurance hereby afforded to the additional insured does not apply to structural alterations, new construction or demolition operations performed by, on behalf of or for such additional insured.

f. Lessor of Premises

An owner or lessor of premises leased to you, or such owner or lessor's real estate manager, but only with respect to liability for **"bodily injury," "property damage" or "personal and advertising injury"** arising out of the ownership, maintenance or use of such part of the premises leased to you, and provided that the **"occurrence"** giving rise to such **"bodily injury" or "property damage"** or the offense giving rise to such **"personal and advertising injury,"** takes place prior to the termination of such lease. The insurance hereby afforded to the additional insured does not apply to structural alterations, new construction or demolition operations performed by, on behalf of or for such additional insured.

g. Mortgagee, Assignee or Receiver

A mortgagee, assignee or receiver of premises but only with respect to such mortgagee, assignee, or receiver's liability for **"bodily injury," "property damage" or "personal and advertising injury"** arising out of the ownership, maintenance, or use of a premises by you. This insurance does not apply to structural alterations, new construction or demolition operations performed by, on behalf of or for such additional insured.

h. State or Political Subdivisions

A state or government agency or subdivision or political subdivision that has issued a permit or authorization, but only with respect to such government agency or subdivision or political subdivision's liability for **"bodily injury," "property damage" or "personal and advertising injury"** arising out of:

- (1) The following hazards in connection with premises you own, rent, or control and to which this insurance applies:
 - (a) The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoistaway openings, sidewalk vaults, street banners, or decorations and similar exposures; or
 - (b) The construction, erection, or removal of elevators; or
 - (c) The ownership, maintenance or use of any elevators covered by this insurance; or
- (2) The permitted or authorized operations performed by you or on your behalf. But the coverage granted by this paragraph does not apply to:
 - (a) **"Bodily injury," "property damage" or "personal and advertising injury"** arising out of operations performed for the state or government agency or subdivision or political subdivision; or
 - (b) **"Bodily injury" or "property damage"** included within the **"products-completed operations hazard."**

With respect to this provision's requirement that additional insured status must be requested under a **"written contract,"** we will treat as a **"written contract"** any governmental permit that requires you to add the governmental entity as an additional insured.

i. Trade Show Event Lessor

With respect to your participation in a trade show event as an exhibitor, presenter or displayer, any person or organization whom you are required to include as an additional insured, but only with respect to such person or organization's liability for "**bodily injury**," "**property damage**," or "**personal and advertising injury**" caused by:

- a. Your acts or omissions; or
- b. Acts or omissions of those acting on your behalf;

in the performance of your ongoing operations at the trade show premises during the trade show event.

j. Other Person or Organization

Any person or organization who is not an additional insured under paragraphs **a.** through **i.** above. Such additional insured is an insured solely for "**bodily injury**," "**property damage**" or "**personal and advertising injury**" for which such additional insured is liable because of your acts or omissions.

The coverage granted by this paragraph does not apply to any person or organization:

- (1) For "**bodily injury**," "**property damage**," or "**personal and advertising injury**" arising out of the rendering or failure to render any professional services;
- (2) For "**bodily injury**" or "**property damage**" included in the "**products-completed operations hazard**." But this provision (2) does not apply to such "**bodily injury**" or "**property damage**" if:
 - (a) It is entirely due to your negligence and specifically results from your work for the additional insured which is the subject to the "**written contract**"; and
 - (b) The "**written contract**" requires you to make the person or organization an additional insured for such "**bodily injury**" or "**property damage**"; or
- (3) Who is afforded additional insured coverage under another endorsement attached to this policy.

C. ADDITIONAL PROVISIONS PERTINENT TO ADDITIONAL INSURED COVERAGE

1. With respect only to additional insured coverage provided under paragraphs **A.** and **B.** above:

- a. The **BUSINESSOWNERS COMMON POLICY CONDITIONS** are amended to add the following to the Condition entitled **Other Insurance**:

This insurance is excess of all other insurance available to an additional insured whether primary, excess, contingent or on any other basis. However, if a "**written contract**" requires that this insurance be either primary or primary and noncontributing, then this insurance will be primary and non-contributory relative solely to insurance on which the additional insured is a named insured.

- b. Under **Liability and Medical Expense Definitions**, the following definition is added:

"**Written contract**" means a written contract or agreement that requires you to make a person or organization an additional insured on this policy, provided the contract or agreement:

- (1) Is currently in effect or becomes effective during the term of this policy; and
- (2) Was executed prior to:
 - (a) The "**bodily injury**" or "**property damage**," or
 - (b) The offense that caused the "**personal and advertising injury**";for which the additional insured seeks coverage.

2. With respect to any additional insured added by this endorsement or by any other endorsement attached to this Coverage Part, the section entitled **Who Is An Insured** is amended to make the following natural persons insureds.

If the additional insured is:

- a. An individual, then his or her spouse is an insured;

100200003060256545302004



- b. A partnership or joint venture, then its partners, members and their spouses are insureds;
- c. A limited liability company, then its members and managers are insureds;
- d. An organization other than a partnership, joint venture or limited liability company, then its executive officers, directors and shareholders are insureds; or
- e. Any type of entity, then its employees are insureds;

but only with respect to locations and operations covered by the additional insured endorsement's provisions, and only with respect to their respective roles within their organizations. Furthermore, employees of additional insureds are not insureds with respect to liability arising out of:

- (1) "**Bodily injury**" or "**personal and advertising injury**" to any fellow employee or to any natural person listed in paragraphs a. through d. above;
- (2) "**Property damage**" to property owned, occupied or used by their employer or by any fellow employee; or
- (3) Providing or failing to provide professional health care services.

II. LIABILITY EXTENSION COVERAGES

It is understood and agreed that this endorsement amends the **Businessowners Liability Coverage Form**. If any other endorsement attached to this policy amends any provision also amended by this endorsement, then that other endorsement controls with respect to such provision, and the changes made by this endorsement to such provision do not apply.

A. Bodily injury – Expanded Definition

Under **Liability and Medical Expenses Definitions**, the definition of "**Bodily injury**" is deleted and replaced by the following:

"**Bodily injury**" means physical injury, sickness or disease sustained by a person, including death, humiliation, shock, mental anguish or mental injury by that person at any time which results as a consequence of the physical injury, sickness or disease.

B. Broad Knowledge of Occurrence

Under Businessowners Liability Conditions, the Condition entitled Duties In The Event of Occurrence, Offense, Claim or Suit is amended to add the following:

Paragraphs a. and b. above apply to you or to any additional insured only when such "**occurrence**," offense, claim or "**suit**" is known to:

- (1) You or any additional insured that is an individual;
- (2) Any partner, if you or an additional insured is a partnership;
- (3) Any manager, if you or an additional insured is a limited liability company;
- (4) Any "**executive officer**" or insurance manager, if you or an additional insured is a corporation;
- (5) Any trustee, if you or an additional insured is a trust; or
- (6) Any elected or appointed official, if you or an additional insured is a political subdivision or public entity.

This paragraph applies separately to you and any additional insured.

C. Estates, Legal Representatives and Spouses

The estates, heirs, legal representatives and spouses of any natural person insured shall also be insured under this policy; provided, however, coverage is afforded to such estates, heirs, legal representatives and spouses only for claims arising solely out of their capacity as such and, in the case of a spouse, where such claim seeks damages from marital common property, jointly held property, or property transferred from such natural person insured to such spouse. No coverage is provided for any act, error or omission of an estate, heir, legal representative or spouse outside the scope of such person's capacity as such, provided however that the spouse of a natural person Named Insured and the spouses of members or partners of joint venture or partnership Named Insureds are insureds with respect to such spouses' acts, errors or omissions in the conduct of the Named Insured's business.

D. Fellow Employee First Aid Coverage

In the section entitled **Who Is An Insured**, paragraph **2.a.1.** is amended to add the following:

The limitations described in subparagraphs **2.a.1.(a), (b) and (c)** do not apply to your **"employees"** for **"bodily injury"** that results from providing cardiopulmonary resuscitation or other first aid services to a co-**"employee"** or **"volunteer worker"** that becomes necessary while your **"employee"** is performing duties in the conduct of your business. Your **"employees"** are hereby insured for such services. But the insured status conferred by this provision does not apply to **"employees"** whose duties in your business are to provide professional health care services or health examinations.

E. Legal Liability – Damage To Premises

1. Under **B. Exclusions, 1. Applicable to Business Liability Coverage**, Exclusion **k. Damage To Property**, is replaced by the following:

k. Damage To Property

"Property damage" to:

1. Property you own, rent or occupy, including any costs or expenses incurred by you, or any other person, organization or entity, for repair, replacement, enhancement, restoration or maintenance of such property for any reason, including prevention of injury to a person or damage to another's property;
2. Premises you sell, give away or abandon, if the **"property damage"** arises out of any part of those premises;
3. Property loaned to you;
4. Personal property in the care, custody or control of the insured;
5. That particular part of any real property on which you or any contractors or subcontractors working directly or indirectly in your behalf are performing operations, if the **"property damage"** arises out of those operations; or
6. That particular part of any property that must be restored, repaired or replaced because **"your work"** was incorrectly performed on it.

Paragraph **2** of this exclusion does not apply if the premises are **"your work"** and were never occupied, rented or held for rental by you.

Paragraphs **1, 3, and 4**, of this exclusion do not apply to **"property damage"** (other than damage by fire or explosion) to premises:

- (1) rented to you;
- (2) temporarily occupied by you with the permission of the owner, or
- (3) to the contents of premises rented to you for a period of 7 or fewer consecutive days.

A separate limit of insurance applies to Damage To Premises Rented To You as described in Section D – Liability and Medical Expenses Limits of Insurance.

Paragraphs **3, 4, 5, and 6** of this exclusion do not apply to liability assumed under a sidetrack agreement.

Paragraph **6** of this exclusion does not apply to **"property damage"** included in the **"products-completed operations hazard."**

2. Under **B. Exclusions, 1. Applicable to Business Liability Coverage**, the following paragraph is added, and replaces the similar paragraph, if any, beneath paragraph **(14)** of the exclusion entitled **Personal and Advertising Injury**:

Exclusions **c, d, e, f, g, h, i, k, l, m, n, and o**, do not apply to damage by fire to premises while rented to you or temporarily occupied by you with permission of the owner or to the contents of premises rented to you for a period of 7 or fewer consecutive days. A separate limit of insurance applies to this coverage as described in **Section D. Liability And Medical Expenses Limits Of Insurance**.

10020003060256545302005



3. The first Paragraph under item 5. **Damage To Premises Rented To You Limit** of the section entitled **Liability And Medical Expenses Limits Of Insurance** is replaced by the following:

The most we will pay under Business Liability for damages because of "**property damage**" to any one premises, while rented to you or temporarily occupied by you with the permission of the owner, including contents of such premises rented to you for a period of 7 or fewer consecutive days, is the Damage to Premises Rented to You Limit. The Damage to Premises Rented to You Limit is the greater of:

- a. \$1,000,000; or
- b. The Damage to Premises Rented to You Limit shown in the Declarations.

F. Personal and Advertising Injury – Discrimination or Humiliation

1. Under **Liability and Medical Expenses Definitions**, the definition of "**personal and advertising injury**" is amended to add the following:

h. Discrimination or humiliation that results in injury to the feelings or reputation of a natural person, but only if such discrimination or humiliation is:

(1) Not done intentionally by or at the direction of:

(a) The insured; or

(b) Any "**executive officer**," director, stockholder, partner, member or manager (if you are a limited liability company) of the insured; and

(2) Not directly or indirectly related to the employment, prospective employment, past employment or termination of employment of any person or person by any insured.

2. Under **B. Exclusions, 1. Applicable to Business Liability Coverage**, the exclusion entitled **Personal and Advertising Injury** is amended to add the following additional exclusions:

(15) Discrimination Relating to Room, Dwelling or Premises

Caused by discrimination directly or indirectly related to the sale, rental, lease or sub-lease or prospective sale, rental, lease or sub-lease of any room, dwelling or premises by or at the direction of any insured.

(16) Employment Related Discrimination

Discrimination or humiliation directly or indirectly related to the employment, prospective employment, past employment or termination of employment of any person by any insured.

(17) Fines or Penalties

Fines or penalties levied or imposed by a governmental entity because of discrimination.

3. This provision (**Personal and Advertising Injury – Discrimination or Humiliation**) does not apply if **Personal and Advertising Injury** Liability is excluded either by the provisions of the Policy or by endorsement.

G. Personal and Advertising Injury - Broadened Eviction

Under **Liability and Medical Expenses Definitions**, the definition of "**Personal and advertising injury**" is amended to delete Paragraph c. and replace it with the following:

- c. The wrongful eviction from, wrongful entry into, or invasion of the right of private occupancy of a room dwelling or premises that a person or organization occupies committed by or on behalf of its owner, landlord or lessor.

H. Waiver of Subrogation – Blanket

We waive any right of recovery we may have against:

- a. Any person or organization with whom you have a written contract that requires such a waiver.

All other terms and conditions of the Policy remain unchanged.

Policy # B6025654530

IMPORTANT: THIS ENDORSEMENT CONTAINS DUTIES THAT APPLY TO THE ADDITIONAL INSURED IN THE EVENT OF OCCURRENCE, OFFENSE, CLAIM OR SUIT. SEE PARAGRAPH C., OF THIS ENDORSEMENT FOR THESE DUTIES.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**BLANKET ADDITIONAL INSURED ENDORSEMENT
WITH PRODUCTS-COMPLETED OPERATIONS COVERAGE
&
BLANKET WAIVER OF SUBROGATION
Architects, Engineers and Surveyors**

This endorsement modifies insurance provided under the following:

**BUSINESSOWNERS LIABILITY COVERAGE FORM
BUSINESSOWNERS COMMON POLICY CONDITIONS**

- A. WHO IS AN INSURED (Section C.)** of the Businessowners Liability Coverage Form is amended to include as an insured any person or organization whom you are required to add as an additional insured on this policy under a written contract or written agreement; but the written contract or written agreement must be:
1. Currently in effect or becoming effective during the term of this policy; and
 2. Executed prior to the "bodily injury," "property damage," or "personal and advertising injury."
- B.** The insurance provided to the additional insured is limited as follows:
1. That person or organization is an additional insured solely for liability due to your negligence specifically resulting from "your work" for the additional insured which is the subject of the written contract or written agreement. No coverage applies to liability resulting from the sole negligence of the additional insured.
 2. The Limits of Insurance applicable to the additional insured are those specified in the written contract or written agreement or in the Declarations of this policy, whichever is less. These Limits of Insurance are inclusive of, and not in addition to, the Limits of Insurance shown in the Declarations.
 3. The coverage provided to the additional insured within this endorsement and section titled **LIABILITY AND MEDICAL EXPENSE DEFINITIONS – "Insured Contract" (Section F.9.)** within the Businessowners Liability Coverage Form, does not apply to "bodily injury" or "property damage" arising out of the "products-completed operations hazard" unless required by the written contract or written agreement.
 4. The insurance provided to the additional insured does not apply to "bodily injury," "property damage," "personal and advertising injury" arising out of an architect's, engineer's, or surveyor's rendering of or failure to render any professional services including:
 - a. The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications by any architect, engineer or surveyor performing services on a project of which you serve as construction manager; or
 - b. Inspection, supervision, quality control, engineering or architectural services done by you on a project of which you serve as construction manager.
 5. This insurance does not apply to "bodily injury," "property damage," or "personal and advertising injury" arising out of:
 - a. The construction or demolition work while you are acting as a construction or demolition contractor. This exclusion does not apply to work done for or by you at your premises.
- C. BUSINESSOWNERS GENERAL LIABILITY CONDITIONS – Duties In The Event of Occurrence, Offense, Claim or Suit (Section E.2.)** of the Businessowners Liability Coverage Form is amended to add the following:
- An additional insured under this endorsement will as soon as practicable:
1. Give written notice of an occurrence or an offense to us which may result in a claim or "suit" under this insurance;

2. Tender the defense and indemnity of any claim or "suit" to us for a loss we cover under this Coverage Part;
3. Tender the defense and indemnity of any claim or "suit" to any other insurer which also has insurance for a loss we cover under this Coverage Part; and
4. Agree to make available any other insurance which the additional insured has for a loss we cover under this Coverage Part.

We have no duty to defend or indemnify an additional insured under this endorsement until we receive written notice of a claim or "suit" from the additional insured.

D. OTHER INSURANCE (Section H. 2. & 3.) of the Businessowners Common Policy Conditions are deleted and replaced with the following:

2. This insurance is excess over any other insurance naming the additional insured as an insured whether primary, excess, contingent or on any other basis unless a written contract or written agreement specifically requires that this insurance be either primary or primary and noncontributing to the additional insured's own coverage. This insurance is excess over any other insurance to which the additional insured has been added as an additional insured by endorsement.
3. When this insurance is excess, we will have no duty under Coverages **A** or **B** to defend the additional insured against any "suit" if any other insurer has a duty to defend the additional insured

against that "suit" If no other insurer defends, we will undertake to do so, but we will be entitled to the additional insured's rights against all those other insurers.

When this insurance is excess over other insurance, we will pay only our share of the amount of the loss, if any, that exceeds the sum of:

- (a) The total amount that all such other insurance would pay for the loss in the absence of this insurance; and
- (b) The total of all deductible and self-insured amounts under all that other insurance.

We will share the remaining loss, if any, with any other insurance that is not described in this Excess Insurance provision and was not bought specifically to apply in excess of the Limits of Insurance shown in the Declarations of this Coverage Part.

E. TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (Section K.2.) of the Businessowners Common Policy Conditions is deleted and replaced with the following:

2. We waive any right of recovery we may have against any person or organization against whom you have agreed to waive such right of recovery in a written contract or agreement because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included within the "products-completed operations hazard."

10020009040241206902060



THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

HIRED AUTO AND NON-OWNED AUTO LIABILITY

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS LIABILITY COVERAGE FORM
BUSINESSOWNERS COMMON POLICY CONDITIONS

SCHEDULE

Insurance is provided only with respect to those coverages for which a specific limit is shown:

<u>COVERAGE</u>	<u>LIMIT</u>
Hired Auto Liability:	\$ _____
Non-owned Auto Liability:	\$ _____

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

PROVISIONS

A. COVERAGE

With respect only to the Coverage(s) for which a limit is shown in the SCHEDULE above, the insurance provided under **Coverage A.1. Business Liability** for "bodily injury" and "property damage" also applies to "bodily injury" or "property damage" arising out of the maintenance or use of a:

- "Hired auto" used by you or your "employee" in the course of your business; and/or
- "Non-owned auto" used in the course of your business. Maintenance or use of a "non-owned auto" includes test driving in connection with an "auto business."

With respect only to the coverage provided by this endorsement, under **Coverages**, coverage **A.1. Business Liability** is amended to:

1. Delete paragraph **A.1.b.(1)(b)** and replace it with the following:
 - b. This insurance applies:
 - (1) To "bodily injury" and "property damage" only if:
 - (b) The "occurrence" occurs during the policy period; and

2. Delete paragraph **A.1.b.(2)**.

B. LIMITS OF INSURANCE

With respect only to the coverage provided by this endorsement, **SECTION D. Liability And Medical Expenses Limits of Insurance** is deleted in its entirety and replaced with the following:

D. Limits Of Insurance

1. Regardless of the number of:
 - a. Insureds;
 - b. Claims made or "suits" brought;
 - c. Persons or organizations making claims or bringing "suits"; or
 - d. "Autos,"

the applicable Hired Auto Liability limit or Non-Owned Auto Liability limit shown in the Declarations is the most we will pay for damages under **SECTION A. Coverages** because of all "bodily injury" and "property damage" resulting from any one "occurrence" arising out of the maintenance or use of a "hired auto" or "non-owned auto."

100200030002555430495Z



C. EXCLUSIONS

With respect only to the insurance provided by this endorsement:

1. Under **Exclusions**, the paragraph entitled **Applicable to Business Liability Coverage** is amended to delete all exclusions except exclusions **a., b., d., e., f.** and **i.** and to add the following exclusions:

This insurance does not apply to:

- **Fellow Employee**

"Bodily injury" to:

- (1) Any fellow "employee" of the insured arising out of and in the course of employment by the insured or while performing duties related to the conduct of the insured's business; or
- (2) The spouse, child, parent, brother or sister of that fellow "employee" while as a consequence of Paragraph (1) above.

- **Care, Custody or Control**

"Property Damage" to:

- (1) Property owned or being transported by, or rented or loaned to the insured; or
- (2) Property in the care, custody or control of the insured.

D. WHO IS AN INSURED

With respect only to the insurance provided by this endorsement, **Who Is An Insured** is replaced by the following:

Each of the following is an insured under this insurance to the extent set forth below:

1. You;
2. Subject to paragraph 3.c. below, your "employee" while operating an "auto" hired or rented under a contract or agreement, with your permission, in that "employee's" name, while performing duties related to the conduct of your business.
3. Anyone else including any partner or "executive officer" of yours while using with your permission a "hired auto" or a "non-owned auto" except:
 - a. The owner or lessee (of whom you are a sublessee) of a "hired auto" or the owner or lessee of a "non-owned auto" or any agent or "employee" of any such owner or lessee;
 - b. Your "employee" if the covered "auto" is owned by that "employee" or a member of his or her household;
 - c. Your "employee" if the covered "auto" is leased, hired or rented by him or her or a member of his or her household under a lease or rental agreement for a period of 180 days or more;
 - d. Any partner or "executive officer" with respect to any "auto" owned by such partner or officer or a member of his or her household;
 - e. Any partner or "executive officer" with respect to any "auto" leased or rented to such partner or officer or a member of his or her household under a lease or rental agreement for a period of 180 days or more;
 - f. Any person while employed in or otherwise engaged in duties in connection with an "auto business," other than an "auto business" you operate;
 - g. Anyone other than your "employees," partners, a lessee or borrower or any of their "employees," while moving property to or from a "hired auto" or a "non-owned auto"; or
4. Any other person or organization, but only with respect to their liability because of acts or omissions of an insured under 1., 2. or 3. above.

E. AMENDED DEFINITION

The Definition of "insured contract" in Section F – Definitions is amended by the addition of the following exceptions to paragraph f.:

Paragraph f. does not include that part of any contract or agreement:

- That pertains to the loan, lease or rental of an "auto" to you or any of your "employees," if the "auto" is loaned, leased or rented with a driver; or
- That holds a person or organization engaged in the business of transporting property by "auto" for hire harmless for your use of a covered "auto" over a route or territory that person or organization is authorized to serve by public authority.

F. ADDITIONAL DEFINITIONS

Section F. Definitions is amended by the addition of the following definitions:

- a. "Auto Business" means the business or occupation of selling, repairing, servicing, storing or parking "autos."
- b. "Hired auto" means any "auto" you or your "employee" lease, hire, rent or borrow in the course of your business. This does not include:
 - i. Any "auto" you lease, hire or rent under a lease or rental agreement for a period of 180 days or more, or
 - ii. Any "auto" you lease, hire, rent or borrow from any of your "employees," partners, stockholders, or members of their households.
- c. "Non-owned auto" means any "autos" you do not own, lease, hire, rent or borrow that are being used in the course and scope of your business at the time of the "occurrence." This includes "autos" owned by your "employees" or partners or members of their households but only while being used in the course and scope of your business at the time of the "occurrence."

If you are a sole proprietor, "non-owned auto" means any "autos" you do not own, lease, hire, rent or borrow that are being used in the course and scope of your business or personal affairs at the time of the "occurrence."

- G. With respect only to the operation of a "hired auto" or "non-owned auto," **Paragraph H**, of the Businessowners Common Policy Conditions is deleted and replaced with the following:

H. Other Insurance

1. Except for any liability assumed under an "insured contract" the insurance provided by this Coverage Form is excess over any other collectible insurance.

However, if your business is the selling, servicing, repairing, parking or storage of "autos," the insurance provided by this endorsement is primary when covered "bodily injury" or "property damage" arises out of the operation of a customer's "auto" by you or your "employee."

2. When this Coverage Form and any other Coverage Form or policy covers on the same basis, either excess or primary, we will pay only our share. Our share is the proportion that the Limit of Insurance of our Coverage Form bears to the total of the limits of all the Coverage Forms and policies covering on the same basis.

All other terms and conditions of the Policy remain unchanged.

1002000000256545304653





THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**WAIVER OF OUR RIGHT TO RECOVER
FROM OTHERS ENDORSEMENT**

Policy Number: 57 WEG AC20BW

Endorsement Number: 001

Effective Date: 09/30/25

Effective hour is the same as stated on the Information Page of the policy.

Named Insured and Address: Environment Planning Development Solutions Inc.

3333 Michelson Dr., Suite 500
Irvine CA 92612

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule.

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

SCHEDULE

Any person or organization for whom you are required by contract or agreement to obtain this waiver from us. Endorsement is not applicable in KY, NH, NJ or for any MO construction risk

Countersigned by _____

Authorized Representative



4. fully cooperate with the Insurer or the Insurer's designee in the defense of a **claim**, including but not limited to assisting the Insurer in: the conduct of suits or other proceedings, settlement negotiations, and the enforcement of any right of contribution or indemnity against another who may be liable to the **Insured**. The **Insured** shall attend hearings and trials and assist in securing evidence and obtaining the attendance of witnesses;
5. refuse, except solely at the **Insured's** own cost, to voluntarily make any payment, admit liability, assume any obligation, or incur any expense, without the Insurer's prior written approval; and
6. pay the deductible amount when due.

After the **Insured** reports a **circumstance** or a **claim** is made and the **Insured** has the right under any contract to either reject or demand arbitration or other alternative dispute resolution process, the **Insured** shall only do so with the Insurer's prior written consent.

C. The Insured's Rights and Duties in the Event of a Circumstance

If the **Insured** reports a **circumstance** for which there may be coverage under this Policy, and the **Insured** gives the Insurer written notice containing as much detail as the **Insured** can reasonably provide regarding:

1. what happened and the **professional services** or activities the **Insured** performed;
2. the nature of any possible injury or damages; and
3. how and when the **Insured** first became aware of such **circumstance**,

then any **claim** or **related claims** that subsequently may be made against the **Insured** arising out of such **circumstance** shall be deemed to have been made on the date the Insurer received written notice of the **circumstance**.

The **Insured** will cooperate with the Insurer in addressing the **circumstance**, and refuse, except solely at the **Insured's** own cost, to voluntarily make any payment, admit liability, assume any obligation, or incur any expense without the Insurer's prior written approval.

D. Subrogation

If any **Insured** has rights to recover amounts from another, those rights are transferred to the Insurer to the extent of the Insurer's payment. The **Insured** must do everything necessary to secure these rights and must do nothing after a **claim** is made to jeopardize them. The Insurer hereby waives subrogation rights against any person or organization to the extent that the **Named Insured** has, prior to a **wrongful act** or **circumstance**, entered into a written agreement to waive such rights.

E. Premium

All premium charges under this Policy will be computed according to the rules, rates and rating plans that apply at the effective date of the current **policy term**.

F. Examination and Audit

The **Insured** agrees to allow the Insurer to examine and audit the **Insured's** financial books and records that relate to this insurance. The Insurer may do this at any time during the **policy term** or any extensions, and up to three years after the end of the **policy term**.

G. Legal Action Limitation

1. The **Insured** agrees not to bring any legal action against the Insurer concerning this Policy unless the **Insured** has fully complied with all the provisions of this Policy.
2. If, after the final adjudication or settlement of a **claim**, there is any dispute concerning tort allegations against the Insurer regarding the handling or settlement of any **claim**, the **Insured** and the Insurer agree to submit such dispute to any form of alternative dispute resolution acceptable to both