

PROFESSIONAL SERVICES CONTRACT BETWEEN
THE CITY OF HUNTINGTON BEACH AND
LSA ASSOCIATES, 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 LSA ASSOCIATES, 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 Laurel Huntzinger 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:

LSA Associates, Inc.
ATTN: Laurel Huntzinger
3210 El Camino Real, Suite 100
Irvine, CA 92602

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,
LSA ASSOCIATES, INC.

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

By: *Amy Fischer*
Amy Fischer
print name

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

Mayor

City Clerk

AND

By: *Justin Cary*
Justin Cary
print name

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:

[Signature]
City Attorney

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CONSULTANT,
LSA ASSOCIATES, INC.

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

By: _____

Mayor

print name

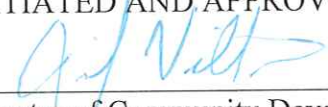
ITS: (circle one) Chairman/President/Vice President

City Clerk

AND

INITIATED AND APPROVED:

By: _____



Director of Community Development

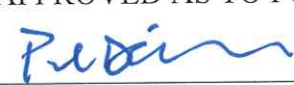
print name

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

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



LSA



**STATEMENT OF QUALIFICATIONS
TO PROVIDE**

**ON-CALL ENVIRONMENTAL (CEQA)
CONSULTING SERVICES**

FEBRUARY 12, 2026



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CARLSBAD
 CLOVIS
 IRVINE
 LOS ANGELES
 PALM SPRINGS
 EMERYVILLE
 RIVERSIDE
 ROSEVILLE
 SAN LUIS OBISPO

A. Vendor Application Form and Cover Letter

February 12, 2026

City of Huntington Beach
 Attn: Alyssa Salazar
 2000 Main Street
 Huntington Beach, CA 92648

Subject: Statement of Qualifications to Provide On-Call Environmental (CEQA) Consulting Services

Dear Ms. Salazar:

LSA is pleased to submit this Statement of Qualifications (SOQ) for On-Call Environmental (CEQA) Consulting Services in response to the Request for Qualifications issued on January 15, 2026, by the City of Huntington Beach (City). Given our knowledge and current on-call experience working in the City, LSA can confidently provide technically thorough and legally robust environmental documentation pursuant to the requirements of the California Environmental Quality Act (CEQA). LSA understands that the City is seeking qualified professional consultants to provide services for preparation of Environmental Impact Reports (EIRs), Negative Declarations (NDs), Initial Studies (ISs), Addendums, technical studies, peer reviews, and environmental mitigation and implementation. Some of LSA's key strengths related to these services are:

LSA's Local and Managing Office:

3210 El Camino Real
 Suite 100
 Irvine, CA 92602
 (949) 553-0666

- **Experience with the City:** Our proposed team is familiar with the issues that are important to the residents of Huntington Beach and has the ability to customize environmental assistance accordingly. **LSA is currently working on the Palm/Goldenwest Specific Plan Redevelopment Project and has completed numerous other projects for the City including the Seacliff of Huntington Beach Inspired Senior Living (Assisted Living/Memory Care Facility) Project, the Bolsa Chica Senior Living Community Project, and the Bella Terra Residential Project.** The contract will be managed out of our local Irvine office, just 16 miles from Huntington Beach City Hall.
- **Technical Expertise:** LSA is thoroughly familiar with the processes, procedures, and technical requirements of CEQA. This expertise includes coordinating with local, State, federal, and other governmental agencies; preparing and processing environmental documents and technical studies; managing public participation programs; issuing necessary legal notices; and incorporating them into the relevant planning process.
- **On-Call Experience:** Along with our experience as an on-call consultant for the City, we are on several other on-call lists for nearby jurisdictions such as the Cities of Newport Beach, Long Beach, Lake Forest, and Laguna Woods. This experience has brought a comprehensive understanding of what skills are needed to manage an on-call contract and multiple task orders.

As the designated Principal in Charge for this contract, Ryan Bensley, AICP, will provide quality assurance of documents prior to submittal. Laurel Huntzinger will serve as the Project Manager and the main point of contact for all requested tasks. Together, Mr. Bensley and Ms. Huntzinger



have extensive experience delivering similar services to public entities throughout Southern California, including several of the jurisdictions noted above, as well as Cypress, Dana Point, and San Juan Capistrano.

LSA has 50 years of experience preparing thousands of environmental documents and providing environmental planning services for municipal clients throughout California. Many public clients, including the City itself, have recognized LSA's ability to provide a broad spectrum of environmental services on an as-needed basis and work collaboratively with agencies, project sponsors, and technical consultants, and to communicate effectively with diverse audiences at public forums.

LSA understands that assistance for environmental planning services on an on-call basis could come in the form of preparation of a Notice of Exemption/memorandum in support of a Notice of Exemption, IS, ND, MND, EIR, or Addendum to a previously prepared environmental document and additional technical studies. LSA has comprehensive experience in preparing and reviewing CEQA analysis documents of all kinds.

Our fee schedule of hourly rates will be valid for a period of at least 180 days. We anticipate an annual escalation of up to 5 percent in our hourly rates starting January 2027.

As Chief Executive Officer, I am authorized to bind LSA to this contract. We submit this SOQ with a great deal of enthusiasm and look forward to continuing to serve the City. Should you have any questions, please contact our Project Manager, Laurel Huntzinger, at (805) 242-4060 or Laurel.Huntzinger@lsa.net.

Sincerely,

LSA Associates, Inc.

A handwritten signature in black ink that reads "Amy Fischer".

Amy Fischer
Chief Executive Officer

Note: LSA carries a \$50,000 Professional Liability Insurance Deductible, in keeping with the standards for our profession. We have been granted an exception to the \$10,000 deductible requirement in our prior agreement with the City. We are requesting a waiver of this deductible requirement for this contract. Our existing Certificate of Insurance with the City is included. We appreciate the City's consideration regarding this matter.



Vendor Application Form

REQUEST FOR PROPOSAL VENDOR APPLICATION FORM

TYPE OF APPLICANT: NEW CURRENT VENDOR

Legal Contractual Name of Corporation: LSA Associates, Inc.

Contact Person for Agreement: Laurel Huntzinger

Corporate Mailing Address: 3210 El Camino Real, Suite 100

City, State and Zip Code: Irvine, California 92602

E-Mail Address: laurel.huntzinger@lsa.net

Phone: (805) 242-4060

Fax: (805) 782-0796

Contact Person for Proposals: Daniel Brito

Title: Proposal Coordinator

E-Mail Address: daniel.brito@lsa.net

Business Telephone: (951) 394-0541

Business Fax: (951) 781-4277

Year Business was Established: 1976

Is your business: (check one)

NON PROFIT CORPORATION FOR PROFIT CORPORATION

Is your business: (check one)

- CORPORATION
- INDIVIDUAL
- PARTNERSHIP
- LIMITED LIABILITY PARTNERSHIP
- SOLE PROPRIETORSHIP
- UNINCORPORATED ASSOCIATION



Names & Titles of Corporate Board Members

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

Names	Title	Phone
Amy Fischer	CEO	(559) 490-1213
Wes Speake	President/COO	(951) 397-2861
JT Stephens	Executive Vice President	(510) 462-1327
Justin Cary	CFO	(949) 419-9247

Federal Tax Identification Number: 94-2341614

City of Huntington Beach Business License Number: A273842
(If none, you must obtain a Huntington Beach Business License upon award of contract.)

City of Huntington Beach Business License Expiration Date: 5/31/2026



B. Background and Experience Section

LSA is a 100 percent employee-owned environmental consulting firm with 50 years of experience and nearly 180 employees in nine offices throughout California. LSA's corporate headquarters is located in Irvine, and LSA has additional offices in Los Angeles, Carlsbad, Riverside, Palm Springs, Roseville, Emeryville, Clovis, and San Luis Obispo. As planners and environmental analysts, we are active in all aspects of community development, land use planning, and public involvement. As technical specialists, we provide expertise in biological resources and permitting, cultural, historical, and paleontological resources, air quality/greenhouse gas (GHG) emissions and climate change, noise and vibration, transportation, water quality, and geographic information systems (GIS). Environmental analysis, planning, and permitting have been the cornerstones of LSA's professional practice since our founding in 1976. We are thoroughly familiar with the processes, procedures, and technical requirements of the California Environmental Quality Act (CEQA) and are a "one-stop" choice for environmental documentation services.



1. LSA's Abilities

Our environmental team has prepared thousands of documents to satisfy the requirements of specific agencies such as the United States Army Corps of Engineers, the California Department of Transportation (Caltrans), the Federal Highway Administration (FHWA), the United States Fish and Wildlife Service, the California Coastal Commission, the California Department of Fish and Wildlife, and State and Regional Water Quality Control Boards. This expertise includes coordination with local, State, federal, and other governmental agencies preparing and processing environmental documents and technical studies, managing public participation programs, issuing necessary legal notices, and incorporating each document into the relevant planning process. LSA has a successful track record of preparing environmental documents that are technically sound and legally robust as well as innovative and solution oriented.

Additionally, many of our planners are certified by the American Institute of Certified Planners (AICP) and are active members of the American Planning Association and the Association of Environmental Professionals.

The LSA Team provides technical services that address all the topic areas outlined in the Request for Qualifications. The following is a brief introduction to **LSA's areas of specialization as they pertain to this contract:**



Environmental Analysis. LSA's Environmental Planning Group offers broad expertise in environmental analysis and guides projects through all aspects of CEQA documentation. Working across multiple technical disciplines, our staff members combine their knowledge of science and regulations with creative problem-solving skills to provide solutions that are innovative, practical, and efficient. LSA offers highly skilled and responsive support to both public- and private-sector clients. This experience includes the preparation of a wide range of environmental documents, including **CEQA Categorical Exemptions, Initial Studies (ISs), Negative Declarations (NDs), Mitigated Negative Declarations (MNDs), and Environmental Impact Reports (EIRs).**



Our environmental planning team regularly works with land use and environmental attorneys who provide us with specific suggestions as to how the most recent case law should be interpreted and incorporated into our CEQA documents. Additionally, the team coordinates with our air quality, biological resources, cultural and tribal resources, noise, traffic, and hydrology and water quality disciplines to develop technical studies that are regularly incorporated into CEQA and planning documents. Our planners use their thorough understanding of CEQA and decades of analogous projects to craft environmental documentation that is thorough, technically sound, and resilient to challenges. This process streamlines documentation and focuses on the analysis, all while ensuring that the resulting documentation is legally robust and defensible.



Biological Resources. LSA's biological resources staff members are known for their expertise in the identification, evaluation, management, and restoration of biological resources. The firm's staff of scientists prepares biological resource inventories, constraints analyses, and impact assessments. The team's extensive experience in special-status species evaluation, vegetation mapping, wetland analysis, and resource management is respected by both clients and regulatory agency staff. LSA designs habitat restoration plans and mitigation banks, implements and monitors revegetation programs, and coordinates with multiple agencies on biological and wetland permitting issues. In addition, LSA provides assistance in the implementation of permitting procedures for federal and State resource permits, including Sections 401 and 404 of the Clean Water Act, Sections 1602 and 2081 of the California Fish and Game Code, and Sections 7 and 10 of the Federal Endangered Species Act.



Archaeological, Tribal, and Historic Cultural Resources. LSA's cultural resources staff members provide field surveys, testing, laboratory services, resource evaluation, and historical assessments. They also develop mitigation measures for cultural resources protection and preservation programs and coordinate Section 106 clearances for State and federal projects. LSA's architectural historians and prehistoric and historical archaeologists leverage their technical skills using experience in the context of historic preservation planning to develop feasible, defensible resource assessments and mitigation measures that balance agency mission needs with the responsibility to manage effects to heritage resources.



Air Quality, Greenhouse Gas Emissions, Energy, and Health Risk Assessments. LSA offers complete assessment modeling and monitoring of air quality impacts for residential and commercial developments, institutional facilities, and airports; for General Plan/Specific Plan studies; and for transportation projects. These services include modeling of construction and operational emissions with mobile and stationary sources, as well as odor assessment and control. LSA also prepares health risk assessments and community risk reduction plans.



Noise and Vibration. LSA's noise specialists provide acoustical assessment services in compliance with CEQA, National Environmental Policy Act (NEPA), and local requirements. LSA's acoustical services range from construction-level analyses of transportation and development projects to the assessment of unique sources of noise as part of planning documents and studies. Noise specialists use computer models and assessment protocols developed by the Federal Aviation Administration (FAA), United States Environmental Protection Agency, FHWA, Caltrans, and city and county governments with jurisdiction over project sites. Computer models used include the Aviation Environmental Design Tool, FAA's required noise model, and Traffic Noise Model (TNM) 2.5 for motor vehicle noise related to roadway and freeway projects.



Transportation/Mobility. LSA offers comprehensive transportation planning and engineering services for all aspects of transportation projects. LSA transportation staff members cross disciplines and work with other team members to define attributes like trip distribution and assignment from economic, market, and population studies. LSA has also provided creative mobility solutions to various communities statewide and has supported local communities with alternative transportation planning and active transportation implementation. LSA uses its experience in transportation and land use planning to prepare circulation technical reports, long-range transportation plans, bicycle master plans, nexus studies and fee programs, parking strategies, corridor studies, and preliminary engineering services.



Hydrology and Water Quality. LSA provides a variety of services to assess how present and proposed actions could affect water quality, particularly with respect to stormwater management. Services include review of Stormwater Pollution Prevention Plans, Sediment and Erosion Control Plans, and National Pollutant Discharge Elimination System Permit compliance evaluations.



GIS and Graphics. LSA's GIS department serves as the backbone for our environmental analysis work, supporting LSA's technical disciplines with spatial data collection, creation, integration, analysis, and visualization. LSA's GIS specialists are experts in solutions architecture, web and mobile application development, aerial image capture and processing, pixel classification and feature extraction, spatial analysis and modeling, community engagement and data sharing, advanced field data collection methods, and expert cartography. Our geospatial skills are informed by the extensive scientific and regulatory subject matter expertise present within LSA's other professional disciplines, enabling LSA's GIS team to produce the specialized datasets, analyses, maps, and applications required to plan projects, make decisions, and comply with State and federal regulatory requirements.

LSA has been an Esri partner for over 25 years. We maintain the latest versions of Esri software, including ArcGIS Pro, Enterprise, Online, Field Maps, Survey123, Dashboards, Experience Builder, and Hub. We also partner with Nearmap and ParcelQuest to ensure access to current, high-resolution aerial imagery and statewide parcel boundaries and ownership data. We use high-accuracy global navigation satellite system and unmanned aerial vehicle equipment to collect accurate, high-quality spatial data and imagery. LSA's GIS specialists strive to continually hone their technical skills and domain knowledge by attending and presenting at GIS conferences, taking advantage of geospatial training opportunities, and pursuing technical and professional certifications.

LSA's Understanding of Local Issues and Challenges

LSA has provided clients with the environmental analysis services described above for 50 years. Our staff understands the key issues and challenges associated with development in the City of Huntington Beach. As illustrated on the LSA Projects Map (shown following the list of project experience on page 7), LSA has completed over 60 documents and/or reports for the City. This project experience has resulted in familiarity with the issues facing Huntington Beach, including challenges related to sea level rise and flooding; environmental issues specific to coastal development projects; provision of housing to meet the Regional Housing Needs Assessment goal; and assisting with challenges balancing growth while addressing residents' concerns. In addition, this understanding has resulted from LSA's professional relationships with the City's Community Development and Public Works staff, and through involvement with professional organizations such as the American Planning Association and the Association of Environmental Professionals.



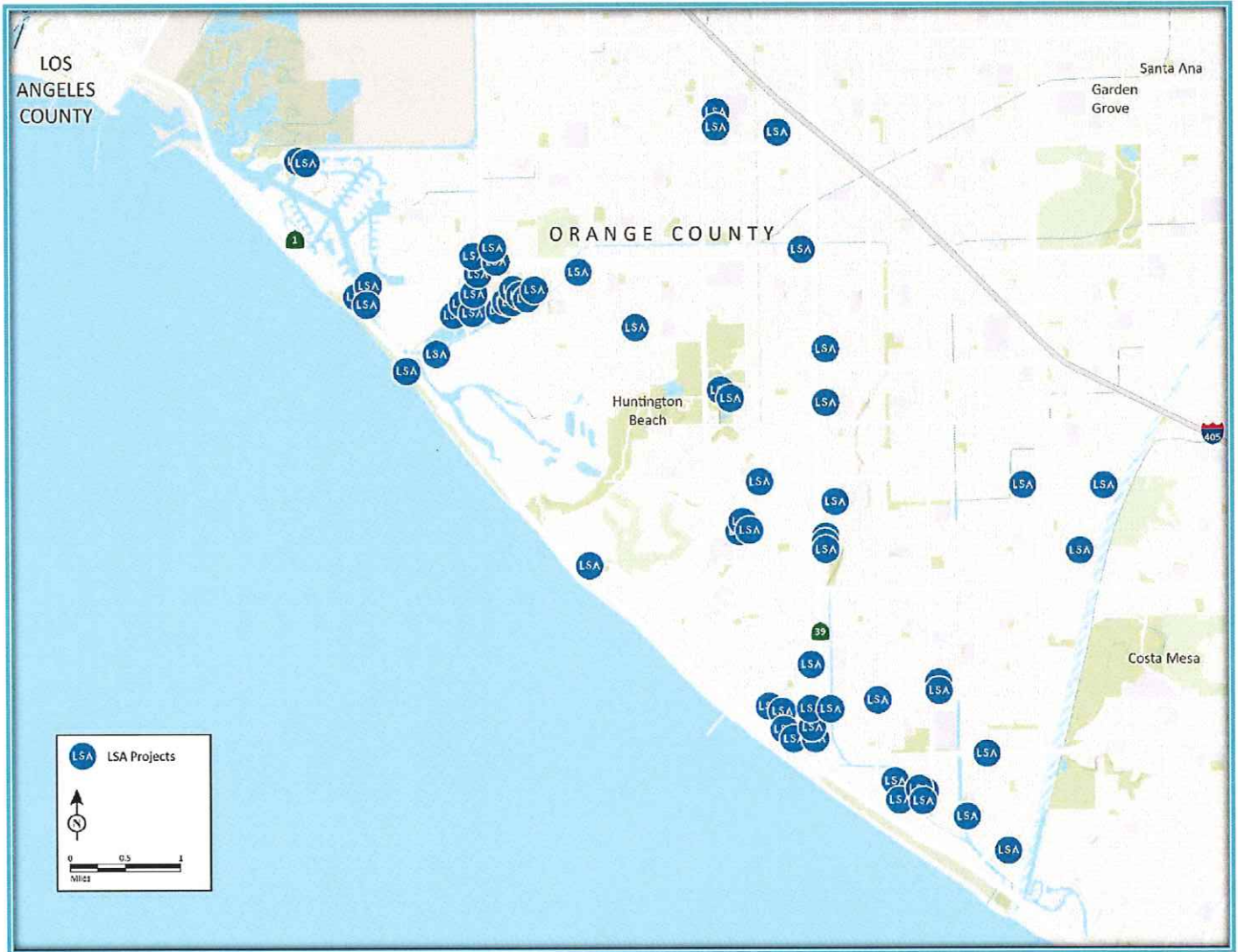
Our team has a strong understanding of the City's CEQA process and can provide the services required, including CEQA or NEPA environmental analysis and documentation, and provide mitigation monitoring that may be required during project implementation.

LSA staff understands that development must be balanced with the objectives of the City and implemented in a manner consistent with the City's land use policies and goals. The environmental document is ultimately adopted or certified by the City by its own independent judgment, and LSA understands how to navigate this process through its experience working for both private developers and public agencies. As the City proceeds forward with CEQA evaluations, analyses covering these topics will be required. LSA has considerable experience working on such issues and analyses and is ready to assist the City with making defensible decisions. LSA is staffed with experts in CEQA/NEPA requirements and processes. This expertise includes: coordination with local, State, federal, and other governmental agencies; managing public participation and outreach programs; issuing mandated legal notices; and incorporating the environmental assessment process into the overall project planning process.

2. LSA's Local, State, and Regional Experience

The list below shows LSA's depth of experience managing nearby on-call contracts with public agencies. This experience has brought a comprehensive understanding of what skills are needed to manage an on-call contract and multiple task orders. Additionally, the company has extensive experience working with public agencies on mixed-use and residential developments, commercial developments, recreational facilities, and transportation projects throughout California.

- City of Huntington Beach
- City of Lake Forest
- City of Long Beach
- City of Irvine
- City of Garden Grove
- City of Los Angeles
- Port of Long Beach
- Rancho Santiago Community College District
- Irvine Company
- City of Laguna Woods
- OC Public Works
- OC Waste & Recycling
- City of Newport Beach
- City of Anaheim
- City of Cypress
- City of Yorba Linda
- Caltrans District 12
- Transportation Corridor Agencies
- City of Laguna Niguel
- City of Santa Ana
- City of San Juan Capistrano
- Orange County Flood Control District
- City of Norwalk



LSA Projects in Huntington Beach: Map Exhibit

This map shows LSA’s current and completed projects within the City of Huntington Beach. It illustrates the depth of LSA’s regional experience and familiarity with the environmental settings and resources that we have developed through our work with the City.



3. LSA's Unique Characteristics

The breadth of LSA's experience related to development projects in the California Coastal Zone has led the firm to its familiarity and successes in navigating controversial development projects. The qualifications of LSA's specialized project team extend to its understanding of the California Coastal Commission. LSA has successfully faced challenges on numerous controversial or otherwise difficult projects in the Coastal Zone, including former oil fields, agricultural fields, landfills, dredge spoil sites, and diked and drained areas. Furthermore, LSA holds key insights and awareness of relationships between the City and developers. As shown later in the Qualifications and References section of this Statement of Qualifications, LSA has successfully navigated these relationships in the past and created a seamless process to navigate through project completion.

4. Legal Challenges

LSA has a long history of providing clients with objective, high-quality products that are able to withstand court challenges. Our documents, if challenged in the past, were successfully proven to be defensible, or the parties were able to reach a settlement prior to the court date. Due to our long-standing history in CEQA/NEPA we are able to anticipate which local groups may challenge an environmental document, and prepare the document to address/mitigate those concerns.

5. LSA's Project Management and Client Satisfaction

LSA understands that an on-call assignment requires an "on-call" obligation. The LSA Team must anticipate tasks, be responsive, be knowledgeable, and be solution oriented. LSA's experience has led the firm to one common denominator when working under an on-call services contract: constant, clear, productive communication. LSA's existing knowledge of the City, combined with its CEQA experience, minimizes the time and costs associated with mobilization. Since this assignment is for task order services to be performed on an as-needed basis, we understand a specific work plan is not required at this time. This section presents LSA's general approach to this contract. Clear understanding between City staff and the LSA Team regarding each assignment's goals and objectives is essential. A well-defined communication and reporting protocol will be established. LSA's basic management plan for each task order is to provide a well-defined budget, schedule, scope of work, staffing, progress reporting, and quality control procedures based on LSA's Quality Control Plan. This work plan will ensure that a proactive approach to project management is provided to City staff. LSA's goal is to function as an extension of City staff throughout the duration of the contract.

- 1 Understanding Local Environment
- 2 Strong Project Management
- 3 Quick Identification of Key Issues
- 4 Informed Decision-Making
- 5 Comprehensive Documentation
- 6 Informative Graphics
- 7 Work Efficiently with City Staff
- 8 Work Effectively with Community
- 9 Realistic Schedule and Budget
- 10 Flexibility and Responsiveness

Understanding of City Staff Needs. Through our experience working with public agencies, we know that City staff can be constrained by the time and effort required to manage the planning and environmental review process. All of the materials we submit will be as deliberate and complete as possible, and in full compliance with the City's environmental review processes and procedures. We will respond promptly and thoroughly to City comments. We will facilitate the document review process by providing "compare versions" of documents, showing the explicit changes made between drafts.



We encourage the establishment of regular team teleconferences to provide progress updates. We are open to and will travel to City offices to meet when face-to-face dialogue will be the most effective form of communication. We believe that the ability of LSA staff to work independently of, but in close communication with, City staff is one of our greatest assets. We routinely assist public agency staff with public noticing, the preparation of staff reports, findings/statements of overriding considerations, and presentations for public hearings. We are adept at responding to questions from decision-making bodies regarding complex projects and planning issues.



Project Management. LSA's proposed Project Manager, Laurel Huntzinger, will maintain an effective working relationship with the City and oversee the technical performance of all LSA Team members. She will review the performance of all assigned personnel with the City's Project Manager on a regular basis. Ms. Huntzinger will inform the City of all significant project information on a timely basis throughout the life of each assignment through frequent informal and formal reporting via email, phone, or virtual conversations.

The LSA Team's expertise covers a broad spectrum of environmental disciplines. Our combined expertise allows us to work closely with City staff, review projects comprehensively yet efficiently, and recommend solutions that meet the City's planning and environmental review objectives. Ms. Huntzinger, as overall Project Manager and primary point of contact, will manage the specific key personnel to complete each task order. Ryan Bensley, AICP, serving as the Principal in Charge, will oversee quality assurance and ensure that LSA's Quality Control Plan is implemented on all aspects of this contract. LSA understands that the City seeks a consultant who can provide adequate staffing levels at all times in order to adhere to project schedules. LSA's depth of staffing resources beyond this core project team will enable the firm to respond to any number of task orders that may be requested over the period of the contract.

Methodology and Quality Control. LSA's approach for conducting environmental analysis and preparing environmental documents involves organizing the LSA Team and the tasks needed to achieve the following objectives:

- Identify key environmental constraints early in the project development process.
- Work with the City and the consulting team to minimize project environmental impacts to the maximum extent practicable during project development.
- Ensure that all procedural steps required by CEQA and other regulatory processes for environmental analyses are met.
- Incorporate early involvement of and coordination with State and federal regulatory and resource agencies to resolve issues and confirm assessment methodologies.
- Maximize the use of existing data, reports, and other relevant information to limit the need for new or supplemental studies.
- Maintain close coordination with the City and the consulting team to work toward expediting the project schedule through the environmental document review process(es).
- Develop cost-effective and feasible avoidance, minimization, and mitigation measures based on implementation of relevant project field experience.



Tasks and Timeline. The following scope of work outlines a typical work plan that LSA would follow upon receipt of a task order from the City for environmental clearance of a development project. This project management/quality control approach would also be applicable to development and nondevelopment projects of varying sizes. Once an assigned task order is provided with an RFP by the City, LSA will prepare a detailed draft scope of work, schedule, and budget and will assign staff responsible for completing all tasks. The scope of work, schedule, and budget will be provided to the City for review and approval. During the term of the on-call contract, LSA anticipates that the City may request a broad range of potential services from its consulting firm(s), including assistance with preparing various types of CEQA compliance documents as well as technical studies in support of those documents, and peer reviews of technical studies prepared by an applicant’s team. The following table provides a summary of the typical time frames required to provide most of those services. Upon receipt of a specific assignment from City staff, LSA would prepare a draft project schedule outlining the milestone dates/durations associated with each specific task required to complete the requested assignment. The draft schedule would be submitted to City staff for review and approval.

Anticipated Schedules for Potential Tasks

Task/Document	General Time Frame for Completion
Initial Study ¹	2–4 weeks
Initial Study/Negative Declaration	5–7 months
Initial Study/Mitigated Negative Declaration	6–9 months
Air Quality/Greenhouse Gas/Energy Reports	4–6 weeks
Noise Reports	4–6 weeks
Health Risk Assessments	4–8 weeks
Cultural Resources Reports	4–8 weeks
Paleontological Resources Reports	4–6 weeks
Traffic Impact Analyses	3–16 weeks
Biological Resources Reports	3–6 weeks
Peer review of technical studies prepared by a Project Applicant ²	4 weeks
GIS Services – Web Application Development	1–4 weeks
Field Data Collection	1–4 weeks
Spatial Analysis	1–4 weeks
Drone Image Capture	1–2 weeks
Cartography	1–4 weeks

¹ Does not include any technical work or public review.

² Reflects a 2-week review by LSA: 1 week for the Project Applicant’s consultant to address LSA’s comments, plus 1 additional week for LSA to confirm its comments have been addressed.

LSA is confident that it will be able to negotiate specific tasks and provide them in a cost-effective method that will ensure overall cost control. In addition, because LSA uses highly trained project staff, the firm is often able to propose innovative and cost-effective approaches to project issues. While innovative in nature, LSA always ensures compliance with regulations and the successful passage through applicable agency review of project documents, while saving money and completing projects expeditiously.



C. Staffing

LSA offers a well-qualified team that will provide the full range of expertise needed to comprehensively address all planning and environmental topics. The following section presents the qualifications of the lead management team and key personnel who will be assigned to task orders issued by the City. Upon receiving a request for a specific task order, LSA will identify the most appropriate project manager for the assignment, based on expertise and availability.

Short resumes for proposed key personnel are included below.



Ryan Bensley, AICP, Principal Environmental Planner

Role: Principal in Charge

Education, Licenses, and Certifications: B.A., Geography, Specialization in Urban Planning and GIS; American Institute of Certified Planners (AICP) No. 027971

Years of Experience: 19

Qualifications: Mr. Bensley is responsible for managing the preparation of environmental documents for a variety of transportation and land development projects. His primary responsibilities include coordinating and conducting research and analysis for environmental documents prepared in compliance with CEQA, including EIRs, Environmental Impact Statements (EISs), Environmental Assessments (EAs), ISs, MNDs, NDs, and other environmental documents.

Relevant Project Experience: City of Huntington Beach On-Call (Palm/Goldenwest Specific Plan Redevelopment Project, Seacliff Inspired Senior Living Project, Bolsa Chica Senior Living Community Project, Bella Terra Residential Project); City of Newport Beach On-Call (Police Facility Relocation Project); City of Long Beach On-Call (Fire Station No. 9 EIR, 400 Oceangate Project); City of Laguna Woods (Housing Element Studies, CEQA Procedures Update, General Plan Zoning Updates).



Laurel Huntzinger, Associate/Environmental Planner

Role: Project Manager

Education, Licenses, and Certifications: B.S., Environmental Management/Hydrology & Watershed Management

Years of Experience: 19

Qualifications: Ms. Huntzinger is an Associate and Project Manager at LSA with more than 19 years of experience managing and preparing environmental documents pursuant to CEQA and NEPA including ISs, MNDs, EIRs, Preliminary Environmental Assessment Reports, EAs, and EISs. She also manages the preparation of technical studies, develops CEQA and NEPA analyses, and provides her clients with expertise in land use planning and land use regulations.

Relevant Project Experience: City of Huntington Beach On-Call (Palm/Goldenwest Specific Plan Redevelopment Project and Bolsa Chica Senior Living Community Project); City of Lake Forest On-Call (IPT Enterprise Business Center LLC Project, Western Realco Enterprise Way Industrial Project); City of Laguna Beach Public Works On-Call.



Olivia Mattair, Environmental Planner



Role: Environmental Planner

Education, Licenses, and Certifications: B.A., Environmental Studies; B.A., Sociology

Years of Experience: 3

Qualifications: As an Environmental Planner with LSA, Ms. Mattair's primary job responsibilities include environmental document preparation, inter-departmental coordination, and project management. As a Sociology and Environmental Studies double major, Ms. Mattair specializes in the nexus between social and environmental concerns, including equity, community cohesion, environmental justice, cultural/historical resource analysis, and tribal consultation pursuant to Assembly Bill 52 and/or Senate Bill 18. Ms. Mattair is also trained in agricultural land conversion analysis using the Land Evaluation and Site Assessment Model.

Relevant Project Experience: City of Huntington Beach On-Call (Palm/Goldenwest Specific Plan Redevelopment Project, Bolsa Chica Senior Living Community Project); City of Lake Forest On-Call (IPT Enterprise Business Center LLC Project); City of Laguna Woods On-Call (Safety Element Update, General Plan Zoning Updates); City of Long Beach On-Call (400 Oceangate Project, 4501 Orange Avenue).



Jessica Coria, Principal Managing Director of Air Quality and Climate Change Services

Role: Air Quality Specialist

Education, Licenses, and Certifications: M.S., Environmental Science and Policy; B.A., International Relations: Global Environment, Health, and Natural Resources

Years of Experience: 11

Qualifications: Ms. Coria served as a Regional Program Manager at the San Joaquin Valley Air Pollution Control District and as a consulting Senior Scientist prior to her current position at LSA. Her expertise includes regulatory compliance, air quality impact analysis per CEQA requirements, conducting health risk assessments, air dispersion modeling, sustainable project design, air pollution control measures, and GHG emission mitigation. She has extensive experience in project management, staff mentoring, and client relationships as well as comprehensive knowledge of CEQA requirements for air districts throughout California. Ms. Coria is experienced with the models and methods used to assess both air quality and GHG impacts. Her CEQA experience includes conducting technical evaluations and overseeing the preparation of air quality, GHG, and energy analyses for EIRs, Specific Plans, General Plans, Climate Action Plans, and Housing Element Updates as well as mixed-use, commercial, residential, and industrial warehouse projects throughout California.

Relevant Project Experience: City of Huntington Beach On-Call (Palm/Goldenwest Specific Plan Redevelopment Project); City of Lake Forest On-Call (IPT Enterprise Business Center LLC Project, Western Realco Enterprise Way Industrial Project); City of Long Beach On-Call (Douglas Park Project).



Jason Lui, Associate/Sr. Noise Specialist

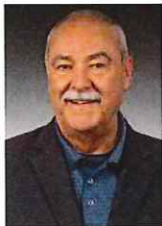
Role: Noise Specialist

Education, Licenses, and Certifications: M.S., Environmental Studies; B.A., Environmental Analysis and Design; Environmental Management Certification; Federal Highway Administration Traffic Noise Model 2.5

Years of Experience: 24

Qualifications: Mr. Lui is primarily responsible for the preparation of noise and vibration studies for a variety of projects in accordance with procedures specified by State and local guidelines, as well as protocols for a variety of commercial, residential, industrial, and transportation projects. He is proficient in the use of the FHWA Highway Traffic Noise Prediction Model (FHWA RD-77-108), TNM 2.5, MicroStation, and GIS. He is also responsible for conducting noise level measurements using a variety of Larson Davis sound level meters.

Relevant Project Experience: City of Huntington Beach On-Call (Palm/Goldenwest Specific Plan Redevelopment Project); City of Long Beach On-Call (Belmont Pool Revitalization Project EIR); City of Laguna Woods On-Call (St. Nicholas Church Project); City of Irvine (Orange County Great Park Water Park); City of Long Beach (General Noise Plan Element Update); City of Dana Point (South Shores Church Master Plan Project).



Lloyd Sample, Principal Managing Director of Archaeological and Paleontological Resources

Role: Cultural Resources Specialist

Education, Licenses, and Certifications: N/A

Years of Experience: 32

Qualifications: Mr. Sample serves as LSA's Principal in charge of LSA's Cultural Resources and Paleontological Group. His duties include but are not limited to paleontological and archaeological monitoring coordinator, LSA's Safety Manager, liaison with developers/construction management, and tribal coordinator. He directs staff on multiple concurrent projects. Mr. Sample is responsible for coordinating compliance assessments and monitoring; directing fossil salvage operations before and during earth-disturbing activities; overseeing the analysis, preparation, and curation of cultural and paleontological resources, the collection of contextual geologic data, and the mapping of cultural and paleontological resources; and for Principal QA/QC of project documents. Mr. Sample also designs and sets up cultural and paleontological interpretive exhibits for private and public clients. Mr. Sample has more than 32 years of experience, with 30 of those years at LSA.

Relevant Project Experience: City of Huntington Beach On-Call (Palm/Goldenwest Specific Plan Redevelopment Project); City of Long Beach On-Call (Fire Station No. 9 EIR); County of Orange (La Pata Avenue Gap Closure Project).



Kelly Vreeland, M.S.C., Paleontologist

Role: Paleontologist

Education, Licenses, and Certifications: M.S., Geology; B.S., Geology

Years of Experience: 11

Qualifications: Ms. Vreeland is a paleontologist at LSA. Her field and laboratory experience includes fieldwork and research projects throughout California and Nevada, as well as conducting fieldwork and surficial geologic mapping in Montana. She earned her Master of Science in Geology from California State University, Fullerton, in 2014, where she focused her research in invertebrate paleontology and paleoecology. Her coursework and research at California State University, Fullerton provided her with a strong knowledge of both the geology and the paleontology of the Southern California region.

Relevant Project Experience: City of Huntington Beach On-Call (Palm/Goldenwest Specific Plan Redevelopment Project); City of Lake Forest (Teresina Project and Jehovah's Witnesses, Kingdom Halls Project).



Dean Arizabal, Principal Transportation Planner

Role: Transportation Planner

Education, Licenses, and Certifications: B.S., Computer Engineering

Years of Experience: 21

Qualifications: Mr. Arizabal's primary responsibilities and experience include preparing or managing the preparation of technical analyses of land development and roadway improvement projects, including comprehensive traffic impact analyses, traffic operations analyses, and parking studies. He has prepared numerous traffic impact studies and access and on-site circulation analyses for mixed-use, residential, commercial, office, institutional, and alternative energy projects. Many of Mr. Arizabal's reports and documents are incorporated into an EIR, IS, or MND.

Relevant Project Experience: City of Huntington Beach On-Call (Palm/Goldenwest Specific Plan Redevelopment Project, Bolsa Chica Senior Living Community Project, Bella Terra Residential Project); City of Newport Beach On-Call (Newport Crossings Project, Sage Hill School); City of Long Beach On-Call (Belmont Pool Revitalization Project EIR).



Blake Selna, Principal Biologist

Role: Biologist

Education, Licenses, and Certifications: B.S., Environmental and Resource Sciences; Certified Arborist No. WE-7397A, International Society of Arboriculture

Years of Experience: 26

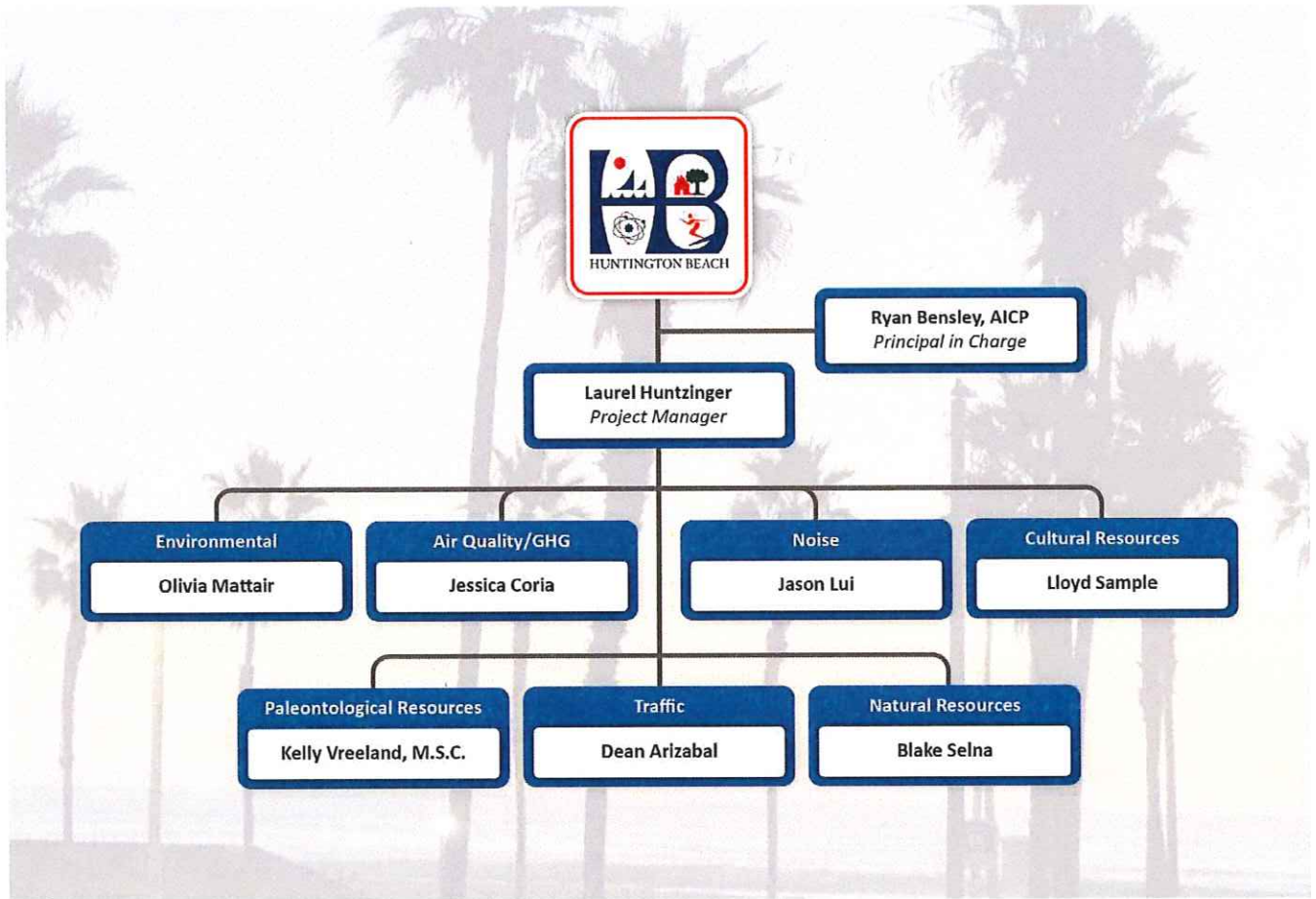
Qualifications: Mr. Selna manages the Biology/Natural Resources Group in LSA's Irvine office, which is the hub of this discipline in Southern California. As a result, he has provided Principal oversight and management for projects of all shapes and sizes, covering the full range of species and habitats in Orange, Los Angeles, San Bernardino, Riverside, San Diego, and Imperial counties. With his background as a field biologist, he has developed all of the relevant technical skills in wetland/waters delineation, regulatory permitting, habitat mapping, vegetation classification, wildlife surveys, focused and floristic-level plant surveys, wildlife monitoring,



arborist evaluations, plant and tree salvage/transplantation plans, and construction monitoring, making him uniquely qualified to provide supervision, strategic analysis, and project advisories for technical teams created for each individual client’s and project’s needs. In addition to his technical skills, Mr. Selna has outstanding personnel, project, and contract management abilities.

Relevant Project Experience: City of Huntington Beach On-Call (Palm/Goldenwest Specific Plan Redevelopment Project, Seaciff Inspired Senior Living Project); City of Newport Beach On-Call; City of Long Beach (Alamito Concession Stand Rebuild).

Organizational Chart





D. Qualifications and References

LSA currently holds a multitude of active on-call contracts with public and private entities throughout the State and within Orange County. This depth and breadth of experience has contributed to LSA's comprehensive understanding of the skills necessary to manage on-call contracts and multiple task orders. LSA has successfully completed numerous environmental review documents under contract to lead agencies for residential, infill, mixed-use, commercial, industrial, transit-oriented development, and public works-related projects.

City of Huntington Beach On-Call Environmental (CEQA) Services (2018–Ongoing)

LSA has been under contract with the City of Huntington Beach since 2018 for on-call CEQA consulting and environmental documentation services. LSA is currently or has recently worked on the below task orders under the on-call contract for the City.



- Palm/Goldenwest Specific Plan Redevelopment Project
- Seacliff Inspired Senior Living (Assisted Living/Memory Care Facility) Project
- Bolsa Chica Senior Living Community Project
- Bella Terra Residential Project
- Hamilton Project

Reference Contact:

Client Name: *City of Huntington Beach*

Contact Name: *Joanna Cortez, Principal Planner*

Address: *2000 Main Street, Huntington Beach, CA 92648*

T: (714) 374-1547 | **E:** Joanna.Cortez@surfcity-hb.gov

City of Lake Forest On-Call Environmental Consulting Services (2019–Ongoing)

LSA has been under contract with the City of Lake Forest since 2019 for on-call environmental consulting services. LSA is currently or has recently worked on the below task orders under the on-call contract for the City.

- ITP Enterprise Business Center LLC Project
- Western Realco Enterprise Way Industrial Project
- Draft Noise Update





Reference Contact:

Client Name: City of Lake Forest

Contact Name: Amy Stonich, Assistant Director of Community Development

Address: 100 Civic Center Dr., Lake Forest, CA 92630

T: (949) 461-3479 | E: astonich@lakeforestca.gov

City of Newport Beach On-Call Professional and Technical Environmental Services (2025–Ongoing)

LSA has been under contract with the City of Newport Beach since 2025 for on-call professional and technical environmental and transportation planning services. LSA recently worked on the below task orders under the on-call contract for the City.

- Police Facility Relocation
- Lower Castaways Park Transportation Planning



Reference Contact:

Client Name: City of Newport Beach

Contact Name: Ben Zdeba, Principal Planner

Address: 100 Civic Center Dr., Newport Beach, CA 92660

T: (949) 644-3253 | E: bzdeba@newportbeachca.gov

City of Long Beach On-Call Environmental Consulting (2014–Ongoing)

LSA has been under contract with the City of Long Beach since 2014 for on-call environmental consulting services. LSA recently worked on the below task orders under the on-call contract for the City.

- Alamitos Bay Marina Rehabilitation Project
- Fire Station No. 9
- Colorado Lagoon Restoration Project
- Drake Park Project
- Belmont Pool Replacement Project
- 400 Oceangate Project
- Sorrento Trail Project



Reference Contact:

Client Name: City of Long Beach

Contact Name: Christopher Koontz, Director of Department of Development Services



Address: 411 West Ocean Boulevard, Long Beach, CA 90802
T: (562) 570-6288 | E: christopher.koontz@longbeach.gov

City of Laguna Woods, On-Call Environmental Planning (2021–Ongoing)

LSA has been under contract with the City of Laguna Woods for on-call environmental planning services since 2021. LSA has prepared various sections of the City of Laguna Woods’ proposed Housing Element Update as well as supporting environmental documentation and has prepared an update to the City of Laguna Woods’ locally adopted CEQA implementation procedures.



- Program EIR for General Plan and Zoning Code Update
- Housing Element Update
- CEQA Guidelines Update

Reference Contact:

Client Name: *City of Laguna Woods*
Contact Name: *Christopher Macon, City Manager*
Address: *24264 El Toro Road, Laguna Woods, CA 92637*
T: *(949) 639-0512 | E: cmacon@cityoflagunawoods.org*

Key Staff Experience on Relevant Projects

Proposed Staff Name	Role on Project	Relevant Projects				
		Huntington Beach On-Call	Lake Forest On-Call	Newport Beach On-Call	Long Beach On-Call	Laguna Woods On-Call
Ryan Bensley	Principal in Charge	■	■	■	■	■
Laurel Huntzinger	Project Manager	■	■			
Olivia Mattair	Environmental Planner	■	■		■	■
Jessica Coria	Air Quality Specialist	■	■		■	
Jason Lui	Noise Specialist	■			■	■
Lloyd Sample	Cultural Resources Specialist	■			■	
Kelly Vreeland	Paleontologist	■				
Dean Arizabal	Transportation Planner	■	■	■	■	
Blake Selna	Biologist	■		■	■	



E. Fee Schedule

Upon receipt of a task order for a specific project or services, LSA will provide a cost estimate in the form of a spreadsheet that details tasks by assigned personnel (hours/rate). LSA’s standard billing rates by classification and LSA’s in-house direct expenses are shown below in Tables A and B. As rates are reviewed annually, the rates shown below are subject to escalation.

Table A: LSA Hourly Billing Rates, Effective January 2026

Job Classification							Hourly Rate Range ^{1,2}
Planning	Environmental	Transportation	Air/Noise	Cultural/ Paleontological Resources	Biology	GIS	
Principal	Principal	Principal	Principal	Principal	Principal	Principal	\$250-350
Associate	Associate	Associate	Associate	Associate	Associate	Associate	\$170-270
Senior Planner	Senior Environmental Planner	Senior Transportation Planner/Engineer	Senior Air Quality/Noise Specialist/Noise Engineer	Senior Archaeologist/ Architectural Historian / Paleontologist	Senior Biologist/ Botanist/Wildlife Biologist/ Ecologist/ Soil Scientist/ Herpetologist/ Arborist	Senior GIS Specialist	\$110-240
Planner	Environmental Planner	Transportation Planner/Engineer	Air Quality/ Noise Specialist/ Noise Engineer/ Climate Change Specialist	Archaeologist/ Architectural Historian/ Paleontologist	Biologist/Botanist/ Wildlife Biologist/ Ecologist/Soil Scientist/ Herpetologist/ Arborist	GIS Specialist	\$110-190
Assistant Planner	Assistant Environmental Planner	Assistant Transportation Planner/Engineer	Air Quality/ Noise Analyst	Field Archaeologist/Paleontologist	Assistant Biologist/ Botanist/Wildlife Biologist/ Ecologist/ Soil Scientist/ Herpetologist/ Arborist	Assistant GIS Specialist	\$95-150
Office Services							
Marketing							\$0-185
Office Assistant							\$110-150
Project Accountant							\$110-140
Document Management/Technical Editing/Graphics							\$115-160

1 The hourly rate for work involving actual expenses in court (e.g., giving depositions or similar expert testimony) will be billed at \$400 per hour regardless of job classifications.

2 Hourly rates are subject to review at least annually, on or about December 1 of each year, and may be adjusted to reflect changing labor costs at LSA’s discretion at that time.


Table B: In-House Direct Costs

Description	Unit Cost	Description	Unit Cost
Reproduction (8.5 x 11) B/W	\$0.07 per page	Total Station Surveying Instrument	\$50.00 per day
Reproduction (8.5 x 11) Color	\$0.40 per page	Level (Laser or Optical)	\$25.00 per day
Reproduction (11 x 17) B/W	\$0.10 per page	Laser Rangefinder	\$25.00 per day
Reproduction (11 x 17) Color	\$0.75 per page	Sound Meter	\$75.00 per day
CD Production	\$5.00 per CD	Sound Meter with Velocity Transducer	\$85.00 per day
USB Flash Drive	\$5.00 per drive	Differentially Corrected GPS	\$75.00 per day
Plotting	\$3.75 per sq ft	Water Quality Meter	\$25.00 per day
Aerial Drone	\$200.00 per day	Night Vision Goggles	\$50 per unit per night
Mileage On-Road	Current federal rate	Wildlife Camera	\$25.00 per day
Mileage Off-Road	Current federal rate	GPS Booster	\$25.00 per day
Tree Tag	\$1.00	Bat Monitoring Survey Kit	\$75.00 per day
		Small Mammal Trap	\$1.00 per trap per day

Direct costs shall be reimbursed at cost plus 10 percent.



Appendix – LSA Certificate of Insurance

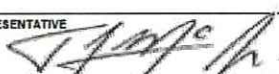
		CERTIFICATE OF LIABILITY INSURANCE		9/30/2026	DATE (MMDD/YYYY) 9/17/2025																					
		<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED 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.</p> <p>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).</p>																								
PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15757 8110 E Union Ave., Ste. 100 Denver CO 80237 denver-certs@lockton.com		CONTACT NAME: PHONE (A/C, No. Ext): FAX (A/C, No): E-MAIL: ADDRESS:		<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAC #</th> </tr> <tr> <td>INSURER A:</td> <td>American Zurich Insurance Company</td> <td>40142</td> </tr> <tr> <td>INSURER B:</td> <td>American Guarantee and Liab. Ins. Co.</td> <td>26247</td> </tr> <tr> <td>INSURER C:</td> <td>Tokio Marine Specialty Insurance Company</td> <td>23850</td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE		NAC #	INSURER A:	American Zurich Insurance Company	40142	INSURER B:	American Guarantee and Liab. Ins. Co.	26247	INSURER C:	Tokio Marine Specialty Insurance Company	23850	INSURER D:			INSURER E:			INSURER F:		
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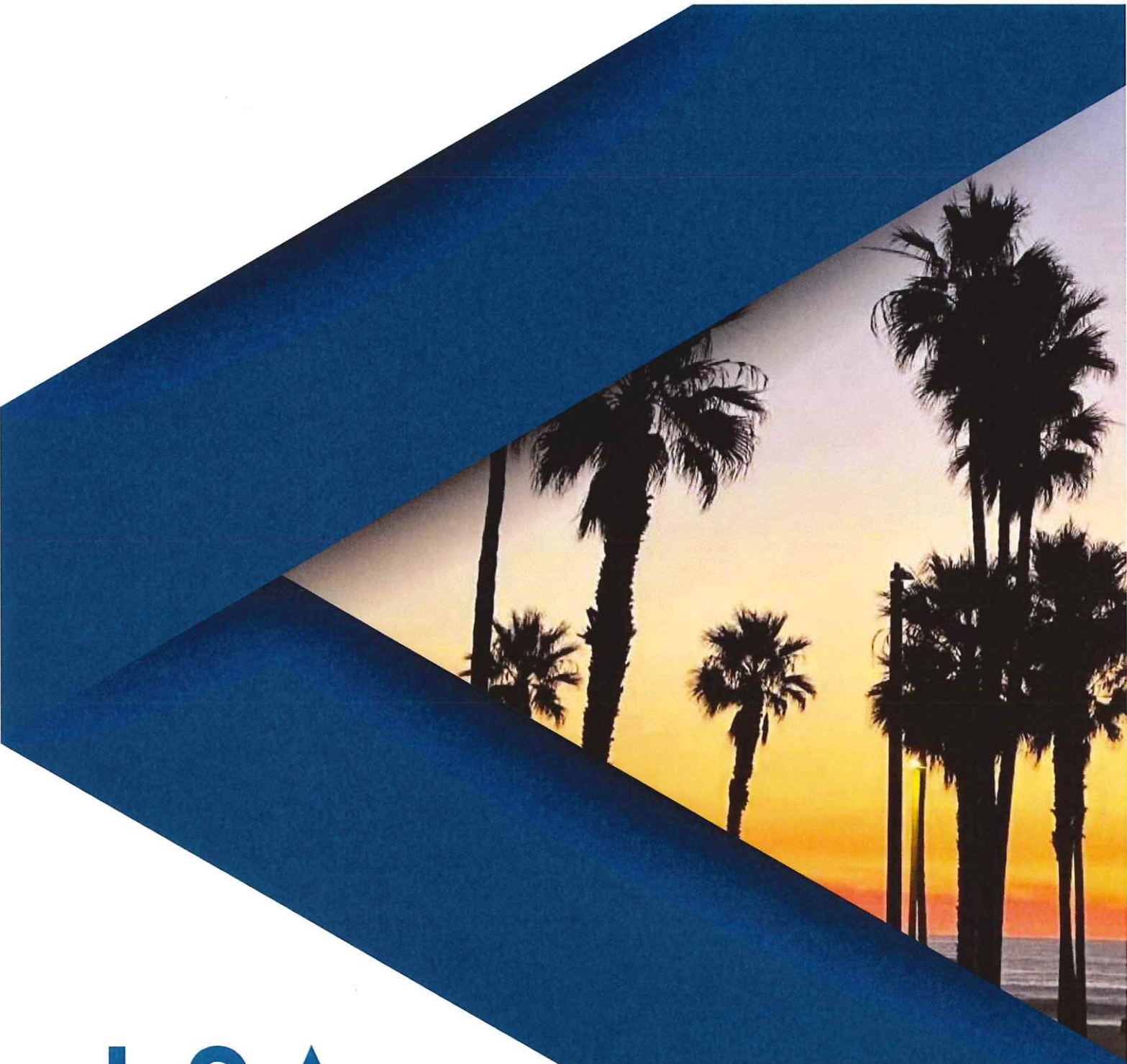
COVERAGES CERTIFICATE NUMBER: 18322155 REVISION NUMBER: XXXXXXXX

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 (MMDD/YYYY)	POLICY EXP (MMDD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Cont. Liab. Incl. GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Y	CPO 4289165 - 02	9/30/2025	9/30/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea. occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	CPO 4289165 - 02	9/30/2025	9/30/2026	COMBINED SINGLE LIMIT (Ea. accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX Comp./Coll. Ded \$ 1,000 EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			NOT APPLICABLE			<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC 5665125 - 02	9/30/2025	9/30/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Contractors Poll & Prof Liab.	N	N	PPK2608629-002	9/30/2025	9/30/2026	\$2M occ/\$4M agg. Retro date: 6/4/1976, \$50,000 ded.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES [ACORD 101, Additional Remarks Schedule, may be attached if more space is required]
 RE: Project No. CEQA On-Call, Celeste Coggins, City of Huntington Beach, its officers, elected or appointed officials, employees, agents and volunteers are an Additional Insured to the extent provided by the policy language or endorsement issued or approved by the insurance carrier. Waiver of Subrogation applies per attached endorsement(s) or policy language. Insurance provided to Additional Insured(s) is primary and non-contributory to the extent provided by the policy language or endorsement issued or approved by the insurance carrier. Notice of Cancellation applies per the applicable policy language or endorsements.

CERTIFICATE HOLDER 18322155 City of Huntington Beach Community Development Dept. 3rd Floor 2000 Main Street Huntington Beach CA 92648-0000	CANCELLATION See Attachments 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 
--	---



LSA

www.lsa.net

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

JANUARY 2026

SCHEDULE OF STANDARD CONTRACT PROVISIONS
AND BILLING RATES



HOURLY BILLING RATES EFFECTIVE JANUARY 2026

Job Classification							Hourly Rate Range ^{1,2}
Environmental Planning	Transportation	Air Quality/Climate Change	Noise	Cultural/Paleontological Resources	Natural Resources	GIS	
Principal	Principal	Principal	Principal	Principal	Principal	Principal	\$250-\$350
Associate	Associate	Associate	Associate	Associate	Associate	Associate	\$170-\$270
Senior Planner	Senior Transportation Planner/Engineer	Senior Air Quality/Climate Change Specialist	Senior Noise Specialist/Senior Noise Engineer	Senior Archaeologist/Architectural Historian/Paleontologist	Senior Biologist/Botanist/Wildlife Biologist/Ecologist/Soil Scientist/Herpetologist/Arborist	Senior GIS Specialist	\$110-\$240
Planner	Transportation Planner/Engineer	Air Quality/Climate Change Specialist	Noise Specialist/Noise Engineer	Archaeologist/Architectural Historian/Paleontologist	Biologist/Botanist/Wildlife Biologist/Soil Scientist/Herpetologist/Arborist	GIS Specialist	\$110-\$190
Assistant Planner	Assistant Transportation Planner/Engineer	Air Quality/Climate Change Analyst	Noise Analyst	Field Archaeologist/Paleontologist	Assistant Biologist/Botanist/Wildlife Biologist/Ecologist/Soil Scientist/Herpetologist/Arborist	Assistant GIS Specialist	\$95-\$150
Office Services							
Marketing							\$0-\$185
Office Assistant/Discipline Assistant							\$110-\$150
Project Accountant							\$110-\$140
Document Management/Technical Editing/Graphics							\$115-\$160

- ¹ The hourly rate for work involving actual time in court (e.g., giving depositions or similar expert testimony) will be billed at \$400 per hour regardless of job classifications.
- ² Hourly rates are subject to review at least annually, on or about December 1 of each year, and may be adjusted to reflect changing labor costs at LSA's discretion at that time.

LSA IN-HOUSE REIMBURSABLE COSTS¹

Description	Unit Cost	Description	Unit Cost
Reproduction (8.5 x 11) B/W	\$0.07 per page	Total Station Surveying Instrument	\$50.00 per day
Reproduction (8.5 x 11) Color	\$0.40 per page	Level (Laser or Optical)	\$25.00 per day
Reproduction (11 x 17) B/W	\$0.10 per page	Laser Rangefinder	\$25.00 per day
Reproduction (11 x 17) Color	\$0.75 per page	Sound Meter	\$75.00 per day
CD Production	\$5.00 per CD	Sound Meter with Velocity Transducer	\$85.00 per day
USB Flash Drive	\$5.00 per drive	Differentially Corrected GPS	\$75.00 per day
Plotting	\$3.75 per sq ft	Water Quality Meter	\$25.00 per day
Aerial Drone	\$200.00 per day	Night Vision Goggles	\$50.00 per unit per night
Mileage On-Road	Current federal rate	Wildlife Camera	\$25.00 per day
Mileage Off-Road	Current federal rate	GPS Booster	\$25.00 per day
Tree Tag	\$1.00	Bat Monitoring Survey Kit	\$75.00 per day
		Small Mammal Trap	\$1.00 per trap per day

¹ Other direct costs shall be reimbursed at cost plus 10 percent.

V.K.



INSURANCE AND INDEMNIFICATION WAIVER MODIFICATION REQUEST

1. Requested: Risk Management
2. Date: March 27, 2026
3. Name of contractor/permittee: LSA Associates, Inc.
4. Description of work to be performed: On Call Environmental CEQA Services
5. Value and length of contract: 3 years not to exceed \$700,000
6. Waiver/modification request: Professional Liability deductible \$50,000
7. Reason for request and why it should be granted: LSA Associates has provided a financial statement that shows they are in good financial standing.
8. Identify the risks to the City in approving this waiver/modification: Low

[Handwritten Signature]

Department Head Signature

3/27/26

Date:

APPROVALS

Approvals must be obtained in the order listed on this form. Two approvals are required for a request to be granted. Approval from the City Administrator's Office is only required if Risk Management and the City Attorney's Office disagree.

1. Risk Management

Approved Denied

[Handwritten Signature]

Signature

Date

2. City Attorney's Office

Approved Denied

[Handwritten Signature]

Signature

4/1/26

Date

3. City Manager's Office

Approved Denied

Signature

Date

If approved, the completed waiver/modification request is to be submitted to the City Attorney's Office along with the contract for approval. Once the contract has been approved, this form is to be filed with the Risk Management Division of Human Resources



CERTIFICATE OF LIABILITY INSURANCE

9/30/2026

DATE (MM/DD/YYYY)

9/17/2025

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.

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PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 8110 E Union Ave., Ste. 100 Denver CO 80237 denver-certs@lockton.com	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
INSURED 1492742 LSA Associates, Inc. 3210 El Camino Real, Suite 100 Irvine, CA 92602	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : American Zurich Insurance Company	NAIC # 40142
	INSURER B : American Guarantee and Liab. Ins. Co.	26247
	INSURER C : Tokio Marine Specialty Insurance Company	23850
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COVERAGES CERTIFICATE NUMBER: 18322155 REVISION NUMBER: XXXXXXXX

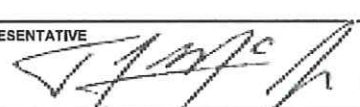
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C	<input checked="" type="checkbox"/> Contractors Poll & Prof Liab.	N	N	PPK2608629-002	9/30/2025	9/30/2026	\$2M occ/\$4M agg, Retro date: 6/4/1976, \$50,000 ded.

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CERTIFICATE HOLDER

CANCELLATION See Attachments

18322155 City of Huntington Beach Community Development Dept. 3rd Floor 2000 Main Street Huntington Beach CA 92648-0000	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 
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In the event that an insured reports an "occurrence" to the workers compensation carrier of the Named Insured and this "occurrence" later develops into a General Liability claim, covered by this Coverage Part, the insured's failure to report such "occurrence" to us at the time of the "occurrence" shall not be deemed to be a violation of this Condition. You must, however, give us notice as soon as practicable after being made aware that the particular claim is a General Liability rather than a Workers Compensation claim.

V. Other Insurance Condition

Paragraphs 4.a. and 4.b.(1) of the Other Insurance Condition of Section IV – Commercial General Liability Conditions are replaced by the following:

4. Other Insurance

If other valid and collectible insurance is available to the insured for a loss we cover under Coverages A or B of this Coverage Part, our obligations are limited as follows:

a. Primary Insurance

This insurance is primary except when Paragraph b. below applies. If this insurance is primary, our obligations are not affected unless any of the other insurance is also primary. Then, we will share with all that

other insurance by the method described in Paragraph c. below. However, this insurance is primary to and will not seek contribution from any other insurance available to an additional insured provided that:

- (1) The additional insured is a Named Insured under such other insurance; and
- (2) You are required by written contract or written agreement that this insurance be primary and not seek contribution from any other insurance available to the additional insured.

Other insurance includes any type of self insurance or other mechanism by which an insured arranges for funding of its legal liabilities.

b. Excess Insurance

(1) This insurance is excess over:

(a) Any of the other insurance, whether primary, excess, contingent or on any other basis:

- (i) That is property insurance, Builder's Risk, Installation Risk or similar coverage for "your work";
- (ii) That is property insurance purchased by you (including any deductible or self insurance portion thereof) to cover premises rented to you or temporarily occupied by you with permission of the owner;
- (iii) That is insurance purchased by you (including any deductible or self insurance portion thereof) to cover your liability as a tenant for "property damage" to premises rented to you or temporarily
- (iv) If the loss arises out of the maintenance or use of aircraft, "autos" or watercraft to the extent not subject to Exclusion g. of Section I – Coverage A – Bodily Injury And Property Damage Liability; or
- (v) That is property insurance (including any deductible or self insurance portion thereof) purchased by you to cover damage to:
 - Equipment you borrow from others; or
 - Property loaned to you or personal property in the care, custody or control of the insured arising out of the use of an elevator at premises you own, rent or occupy.

(b) Any other primary insurance (including any deductible or self insurance portion thereof) available to the insured covering liability for damages arising out of the premises, operations, products, work or services for which the insured has been granted additional insured status either by policy provision or attachment of any endorsement. Other primary insurance includes any type of self insurance or other mechanism by which an insured arranges for funding of its legal liabilities.

(c) Any of the other insurance, whether primary, excess, contingent or on any other basis, available to an

additional insured, in which the additional insured on our policy is also covered as an additional insured on another policy providing coverage for the same "occurrence", claim or "suit". This provision does not apply to any policy in which the additional insured is a Named Insured on such other policy and where our policy is required by written contract or written agreement to provide coverage to the additional insured on a primary and non-contributory basis.

W. Unintentional Failure to Disclose All Hazards

Paragraph 6. **Representations of Section IV – Commercial General Liability Conditions** is replaced by the following:

6. Representations

By accepting this policy, you agree:

- a. The statements in the Declarations are accurate and complete;
- b. Those statements are based upon representations you made to us; and
- c. We have issued this policy in reliance upon your representations.

Coverage will continue to apply if you unintentionally:

- a. Fail to disclose all hazards existing at the inception of this policy; or
- b. Make an error, omission or improper description of premises or other statement of information stated in this policy.

You must notify us as soon as possible after the discovery of any hazards or any other information that was not provided to us prior to inception of this Coverage Part.

X. Waiver of Right of Subrogation

Paragraph 8. **Transfer Of Rights Of Recovery Against Others To Us of Section IV – Commercial General Liability Conditions** is replaced by the following:

8. Transfer Of Rights Of Recovery Against Others To Us

- a. If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.
- b. If the insured waives its right to recover payments for injury or damage from another person or organization in a written contract executed prior to a loss, we waive any right of recovery we may have against such person or organization because of any payment we have made under this Coverage Part. The written contract will be considered executed when the insured's performance begins, or when it is signed, whichever happens first. This waiver of rights shall not be construed to be a waiver with respect to any other operations in which the insured has no contractual interest.

Y. In Rem

Section IV – **Commercial General Liability Conditions** is amended to add the following:

In Rem

Any "suit" brought as an action *in rem* against any watercraft owned or operated by or for the insured shall in all respects be treated in the same manner as though such "suit" were brought against the insured.

Z. Liberalization Condition

The following condition is added to Section IV – **Commercial General Liability Conditions** :

Liberalization Clause

If we revise this Coverage Part to broaden coverage without an additional premium charge, your policy will automatically provide the additional coverage as of the day the revision is effective in the state shown in the mailing address of your policy.

All other terms, conditions, provisions and exclusions of this policy remain the same.

COMMON POLICY CONDITIONS

All Coverage Parts included in this policy are subject to the following conditions.

A. Cancellation

1. The first Named Insured shown in the Declarations may cancel this policy by mailing or delivering to us advance written notice of cancellation.
2. We may cancel this policy by mailing or delivering to the first Named Insured written notice of cancellation at least:
 - a. 10 days before the effective date of cancellation if we cancel for nonpayment of premium; or
 - b. 30 days before the effective date of cancellation if we cancel for any other reason.
3. We will mail or deliver our notice to the first Named Insured's last mailing address known to us.
4. Notice of cancellation will state the effective date of cancellation. The policy period will end on that date.
5. If this policy is cancelled, we will send the first Named Insured any premium refund due. If we cancel, the refund will be pro rata. If the first Named Insured cancels, the refund may be less than pro rata. The cancellation will be effective even if we have not made or offered a refund.
6. If notice is mailed, proof of mailing will be sufficient proof of notice.

B. Changes

This policy contains all the agreements between you and us concerning the insurance afforded. The first Named Insured shown in the Declarations is authorized to make changes in the terms of this policy with our consent. This policy's terms can be amended or waived only by endorsement issued by us and made a part of this policy.

C. Examination Of Your Books And Records

We may examine and audit your books and records as they relate to this policy at any time during the policy period and up to three years afterward.

D. Inspections And Surveys

1. We have the right to:
 - a. Make inspections and surveys at any time;

b. Give you reports on the conditions we find; and

c. Recommend changes.

2. We are not obligated to make any inspections, surveys, reports or recommendations and any such actions we do undertake relate only to insurability and the premiums to be charged. We do not make safety inspections. We do not undertake to perform the duty of any person or organization to provide for the health or safety of workers or the public. And we do not warrant that conditions:
 - a. Are safe or healthful; or
 - b. Comply with laws, regulations, codes or standards.

3. Paragraphs 1. and 2. of this condition apply not only to us, but also to any rating, advisory, rate service or similar organization which makes insurance inspections, surveys, reports or recommendations.

4. Paragraph 2. of this condition does not apply to any inspections, surveys, reports or recommendations we may make relative to certification, under state or municipal statutes, ordinances or regulations, of boilers, pressure vessels or elevators.

E. Premiums

The first Named Insured shown in the Declarations:

1. Is responsible for the payment of all premiums; and
2. Will be the payee for any return premiums we pay.

F. Transfer Of Your Rights And Duties Under This Policy

Your rights and duties under this policy may not be transferred without our written consent except in the case of death of an individual named insured.

If you die, your rights and duties will be transferred to your legal representative but only while acting within the scope of duties as your legal representative. Until your legal representative is appointed, anyone having proper temporary custody of your property will have your rights and duties but only with respect to that property.



Coverage Extension Endorsement

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Policy No. CPO 4289165 - 02

Effective Date: 09/30/2025

This endorsement modifies insurance provided under the:

Business Auto Coverage Form
Motor Carrier Coverage Form

A. Amended Who Is An Insured

1. The following is added to the **Who Is An Insured** Provision in **Section II — Covered Autos Liability**

Coverage: The following are also "insureds":

- a. Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow for acts performed within the scope of employment by you. Any "employee" of yours is also an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.
- b. Anyone volunteering services to you is an "insured" while using a covered "auto" you don't own, hire or borrow to transport your clients or other persons in activities necessary to your business.
- c. Anyone else who furnishes an "auto" referenced in Paragraphs **A.1.a.** and **A.1.b.** in this endorsement.
- d. Where and to the extent permitted by law, any person(s) or organization(s) where required by written contract or written agreement with you executed prior to any "accident", including those person(s) or organization(s) directing your work pursuant to such written contract or written agreement with you, provided the "accident" arises out of operations governed by such contract or agreement and only up to the limits required in the written contract or written agreement, or the Limits of Insurance shown in the Declarations, whichever is less.

2. The following is added to the **Other Insurance** Condition in the Business Auto Coverage Form and the **Other Insurance — Primary and Excess Insurance Provisions Condition** in the Motor Carrier Coverage Form:

Coverage for any person(s) or organization(s), where required by written contract or written agreement with you executed prior to any "accident", will apply on a primary and non-contributory basis and any insurance maintained by the additional "insured" will apply on an excess basis. However, in no event will this coverage extend beyond the terms and conditions of the Coverage Form.

B. Amendment — Supplementary Payments

Paragraphs **a.(2)** and **a.(4)** of the **Coverage Extensions** Provision in **Section II — Covered Autos Liability Coverage** are replaced by the following:

- (2) Up to \$5,000 for the cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.
- (4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$500 a day because of time off from work.

C. Fellow Employee Coverage

The **Fellow Employee** Exclusion contained in **Section II - Covered Autos Liability Coverage** does not apply.

D. Driver Safety Program Liability and Physical Damage Coverage

1. The following is added to the **Racing** Exclusion in **Section II — Covered Autos Liability Coverage**:

This exclusion does not apply to covered "autos" participating in a driver safety program event, such as, but not limited to, auto or truck rodeos and other auto or truck agility demonstrations.

2. The following is added to Paragraph 2. in **B. Exclusions** of **Section III — Physical Damage Coverage** of the Business Auto Coverage Form and Paragraph 2.b. in **B. Exclusions** of **Section IV — Physical Damage Coverage** of the Motor Carrier Coverage Form:

This exclusion does not apply to covered "autos" participating in a driver safety program event, such as, but not limited to, auto or truck rodeos and other auto or truck agility demonstrations.

E. Lease or Loan Gap Coverage

The following is added to the **Coverage** Provision of the **Physical Damage Coverage** Section:

Lease Or Loan Gap Coverage

In the event of a total "loss" to a covered "auto", we will pay any unpaid amount due on the lease or loan for a covered "auto", less:

- a. Any amount paid under the **Physical Damage Coverage** Section of the Coverage Form; and
- b. Any:
 - (1) Overdue lease or loan payments at the time of the "loss";
 - (2) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;
 - (3) Security deposits not returned by the lessor;
 - (4) Costs for extended warranties, credit life insurance, health, accident or disability insurance purchased with the loan or lease; and
 - (5) Carry-over balances from previous leases or loans.

F. Towing and Labor

Paragraph **A.2.** of the **Physical Damage Coverage** Section is replaced by the following:

We will pay up to \$75 for towing and labor costs incurred each time a covered "auto" that is a "private passenger type", light truck or medium truck is disabled. However, the labor must be performed at the place of disablement.

As used in this provision, "private passenger type" means a private passenger or station wagon type "auto" and includes an "auto" of the pickup or van type if not used for business purposes.

G. Extended Glass Coverage

The following is added to Paragraph **A.3.a.** of the **Physical Damage Coverage** Section:

If glass must be replaced, the deductible shown in the Declarations will apply. However, if glass can be repaired and is actually repaired rather than replaced, the deductible will be waived. You have the option of having the glass repaired rather than replaced.

H. Hired Auto Physical Damage — Increased Loss of Use Expenses

The **Coverage Extension** for **Loss Of Use Expenses** in the **Physical Damage Coverage** Section is replaced by the following:

Loss Of Use Expenses

For Hired Auto Physical Damage, we will pay expenses for which an "insured" becomes legally responsible to pay for loss of use of a vehicle rented or hired without a driver under a written rental contract or written rental agreement. We will pay for loss of use expenses if caused by:

- (1) Other than collision only if the Declarations indicate that Comprehensive Coverage is provided for any covered "auto";

- (2) Specified Causes Of Loss only if the Declarations indicate that Specified Causes Of Loss Coverage is provided for any covered "auto"; or
- (3) Collision only if the Declarations indicate that Collision Coverage is provided for any covered "auto".

However, the most we will pay for any expenses for loss of use is \$100 per day, to a maximum of \$3000.

I. Personal Effects Coverage

The following is added to the **Coverage** Provision of the **Physical Damage Coverage** Section:

Personal Effects Coverage

- a. We will pay up to \$750 for "loss" to personal effects which are:
 - (1) Personal property owned by an "insured"; and
 - (2) In or on a covered "auto".
- b. Subject to Paragraph a. above, the amount to be paid for "loss" to personal effects will be based on the lesser of:
 - (1) The reasonable cost to replace; or
 - (2) The actual cash value.
- c. The coverage provided in Paragraphs a. and b. above, only applies in the event of a total theft of a covered "auto". No deductible applies to this coverage. However, we will not pay for "loss" to personal effects of any of the following:
 - (1) Accounts, bills, currency, deeds, evidence of debt, money, notes, securities, or commercial paper or other documents of value.
 - (2) Bullion, gold, silver, platinum, or other precious alloys or metals; furs or fur garments; jewelry, watches, precious or semi-precious stones.
 - (3) Paintings, statuary and other works of art.
 - (4) Contraband or property in the course of illegal transportation or trade.
 - (5) Tapes, records, discs or other similar devices used with audio, visual or data electronic equipment. Any coverage provided by this Provision is excess over any other insurance coverage available for the same "loss".

J. Tapes, Records and Discs Coverage

- 1. The Exclusion in Paragraph **B.4.a.** of Section III — **Physical Damage Coverage** in the Business Auto Coverage Form and the Exclusion in Paragraph **B.2.c.** of Section IV — **Physical Damage Coverage** in the Motor Carrier Coverage Form does not apply.
- 2. The following is added to Paragraph **1.a. Comprehensive Coverage** under the **Coverage** Provision of the **Physical Damage Coverage** Section:

We will pay for "loss" to tapes, records, discs or other similar devices used with audio, visual or data electronic equipment. We will pay only if the tapes, records, discs or other similar audio, visual or data electronic devices:

- (a) Are the property of an "insured"; and
- (b) Are in a covered "auto" at the time of "loss".

The most we will pay for such "loss" to tapes, records, discs or other similar devices is \$500. The **Physical Damage Coverage Deductible** Provision does not apply to such "loss".

K. Airbag Coverage

The Exclusion in Paragraph **B.3.a.** of Section III — **Physical Damage Coverage** in the Business Auto Coverage Form and the Exclusion in Paragraph **B.4.a.** of Section IV — **Physical Damage Coverage** in the Motor Carrier Coverage Form does not apply to the accidental discharge of an airbag.

L. Two or More Deductibles

The following is added to the **Deductible** Provision of the **Physical Damage Coverage** Section:

If an accident is covered both by this policy or Coverage Form and by another policy or Coverage Form issued to you by us, the following applies for each covered "auto" on a per vehicle basis:

1. If the deductible on this policy or Coverage Form is the smaller (or smallest) deductible, it will be waived; or
2. If the deductible on this policy or Coverage Form is not the smaller (or smallest) deductible, it will be reduced by the amount of the smaller (or smallest) deductible.

M. Temporary Substitute Autos - Physical Damage

1. The following is added to Section I — Covered Autos:

Temporary Substitute Autos - Physical Damage

If Physical Damage Coverage is provided by this Coverage Form on your owned covered "autos", the following types of vehicles are also covered "autos" for Physical Damage Coverage:

Any "auto" you do not own when used with the permission of its owner as a temporary substitute for a covered "auto" you do own but is out of service because of its:

1. Breakdown;
 2. Repair;
 3. Servicing;
 4. "Loss"; or
 5. Destruction.
2. The following is added to the Paragraph A. Coverage Provision of the Physical Damage Coverage

Section: Temporary Substitute Autos - Physical Damage

We will pay the owner for "loss" to the temporary substitute "auto" unless the "loss" results from fraudulent acts or omissions on your part. If we make any payment to the owner, we will obtain the owner's rights against any other party.

The deductible for the temporary substitute "auto" will be the same as the deductible for the covered "auto" it replaces.

N. Amended Duties In The Event Of Accident, Claim, Suit Or Loss

Paragraph a. of the Duties In The Event Of Accident, Claim, Suit Or Loss Condition is replaced by the following:

- a. In the event of "accident", claim, "suit" or "loss", you must give us or our authorized representative prompt notice of the "accident", claim, "suit" or "loss". However, these duties only apply when the "accident", claim, "suit" or "loss" is known to you (if you are an individual), a partner (if you are a partnership), a member (if you are a limited liability company) or an executive officer or insurance manager (if you are a corporation). The failure of any agent, servant or employee of the "insured" to notify us of any "accident", claim, "suit" or "loss" shall not invalidate the insurance afforded by this policy.

Include, as soon as practicable:

- (1) How, when and where the "accident" or "loss" occurred and if a claim is made or "suit" is brought, written notice of the claim or "suit" including, but not limited to, the date and details of such claim or "suit";
- (2) The "insured's" name and address; and
- (3) To the extent possible, the names and addresses of any injured persons and witnesses.

If you report an "accident", claim, "suit" or "loss" to another insurer when you should have reported to us, your failure to report to us will not be seen as a violation of these amended duties provided you give us notice as soon as practicable after the fact of the delay becomes known to you.

O. Waiver of Transfer Of Rights Of Recovery Against Others To Us

This Condition does not apply to the extent required of you by a written contract, executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by such contract. This waiver only applies to the person or organization designated in the contract.

P. Employee Hired Autos - Physical Damage

Paragraph **b.** of the **Other Insurance** Condition in the Business Auto Coverage Form and Paragraph **f.** of the **Other Insurance — Primary and Excess Insurance Provisions** Condition in the Motor Carrier Coverage Form are replaced by the following:

For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

- (1) Any covered "auto" you lease, hire, rent or borrow; and
- (2) Any covered "auto" hired or rented under a written contract or written agreement entered into by an "employee" or elected or appointed official with your permission while being operated within the course and scope of that "employee's" employment by you or that elected or appointed official's duties as respect their obligations to you.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

Q. Unintentional Failure to Disclose Hazards

The following is added to the **Concealment, Misrepresentation Or Fraud** Condition:

However, we will not deny coverage under this Coverage Form if you unintentionally:

- (1) Fail to disclose any hazards existing at the inception date of this Coverage Form; or
- (2) Make an error, omission, improper description of "autos" or other misstatement of information.

You must notify us as soon as possible after the discovery of any hazards or any other information that was not provided to us prior to the acceptance of this policy.

R. Hired Auto — World Wide Coverage

Paragraph **7.b.(5)** of the **Policy Period, Coverage Territory** Condition is replaced by the following:

- (5) Anywhere else in the world if a covered "auto" is leased, hired, rented or borrowed for a period of 60 days or less,

S. Bodily Injury Redefined

The definition of "bodily injury" in the **Definitions** Section is replaced by the following:

"Bodily injury" means bodily injury, sickness or disease, sustained by a person including death or mental anguish, resulting from any of these at any time. Mental anguish means any type of mental or emotional illness or disease.

T. Expected Or Intended Injury

The **Expected Or Intended Injury** Exclusion in Paragraph **B. Exclusions** under **Section II — Covered Auto Liability Coverage** is replaced by the following:

Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the "insured". This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

U. Physical Damage — Additional Temporary Transportation Expense Coverage

Paragraph **A.4.a.** of **Section III — Physical Damage Coverage** is replaced by the following: **4. Coverage Extensions**

a. Transportation Expenses

We will pay up to \$50 per day to a maximum of \$1,000 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type. We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage. We will not pay for temporary transportation expenses incurred during the period beginning 48 hours after the theft.

V. Replacement of a Private Passenger Auto with a Hybrid or Alternative Fuel Source Auto The following is added to Paragraph A. Coverage of the Physical Damage Coverage Section:

In the event of a total "loss" to a covered "auto" of the private passenger type that is replaced with a hybrid "auto" or "auto" powered by an alternative fuel source of the private passenger type, we will pay an additional 10% of the cost of the replacement "auto", excluding tax, title, license, other fees and any aftermarket vehicle upgrades, up to a maximum of \$2500. The covered "auto" must be replaced by a hybrid "auto" or an "auto" powered by an alternative fuel source within 60 calendar days of the payment of the "loss" and evidenced by a bill of sale or new vehicle lease agreement.

To qualify as a hybrid "auto", the "auto" must be powered by a conventional gasoline engine and another source of propulsion power. The other source of propulsion power must be electric, hydrogen, propane, solar or natural gas, either compressed or liquefied. To qualify as an "auto" powered by an alternative fuel source, the "auto" must be powered by a source of propulsion power other than a conventional gasoline engine. An "auto" solely propelled by biofuel, gasoline or diesel fuel or any blend thereof is not an "auto" powered by an alternative fuel source.

W. Return of Stolen Automobile

The following is added to the Coverage Extension Provision of the Physical Damage Coverage Section:

If a covered "auto" is stolen and recovered, we will pay the cost of transport to return the "auto" to you. We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage.

POLICY NUMBER: CPO 4289165 - 02

COMMERCIAL AUTO
CA 04 44 10 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT

**WAIVER OF TRANSFER OF RIGHTS OF RECOVERY
AGAINST OTHERS TO US (WAIVER OF SUBROGATION)**

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated

<p>Named Insured: LSA Associates, Inc.</p> <p>Endorsement Effective Date: 9/30/2025</p>

SCHEDULE

<p>Name(s) Of Person(s) Or Organization(s):</p> <p>ALL PERSONS AND/OR ORGANIZATIONS THAT ARE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT WITH THE INSURED, EXECUTED PRIOR TO THE ACCIDENT OR LOSS, THAT WAIVER OF SUBROGATION BE PROVIDED UNDER THIS POLICY</p> <p>Information required to complete this Schedule, if not shown above, will be shown in the Declarations.</p>
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The **Transfer Of Rights Of Recovery Against Others To Us** condition does not apply to the person(s) or organization(s) shown in the Schedule, but only to the extent that subrogation is waived prior to the "accident" or the "loss" under a contract with that person or organization.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

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 applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

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

Schedule

ALL PERSONS AND/OR ORGANIZATIONS THAT ARE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT WITH THE INSURED, EXECUTED PRIOR TO THE ACCIDENT OR LOSS, THAT WAIVER OF SUBROGATION BE PROVIDED UNDER THIS POLICY FOR WORK PERFORMED BY YOU FOR THAT PERSON AND/OR ORGANIZATION

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 9/30/2025	Policy No. WC 5665125 - 02	Endorsement No.
Insured LSA Associates, Inc.		Premium \$
Insurance Company American Zurich Insurance Company	Countersigned by _____	

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
Any person or organization, other than an architect, engineer or surveyor, whom you are required to add as an additional insured under this policy under a written contract mark or written agreement executed prior to loss.	Any location or project, other than a wrap-up or other consolidated insurance program location or project, for which insurance is otherwise separately provided to you by a wrap-up or other consolidated insurance program., Any location or project, other than a wrap-up or other consolidated insurance program location or project, for which insurance is otherwise separately provided to you by a wrap-up or other consolidated insurance program.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
 2. Available under the applicable Limits of Insurance shown in the Declarations;
- whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Any person or organization, other than an architect, engineer or surveyor, whom you are required to add as an additional insured under this policy under a written contract or written agreement executed prior to loss.	Any Location or project, other than a wrap-up or other consolidated insurance program location or project for which insurance is otherwise separately provided to you by
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.