

Proposal for

Rohr Park and Recreation Master Plan

CITY OF CHULA VISTA

January 30, 2025

DUDEK

605 Third Street
Encinitas, CA
92024

Cover Letter

January 30, 2025

Frank Carson
Director of Parks & Recreation
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

Subject: Rohr Park and Recreation Master Plan

Dear Frank Carson:

Dudek is pleased to submit our proposal to prepare a park and recreation master plan for Rohr Park, an approximate 59.9 acre regional park located in the City of Chula Vista (City). We understand the City is looking for comprehensive park and recreation master plan that also looks at equity, access, and park improvements to meet the needs of the community, in compliance with the state's Fair Play Act. This master plan is also an opportunity to create a roadmap to guide and prioritize infrastructure investment in the park and serve as a powerful tool to ensure the park supports the mission of the City and help to realize the community's vision for this important place.

Our Dudek team is unique in that we offer the City a committed multidisciplinary team of in-house technical experts. We are the best qualified to work with the City on this contract for the following reasons:

- **Unmatched Multifaceted Team of In-House Experts.** Dudek planners and landscape architects are well versed in modern planning and recreation issues and view projects comprehensively through a multidisciplinary lens. Our planners and landscape architects are supported by our deep in-house technical bench of experts including biologists, resource preservationists, urban designers, arborists, wildfire specialists and climate resilience planners. Our team will look for ways to incorporate co-benefits and environmental considerations in the Rohr Park Master Plan, such as creek restoration, adaptability of park vegetation, climate resilience and meeting the needs of diverse park users.
- **Committed Management Team.** Dudek's proposed project manager for this effort, California registered landscape architect Ed Armstrong, has over 26 years in recreation planning and design. Some of his key park and recreation master plans include a regional/community park for the City of Anderson, a destination park for the City of Citrus Heights, a regional trails implementation plan for San Diego County, among others. Mr. Armstrong will be supported by Dudek's principal-in-charge, Asha Bleier. Ms. Bleier is the practice director and co-founder of Dudek's planning and urban design group. Ms. Bleier has over 20 years' experience working in the San Diego region on complex community engagement, consensus building and master planning efforts such as De Anza Cove Master Plan, Mission Bay Park Master Plan and SeaWorld Park Master Plan. Mr. Armstrong and Ms. Bleier will work to provide the City with the highest level of service and will be 100% dedicated to this project effort.
- **Local Understanding.** Dudek understands Chula Vista's natural and created landscapes, as well as its development standards, policies, regulations, and community sensitivities. Dudek has a long-standing relationship working with the City on several projects and initiatives such as the Rohr/Wohl Bayfront

Specific Plan and Chula Vista Bayfront Master Plan. We understand how to navigate complex and highly controversial projects, including planning, community engagement and consensus building within the City.

- **Inclusive Community Engagement Strategy.** Community engagement is at the heart of our planning strategy. We recognize that community input is essential in all planning decisions, and success can only be realized when the community at large is part of the plan development. We prioritize inclusive engagement by developing and executing a diverse set of engagement strategies (community meetings/workshops, surveys, sidewalk/park engagement, etc.) that are intended to reach all audiences. These efforts have been crucial in gathering valuable input and fostering a sense of ownership among community members.

We appreciate the opportunity to work on this important project, and we look forward to the possibility of working with you. If you have any questions about our qualifications or proposal for this project, please contact Asha Bleier at 760.479.4858 or ableier@dudek.com or Ed Armstrong at 530.863.4269 or earmstrong@dudek.com.

Sincerely,



Asha Bleier, AICP
Principal Planner



Edward Armstrong, PLA
Project Manager

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A Resumes

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Approach and Scope of Work

Project Understanding & Approach

Rohr Park, located in Chula Vista, California, was constructed on the flood plain of the Sweetwater River and was donated by Fred H. Rohr. This development allowed the city to create a park that includes the Rohr Manor Building, picnic areas, gazebos, play areas, sports fields, basketball courts, a fitness court, an equestrian ring, a 3.3-mile paved walking trail, a dog park, and a model railroad track. Rohr Manor was built in 1938 by Howard Sebastian, a construction contractor in Chula Vista. The house was purchased by Rohr Aircraft Company in 1955¹. The park also includes the Chula Vista Municipal Golf Course, and 18-hole championship course designed by Billy Casper.

The park's namesake, Fred H. Rohr, was the founder of Rohr Aircraft Corporation, which played a significant role in Chula Vista's history as a major employer from the 1940s to the 1990s. The park's development reflects his contributions to the community and his vision for creating a recreational space for residents and visitors.

Dudek understands that the City of Chula Vista wishes to develop a comprehensive Master Plan for Rohr Park, an approximately 59.9-acre regional park, to direct enhancements to the facility over the next 10 years. This Master Plan should include robust public outreach with 8 workshops to obtain feedback on park vision, as well as a comprehensive discussion of park improvements, implementation costs, and phasing. Potential improvements that could be evaluated for inclusion in the Master Plan include a central meeting area/plaza, riparian restoration and enhancements to Sweetwater River, additional trail amenities such as overlook decks and interpretive signage, additional sports or play features, exercise equipment, picnic facilities, or other amenities.

Our team recognizes the importance of a robust public outreach and involvement process to understand and plan for the variety of park users. Dudek will also collaborate with the City for compliance with California's Fair Play in Community Sports Act (AB 2881), which prohibits discrimination on the basis of gender in community youth athletic program opportunities, facilities, and resources. This Assembly Bill requires providing equal opportunities for youth of different genders, which may require expanding access to baseball/softball in the park and other considerations.

Scope of Work

The tasks below are based upon the City's Task Order request and outline the Dudek Team's proposed strategy for accomplishing that objective.

Task 1: Meetings and Coordination

Once Dudek has received notice to proceed, and following preliminary background research in Task 2, the Dudek Team will attend a preliminary kickoff meeting with the City of Chula Vista to discuss project goals and objectives, establish lines of communication, review the schedule and milestones, and discuss other project details. This meeting can occur at the City offices or ideally at Rohr Park prior to the site walk in Task 2 if a suitable meeting room is available. Anticipated attendees from the Project Team include Dudek's PIC, project manager, lead landscape architect, urban designer, and public outreach specialist.

¹ <https://map.sdsu.edu/group2001/group2/ROHR%20MANOR.htm>

During project execution, Dudek will hold up to 12 monthly coordination meetings with City staff to discuss project progress, potential roadblocks to the project schedule that need resolving, questions, and other pertinent topics.

This task also includes project management and coordination, including scheduling staff, reviewing project billing, budgets and schedules, and email/phone coordination beyond the indicated meetings.

Task 1 Deliverables:

- Meeting agendas and minutes for kickoff and coordination meetings,

Task 2: Existing Conditions Assessment and Alternative Designs

Upon receipt of the Notice to Proceed and concurrently with the previous task, Dudek will conduct background research on the project. We will assemble existing data, including existing reports including the 2018 City Parks and Recreation Master Plan, existing biological data (CNDDDB), survey data, traffic counts on Sweetwater Road, soils, GIS, and any available topography in CAD or GIS format to use as a base for the alternative and preferred plans. Dudek will also review and summarize City goals, objectives, and policies for parks and open space as they relate to park use planning. Recognizing that the existing Chula Vista Parks and Recreation Master Plan dates from 2018, we will review recreation facilities demands projected for 2030 along with other pertinent data from the City-wide Master Plan. Together with conversations with City staff, we will begin to identify potential facility needs such as picnicking or tennis/pickleball courts, that could potentially be accommodated at Rohr Park.

This scope assumes that sufficient background data exists to conduct this study and additional surveys or studies will not be needed. Unless a civil survey has been done recently, one will likely be needed before moving from the master planning phase into preliminary plans and construction documents.

After the initial background research is completed and immediately following the site visit, the Dudek Team will walk the park with the City to discuss potential enhancements to existing amenities and potential new facilities, sports fields or courts, habitat restoration projects, small play/exercise areas, overlook decks, interpretive signs, or other features. We will identify opportunities and constraints to enhancements to the park, including biological, topographic, or hydrologic factors. The same staff will attend the walk as listed for the kickoff meeting in Task 1.

Following the site visit, the Dudek Team will summarize existing conditions and conduct an opportunities and constraints analysis. Factors rated during the analysis include the following:

- Habitat, restoration, and natural resources
- Sweetwater River Floodplain & site hydrology/drainage
- Spatial arrangement and circulation between existing elements
- Fair Play in Community Sports (AB 2881, which requires equal opportunities for access to athletic fields, equipment, and other resources)
- Recreational connections (trails, bikeways, nearby schools, etc.)
- Non-play turf areas available for conversion to low water use landscaping
- Overall strategies for water use reduction

We will document the analysis with an Opportunities and Constraints memorandum, which will be provided to the City for review and comment. Comments will be incorporated into the Draft Alternative conceptual plans.

It is anticipated that the first community workshop (see Task 4) will occur either before or after the opportunities and constraints analysis to introduce the project to the public and solicit input on goals, visions, and concerns.

Draft Alternatives Plans

Based upon conversations with the City and input received at the community workshop, Dudek will prepare up to three preliminary alternative designs for Rohr Park. The alternatives will differ in the types, locations and layout of new facilities and other improvements proposed to be added to the park, as well as changes to existing elements, if any. Potential improvements might include:

- Central plaza and gathering space,
- Amphitheater for outdoor events or performances,
- Sports courts such as tennis, pickleball and bocce,
- Covered shade structures with picnic tables,
- Additional trail connections,
- Sweetwater River overlook decks and interpretive signage,
- Raingardens or other stormwater detention facilities,
- Riparian restoration along the river,
- Conversion of turf to drought-tolerant landscaping,
- Play/exercise stations located along trails, and
- Additional provision for equestrians including hitching posts and water stations.

Dudek will hold a half-day charrette with the City to work out the framework for the three design alternatives. This framework will consist of a list of elements to be included in the plan along with design sketches. It will be refined into preliminary alternative designs.

Note that as part of this scope of work, if interpretive signs are desired, Dudek will work with the project team to define number of and topics for signage, but design of interpretive signs is not included in this proposal.

In addition to preparing the alternative designs, Dudek will prepare preliminary cost estimates for each alternative that the alternatives can be evaluated equally.

An important component of design development is first order cost estimates. Cost estimates provide an assessment of value reality check to facilitate the project goals and objectives are aligned with the reality of project financing. During the design alternatives development, a cost benefit analysis will be prepared to illustrate the most appropriate approach to meet the project goals and objectives. At each subsequent project stage of plan development, we will refine the cost estimate to verify final design will conform to the available funding. Each cost estimate spreadsheet will be organized by phase and will itemize the estimates for expected construction costs for the project. The estimates and will include a brief description, identification of the relevant unit, approximate quantity, unit cost, and calculation of the extended cost of for each item based on construction bids received from past projects, industry standards, and our professional experience. Providing accurate cost estimates at each stage of the design process helps keep the project on track.

The alternative designs will be presented to the City for review and comments. Designs will be updated then presented to the public at the second community workshop (see Task 4). Based upon input received from the community workshop and feedback from the City, Dudek will identify and prepare a preferred design. The preferred design might be one of the three alternatives or a combination of two or more alternatives.

Task 2 Deliverables:

- Draft opportunities and constraints assessment, as a PDF file

- Final opportunities and constraints assessment, as a PDF file
- Draft alternative designs and cost estimates, as a PDF file
- Final preferred design, as a PDF file

Task 3: Master Plan

Dudek will compile the background information, project goals, opportunities and constraints analysis, public outreach summary, and alternative and preferred designs together with a summary of existing conditions, descriptions of the proposed improvements, cost estimates, and phasing strategy into the Implementation Plan.

We anticipate that the Plan will contain the following sections:

- Executive summary
- Introduction and background
- Goals and objectives
- Public Outreach summary
- Existing conditions
- Opportunities and constraints
- Alternative designs
- Preferred design
- Implementation and funding
- Maintenance and Management
- Cost estimate

The existing conditions summary will be compiled from the site visit and publicly available data. The Implementation and funding section will include an assessment of additional studies, permits and environmental compliance review that will be needed, in addition to cost estimates for planning, permitting, construction and post-construction maintenance; project phasing; and potential opportunities for grant funding.

The Master Plan will be presented in draft format for City review and comments. Comments will be incorporated into the Draft-Final Master Plan, which will be submitted for City review and comments. The Final Master Plan will address comments received and will be provided in PDF format.

Deliverables:

- Draft Master Plan, as a PDF file
- Draft-Final Master Plan as a PDF file
- Final Master Plan, as a PDF file

Task 4: Public Workshops and Outreach Support

Dudek will conduct up to 8 public outreach events to present the project to the community and solicit input, visions, opinions, and field concerns. We recommend two public outreach workshops at each of the following milestones, one during a weekday evening and one during a weekend. The weekend workshops could take the form of a pop-up event hosted at the park itself or a nearby location. The milestones include:

- Outreach Workshop 1a and 1b: Follows the opportunities and constraints assessment prior to development of the alternative designs. The objective is to understand the community's visions, wants, concerns over maintenance or safety, current uses, and other factors.
- Outreach Workshop 2a and 2b: Follows revisions to the alternative designs based upon City feedback and prior to identification of the preferred alternative. The objective is to receive feedback on the alternatives and capture any comments or desires that may have been missed in the alternatives.
- Outreach Workshop 3a and 3b: Follows revisions to the Draft Master Plan based upon City comments and prior to delivery of the Draft-Final. The objective is to receive community input on the Draft Plan.

The remaining two public outreach events could be pop-up tabling at events such as the Downtown Chula Vista Farmers Market or a special event in Chula Vista like the Community Wellness Potluck Park Day, which, being in early February, is too soon for the project timeline. If more support for more pop-up events is desired, the above workshops could be reduced to one day per workshop.

At project Notice to Proceed (NTP), Dudek will draft a public outreach strategy to outline our plan for presenting the project to the community. The outreach strategy will confirm meeting event milestones, methods, and materials that will be provided to support public involvement in the project.

In support of the public outreach program, Dudek will develop up to four (4) 3D renderings depicting the character of the experiences for the proposed changes to the park. Views will be taken from "eye level" or "low-elevation aerial" and will be coordinated with the City prior to development. One (1) round of revisions will be made to the renderings based on City input.

We will prepare up to four (4) color rendered maps (one for each alternative and one for the preferred alternative) illustrating the proposed improvements(s). The maps will include color linework and infographics over an aerial photograph. All maps will be to scale and labeled for presentation purposes. One (1) round of revisions will be made to the maps based on City input.

Dudek will support the City in conducting the community outreach for the project. This includes attending each of the community workshops. Following the workshops, we will prepare Workshop summary reports and share them with the City.

Dudek will provide translation services for the workshop documents including PowerPoint (PPT) slides and one-page information sheet for the first workshop and translation for the PPT and survey/questionnaire for the second workshop. In-person translation services are not included but can be provided as an optional service if desired.

A project web presence is not included in this task, but Dudek has very creative web services and very experienced staff at creating dynamic map-based websites such as ArcGIS StoryMaps for communicating and collecting information. We can provide those services if desired by the City.

Task 4 Deliverables:

- Public Outreach Strategy
- Conceptual project renderings/maps including design files
- Workshop #1 A & B notes and summary (2 meetings)
- Workshop #2 A & B supporting materials, notes and summary (2 meetings)
- Workshop #3 A & B supporting materials, notes and summary (2 meetings)
- Pop-up or other event materials, notes and summary (2 meetings)
- As-needed translation services for workshop materials

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Cost

Table 1 presents our estimated costs to complete the tasks outlines in the Scope of Work.

Table 1. Project Cost

Dudek Labor Hours and Rates																
Project Team Role:	Project Director/Environmental	Senior Specialist II	Specialist V	Specialist III	Specialist V	Analyst II	Analyst I	Senior Specialist IV	Specialist IV	Senior Specialist III	Creative Services IV					
Team Member:	Asha Bleier	Edward Armstrong	Meredith Branstad	Nicholas Deyo	John Zanzi	Jessica Baiza	Amelie Funk	Gaurav Srivastava	Laurie Grover	Mark McGinnis	Raoul Ranoa	Total Dudek Hours	Dudek Labor Costs	Other Direct Costs	Total Fee	
Billable Rate:	\$285.00	\$225.00	\$195.00	\$175.00	\$195.00	\$115.00	\$105.00	\$245.00	\$185.00	\$250.00	\$175.00					
Task 1	Meetings and Coordination															
1.1	Kickoff Meeting & Site Visit	8	24	—	—	—	4	—	—	—	—	36	\$8,140	—	\$8,140	
1.2	Monthly Coordination Meetings	12	12	—	—	—	—	—	—	—	—	24	\$6,120	—	\$6,120	
1.3	Project Management	6	24	—	—	—	—	—	—	—	—	30	\$7,110	—	\$7,110	
	<i>Subtotal Task 1</i>	26	60	—	—	—	4	—	—	—	—	90	\$21,370	—	\$21,370	
Task 2	Existing Conditions Assessment and Alternative Designs															
2.1	Background Research	2	8	4	8	—	12	8	—	—	4	46	\$7,770	—	\$7,770	
2.2	Existing Conditions Assessment	2	16	6	16	—	24	8	—	—	4	76	\$12,740	—	\$12,740	
2.3	Opportunities and Constraints Memorandum	2	16	16	16	—	24	8	4	—	4	90	\$15,670	—	\$15,670	
2.4	Draft Alternative Plans	2	20	16	30	8	42	12	8	—	4	142	\$24,050	—	\$24,050	
2.5	Preferred Design	2	16	8	20	4	24	8	4	—	—	86	\$14,590	—	\$14,590	
	<i>Subtotal Task 2</i>	10	76	50	90	12	126	44	16	—	16	440	\$74,820	—	\$74,820	
Task 3	Master Plan															
3.1	Draft Master Plan	2	16	16	24	4	40	8	4	—	—	6	120	\$19,740	—	\$19,740
3.2	Draft-Final Master Plan	2	10	8	16	2	24	4	2	—	—	2	70	\$11,590	—	\$11,590
3.3	Final Master Plan	2	8	4	8	2	8	4	—	—	2	38	\$6,630	—	\$6,630	
	<i>Subtotal Task 3</i>	6	34	28	48	8	72	16	6	—	—	10	228	\$37,960	—	\$37,960
Task 4	Public Outreach															
4.1	Public Outreach Strategy	4	4	—	—	—	4	—	—	8	—	4	24	\$4,680	—	\$4,680
4.2	Public Workshops 1 & 2	2	16	—	—	—	32	4	—	24	—	8	86	\$14,110	—	\$14,110
4.3	Public Workshops 3 & 4	2	8	—	—	—	16	4	—	16	—	8	54	\$8,990	—	\$8,990
4.4	Public Workshops 5 & 6	2	8	—	—	—	16	4	—	16	—	2	48	\$7,940	—	\$7,940

Table 1. Project Cost

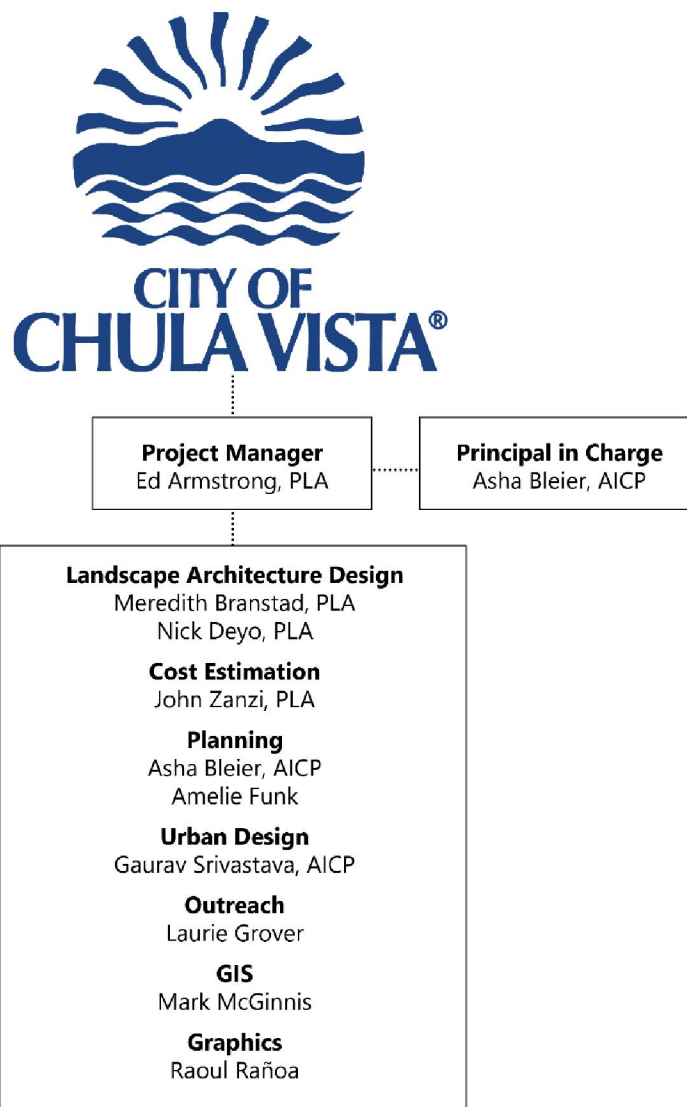
Dudek Labor Hours and Rates																
Project Team Role:		Project Director/Environmental	Senior Specialist II	Specialist V	Specialist III	Specialist V	Analyst II	Analyst I	Senior Specialist IV	Specialist IV	Senior Specialist III	Creative Services IV	Total Dudek Hours	Dudek Labor Costs	Other Direct Costs	Total Fee
Team Member:		Asha Bleier	Edward Armstrong	Meredith Branstad	Nicholas Deyo	John Zanzi	Jessica Baiza	Amelie Funk	Gaurav Srivastava	Laurie Grover	Mark McGinnis	Raoul Ranoa				
Billable Rate:		\$285.00	\$225.00	\$195.00	\$175.00	\$195.00	\$115.00	\$105.00	\$245.00	\$185.00	\$250.00	\$175.00				
4.5	Additional Tabling events (2)	—	4	—	—	—	8	4	—	16	—	8	40	\$6,600	—	\$6,600
4.6	Public Outreach Support (webpage, announcements, etc.)	2	4	—	—	—	8	4	—	8	—	12	38	\$6,390	—	\$6,390
<i>Subtotal Task 4</i>		12	44	—	—	—	84	20	—	88	—	42	290	\$48,710	—	\$48,710
Total Hours		54	214	78	138	20	286	80	22	88	16	52	1048	—	—	—
Total		\$15,390.00	\$48,150	\$15,210	\$24,150	\$3,900	\$32,890	\$8,400	\$5,390	\$16,280	\$4,000	\$9,100		\$182,860	\$0.00	\$182,860
<i>Percent of Hours (Base)</i>		<i>5%</i>	<i>20%</i>	<i>7%</i>	<i>13%</i>	<i>2%</i>	<i>27%</i>	<i>8%</i>	<i>2%</i>	<i>8%</i>	<i>2%</i>	<i>5%</i>				

Qualifications

Project Team

We have assembled a comprehensive team of specialists that can provide the full array of recreation design, planning, urban design, and support services sought by the County. Ed Armstrong will serve as the project manager and the County’s main point of contact. Ed is a California-licensed Professional Landscape Architect with 26 years’ experience in landscape design and planning for park, open space/trail, and natural systems. He will be supported by Dudek landscape architects and planners with park and open space design experience, including local and regional planning and design efforts throughout San Diego County. **Figure 1** presents the Dudek project team and their roles in the project. Focused resumes for key staff are provided in **Appendix A**.

Figure 1. Dudek Team Organization



Relevant Project Experience

The Dudek team has provided landscape architecture design and planning support services for projects of a similar nature. Following is a representative sample of projects that demonstrate our capabilities to complete complex open space planning projects efficiently.

CHULA BAYFRONT MASTER PLAN

Dudek contracted with San Diego Unified Port District (Port) to revise and re-circulate a complex, high-profile environmental impact report (EIR) for the Chula Vista Bayfront Master Plan (CVBMP), a large-scale master plan for redeveloping 550 acres of bayfront property.

The development comprised a resort conference center, a residential/retail area within the Harbor District, and park and natural open-space areas, as well as associated infrastructure, including streets, utilities, fire stations, etc. The site includes state tidelands and uplands under the Port's jurisdiction, as well as uplands under the City of Chula Vista's (City's) jurisdiction.



Dudek led consultants from the Port, City, and other projects in completing the California Environmental Quality Act (CEQA) process for the CVBMP in accordance with the Port and City's CEQA guidelines. The Port Commission and Chula Vista City Council approved the CVBMP and a final EIR, allowing development of the waterfront property, which has been in limbo for more than 30 years.

Throughout the process, revisions were made to plans, associated technical studies, and the project EIR, which needed to reflect changes to the project description and phasing, and in response to public comments. Dudek incorporated previous public comments and revised the project description and each individual analysis section to reflect a program- and project-level analysis. The recirculation effort was completed on a tight schedule due to the strong direction and leadership provided by the Dudek project management.

EIR issues amended and/or addressed for the project review included Aesthetics/Visual Quality; Air Quality; Biology; Cultural and Paleontological Resources; Seismic/Geologic Hazards; Hazards and Hazardous Materials/Public Safety; Hydrology/Drainage/Water Quality; Land Use; Planning and Zoning; Noise; Public Services and Energy; Traffic/Transportation/Parking; Population and Housing; Global Warming; Cumulative Impacts; Growth Inducement; and other CEQA-mandated sections.

Significant biological impacts were also considered and involved intricate communications and negotiations with wildlife agencies and local community groups.

SANTA MARIA GREENWAY TRAIL FEASIBILITY STUDY AND IMPLEMENTATION PLAN

Dudek is working with the County of San Diego to prepare a feasibility study and implementation plan for approximately 1.5 mile of unpaved trail in the community of Ramona. The project kicked off with a site visit to evaluate road crossings, proposed trail alignments, connections to public facilities, potential biological resource impacts, and other factors. Dudek researched project background information, including as available GIS and other data for the project area such as parcel ownership, land use, topography, existing easements, and biological resources. Findings from the site visit and background research were included in an existing conditions summary memorandum.



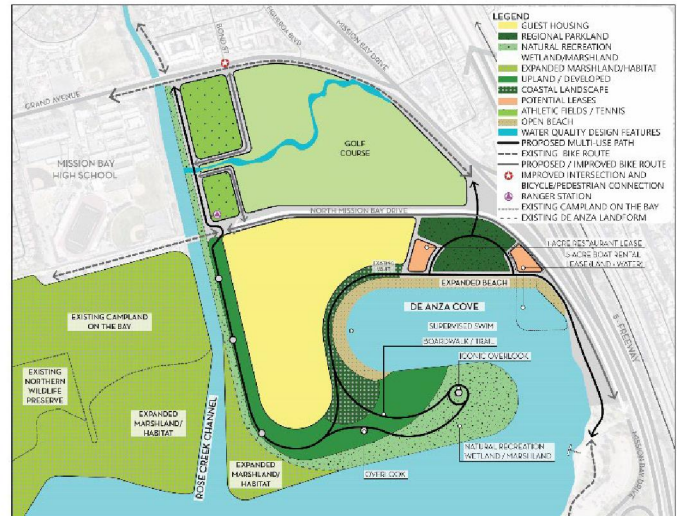
A public workshop was held to present the project background and results of the existing conditions assessment, and solicit feedback from the community on the project, including attendee values, priorities and concerns. The format of the workshop was a brief presentation followed by tabling sessions set up to discuss key aspects of the project such as land ownership, desired amenities, and potential alignments.

Dudek held a half-day workshop with the County to review community input and work out the fundamentals of the alternative designs. We like to engage clients in collaborative decision-making during design to aid in understanding of design decisions and to ensure the plan meets with client expectations. Following the workshop, the alternatives were refined and presented in an alternative alignments memorandum that included alignment plans; detailed cost estimates with planning and design and implementation projections; proposed road crossings such as high-visibility (triple four) crosswalks, a rapid flashing beacon and a pedestrian hybrid beacon. The alternatives were presented at a second public workshop.

The Implementation Plan, in progress, summarizes the previous work efforts and refines the alignments and cost estimates to include easement acquisition and operations and maintenance costs. It also includes design guidelines/vignettes for key access points and discussions of phasing, funding, and maintenance and monitoring needs. The Implementation Plan is slated for delivery to the County in February 2025.

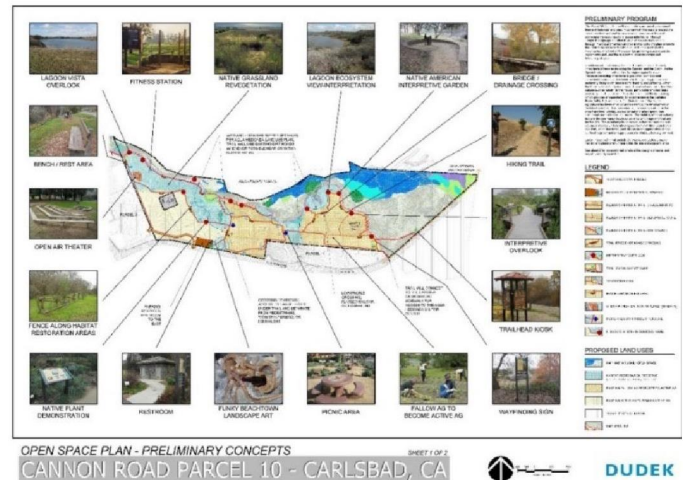
DE ANZA COVE PARK PLAN

Under our on-call contract with the City of San Diego, Dudek prepared parks needs analysis, site planning support and a program-level EIR for the De Anza Cove Master Plan as part of the Mission Bay Park Master Plan, which is a comprehensive planning document that provides a policy framework to guide development throughout the entirety of Mission Bay. The project includes recommendations and policies pertaining to the project area to serve regional recreation needs, including guest housing (recreational vehicles and other low-cost camping facilities); improvements to the park’s water quality, including creating additional wetlands; facilitation of hydrologic improvements to safeguard the viability of marsh areas; addition of a waterfront trail, viewing areas, and other passive recreational features to enhance public use of the park area. The highly controversial planning process included a robust community engagement plan, which Dudek supported. Dudek worked with the City to conduct a series of community engagement workshops and working group design sessions design with interested parties.



AGUA HEDIONDA SOUTH SHORE SPECIFIC PLAN AND SOUTH SHORE HUB PARK TRAIL

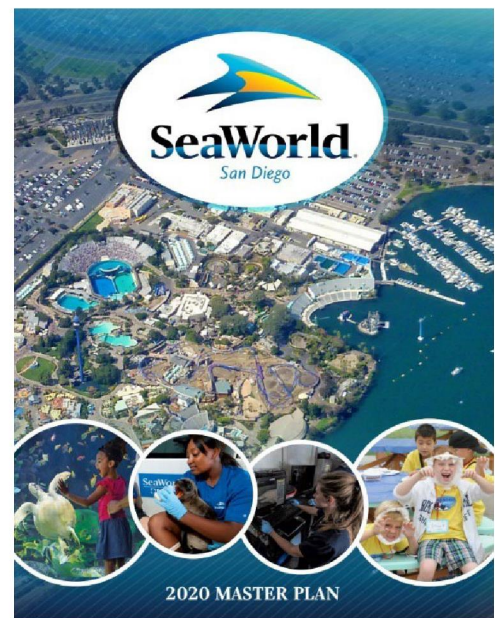
Dudek’s landscape architects prepared preliminary concept plans for the Agua Hedionda South Shore Specific Plan that consists of over 155 acres of agricultural and natural resource areas. The plans prescribe preliminary concepts for public access, low-cost visitor uses, trails, interpretation and overlooks, native habitat restoration, and preservation of existing historic agriculture areas (strawberry fields) and biological resources associated with the adjacent Agua Hedionda Lagoon. Proposed site amenities in the conceptual plan include over three miles of trails, multiple interpretive overlooks, trailhead kiosks, an open-air classroom, and parking. Proposed site furnishings include fitness stations, benches, picnic areas with shade structures, trash receptacles, drinking fountains, dog stations, restroom facilities, and wayfinding signs.



The conceptual design considers an overall educational theme of historical land used in concert with the need to respect the natural environment and its resources to preserve, utilize, and appreciate the resources for a sustainable future. Through interpretive signage and identification of key site features and through interpretation at key panoramic overlooks, the plan connects the natural resources to the site’s original inhabitants (Native Americans), who lived off the ocean by gathering resources in the lagoon area and used the adjacent hillsides as camps and temporary villages. In addition, interpretation will include the influences of the early inhabitants of the area, including the Spanish and the Dutch. Furthermore, preliminary design themes reflect Carlsbad’s “funky beach town” character and propose using landscape art. Lastly, interpretation will include the various ecosystems on and adjacent to the site, native habitat, and native plant communities within the site and adjacent lands.

SEA WORLD PARK MASTER PLAN

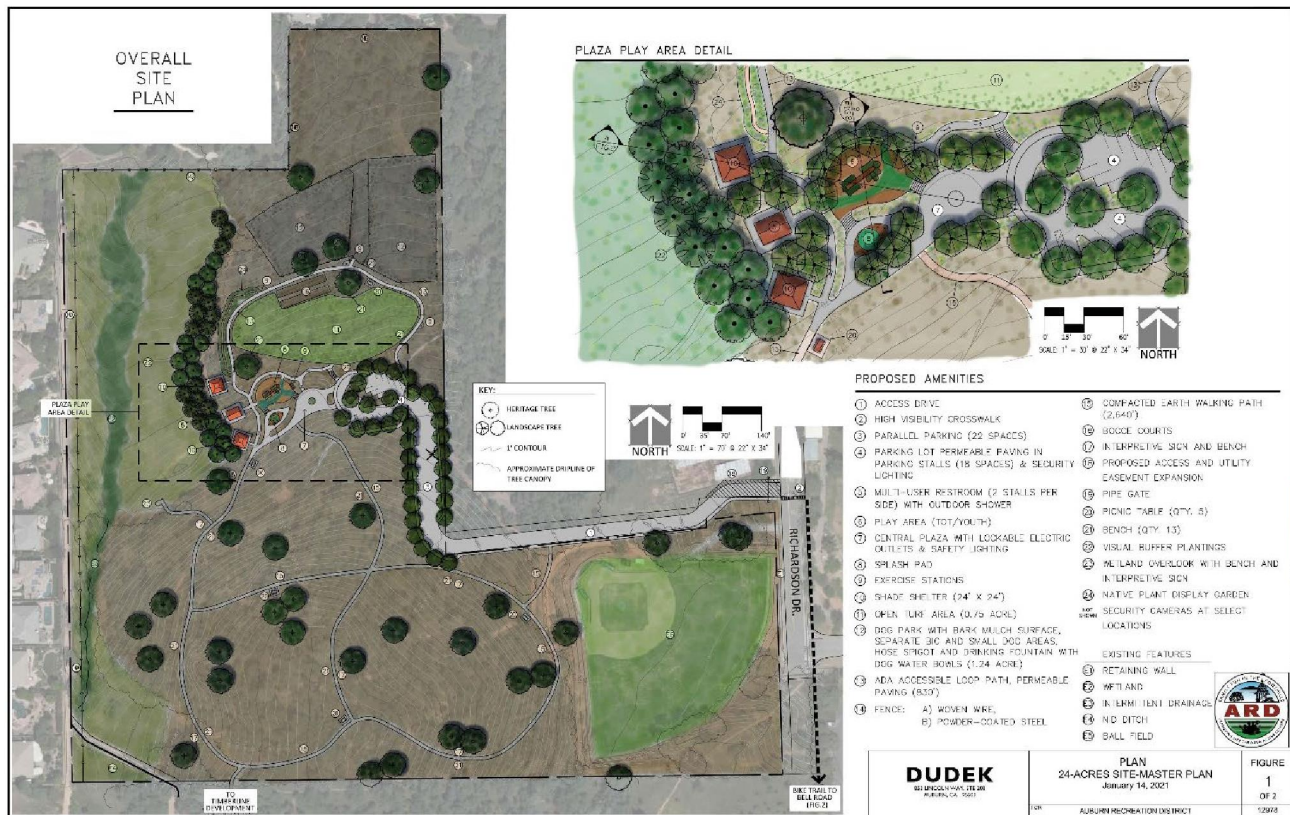
Dudek collaborated with the City of San Diego and SeaWorld Parks to prepare a comprehensive park needs assessment and 20-year long range plan for updates. Dudek prepared parks needs analysis, site planning support and a program-level EIR for the De Anza Cove Master Plan as part of the Mission Bay Park Master Plan, which is a comprehensive planning document that provides a policy framework to guide development throughout the entirety of Mission Bay. The project includes recommendations and policies pertaining to the project area to serve regional recreation needs, including guest housing (recreational vehicles and other low-cost camping facilities); improvements to the park’s water quality, including creating additional wetlands; facilitation of hydrologic improvements to safeguard the viability of marsh areas; addition of a waterfront trail, viewing areas, and other passive recreational features to enhance public use of the park area. The highly controversial planning process included a robust community engagement plan, which Dudek supported. Dudek worked with the City to conduct a series of community engagement workshops and working group design sessions design with interested parties.



MARRIOTT MEADOWS PARK CONCEPTUAL PLAN REFINEMENT AND CONSTRUCTION DOCUMENTS

The 24-Acre Park project (Marriott Meadows) involved fitting recreational park facilities into an oak woodland on an undeveloped parcel owned by Auburn Recreation District (ARD) adjacent to Auburn Regional Park. The project proposed paved and earthen walking trails, large and small dog parks, an open turf area, a central plaza, splash pad, restroom, bocce ball courts, shade shelters with picnic tables, a wetland overlook, interpretive signage, a 20-car parking lot and entry road, and associated utilities. A majority of the site would remain in a largely natural state, consisting of oak woodlands with unpaved walking trails, a wetland, and open grassland area.

Dudek worked with ARD to prepare a revised Conceptual Plan for the park, an Initial Study/Mitigated Negative Declaration and technical studies for biological and cultural resources, jurisdictional aquatic resources delineation, traffic study, noise, and air quality and greenhouse gas emissions analyses. Dudek also helped ARD obtain funding for development of construction documents, interpretive signage design, and project construction. Following receipt of Proposition 68 Statewide Park Development and Community Revitalization Program funds, Dudek completed construction documents (currently at the 100% level of completion) and draft thematic interpretive designs.



SANTEE RECREATION CENTER

Dudek prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for a proposed community center building in Santee that would be two stories tall and total 12,500 gross square feet. The community center building would include a lobby, reception area, event space and deck, concession space, storage, kitchen, utilities, outdoor covered dining area, service yard, biofiltration basin, office space, amphitheater, bike storage, and more. The facility would be used as a backup emergency operations center for City Hall and will have a backup emergency generator. The project’s sustainability features include photovoltaic (PV) panels, electric vehicle charging stations, and low-flow plumbing fixtures.



In addition to preparing an MND, Dudek prepared technical analyses for biological resources, air quality, and GHG emissions. The project would be adjacent to the San Diego River; therefore, our team prepared a jurisdictional delineation, rare plant survey, and vegetation mapping to demonstrate that direct impacts to native plant communities would not occur. Operation of the project would include an emergency back-up generator. As part of the air quality section, we prepared a screening analysis for the project to demonstrate that no operational health risk impacts would occur as part of this stationary source. Dudek used the Sustainable Santee Action Plan Project Consistency Checklist to evaluate the project’s significance with respect to GHG emissions.

SOLEDAD WASTEWATER TREATMENT FACILITY WETLAND COMPLEX FEASIBILITY STUDY

Dudek conducted a feasibility study for the creation of a wetland/riparian habitat complex with passive recreational enhancements in the retired infiltration basins at the Water Reclamation Facility. Dudek visited the site to meet with the City, discuss goals and objectives for the project, and assess opportunities and constraints. We collected preliminary surface soil samples and reviewed previous soils reports, then conducted hydrological modeling to determine a range of combinations of wetland type, size, and amount of clay amendments and compaction necessary to



support functioning wetlands given anticipated treated wastewater input rates. Evaluating present and historical habitats in the adjacent Salinas River and working with City officials to identify desired recreational enhancements, along with the results of the hydrological modeling, Dudek produced a set of conceptual design alternatives comprising a wetland complex with open water, emergent wetland, perennial marsh, riparian scrub, and riparian wetland habitats and public access elements, including parking lots, trails, overlooks, fencing improvements, a restroom, a boardwalk, educational signage, and other amenities. Dudek also developed phasing and maintenance plans, along with detailed cost estimates, to allow the City to evaluate the financial and logistical feasibility of the project. To assist in project implementation, Dudek identified potential funding sources and aided the City in submitting a grant application for Proposition 1 funds.

Appendix A

Resumes

Ed Armstrong, RLA, QSD/QSP

SENIOR LANDSCAPE ARCHITECT

Ed Armstrong (*ED ARM-strong; he/him*) is a senior habitat restoration specialist and licensed landscape architect with expertise in park, open space/trail, and natural systems planning and design responsive of today's water conservation challenges. Mr. Armstrong has 26 years of experience in planning and design for wetland, stream, and riparian restoration projects; watershed and creek systems; regional parks, trails, and open space systems; and streetscapes, with a focus on enhancing public use while preserving and restoring natural habitat. Mr. Armstrong has been involved in all phases of project development, including site assessment, conceptual design, master planning, construction drawings, cost estimates, technical specifications, construction assistance, phasing, and community outreach.

Mr. Armstrong is experienced with the permitting process, including U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and other agency permits, and he has drafted operations and management plans for preserves that contain preserved, mitigated, or restored resources. Mr. Armstrong's extensive experience in application of computer-aided design (CAD), geographic information system (GIS), and 3D modeling software allows him to employ a variety of tools to understand important site factors. With 10 years' experience in engineering for near-earth orbit and geosynchronous satellites and groundstation networks, Mr. Armstrong is able to utilize a systems approach when solving complex problems.

Relevant Previous Experience

Santa Maria Creek Greenway, County of San Diego, Ramona, California. Project Manager and landscape architect currently working with the County of San Diego to develop an Implementation Plan for the Santa Maria Creek Greenway in the unincorporated community of Ramona. Dudek's team reviewed background information, conducted site assessments, prepared an opportunities and constraints assessment, developed alternative alignments and cost estimates, and are drafting the Implementation Plan for approximately 2.5 miles of unpaved multi-user trail. The Implementation Plan includes sections on existing conditions, opportunities and constraints, public outreach, alternative alignments and priority segments, design guidelines, implementation and funding, and maintenance and management.

Anderson River Park, City of Anderson, California. Analyzed existing facilities and developed a master plan for improvements to a 440-acre park based on City and community desires. Improvements included replacement of aging park facilities, new baseball and soccer fields, parking lots, new restroom/concession buildings, a challenge play area, a gazebo, a water play area, picnic shelters, and a new secondary park entrance with an equestrian parking lot. Facilitated the initial public meeting to elicit needs and desires from the community.



Education

University of Oregon
Master of Landscape
Architecture, 1995

Bachelor of Landscape
Architecture, 1994

University of California,
Davis
BS, Physics, 1985

Certifications

CA, Landscape Architect,
No. 4870

OR, Landscape Architect,
No. 717

VA, Landscape Architect,
No. 2236

QSD/QSP, No. 24900

Fanita Ranch Trails Master Plan, HomeFed Fanita Rancho, Santee, California. Developed the Fanita Ranch Trails Master Plan for trails in a new community development. Plan focused on preservation and enhancement of trails within the nature preserves and included a summary of existing conditions, recommendations for closures and realignment of existing trails, measures to preserve natural resources, maintenance practices, and design guidelines.

Marriott Meadows Park, Auburn Area Recreation and Park District, Auburn, California. Managed the project team to develop two conceptual plan alternatives, a preferred conceptual plan, a California Environmental Quality Act (CEQA) mitigated negative declaration, and construction documents for an expansion to Regional Park for the Auburn Area Recreation and Park District. The final, approved plan includes parking for approximately 40 vehicles, an entry road with parallel parking, a play structure and spray facility, a native plant demonstration garden, shade shelters, a four-stall restroom, a multipurpose turf area, a dog park with separate large- and small-dog areas, and walking trails.

Riolo Vineyard Parks, Homes by Towne, Placer County, California. Prepared conceptual plans and construction documents for two parks in the Glen Willow community within the Riolo Vineyards development. The largest of these neighborhood parks encompasses 5 acres and includes a low-water-use demonstration garden with LID swales, a softball field, a U12 soccer field, a plaza area with a snack bar/restroom building, youth and tot play areas, and shade shelters. The second park includes a shade shelter, a restroom, a deck overlooking Dry Creek, youth and tot play areas, and pedestrian and bike trails.

Dartmouth Gulch Park Restoration and Public Access Preliminary Design, City of Denver Department of Parks and Recreation, Denver, Colorado. Prepared conceptual design alternatives for a 3-acre neighborhood open space park, and based upon feedback from Parks and Recreation staff, developed a preferred alternative. Currently assisting with development of construction documents for the park.

Sly Park Recreation Area Master Plan, El Dorado Irrigation District, Pollock Pines, California. Served as assistant project manager for the development of a master plan for the Sly Park Recreation Area, an approximately 1600-acre recreation facility in El Dorado County. Development of the master plan included inventory of existing conditions, facilitation of a series of public workshops to identify concerns and visions for the recreation area, establishment of goals and objectives consistent with public visions, and development of recommendations for improving the recreation facilities.

Bell Road Park, Auburn Area Recreation and Park District, California. Developed a concept plan for a 26-acre property that was in the process of being deeded to the Auburn Area Recreation and Park District by Pacific Gas & Electric through the Stewardship Council as part of the California Public Utilities Commission Settlement Agreement. The plan included tot and youth play areas, soccer fields, a parking lot, an entry road, restrooms, and interpretive elements and trails, sited to minimize impacts to the existing oak woodland. Also assisted with public workshops.

Florin Road Streetscape Enhancement Master Plan, City of Sacramento, California. Served as principal in charge for development of a streetscape master plan for a 3-mile segment of Florin Road from Stockton Boulevard to Florin Perkins Road. The master plan recommends various traffic-calming methods to enhance pedestrian use of this streetscape, which also includes commercial, residential, and rural uses. Methods included a road diet to reduce travel lanes and create medians, wide sidewalks with street trees, monumentation, lighting, and other improvements. The primary goal of the project was to revitalize this portion of Florin Road and provide identity to Old Florin Town.

Asha Bleier, AICP

PRINCIPAL IN CHARGE

Asha Bleier is a principal planner with 20 years' experience managing complex planning and development projects throughout California. Asha leads Dudek's Planning and Urban Design practice. Her multidisciplinary expertise includes a full range of planning efforts, such as regional and General Plans, community plans, corridor/transit-oriented development, resilience planning, and design guidelines. Asha's background in design, development, and sustainability allows her to make sound policy recommendations relative to the interaction between users and their built environments. She is skilled at managing large, multidisciplinary teams; developing creative strategies for complex projects; and facilitating meaningful stakeholder and public dialogue.

Asha currently serves as the professional development AICP exam coordinator for the California state chapter of the American Planning Association, and is an active member of the Diversity, Equity, and Inclusion Committee.

Select Project Experience

De Anza Cove Parks Master Plan, City of San Diego, California. Served as project manager for the update and revitalization of the De Anza Cove parks area, and accompanying environmental clearance. The project creates an iconic recreation destination to serve the needs of a broad range of local and regional users; as well as addresses regional recreation needs, water quality, and hydrologic improvements to safeguard the viability of marsh areas. Additionally, Dudek worked with the City to address climate resilience issues and formulate an action plan that can be implemented over time and adapt to changes in both climate and legislation.

SeaWorld Park Master Plan, City of San Diego, California. Served as project manager for SeaWorld's Master Plan Update and EIR to accommodate a comprehensive update to reflect the evolution of uses in the park. The Master Plan Update provides guidelines for the leasehold and each of the five major areas of the park. The development parameters found in the development criteria are intended to ensure that future development will be distributed and constructed in a manner that, to the extent feasible, minimizes impacts to the established visual quality of Mission Bay. To achieve this goal, the Master Plan Update includes a height allocation, design guidelines, shoreline and bulk plane setbacks, and landscape guidelines. The design guidelines address landscaping, lighting, signs, and architecture. The project also includes an LCP Amendment and a Community Plan Amendment.

City of Davis Parks Needs Assessment and Strategic Plan, City of Davis, California. Served as planning support for the citywide parks needs assessment and strategic planning. Dudek is providing technical plan development as well as outreach, communication, and engagement to City of Davis for development of a community needs



Education

*University of California,
Santa Barbara
BA, Environmental
Studies (Geography/
Urban Planning
emphasis), 2005*

Certifications

*American Institute of
Certified Planners (AICP),
issued 2012*

*American Institute of
Architects*

*(AIA) Associate, No.
30528635*

Professional Affiliations

*American Planning
Association*

*American Institute of
Architects*

*U.S. Green Building
Council*

Women in Architecture

assessment, internal staffing interviews, development of a departmental mission and visions as well as a strategic plan for the operation, maintenance, and development of new and ongoing programming, recreational facilities, and infrastructure. The work entails in-person tabling events, meetings, site visits, in-person interviews, workshops, and facilitation and development of technical memoranda, a needs assessment, and the strategic plan.

City of Pismo Beach Conservation and Open Space Element, City of Pismo Beach, California. Serving as principal planner for a comprehensive update to the City's General Plan (including robust update to the citywide conservation and open space element), Local Coastal Program (LCP), and Zoning Code. Asha managed the team to work collaboratively with the City and community in preparation needs assessment, background reports and updates of the Land Use, Conservation and Open Space, Safety, and Noise elements of the General Plan and LCP for the City of Pismo Beach. Asha also worked closely with the team to update the City's Zoning Code to ensure consistency across the two documents. Dudek is currently assisting City planning staff in hearing preparations for approval of the General Plan Update by the City Planning Commission and City Council, and subsequently certified by the California Coastal Commission as an LCP Amendment.

City of Newport Beach General Plan Update (including Parks and Recreation Element), City of Newport Beach, California. Serves as the principal in charge for a comprehensive update to the General Plan. Tasks include an extensive community outreach and engagement program; analysis of both quantitative and qualitative data; visioning, goal, and policy development; and management of technical staff, planning staff, and subconsultants. The update has a heightened focus on resilience strategies, parks, recreation and open space; and includes technical analysis of challenges faced by a coastal community such as sea level rise and coastal erosion.

Agua Hedionda South Shore Specific Plan, Caruso, Carlsbad, California. Served as a member of the planning team in the preparation of a Specific Plan for approximately 203 acres of land located between the south shore of the Agua Hedionda Lagoon and Cannon Road in the City of Carlsbad. The Specific Plan's vision is to provide permanent open-space protection and conservation, using the highest environmental standards, to support Carlsbad's open space and agricultural heritage. Also part of the vision is a modern, sustainable outdoor shopping, dining, and entertainment promenade with an innovative building design that provides distinctive visitor-serving commercial, shopping, dining, entertainment, recreation, and environmental benefits for the entire Carlsbad community. The project also includes an LCP Amendment.

Climate Adaptation Plan, City of Fresno, California. Served as principal planner for the Climate Adaptation Plan and Environmental Justice Element to integrate climate justice and public health into the Fresno General Plan. Managed community needs assessments and technical analysis related to defining the climate risks of specific neighborhoods within the City, and outlining the roles within climate resilience for parks and recreational facilities, critical infrastructure, and City departments throughout the City. Conducted more than 15 in-depth interviews with City staff across departments. This effort, along with plan review, background research, and deep engagement, is meant to amplify existing efforts and provide Fresno with a radically practical plan that outlines the meaningful incremental steps the City should take to prepare for climate change and enhance environmental justice over the next 20 years.

San Diego Association of Governments On-Call Contract, San Diego, California. Under this on-call contract, managed preparation of the Holistic Implementation of Adaptation and Transportation Resilience Strategies project and currently managing the Regional Adaptation Framework. The Dudek team developed methodology that local jurisdiction planners and project managers can use to identify climate adaptations. This methodology provides a deliberate process for understanding local vulnerabilities and values and evaluating adaptation strategies based on equity, economic, environmental, and feasibility criteria.

Meredith Branstad, PLA

HABITAT RESTORATIONIST

Meredith Branstad (*MAIR-eh-dith BRAN-stad; she/her*) is a habitat restorationist with 22 years' professional experience as a landscape architect and biologist specializing in balancing human and environmental needs. She has experience developing both public and private projects, including parks, trails, and streetscapes and commercial, residential, and utility projects. Meredith has managed and led multidisciplinary teams through all phases of planning and design, including conceptual planning and construction document preparation, construction assistance and monitoring, recreation master planning, public outreach and meeting facilitation, habitat restoration design and success monitoring, wetland delineations, general and focused biological surveys, tree surveys and assessments, regulatory permit applications, grant writing, public education, and visual impact assessments. She has specific experience working with listed vernal pool invertebrates, giant gartersnake (*Thamnophis gígas*), California red-legged frog (*Rana draytonii*), valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), western pond turtle (*Actinemys marmorata*), nesting birds and raptors, and special-status plants.

Project Experience

Lion Canyon Habitat Mitigation, Newhall Land, Santa Clarita, California. Prepared landscape construction documents for restoration of 7.6 acres of riparian, oak woodland, and sagebrush scrub habitats. Plans included site preparation, planting, temporary irrigation, and sheet specifications. Project will be installed in two phases beginning in winter 2024 and ending in fall 2025.

Viking Ranch Restoration, United States Gypsum Company, San Diego County, California. Prepared landscape construction documents for restoration of a 220-acre braided channel floodplain and scrub habitat in the Sonoran Desert of northeastern San Diego County. The plans include site preparation, grading, planting, and specifications for 10 years of maintenance.

Hayward Executive Airport Landscape Guidelines, City of Hayward, California. Finalized a recommended plant list for projects within 14,000 feet surrounding the Hayward Executive Airport. Developed plant lists for six zones based on plant height, attractiveness to wildlife, and airport Part 77 flight surfaces and created a map showing the locations of these zones using the flight surface and existing topography.

Arana Gulch Restoration, Consor Engineering, Santa Cruz, California. Served as lead landscape architect for a 1-acre habitat restoration project that includes seasonal wetland, riparian woodland, and upland woodland habitats. Developed construction documents for installation and 5 years of post-construction success monitoring



Education

University of California,
Davis

BS, Landscape
Architecture, 2002

University of California,
Davis

BS, Wildlife, Fish,
and Conservation Biology,
2002

Certifications

Professional Landscape
Architect, CA No. 5122;
NV No. 803

Certified Arborist
No. WE-6727A and Tree
Risk Assessment
Qualification (TRAQ)

Plant Voucher Collecting
Permit No. 2081(a)-23-
115-V (Exp. 12/31/2024)

Professional Affiliations

American Society of
Landscape Architects

International Society of
Arboriculture

Council of Educators in
Landscape Architecture

and helped coordinate contract growing of plant materials at a local nursery. Construction documents are approved and the project will be constructed in fall 2025.

Community Needs Assessment, City of Davis, California. Prepared the recreation programs section of a recreation community needs assessment. Researched population demographics and projections, reviewed recreation program data from the last 5 years to identify trends in use, and developed recommendations for additional recreation programs over the next 10 years to respond to national and local trends and projected demographic changes.

Backup Energy Storage System, Confidential Energy Clients, California. Assisted with preparation of landscape plans for five backup energy storage system locations throughout California. Projects involved development of planting and irrigation plans to comply with local jurisdictional screening and water-efficient landscape requirements. Projects included a range of design elements, including preservation of existing trees, perimeter screening, stormwater quality detention basins, and streetscape design. Landscape plans consisted of planting and irrigation plans and associated details.

Relevant Previous Experience

Hidden Falls Regional Park Expansion and Twilight Ride Parking Area, Placer County, California. Served as project manager for development of conceptual plans and construction documents for a new regional trail access point. The 52-acre project includes parking for automobiles and horse trailers, a restroom, ranger station, and trailhead amenities and is funded by a Recreation Trails and Greenways Grant. Facilitated an on-site public meeting, completed supplemental technical studies and environmental permitting, and provided preliminary construction support. The work was completed for Placer County, which is also the owner.

Old Depot Bike Park, El Dorado County, California. Served as project landscape architect for a new bike park in the County of El Dorado, which includes a jump track, pump track, picnic area, restroom, and play area. Oversaw the design; conducted public outreach meetings; completed the quality control review for multiple conceptual design alternatives, wetland delineation, and oak resource technical assessment; and provided construction assistance.

Chili Bar Park Feasibility Study, El Dorado County, California. Served as project manager for a recreation feasibility study of a 6.5-acre river access point in El Dorado County. Conducted the site assessment and public outreach process, including in-person and virtual meetings; developed three alternative concepts for redevelopment of the site; and conducted the feasibility assessment of each alternative. The final report included implementation cost estimates and a financial analysis of the return on investment of each alternative.

District56 Nature Area, City of Elk Grove, California. Served as principal landscape architect and project manager for the design and construction assistance of a more than 30-acre park and open space area as the second phase of development for the City's Civic Center. The project included development of a 4.5-acre perennial pond, custom-designed play area, event lawn, picnic areas, fitness court, walking and biking trails, native grassland restoration, oak tree mitigation, interpretive signs, and the preservation of a historic silo and pistachio orchard. Additionally, completion of portions of Phase 1, including the parking lot expansions, infrastructure for a new solar array, and renovations for the City's Holiday Tree, were included in the project. Managed a tree survey and prepared a mitigation plan to facilitate permit authorizations from the Regional Water Quality Control Board.

Mahany Park Open Space Multi-Use Trail Feasibility Study, City of Roseville, California. Served as project manager for a multi-use trail feasibility study in the City of Roseville. Managed the biological constraints and arborists survey of the site, public outreach program, and development of opportunities and constraints analysis for the site; coordinated with City staff, local utilities, and regulatory agencies; and provided senior review of all documents.

John Zanzi, PLA

SENIOR LANDSCAPE ARCHITECT

John Zanzi (*JON ZAN-zee; he/him*) is a landscape architect with 41 years' professional experience throughout California and the western United States. He specializes in planning and design for recreation and public access projects, such as park facilities and trails; and ecosystem restoration and native plant revegetation, including riparian system and wetland mitigation, water-quality improvement, erosion control and biotechnical slope stabilization. Mr. Zanzi's expertise includes preparing design and construction documents (plans and specifications), and cost estimates as well as conducting value engineering. He has extensive knowledge and experience in conducting field design and adaptive management, providing construction direction and oversight, and maintaining construction records, including as-built drawings. Mr. Zanzi applies his direct hands-on and practical construction, maintenance, and post-construction monitoring experience to his projects.



Education

*University of California,
Davis
BS, Landscape
Architecture, 1985*

Certifications

*Professional Landscape
Architect (RLA), CA No.
2933, NV No. 481, WA
No. 763, AZ No. 31365,
CO No. 1628*

*Council of Landscape
Architectural Registration
Boards (CLARB),
No. 5344*

Project Experience

Santa Maria Creek Greenway, County of San Diego, Ramona, California.

Assisted with an Implementation Plan for approximately 2.5 miles of unpaved multi-user trail. Provided technical input for the Implementation and Funding, and Maintenance and Management chapters. Prepared order-of-magnitude estimates of probable cost based on the preliminary trail alignments and proposed site improvements and amenities. The estimates were organized by each alternative, and include design and professional services, easement acquisitions, construction work, optional construction work, and maintenance.

Water Reclamation Facility Feasibility Report and Creation of Wetlands and

Recreational Enhancements, City of Soledad, California. Prepared preliminary construction cost estimates for two alternatives, and provided quality-assurance review for assessing the feasibility of creating wetlands and recreational enhancements, including parking, trails, picnic areas, overlooks, signage, a restroom, a boardwalk, and a fishing pier.

Dartmouth Gulch Park Restoration and Public Access Preliminary Design, City of Denver Department of Parks and Recreation, Denver, Colorado.

Conducted a high-level design study of alternatives for site improvements for a 3-acre site. Conducted opportunities and constraints, discussed potential site improvements and site amenity programming, and prepared two draft landscape design plan conceptual alternatives. Prepared preliminary order-of-magnitude cost estimates including planning, permitting, and construction implementation costs.

Marriott Meadows 24-Acre Park, Auburn Recreational Park District, Auburn, California. Quality-assurance review and prepared construction cost estimates for a preferred conceptual plan, and prepared construction documents. The plan included a small parking lot, an entry road with parallel parking, a play structure, a spray facility, a native plant demonstration garden, shade shelters, a restroom, a multipurpose turf area, a dog park, and walking trails.

Morrison Creek Trail Preliminary Design, Environmental Justice Coalition for Water, Sacramento, California.

Provided preliminary design support for 1 mile of Class I trail, including bridges, street crossings, and an amphitheater. Assisted with preparing a cost estimate, including planning, permitting and construction costs.

Agua Hedionda South Shore Specific Plan, Caruso Affiliated, Carlsbad, California. Prepared preliminary concept plans and cost estimates for more than 155 acres of agricultural and natural resource areas. The plans prescribed preliminary concepts for public access, low-cost visitor uses, trails, interpretation and overlooks, native habitat restoration, and preservation of existing historic agriculture areas and biological resources

Redondo Union High School Demonstration Garden, West Basin Municipal Water District, Redondo Beach, California. Prepared a landscape concept and cost estimate for an ocean-friendly demonstration.

Centennial Walk and Quadrangle Improvements, University of California, Davis. In celebration of the university's centennial, the project included planning, design, cost estimates and implementation for the first phase of renovation for the historic Quad. Organized, led, and documented a 3-day design charrette with University staff, local design consultants, and other interested parties to solicit input for the Quad design. Led the preparation of landscape construction documents and provided construction oversight for phase 1 of the project.

Sutter's Landing Park Planning, Friends of Sutter's Landing/City of Sacramento, California. Planning and design assistance for park improvements and cost estimates for a 400-acre park adjacent to the American River.

Easton Trail and Park Planning, Aerojet General Corporation, Sacramento County, California. Trail and park preliminary design, presentation drawings, a recreation amenities program and cost estimates for more than 400 acres of open space, including 17 neighborhood and pocket park sites.

River Park Open-Space, Richland Planned Communities, West Sacramento, California. Planning, design, and preparation of preliminary concepts and cost estimates for an open-space creek corridor and regional park, including trails and amenities, a boardwalk with viewing overlooks and interpretive exhibits, an outdoor amphitheater, multiuse sports fields, basketball and tennis courts, and a playground.

Open-Space and Park Planning for the Souza Property, Richland Planned Communities, Elk Grove, California.

Planning, design, and preparation of preliminary concepts and cost estimates for an open-space creek corridor and parks, including trails and amenities, multiuse sports fields, basketball and tennis courts, and playgrounds.

Northwest Buffer Corridor, Richland Planned Communities, Placer County, California. Prepared preliminary design concepts and cost estimates for a 2-mile-long landscape buffer, integrating wildlife habitat enhancement while providing passive recreation and ecological observation and education opportunities for local residents.

Country Club Estates Open-Space Planning, Sutter County, California. Planning, design, and preliminary concepts and cost estimates for open-space areas, including wetlands, creeks, and parks, including trails and amenities, such as benches, interpretive exhibits, picnic facilities, and nature trails through wetland and riparian areas.

Placer Vineyards Development Specific Plan, MacDiarmid Company, Placer County, California. Park, recreation, open-space, and streetscape planning and cost estimates as part of a master plan for more than 5,000 acres.

Yolo County Park Planning, Woodland, California. Planning and design of park facilities, including a master plan for Davis Regional Park (320 acres), planting design plans for Gibson House Museum, and an interpretive brochure.