

David and Lucile Packard Foundation

Los Altos, CA

Pacific Ranch Company

Oxnard, CA

Environmental Response Corporation

Santa Maria, CA

AUBADE, INC., Indio, CA**City of Imperial Beach**, California**Humboldt Homes, Inc.** Humboldt, CA**Parsons Harland Bartholomew &****Associates**, Sacramento, CA**Center for Resource Management**

Denver, CO

King Ventures, San Luis Obispo, CA**Ashwood Construction**, Fresno, CA**AHDC: Affordable Housing****Development Corporation**, Clovis, CA**Tarbell Investment Equities**

Santa Ana, CA

Regal Development Group

Clovis, CA

BPR Properties

Palo Alto, CA

Master Plan Development

Newport Beach, CA

American West Investment Company

Palm Springs, CA

EXPERIENCE OVERVIEW:

During forty years in the profession of planning, Mr. Howard has worked at virtually every level of the field. He served as a consultant to Federal agencies; worked as a planner in a regional planning agency (The Inter-County Regional Planning Commission, Denver, CO), been the Community Development Director of a city in the Bay Area of Northern California (East Palo Alto) and served on two planning commissions (Aurora, Colorado, and San Luis Obispo, California). Additionally, he has been a consultant to countless cities and private sector interests, and done work for two governor's offices: Colorado and Arizona.

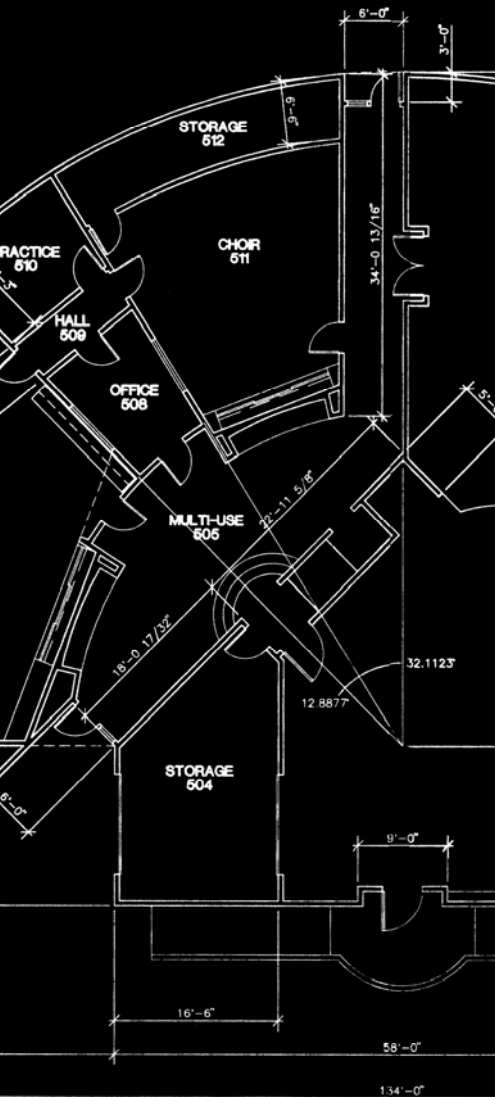
Mr. Howard has taught planning in three Colleges of Architecture and

Environmental Design. He has published more than fifty articles, reports, symposia, and chapters in books.

Over the span of his career, Mr. Howard created 5 centers/institutes in universities directed toward bringing about economic change in various communities. These centers have been in Virginia, Colorado, and California. In each case, Mr. Howard found the money for startup of the activities. Funds came from various foundations including the W. K. Kellogg Foundation, the David and Lucile Packard Foundation, the Ford Foundation as well as state and Federal agencies. Often, private sources of funds were acquired. A rough estimate for funds for these centers/institutes exceeds more than \$20 million.

Active in civic affairs, Mr. Howard was a planning commissioner in the City of Aurora, Colorado, and the City of San Luis Obispo. He currently serves on an Economic Advisory Committee for the County of San Luis Obispo, CA.

Mr. Howard has directed or been involved with a number of projects which are pertinent to the Erbil Greenbelt project. A listing and brief summary of these projects can be found on Relevant Projects on page 32.



ORGANIZATIONS:

American Institute of Certified Planners

EDUCATION:

Bachelor of Science Agriculture

Rutgers University
New Brunswick, NJ

M.A. City and Regional Planning 1985

California Polytechnic State University
San Luis Obispo, CA

HONOR AND AWARDS:

William Bone Award

Building Industry Association
Contributions to Post-Secondary
Education

Distinguished Leadership Award

Professional Group
California American Planning Association

Service Award

California Nature Conservancy

Design Excellence Award

Inland Empire Design Institute

Best Comprehensive General Plan

American Planning Assoc. Inland Empire

California Planners Foundation

Scholarship

Delta Phi Scholar

ACTIVITIES/COMMUNITY SERVICE:

City Council

Desert Hot Springs, CA

Planning Commission Chair

Desert Hot Springs, CA

Planning Board Vice-Chair

Greene County, NY

Organizing Executive Director

Building Industry Association
Desert Chapter, Palm Desert, CA

Open Space Advisory Committee

Riverside County, CA

Energy & Environment Committee

Coachella Valley Association of
Governments, Palm Desert, CA

Editorial Advisory Board

Desert Sun (newspaper)
Palm Springs, CA

United States Marine Corps Reserve

Desert Sun (newspaper)
Palm Springs, CA

POSITIONS HELD:

Desert Ecology Institute 2006-present

Board Member 1997-present

Society of Cornelius -outreach to Kyrgyzstan

Land Use Planner 1996-present

HJH Land Planning Company

Adjunct Faculty 1985-present

College of the Desert

Community Development Director 1992-1996

City of Indio

Director of Planning 1986-1987

Interactive Design Corporation

Associate Planner 1986-1988

City of Indio

Assistant Planner and

Redevelopment Director 1984-1986

City of Desert Hot Springs

EXPERIENCE OVERVIEW:

Agricultural Experience

Mr. Hohenstein was raised on a farm. Animal and crop responsibility began at when he was 8, mechanical equipment responsibility began at age 12. He has maintained at least part-time agricultural responsibility for 30 years.

For his Bachelor's Degree, Mr. Hohenstein majored in Animal Husbandry and minored in Crop Science; for his Master's Degree, he focused on Land Use Planning with a secondary focus on Open Space and Agricultural Lands, with coursework in crop science, animal science, watershed management and agricultural economics.

Open Space Planning Experience

Mr. Hohenstein has extensive planning experience with ordinances utilized to protect the viability of agricultural lands and open space such as: Urban Limit Line*, Williamson Act*, Grazing Standards*, and Cluster Development*. He has served on a regional Council of Governments, notably on the Energy and Environment Committee that was responsible for comprehensive legislation dealing with environmental issues such as

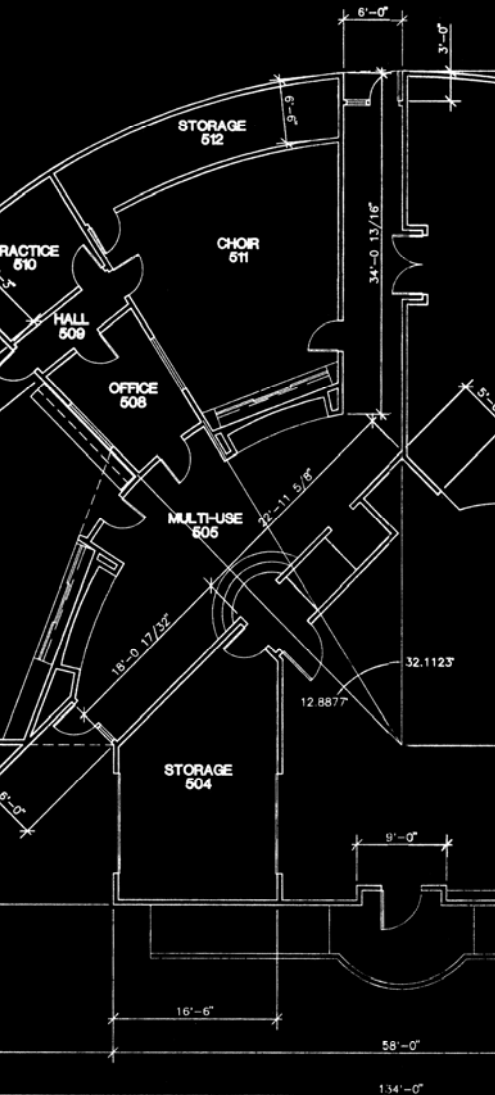
open space, air quality, water use, species preservation. In sum, Mr. Hohenstein has extensive experience in the proper allocation of land uses, as well as the preservation of lands that provide a larger return to the public if retained as native lands and having low impact use.

- Leader of team that completed the first comprehensive study of the Morro Bay Watershed* containing 80.7 square miles.
- Team member for the creation of the Coachella Valley Preserve* which was designed for habitat conservation purposes. This was the first plan ever adopted in the United States. It originally covered 21.7 square miles and has been expanded to cover 48.3 square miles. He received the California Nature Conservancy* Service Award for this effort.
- Team member that helped write an award winning regional ordinance designed to control geologic dust particles, called PM 10*, from a variety of sources.
- Team member that assisted in the creation of the Santa Rosa San Jacinto Mountain National Monument*. These wild lands and open space preserve covered more than 453.3 square miles.

Land Use Planning Experience

- Team Member for the writing of three General Plan Documents: Greene County, New York State – 647.9 square miles, City of Indio, California – 26.7 square miles and Desert Hot Springs, California – 23.3 square miles.
- Team member for the writing of more than 20 Specific Plans – some valued in excess of 1 billion USD.
- Served on two Planning Commissions, one city level and one county level.

* These items may be viewed on the internet..



REGISTRATION:

California Architect No. C-24020

ORGANIZATIONS:

- American Institute of Architects
- American Institute of Architects
Board of Directors 2003-2005
- Urban Land Institute
- Past Member:
 - Institute of Planners
 - American Society of Interior Designers
 - Intl. Conference of Building Officials
 - Construction Specification Institute

EDUCATION:

- Associate Arts** 1969
Construction Technology
San Joaquin Delta College
Stockton, CA
- Architecture** 1969-1975
City & Regional Planning 1973-1975
College of Architecture and
Environmental Design
California Polytechnic State University
San Luis Obispo, CA

HONOR AND AWARDS:

Robert Richmond has received over 85 local, regional, and national awards.

ACTIVITIES/COMMUNITY SERVICE:

- Guest Lecturer & Design Critic**
California Polytechnic State University
San Luis Obispo, CA 1981-Present
- Exams Commissioner**
California State Board of Architecture
Sacramento, CA 1994-Present
- Board or Directors** 1984-1987
American Cancer Society
- Board or Directors** 1978-1982
Y.M.C.A.
- Board or Directors** 1984-1987
American Cancer Society
- San Luis Obispo Arts Council** 1980-1982
- San Luis Obispo BIA Task Force** 1988-1990

POSITIONS HELD:

- Principal** 2008-present
parallel
- Principal** 2002-2008
Rea, Richmond, and Luker (R2L)
- Principal** 1993-2002
The Robert Richmond Company
- Principal** 1989-1993
Bob Richmond Design
- Principal and Founder** 1974-1989
Richmond Rossi Montgomery (RRM)

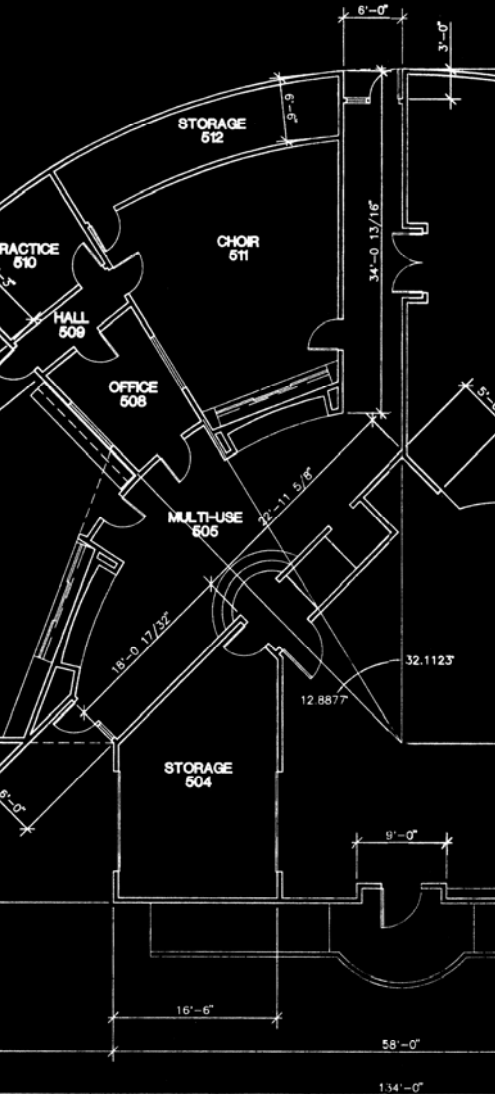
EXPERIENCE OVERVIEW:

While receiving his formal education at Cal Poly, San Luis Obispo, Mr. Richmond was a founding partner of Richmond Rossi Montgomery (now RRM Design Group). During his 15 years there, Mr. Richmond served as Senior Vice President, Director of Architecture, and Chief Financial Officer, helping to build RRM into a 75-person multi-disciplinary architecture, engineering, planning, and interior design firm. During this time, Mr. Richmond was responsible for over 1200 projects with a combined construction value in excess of 1.5 billion dollars.

After selling his interest in RRM, Mr. Richmond focused his efforts on exclusive residential projects as Bob Richmond Design, where he designed and over-saw construction on 37 million-dollar plus homes throughout California. . Later, to combine his love of residential architecture with his commercial experience, he started the Robert Richmond Company (RRC). This firm designed over 30 boutique hotels, resorts, and spas throughout the 11 western states, with a combined construction value in excess of two billion dollars..

In 2002, Mr. Richmond merged RRC with Randy Rea and Lauren Luker to form Rea, Richmond and Luker (R2L) Architects. With a diverse portfolio of commercial and residential projects, R2L created award-winning projects in rural and urban areas throughout California.

Mr. Richmond brings 40 years of experience as a principal of an architectural firm. With over 1400 built projects with an aggregate estimated construction value of over three billion dollars, Richmond has demonstrated his ability to create successful projects.



REGISTRATION:

California Architect No. C-22853

ORGANIZATIONS:

American Institute of Architects

EDUCATION:

Bachelor of Architecture, Cum Laude 1987

California Polytechnic State University
San Luis Obispo

Langue et Civilization Françaises 1986
(niveau supérieur)

L'Université Paris-Sorbonne Paris, France

ACTIVITIES/COMMUNITY SERVICE:

Guest lecturer & Design Critic

California Polytechnic State University
San Luis Obispo, CA 1995-Present
3rd,4th, & 5th Year Design Lab
5th Year Architectural Practice

POSITIONS HELD:

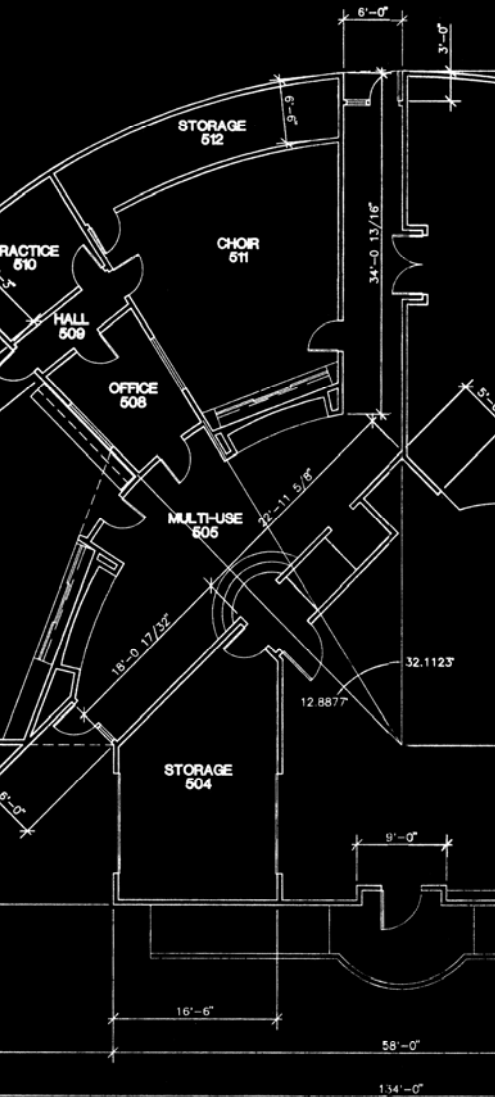
- Principal** 2008-present
Parallel
- Principal** 2002-2008
KHA
- Associate Architect** 1995-2002
The Robert Richmond Company
- Project Architect** 1989-1994
Hall Hurley Deutsch
- Project Manager** 1987-1988
Lindenthaler & Associates
- Job Manager** 1986-1987
JMB&A
- Designer** 1983-1986
KBH

EXPERIENCE OVERVIEW:

Keith Hall has 25 years of experience designing and producing Architecture. He has worked with a number of well respected and accomplished firms over the years providing him with the opportunity to develop a diverse project list and well rounded experience. Having participated in projects ranging from Master Planning to detailed design and construction through post occupancy services has given Keith the perspective and understanding of how each phase of the development process relates to the others. This understanding enables Keith to produce work which can stand on its own or fit well into the group efforts of a team.

Having worked with many different user groups and review agencies Keith has focused on his design, presentation, communication, organizational and leadership skills to build support for projects. His understanding of design and proportion, codes and regulations, and attention to client and community needs are all important assets that he uses to create exciting projects. It is this understanding of the varied and sometimes conflicting influences on a project that is crucial to creating solutions that assimilate the client and community desires with the planning and code regulations in a way that garners broad support and earns project approval.

Keith is conscientious about the effect of development on the environment and works to incorporate efficiencies into the projects that he designs. Recently he has focused even more on studies of green and sustainable practices.



ORGANIZATIONS:

AutoCAD Users Group International (AUGI) membership

EDUCATION:

Associate Arts 1983
Computer Aided Design
 Cirtec Design Institute
 Anaheim, CA

POSITIONS HELD:

CAD Manager - 2008-present
 Computer and 3d Graphics Specialist
 parallel. San Luis Obispo, CA

CAD Manager 2003-2008
 King Ventures, San Luis Obispo, CA

Principal 1998-2003
 Design Services

CAD Manager 1990-1998
 Tosco

Designer 1983-1990
 TRW

EXPERIENCE OVERVIEW:

18 years experience working in the Architecture and Civil field covering all phases of work from site evaluation, conceptual design, Visual study's, 3D modeling through Construction Documents.

ARCHITECTURAL — Conceptual design through construction documents for projects which include Historical Renovation, Mixed-Use, Restaurant, Conferencing, Commercial, Residential and Wineries. Implemented Building Information Management into the design process, which facilitates a new way of working collaboratively using a model created from consistent, reliable design information – enabling faster decision-making, better documentation, and the ability to evaluate sustainable building and infrastructure design alternatives using analysis to predict performance before breaking ground. Developed 3D site models including buildings, vegetation, roads and graded surface for design evaluation. Performed visual studies to facilitate project approvals.

CIVIL — Designed vineyards from small family organic vineyards (5 to 30 acres) through large commercial vineyards (30 to 3,500 acres), including roads, irrigation, slope analysis, soil mapping. Documented, permitted and tracked mining operations. Documented over 800 miles of pipelines and 20 pump stations.

ENVIROMENTAL — Phase 1 site research including site visits, historical usage, aerial photograph review identifying onsite and offsite potential contaminant sources. Soil boring and testing, wetlands mapping and tracking.

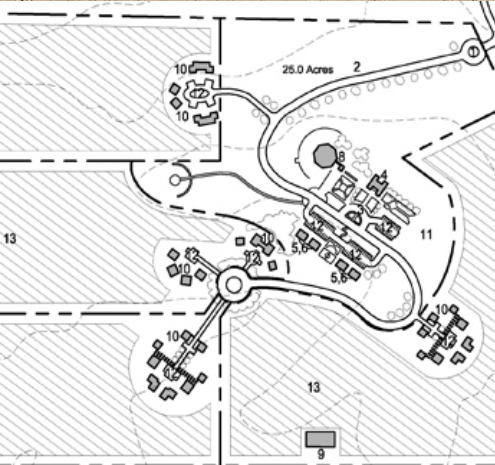


Coachella Valley Preserve, CA:

Mr. Hohenstein was on the team that brought about the creation of the Coachella Valley Preserve. This Preserve, which was designed for habitat conservation purposes, was the first conservation plan ever adopted in the United States. It originally covered 21.7 square miles and has been expanded to cover 48.3 square miles. Mr. Hohenstein received the California Nature Conservancy* Service Award for this effort.

Edna Ranch Winery, Edna Valley, CA

Formerly known as Avila Ranch, this project proposed to subdivide the ranch into four 30 acre vineyards for private investors. In addition to the vineyards and associated winery, this project featured separate tasting "barns" for each vineyard, a spa facility, a Bed and Breakfast Inn, and bungalows set out in the vineyards. The goal of this project was to give the visitor the sense that they were fully participating in the wine experience. With meeting rooms and extensive formal gardens, Edna Valley Ranch could also support corporate retreats, weddings, and other activities in addition to wine tourism.



Greenbelt for City of Boulder, Colorado:

Mr. Howard was member of a team that carried out a feasibility study for a greenbelt for Boulder. The intent of this greenbelt was to delimit the City of Boulder and prevent merger with other nearby municipalities. The greenbelt has been completed around the city and is primarily an open space amenity.

Inventory of Land Uses, Front Range Urban Corridor, CO:

Mr. Howard conducted an inventory of the land uses along the Front Range Urban Corridor of Colorado using satellite simulated small scale imagery. This study was funded by NASA and the US Geological Survey and was part of the ERTS/EROS satellite programs.

Land-use Map for the City of San Antonio, Texas:

Using large-scale color infrared imagery, covering the entire city and county, the first ever land-use map was developed for the city and county. This map not only included land use, but also identified rural versus urban uses, especially open space features and agricultural pursuits. As part of this effort, a neighborhood quality assessment was also done for residential areas. This project was funded by the US Department of Housing and Urban Development.



Morro Bay Watershed Study, Morro Bay, CA

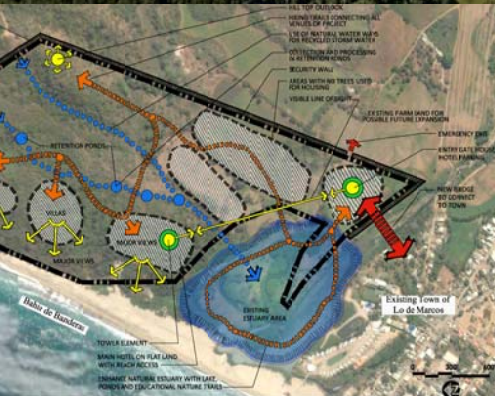
Mr. Hohenstein led the team that completed the first comprehensive study of the Morro Bay Watershed* containing 80.7 square miles.

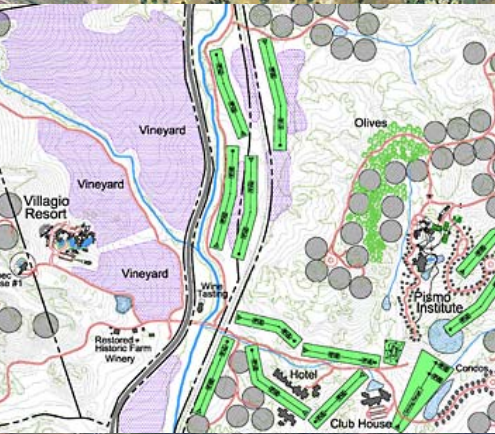
Municipal Services Study, Denver, CO:

While on the staff of the Inter-County Regional Planning Commission of the metropolitan area of Denver, Colorado, Mr. Howard conducted a municipal services study which included open space, water delivery systems, sanitation systems, fire protection, and land uses. This study included the City and County of Denver, and 292 other jurisdictions. Two Master Plan reports came out of this effort.

Serenidad de Lo de Marcos, Lo de Marcos, Nayarit, Mexico

Serenidad de Lo de Marco will be an international destination resort with a unique planning and design approach that will be responsive to the local eco-system, to the beauty of the natural landscape, and to the economic, social, and cultural needs of the community of Lo de Marcos. The project will emphasize sustainable design, including the use of solar and wind energy, irrigation with recycled stormwater collected and processed in retention ponds and eco-swales, and design strategies that will minimize the need for artificial lighting and air-conditioning. The buildings will be integrated into the topography and natural landscape, which will be enhanced by an educational nature trail through a nature preserve at the environmentally-sensitive estuary. The resort will be comprised of a 60 room boutique hotel, 120 condominium hotel rooms, 120 small vacation casitas and 56 larger villas, 10 shops and 1 restaurant.





Spanish Springs, Price Canyon, CA

Spanish Springs is a master-planned community project which spans four separate properties and covers over 1250 acres. This project includes uses such as: agriculture, wineries and wine-tasting, a golf course, a hotel with restaurant and vacation condominiums, and a small wine-oriented resort known as "Villagio", and "The Pismo Institute," a large combination medical facility and wellness resort. In addition, the planning of Spanish Springs also includes sites for many large private estate homes (and the development of a single "spec" house for marketing). Challenges in the master planning of Spanish Springs (in addition to the complex program) included steep hillsides and environmentally sensitive oak woodlands, wetlands, and water-courses. A historic dairy farm, dating to the 1860s, is to be preserved for re-use as a winery.

Urban Containment in Great Britain:

During two years in Great Britain, Mr. Howard gave testimony before one of the Royal Commissions on Local Government regarding urban containment methods, including the use of greenbelts. He also made a presentation before members of the London County Council on urban containment approaches. His doctoral thesis was on this topic of urban containment and various the methods employed in Britain and other countries.

Varian Ranch, San Luis Obispo, CA

Varian Ranch is a 48-unit residential cluster development approved as the first of 5 potential pilot project allowed under San Luis Obispo's Agricultural Clustering ordinance. The concept for the ordinance was developed by RRM Design Group. Robert Richmond provided input during the development of the ordinance, and was instrumental in the preparation of the 48 homesites. The sites were carefully sited on less than 60 acres of the 3127 acre ranch property, and represent the full development potential of the ranch. The remaining 3067 acres, in exchange for the homesite development rights, were placed into an agricultural preserve and perpetual open space easement. This original cluster concept preserved the agricultural uses of the ranch, while providing a method to enhance and intensify agricultural operations through the infusion of capital from the planned residential development located on the least productive ranch property. This project was awarded the Gold Nugget Best in the West Award of Merit from the Pacific Coast Builder Conference.

Western Colorado Rural Communities Program:

Mr. Howard wrote the proposals for the Western Colorado Rural Communities Program, as well as the San Luis Valley Community Development Program. Each of these programs was funded initially by the W. K. Kellogg Foundation, with Federal and State funds augmenting both projects. In total, more than 14 million dollars was acquired for these programs.

Wildwood Ranch, Arroyo Grande, CA

Located within the City of Arroyo Grande, California, this 65- unit private community is sensitively integrated amongst groves of Coast Live Oaks on 33 acres. The site is uniquely situated on a large plateau high atop a hillside with 360- degree views, including the valleys and mountains surrounding Arroyo Grande and the Pacific Ocean to the west and north. The project has approximately 29 acres of open space and is planned around a fitness trail, tennis courts and a recreational building which includes spacious decking and trellised patio areas, gazebos and spas. A majority of the units surround a waterscape amenity that has a landscaped dry creek effect. The waterscape serves to handle on-site drainage which meters through a series of ponds to the bottom of the sloping project site.



COMPANY PROFILE

creating environments people enjoy®

California's Central Coast (Headquarters)

3765 South Higuera Street, Suite 102
San Luis Obispo, CA 93401
P: (805) 543-1794, F: (805) 543-4609

California's Central Valley

210 East F Street
Oakdale, CA 95361
P: (209) 847-1794, F: (209) 847-2511

Southern California

232 Avenida Fabricante, Suite 112
San Clemente, CA 92672
P: (949) 361-7950, F: (949) 361-7955

Northern California

10 Liberty Ship Way, Suite 300
Sausalito, CA 94965
P: (415) 331-8282, F: (415) 331-8298

Firm Size

Total staff of 130

Personnel by Discipline

- 17 California Licensed Architects
- 3 California Licensed Civil Engineers
- 12 California Licensed Landscape Architects
- 4 Certified Planners
- 5 Licensed Surveyors
- 11 LEED® Accredited Professionals
- 14 Architecture Designers
- 8 Engineering Designers
- 32 Planning and L/A Designers
- 2 Survey Technicians
- 32 Administrative and Secretarial
- 1 Construction Services
- 2 Exhibit Designers
- 2 CEQA Specialists

RRM Design Group

RRM's mission and passion is Creating Environments People Enjoy®.

From new communities and revitalized urban areas to parks, trails and open space; from civic, public safety, and education facilities to our own offices; our designs and our culture embody sustainability, collaboration, innovation, and execution.

Our expert team of over 130 Architects, Landscape Architects, Planners, Engineers, and Surveyors are passionate about implementing your visions. And with offices in San Luis Obispo, Sausalito, San Clemente, and Oakdale, we build strong relationships between people, places, resources, and public agencies, Creating Environments People Enjoy® since 1974.

Principals of the Firm

- Victor Montgomery, AIA, NCARB
- T. Keith Gurnee
- John Willbanks, AICP
- Jeff Ferber, ASLA
- Erik P. Justesen, ASLA
- Jerry Michael, PE, LS
- Greg Peters
- Debbie Rudd, AICP
- Warren McClung, ASLA
- Mike Sherrod, ASLA
- Tim Walters
- Kirk Van Cleave, AIA, NCARB
- Stacey White, AIA, LEED AP
- Lynette Dias, AICP

Victor Montgomery, AIA, NCARB

Principal

Project Role

Principal-in-Charge

34 Years of Experience

Education

*Bachelor of Science, Architecture,
California Polytechnic State University,
San Luis Obispo, CA*

Registrations

*1980, Architect, CA No. C11090
2003, Architect, AZ No. 39878
2003, Architect, TX No. 18260
2003, Architect, WA No. 8360
2005, Architect, CO No. ARC-400411
1999, NCARB No. 52007
American Institute of Architects, CA No.
30003007*

Affiliations

*American Institute of Architects (AIA)
Current member of Dean's Advisory Council
to the San Luis Obispo California Polytechnic
State University, School of Architecture and
Environment Design
President AIA California Central Coast
Chapter, 1993-94
Director of Legislative Affairs, California
Central Coast Chapter AIA, 1990-93,
1995-99
Member of San Luis Obispo County
Economic Advisory Committee, 1997-present
Member San Luis Obispo County Planning
Department Consolidation Advisory Group,
1995-1996
Member of County-wide Design Element
Advisory Committee, 1994
Member of City of San Luis Obispo General
Plan Update Advisory 1995-1996
Urban Land Institute member, #228576*

Victor Montgomery offers 32 years of experience at RRM Design Group, including all phases of professional service from creative design to community/client outreach to public agency entitlement processing. From individual structures to multi-building urban designs to community master plans, from concept through construction, Victor directs multi-discipline teams of professionals in successful, large-scale master planning projects. His implemented projects include The Woodlands Specific Plan, Edna/Islay Specific Plan, Edna/Los Ranchos Specific Plan, San Luis Golf and Country Club Master Plan, Black Lake Specific Plan, The Cloisters, and others. He served as the Campus Consulting Master Plan Architect from 1995-2006 for the California Polytechnic State University, San Luis Obispo, CA.

Related Project Experience

- Adams Canyon Ranch Specific Plan, Santa Paula, CA
- Biddle Ranch Ag Cluster, San Luis Obispo County, CA
- Bixby Ranch Due Diligence, , CA
- Black Lake Specific Plan, Nipomo, CA
- Cal Poly San Luis Obispo Campus Master Plan, San Luis Obispo, CA
- Cal Poly San Luis Obispo Poultry Science Center, San Luis Obispo, CA
- Cal Poly Science Facility - Department Master Plan and Crops Unit Program, San Luis Obispo, CA
- Chevron SLO Tank Farm Commerce Park, San Luis Obispo, CA
- Cloisters Master Plan, Morro Bay, CA
- Crystal Oaks Specific Plan Due Diligence, Nipomo, CA
- Edna Ranch, San Luis Obispo County, CA
- Edna-Islay Specific Plan, San Luis Obispo, CA
- Hearst Ranch Conservation Easement and Coastal Trail Plan, San Luis Obispo, CA
- Laetitia Vineyard Ag Cluster Master Plan, San Luis Obispo County, CA
- Rabbit Ridge Winery and Tasting Room, Paso Robles, CA
- San Luis Obispo Golf and Country Club Master Plan, San Luis Obispo, CA
- Santa Margarita Ranch Master Plan, San Luis Obispo, CA
- Tejon Ranch, Lebec, CA
- Varian Ranch Ag Cluster, San Luis Obispo, CA
- Woodlands Specific Plan, Nipomo Mesa, CA

Allison Donatello

Principal Planner

Project Role

*Production Manager, Graphics Coordinator,
Land Use Planning and Urban Design,
Public Outreach*

26 Years of Experience

Education

*Bachelor of Science, Landscape Architecture,
California Polytechnic State University,
San Luis Obispo, CA
Masters Coursework, City and Regional
Planning, California Polytechnic State
University, San Luis Obispo, CA*

Allison has over 26 years of land use planning, landscape architecture, and urban design experience of land development planning and project management. As a Principal Planner of RRM's Community Planning and Development Team, she works closely with private developers to take their development layouts from initial concept to built neighborhoods and communities. Her specialties include mixed-use communities, parks and open space, urban design plans, adaptive reuse plans, rural village design plans, specific plans, design guidelines, and community outreach. As an RRM Associate, Allison enjoys providing mentorship and training to staff and coordinating multidisciplinary project teams to accomplish their goals.

Related Project Experience

- Adams Canyon Ranch Specific Plan, Santa Paula, CA
- Bixby Ranch Due Diligence, , CA
- Black Ranch Master Plan, Paso Robles, CA
- Cal Poly San Luis Obispo Campus Master Plan, San Luis Obispo, CA
- California Rangeland Trust, San Simeon, CA
- Claremont Village West Specific Plan and Design Guidelines, Claremont, CA
- Crystal Oaks Specific Plan Due Diligence, Nipomo, CA
- Eagle Ranch Master Plan, Atascadero, CA
- Fossil Pointe Master Plan, Avila Beach, CA
- Glen Annie Fields and Golf Club, Santa Barbara, CA
- Harbor Terrace, Avila Beach, CA
- Hearst Ranch Conservation Easement and Coastal Trail Plan, San Luis Obispo, CA
- Hollister Ranch Mapping, Gaviota, CA
- Jack Ranch Mapping Services, San Luis Obispo & Monterey, CA
- La Vigna at Westgate Ranch, Santa Maria, CA
- Laetitia Vineyard Ag Cluster Master Plan, San Luis Obispo County, CA
- Mattei's Landing at Westgate Ranch, Santa Maria,
- Mission Lakes, Stratford, CA
- Moreno Valley Multi-Family, Moreno Valley, CA
- Port of Los Angeles Waterfront Master Plan, San Pedro and Wilmington, CA
- San Juan Capistrano University Master Plan, San Juan Capistrano, CA
- Seawall Lot 337, San Francisco, CA
- South Folsom Specific Plan, Folsom, CA
- UCSC Employee Housing Master Plan, Santa Cruz, CA
- Venice Beach Oceanfront Walk, Venice Beach, CA
- Weyrich Nacimiento Project, San Luis Obispo County, CA
- Woodlands Specific Plan, Nipomo Mesa, CA

Jerry Michael, PE, LS

Principal

Project Role

Civil Engineer

30 Years of Experience

Education

Bachelor of Science, Civil Engineering,
Clarkson University, Potsdam, NY

Registrations

1983, Civil Engineer, CA No. 36895
1990, Land Surveyor, CA No. LS6276
1999, Civil Engineer, AZ No. 34249
1987, Land Surveyor, AZ No. 21077
2003, Civil Engineer, HI No. PE-10995

Affiliations

American Public Works Association (APWA)
Consulting Engineers and Land Surveyors
of California (CELSOC), Secretary/Treasurer
Home Builders Association (HBA)
American Society of Civil Engineers (ASCE)
SLO County Builders Exchange

After July 1, 2008 - replace CELSOC with the
following:

American Council of Engineering Companies
(ACEC) of California, Vice President

Presentations

"Thinking Outside the Pipe," California
Environmental Protection Agency Central
Coast Water Quality Control Board,
Low Impact Development Workshop,
November 18, 2005

Principal and Director of RRM Design Group Civil Engineering, Jerry is a California licensed professional engineer and land surveyor with 30 years of experience in utility design, drainage analysis/engineering, water system design, wastewater system design, land surveying and title research, road/site grading and engineering, street improvements, access compliance, and parking and roadway design for both public and private sectors. Since joining RRM in 1995, he has successfully coordinated consultant teams on numerous site development, fire station, school, university, roadway, and utility infrastructure projects. Using cutting-edge GIS, boundary survey, topographic survey, GPS survey, High Definition Survey, and construction staking, Jerry has designed many award-winning projects including the Woodland Master Plan, Venice Beach Refurbishment Project, Spanish Bay Resort and Golf Course, Edna-Islay Subdivisions, Old Town Calabasas Revitalization, and Phase I of the City of San Luis Obispo's Bicycle Pathway.

Related Project Experience

- Agape Fellowship Modifications, San Luis Obispo, CA
- Alere Vineyards Cuyama Valley Winery, Cuyama, CA
- Amador Utility Master Plan, Jackson, CA
- Arroyo Grande High School Storm Drain Improvements, Arroyo Grande, CA
- Atascadero Transit Center Site Selection and Preliminary Design and Engineering Study, Atascadero, CA
- Avila Beach Front Street Enhancement Plan, Avila Beach, CA
- Avila Beach Park, Avila Beach, CA
- Bandini Canyon Trail Construction Documents, San Pedro, CA
- Batterson Forest Fire Station, Oakhurst, CA
- Buena Vista Water Main Extension and Road Widening, Paso Robles, CA
- Cal Poly San Luis Obispo Ag Relocation, San Luis Obispo, CA
- Cal Poly San Luis Obispo Telecommunications Infrastructure Upgrade, San Luis Obispo, CA
- Cal Poly San Luis Obispo Tennis Courts, San Luis Obispo, CA
- Calle Joaquin Realignment, San Luis Obispo, CA
- Dalidio Ranch Design Phase, San Luis Obispo, CA
- Edna-Islay Bicycle Trail System, San Luis Obispo, CA
- Fort Bragg Georgia-Pacific Mill Site Specific Plan, Fort Bragg, CA
- Hearst Ranch Conservation Easement and Coastal Trail Plan, San Luis Obispo, CA
- Irvine Ranch Water District Operation Center Phase I, Irvine, CA
- Laetitia Winery Expansion, Nipomo, CA
- Lewis Eaton Trail Enhancements, Fresno, CA
- Lincoln East Specific Plan, Yuba City, CA
- Lincoln Village One Specific Plan, Lincoln, CA
- Los Osos Wastewater Facilities, Los Osos, CA
- Omar Rains Bike Path at San Buenaventura State Beach, Ventura, CA
- San Luis Obispo Botanical Gardens Construction Documents, CA
- Sweetwater Summit Campground, Bonita, CA

Bret Stinson

Planner

Project Role

Mapping/GIS Specialist

12 Years of Experience

Education

Bachelor of Science, Landscape Architecture,
California Polytechnic State University,
San Luis Obispo, CA

Bret has extensive GIS/ Mapping experience and as a Planner for RRM Design Group has been able to establish an expanded GIS service. Bret will assist in completing all the presentation and document exhibits as well as coordinate GIS data and mapping efforts.

Related Project Experience

- Arroyo Linda Crossroads Specific Plan with Design Guidelines, Arroyo Grande, CA
- Avila Beach Front Street Enhancement Plan, Avila Beach, CA
- Cal Poly San Luis Obispo Master Plan, San Luis Obispo, CA
- CSU University Channel Islands GIS/SFDB Facilities Inventory, Camarillo, CA
- Deep Springs College Mapping, Deep Springs, CA
- Eagle Ranch Mapping, San Luis Obispo, CA
- East West Ranch Public Access and Resource Management Plan, Cambria, CA
- Hearst Ranch Conservation Easement and Coastal Trail Plan, San Luis Obispo County, CA
- Jack Ranch Mapping Services, San Luis Obispo & Monterey Counties, CA
- Laetitia Vineyard Ag Clustering, San Luis Obispo, CA
- Las Virgenes Road Corridor, Calabasas, CA
- Mill Creek Ranch, Petaluma, CA
- Pismo Preserve, San Luis Obispo, CA
- Port of Los Angeles Waterfront Master Plan, San Pedro and Wilmington, CA
- Port San Luis Master Plan, Avila Beach, CA
- Prince Memorial Greenway, Santa Rosa, CA
- Sacramento State GIS/SFDB Training, Sacramento, CA
- San Luis Obispo Railroad Trail Phase III, San Luis Obispo, CA
- San Luis Obispo Tank Farm Mapping, San Luis Obispo, CA
- Santa Paula Branch Line Recreation Trail, Ventura County, CA
- Sonoma Open Space Acquisition, Sonoma, CA
- Visalia Waterways and Bike Trails Master Plan, Visalia, CA

Lief McKay, RLA

Senior Landscape Architect

Project Role

Landscape Architect

10 Years of Experience

Education

Bachelor of Landscape Architecture,
(With Honors), University of Canberra,
Australia

Registrations

2004, Landscape Architect, CA No. 4937

Affiliations

San Luis Obispo Rugby Football Club,
President
Big Brothers/Big Sisters Mentor

In the seven years Lief has worked with RRM's Planning and Landscape Architecture Group, he has used his expertise on a broad array of private and public projects. Lief's skills in all aspects of a project, from programming and schematic design through to construction document preparation and construction and bidding assistance, have made him an invaluable team member on many landscape architectural efforts, including projects such as Ojai Arcade Plaza, Buellton Sculpture Garden, and Courtland Senior Housing Complex. Lief's technical skills are complemented by experience in project management and community outreach.

Related Project Experience

- Arroyo Simi Master Plan, Simi Valley, CA
- Atascadero Sunken Gardens, Atascadero, CA
- Buellton Sculpture Garden, Buellton, CA
- Cal Poly San Luis Obispo Campus Master Plan, San Luis Obispo, CA
- Cloisters Dune and Wetlands Restoration Project, Morro Bay, CA
- Estero Park, Isla Vista, CA
- Fossil Point (2008), Avila Beach, CA
- Glen Annie Fields and Golf Club, Santa Barbara, CA
- Greystone Neighborhood Park, Bakersfield, CA
- Guadalupe School Lake and Wetland Park, Guadalupe, CA
- Isla Vista Park Habitat Management Plan, Isla Vista, CA
- McCrea Ranch Lake and Picnic Area, Thousand Oaks, CA
- Morro Bay Harborwalk, Morro Bay, CA
- Morro Dunes Trails at The Cloisters, Morro Bay, CA
- Ojai Arcade Plaza, Ojai, CA
- Oroville Centennial Plaza, Oroville, CA
- Pacifica State Beach Restoration Plan, Pacifica, CA
- Pismo Beach Promenade IV, Pismo Beach, CA
- Pleasanton Staples Ranch Park, Pleasanton, CA
- Port of Los Angeles Community Consensus Process, San Pedro, CA
- Port of Los Angeles Waterfront Master Plan, San Pedro and Wilmington, CA
- Potrero Canyon Coastal Access and Interpretive Trail, Los Angeles, CA
- Prince Memorial Greenway, Santa Rosa, CA
- Rancho Grande Park, Arroyo Grande, CA
- San Luis Obispo Babe Ruth Baseball, San Luis Obispo, CA
- Santa Fe Bike Trail Connection, Visalia, CA
- Santa Margarita Low Impact Development (LID), Santa Margarita, CA
- Venice Beach Oceanfront Walk, Venice Beach, CA
- Ventura Hillside Recreation & Access Plan, Ventura, CA
- Veterans Park, Brentwood, CA
- Whittier Greenway Trail, Whittier, CA
- Wilmington Parkway, Wilmington, CA
- Burton Chace Park, Marina del Rey, CA
- Venice Skate Park, Venice, CA

Dave Javid, LEED AP

Senior Planner

Project Role

Sustainable Planner

12 Years of Experience

Education

Master of City and Regional Planning,
California Polytechnic State University,
San Luis Obispo, CA

Bachelor of Arts, Urban Studies and
Planning, University of California,
San Diego, CA

Accreditations

Leadership in Energy and Environmental
Design Accredited Professional (LEED AP)

Affiliations

American Planning Association (APA)
LEED-ND Corresponding Committee
Urban Land Institute (ULI)

Presentations

"The Planner's Guide to Implementing
Green Principles," October 2007, CCAPA
Conference, San Jose, CA

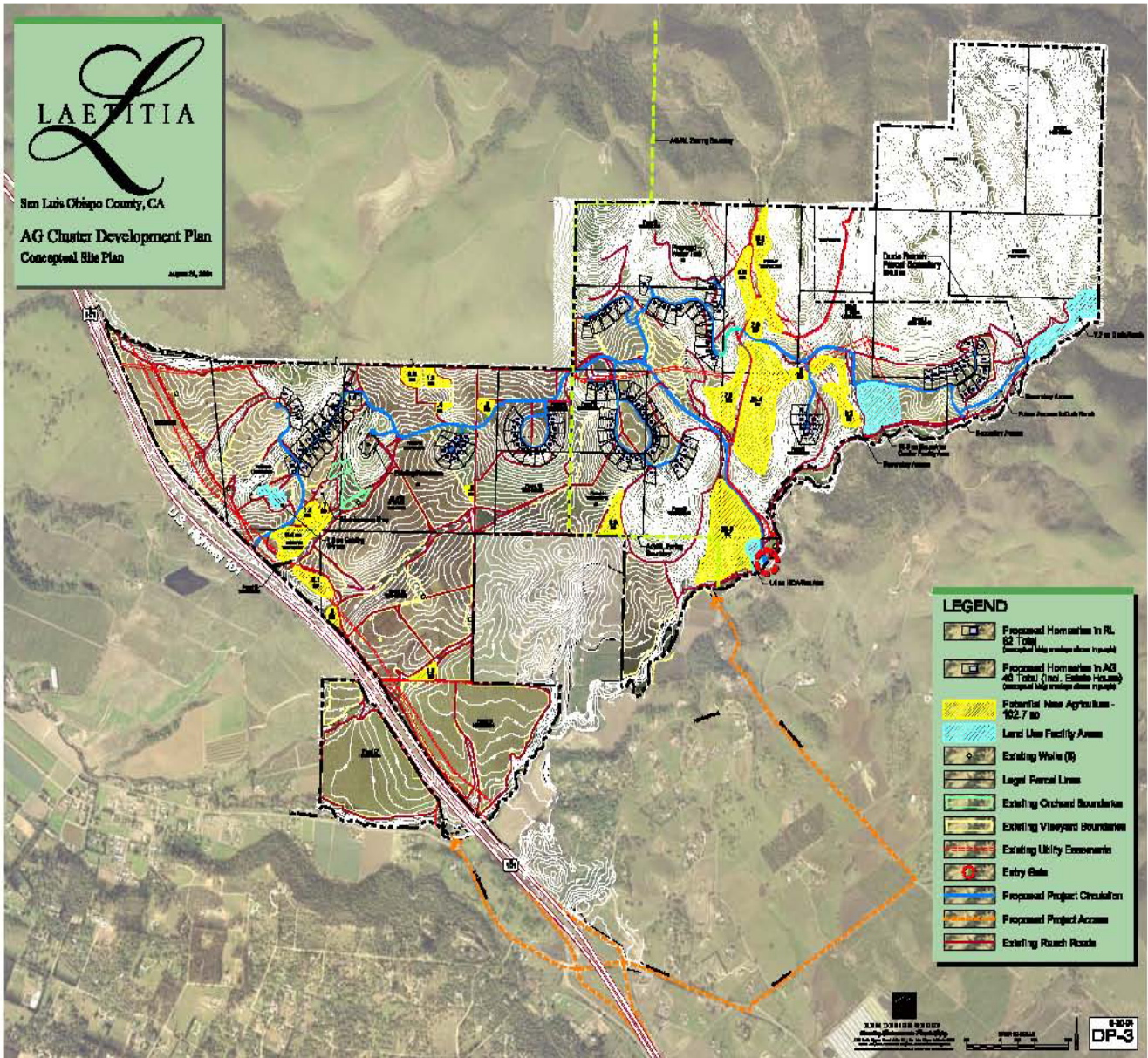
"ACHIEVING SUSTAINABLE RESULTS:
Public and Private Efforts & Coordination"
Panel Discussion September 23 2008
CCAPA Conference, Hollywood, CA

As a LEED Accredited Professional and Senior Planner with RRM Design Group, Dave incorporates sustainable principles into the planning and design of many of the projects he works on. Dave is passionate about establishing neighborhoods that induce active modes of transportation while encouraging a sense of community. In addition to a Master's in City Planning, Dave has planning experience in both public and private sectors, working closely with communities, city agencies, and private developers.

Related Project Experience

- Agoura Village Specific Plan, Agoura Hills, CA
- Anaheim Staff Support Services, Anaheim, CA
- Buddhist Hermitage, Ventura, CA
- Camarillo Commons Strategic Plan, Camarillo, CA
- Chula Vista Urban Core Specific Plan and Design Guidelines, Chula Vista, CA
- Coalinga General Plan Update, Coalinga, CA
- Fort Bragg Georgia-Pacific Mill Site Specific Plan, Fort Bragg, CA
- Hondo Oil Property, Santa Clarita, CA
- Humbert Street Multi-Family Residential, San Luis Obispo, CA
- Lincoln Oval Park, Visalia, CA
- Lompoc General Plan Update and EIR, Lompoc, CA
- Marina Downtown Specific Plan, Marina, CA
- Mendocino Avenue Corridor Concept Plan, Santa Rosa, CA
- Mirabella San Francisco Bay/Parkview Plaza EIR, Foster City, CA
- Oak Springs Specific Plan, Buellton, CA
- Pismo Beach Promenade IV, Pismo Beach, CA
- San Luis Obispo Pedestrian Transportation Plan, San Luis Obispo, CA
- Santa Clarita Citywide Architectural Design Guidelines, Santa Clarita, CA
- Scotts Valley Town Center Specific Plan and EIR, Scotts Valley, CA
- Sierra Vista Medical Center Master Plan, San Luis Obispo, CA
- Skyway Corridor Study, Paradise, CA
- Southwest Fillmore Business Park Master Plan, Fillmore, CA
- The Village Commercial Development, Buellton, CA
- Truckee Mill Site/Railyard Master Plan and EIR, Truckee, CA, Truckee, CA
- UCSC Employee Housing Master Plan, Santa Cruz, CA
- West Downtown Visalia Vision Plan, Visalia, CA
- Woodland Design Review Services, Woodland, CA
- Woodland Site Selection Study, Woodland, CA

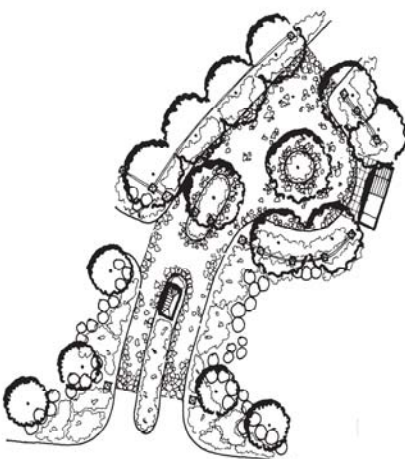
Laetitia Vineyard Ag Cluster Master Plan San Luis Obispo, CA





**Laetitia Vineyard Ag Cluster Master Plan
San Luis Obispo County, CA**

RRM Design Group provided the Agricultural Cluster Master Plan for a 2000 acre Laetitia Vineyard and Winery site. The project includes the design of a new winery (with an annual 350,000 case production), an equestrian center, a dude ranch, 102 residential sites, and recreation facilities; the renovation of the existing winery (from sparkling wine production to still wine production); the preservation of over 95% of the property in permanent open space; and the retention of over 600 acres of vineyards.



Hearst Ranch Conservation Easement and Coastal Trail Plan

San Simeon, CA

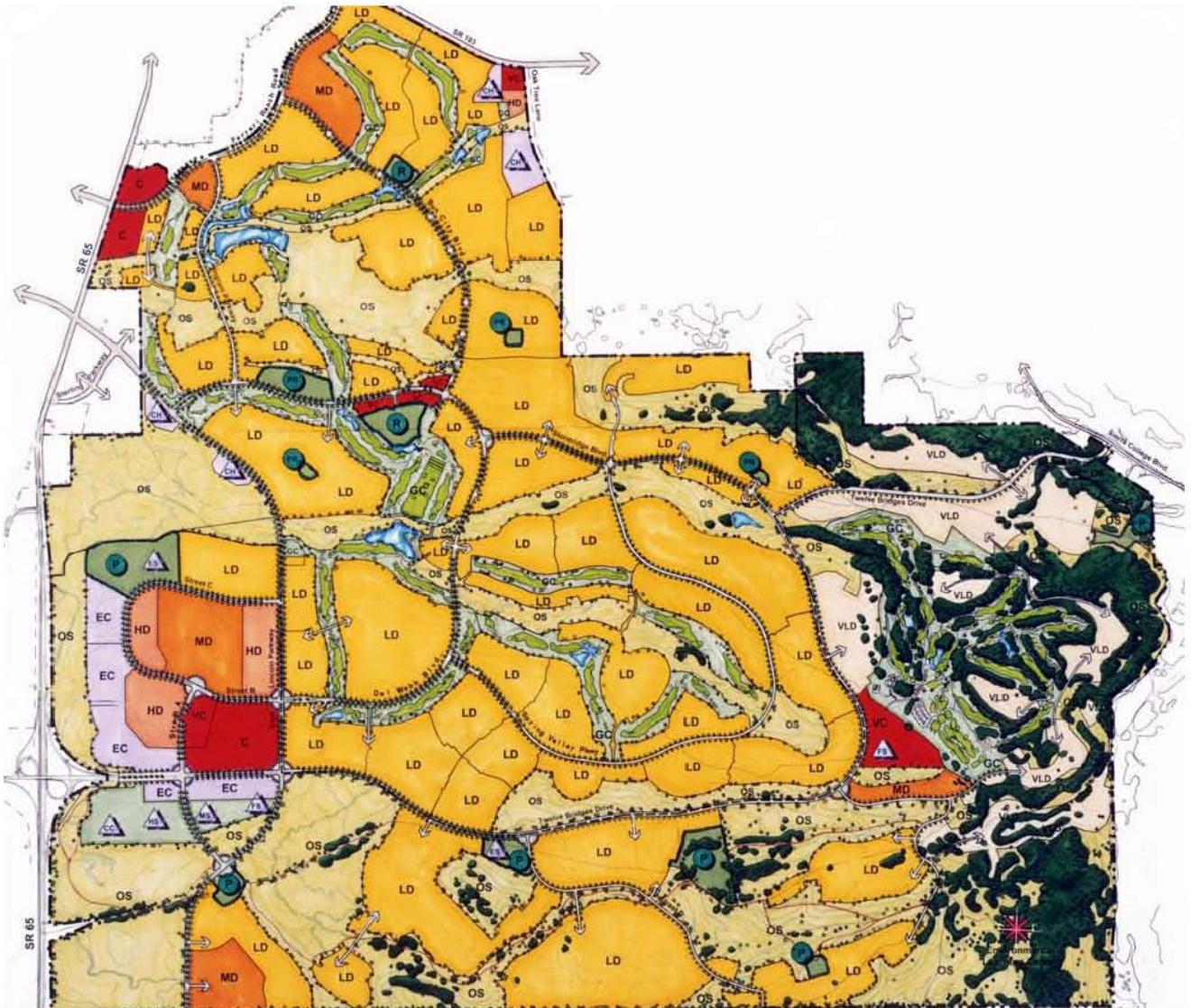




Hearst Ranch Conservation Easement and Coastal Trail Plan, San Simeon, CA

RRM Design Group was the lead planner, trail consultant, and mapping specialist for the 82,000 acre Hearst Ranch conservation effort. For this project, RRM assisted the Hearst Corporation with a significant conservation transaction involving the acquisition by the State of California of 18 miles of pristine coastline, and a conservation easement limiting the developability of the remaining acreage. RRM worked closely with biological and agricultural interests to explore multiple alignments for the California Coastal Trail trailheads and vertical access points. Our team coordinated with Coastal Conservancy staff (Steve Horn) and the American Land Conservancy to negotiate and plan for the management of resources. RRM's master design consultation, GIS mapping, technical team coordination, trail planning, public information presentation (slides, projections, brochures, and display boards that explained the ranch's history, proposed resort facilities, and unique relationship with the surrounding communities), and entitlement advising and processing were instrumental in understanding the sensitivities and natural processes on the Hearst Ranch. These services facilitated the acquisition by a number of state agencies for nearly \$100 million that will open up a significant stretch of coastal lands to trails and public access areas.

Twelve Bridges Specific Plan Lincoln, CA

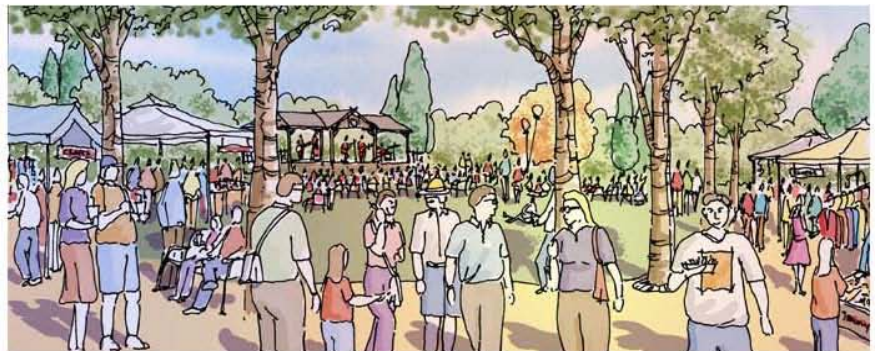




Twelve Bridges Specific Plan, Lincoln, CA

Working with agencies, decision-makers, and the public, RRM Design Group balanced development with environmental preservation when it prepared the Master Plan, the Land Use Plan, the Specific Plan, and the Supporting General Plan amendments for the Twelve Bridges Master Planned Golf Course Community located on 6,000 acres in the rolling foothills of the City of Lincoln within Placer County. The Plan anticipates approximately 11,000 residential dwellings, 4 commercial centers, employment center uses, and a community college site, with an extensive network of trails linking residents to a system of parks, 3 golf courses, multiple schools, and more than 2000 acres of open space. The project's design focuses on rural small town character linked with multi-modal transportation options to accommodate pedestrians, golf carts, bicyclists, and automobiles. And in record processing time for a project of this magnitude and complexity, the Twelve Bridges Master Planned Golf Course Community received Specific Plan, Tentative Map, and annexation approval almost two years from the date of the first project team meeting that initiated the project design. A significant amendment to the Plan was the introduction of an active senior housing community, designed to cover more than half of the overall site.

El Corazon Community Park Oceanside, CA





El Corazon Community Park, Oceanside, CA

The City of Oceanside retained RRM Design Group to prepare a Park Master Plan and a Land Use Concept Plan and for the 465 acre El Corazon property. The 160 acres of park facilities include an aquatic center, a recreation center, 20 athletic fields, a softball complex, a little league complex, a plaza, a bandstand, and 9 miles of multi-use trails circling the perimeter and connecting to the central pedestrian corridor running through the middle of the park. The Land Use Plan also includes 150 acres of habitat, a docent center, educational interpretive exhibits, a 19 acre Village Commercial Center (to generate revenue), 2 visitor hotels, a commercial service site, a community green waste recycling center, a senior center, and a cultural and community center. RRM facilitated monthly planning sessions with the El Corazon Planning Committee (a 15 member City Council-appointed citizen group) and City staff to cover public outreach, programming, design, financing, and implementation. The El Corazon Planning Committee approved the Master Plan in June of 2005, and RRM will present the Plan to the City Council in August, 2005.

Edna Ranch
San Luis Obispo, CA





Edna Ranch, San Luis Obispo, CA

RRM Design Group provided the Master Plan, design documents, successful entitlements processing, and construction documents for Edna Ranch, an environmentally sensitive 1600 acre agricultural cluster subdivision, the second such project within San Luis Obispo County. The project was receptive to Native American concerns and required preservation of the pristine rural context and masking of the residential potable water tank (with fences, vines, and indigenous plantings). The design accommodates a winery, an equestrian center, a recreation facility, over 300 acres of vineyards, 51 clustered home sites (on 2 loose clusters: Edna Ranch East and Edna Ranch West), and 95.5% retained agricultural production space or open space.





Community Planning & Design
Varian Ranch Ag Cluster
San Luis Obispo, CA



Black Lake Specific Plan, Nipomo, CA

RRM Design Group provided the General Plan amendment, the Specific Plan, and the Residential and Recreational Land Plan for this 521 acre resort residential community surrounding a Ted Robinson 27 hole championship golf course. The project includes over 500 attached and detached residential units; a 6,500 sf clubhouse (with a pro shop, a restaurant, a cocktail lounge, meeting rooms, management offices, and restrooms) in an early California design with surrounding verandas, walkways, planters, and commanding views of the golf course; a 4,500 sf cart barn; and outdoor swimming and spa facilities. RRM also provided permitting and entitlements.



Woodlands Specific Plan Nipomo Mesa, CA

