

William Rockwell Inghram

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QUALIFICATIONS

Dynamic and results oriented professional with outstanding leadership skills and proven track record in management. I am known for maintaining a professional approach while managing complex situations with grace and sophistication. Specializing in projects that require multiple jurisdictional approvals expertly navigating state agencies like CalTrans, , CDFW, CalGEM, California DRE, Department of Toxic Substances Control, and the California Environmental Quality Act. In addition to federal entities like the EPA and FEMA. William also relishes working through complex land development obstacles to not only speed the process but help preserve client capital.

ENTITLEMENTS UNDER MANAGEMENT

- Yucaipa: Starling Heights, 15 Acres – 128 Units (Specific Plan)
- Hemet: Ramona Creek 200 Acres – 1100 Residential Units, and 40 Acres of Commercial
- Hemet: Tres Cerritos West 100 Acres – 485 Units
- San Jacinto:
 - McLeish Ranch 100 Acres, 424 Units
 - Spice Ranch 96 Acres, 400+ Units with 15 Acre Retail Center
 - North Lyon 33 Acres, 180 Units
- Redlands: 33 Acres, Mixed Use
- Oceanside: Gaujome Lake, 83 Units (State Density Bonus)
- Lake Forest: Spectrum Business Center, 233,000 SQ. FT.
- Dublin: Sierra Trinity Business Center, 200,000 SQ. FT.
- Yosemite: Bear Creek Resort 240 Acres, Mixed use including 200+ nightly rentals
- Nipton: Cima Logistics, 1100 Acres, Tesla Charging and 1,000,000 SQ. FT. Industrial
- Las Vegas: 3144 NLVB, 3 Acres, 35,000 SQ.FT Industrial

PROFESSIONAL EXPERIENCE

February 2019 – Present

President – Rockwell Land Company, Inc. – Rancho Mission Viejo, CA

- Assist Real Estate Investors with Investment Evaluation
- Lead and Direct multiple projects for CapRock Partners
- Lead and Direct multiple projects for Richland Communities
- Lead and Direct multiple projects for Rincon Homes
- Land Development; Project Administration, Scope writing, Purchasing and Construction Management
- Land Development; Advisor to Westport Properties (Storage Builder)
- Troubleshoot Jurisdictional issues in both entitlements and development

January 2017 – October 2019

Vice President of Community Development – Warmington Group - Costa Mesa, CA

- Responsible for risk assessment, due diligence, entitlements, consultant management, land development construction, project management, contract negotiations, purchasing, value engineering and leading teams in time and fiscally constrained environments
- Successfully entitled 750 single family lots; specializing in Northern San Diego County and the City of Los Angeles
- Completed the disposition of 368 single family lots to public builders amounting in 20 million in profits
- Completed Division Books and led Division Meetings for ownership and Land Committee

December 2015 – January 2017

Senior Project Manager – Far West Industries – *Santa Ana, CA*

- Actively managed all aspects of six single family developments simultaneously
- Actively managed all construction aspects of two Class A office buildings in Newport Beach, CA
- Investigate and coordinate all due diligence for all new projects in Southern California
- Contract and supervise architects, engineers, landscape architects, soils and environmental engineers, and other consultants in the development process
- Managed entitlement process from start to finish establishing legal right to construct 340 single family lots
- Processed and maintained five conditional use permits for the cultivation & distribution of Marijuana

July 2013 – November 2015

Project Manager/Senior Operations Manager – Frontier Communities – *Rancho Cucamonga, CA*

Promoted from Project Manager to Senior Operations Manager in eight months.

- Supervise and direct all aspects of single family developments including entitlements, permits, purchasing, construction, sales and customer service for new residential communities
- Execute entitlement documents, tentative and final maps, improvement plans, CFD's and related approvals.
- Contract and supervise architects, engineers, landscape architects, soils and environmental engineers, and other consultants in the development process.
- Manage entire sales process including sales releases, marketing, events, sales backlog, closings and sales staff.
- Coordinate BRE processing and Association formation documents including BRE budgets & CC&R's. Set up HOA's and act as a builder liaison and board member.
- Coordinate and manage all communication with public utility companies ensuring our timelines are met.

July 2012 – July 2013

General Manager – Hyatt Hotels – *Ontario, CA*

November 2009 – June 2012

Estate Manager – Private Residence – *Newport Beach, CA*

July 2008 – September 2009

Assistant Director of Guest Services – The Resort at Pelican Hill – *Newport Coast, CA*

May 2005 – May 2008

Guest Services Manager – Pebble Beach Resorts – *Pebble Beach, CA*

EDUCATION AND ACCOLADES

- California State University, Chico. Completed B.S. May 2005. Option: Resort & Lodging Management
- Relstone, San Diego, CA. Completed a Minor in Real Estate, December 2012
- Builder Industry Association, Board Member – 2018 – Present
- Rancho Santa Fe Association, Board Member – 2016 – Present
- NAIOP, Member, 2019 – Present
- Homeaid, Member, 2016 – Present