

## PROFESSIONAL RESPONSIBILITIES

Ray is responsible for developing business opportunities, client management, preparation and management of environmental documents, and running Enplanners. He manages and prepares CEQA environmental documents for public agencies and private developers throughout California. His experience includes preparation of categorical exemptions, initial studies, and environmental impact reports for roadway widenings, transit centers, retail centers, commercial centers, industrial warehouses, residential subdivisions, and Specific Plans. As a project manager, Ray works directly with agency staff and project applicants. Ray manages, coordinates, and conducts all environmental efforts, and reviews technical reports for CEQA compliance. As a result of this experience in combination with his municipal planning experience, he has developed a comprehensive understanding of the environmental issues associated with the environmental review of private and public development, infrastructure and planning projects and has developed an expertise in the procedures required by CEQA. A key personal attribute is his problem-solving skills that result in logical yet creative solutions to complex and challenging environmental issues and projects.

## EDUCATION

California Polytechnic State University, San Luis Obispo, Master of City and Regional Planning, 1993.

University of California, Davis, Bachelor of Science in Environmental Policy Analysis and Planning, 1982.

## PROFESSIONAL EXPERIENCE

Environmental Planner, LSA Associates, environmental, community and transportation planning consultants, Riverside, California, 1998 to 2019.

Transportation Planner, Penfield & Smith Engineers, civil engineering consultants, Santa Barbara, California, 1997 to 1998.

Transportation Planner, Associated Transportation Engineers, consulting transportation engineers and planners, Santa Barbara, California, 1995 to 1997.

Transportation Planner, Willdan Associates, transportation planning and engineering consultants, Sacramento, California, 1994 to 1995.

Transportation Planner, TJKM Transportation Consultants, transportation planning and engineering consultants, Sacramento, California, 1990 to 1994.

Transportation Analyst/Engineer, Transportation Development Review Section, City of Irvine, Irvine, California, 1988 to 1990.

Intern, Transportation Planning/Traffic Engineering Division, City of Oxnard, Oxnard California, 1987 to 1988.

## PROFESSIONAL AFFILIATIONS

- American Institute of Certified Planners (AICP), Certification No. 12937
- American Planning Association (APA)
- Association of Environmental Professionals (AEP)
- Greater Riverside Chambers of Commerce, Economic Development Council



Raymond V. Hussey, AICP

Principal, President

## PROJECT EXPERIENCE

### Industrial/Warehouse Projects

Moreno Valley Industrial Park, ND Addendum, Stratos Fuel, City of Moreno Valley May 2018	\$19,065
Recreation Vehicle Storage Recirculated EIR, City of Chino February 2018	\$75,000
CapRock Distribution III Warehouse EIR, City of Rialto June 2017	\$200,000
Rialto Amazon Trip Generation, City of Rialto March 2017	\$6,000
2001 W. Mission Warehouse Development Project IS/MND, City of Pomona September 2015	\$60,000
Recreation Vehicle Storage EIR, City of Chino January 2015	\$100,000
Auto Plaza at Fairway Warehouse IS/MND, City of Colton October 2014	\$54,000
Willow/Santa Ana Avenues Warehouse Tech Studies, City of Rialto October 2014	\$64,000
Slover High-Cube Warehouse Tech Studies and IS support, County of San Bernardino September 2014	\$78,000
Mission 71 West Warehouse IS/MND, City of Pomona January 2014	\$46,600
Mount Vernon Distribution Center IS/MND, City of Pomona January 2014	\$46,600
Allstate Recycling Facility, EIF and Tech Studies, City of Rancho Cucamonga Aug 2013	\$10,500
Stratford Ranch Industrial Warehouse EIR, City of Perris November 2012	\$245,000
Vogel Warehouse EIR and Studies and Appeal, City of Moreno Valley July 2012	\$228,282
South Perris Industrial Project EIR, City of Perris March 2010	\$360,000
Prologis Park Moreno Valley Eucalyptus ADEIR, City of Moreno Valley February 2010	\$227,000
Upper Santa Ana River Wash Land Management Plan EIR, San Bernardino County November 2008	\$1,278,000
Kline Ranch Warehouse/Distribution Facility EIR, City of Rialto September 2006	\$80,000



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Prologis Warehouse/Distribution Industrial Park EIR, City of Rialto March 2003	\$185,000
Swift Transportation TIA, City of Rialto March 2002	\$20,000
Kaiser Eagle Mountain Road Capacity Analysis, Co San. Districts of LA Co August 2001	\$7,500
<b>Commercial/Retail Projects</b>	
Arantine Hills Specific Plan Supplemental EIR #2, City of Corona City Council approval scheduled May 2020	\$71,250
Gateway Plaza IS/MND, City of Riverside May 2019	\$41,000
Olivewood Memorial Park IS/MND, City of Riverside May 2019	\$61,000
Sater Oil Arco Station IS/MND (and CEQA challenge RTCs), City of Moreno Valley February 2019	\$66,000
Madison Plaza IS/MND, City of Riverside February 2017	\$71,000
Irwindale Regional Shopping Center EIR, City of Irwindale March 2015	\$201,500
Town Square Master Development Plan EIR, City of Grand Terrace July 2010	\$165,000
JAKS Commercial Retail EIR, City of Hemet November 2008	\$127,000
Yucca Valley Retail Specific Plan EIR (WalMart), City of Yucca Valley April 2008	\$225,000
Sanderson Square Specific Plan EIR, City of Hemet September 2007	\$206,000
Hospitality Mixed Use Retail Center EIR, City of San Bernardino July 2007	\$107,200
Florida Promenade Commercial IS/MND, City of Hemet December 2006	\$35,125
20th Street Plaza Traffic Study, City of Lancaster, March 2006	\$8,500
Northpointe Office and Commercial Project, City of San Bernardino March 2006	\$70,000
Vernola Marketplace, I-15 Corridor SP EIR No. 340 EIR Addendum No. 2, Riv Co May 2005	\$16,500
Valley Central Shopping Center Revitalization EIR (WalMart), City of Lancaster May 2005	\$115,000



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San Jacinto Street Retail Center EIR (WalMart), City of San Jacinto June 2004	\$158,000
Destination O-4 Retail Project Traffic Study, City of Palmdale June 2003	\$11,500
Lowe's Home Improvement Store IS/MND, Traffic Study, SP Assist, City of Hemet March 2003	\$90,000
Fidelity Federal Savings and Loan Building (DPSS) IS/MND, City of Glendale May 2002	\$20,000
Destination O-8 Traffic Study, City of Palmdale April 2002	\$25,000
The Crossings Project EIR, City of Corona April 2002	\$85,000
Citrus Village II EIR (WalMart), City of Corona January 2000	\$111,500
Glendale City Center II IS/MND and Traffic Study January 2000	\$35,000

#### Residential Projects

Rancho Diamante Phase II Admin Draft Subsequent EIR Hemet, City of Hemet November 2019	\$182,000
Courtyard Student Apartments IS/MND, City of Riverside Pending	\$57,000
Sunflower Residential Neighborhood (TTM20217) IS/MND, City of Rialto March 2019	\$81,000
Safety Hall/Courthouse Demo, GPA, Comm. Zoning IS/MND, City of Redlands June 2018	\$70,000
Pinewood at Philips Ranch Residential Development Project IS/MND, City of Pomona September 2015	\$51,765
Riverside Community College Market Street Culinary Arts EIR, City of Riverside May 2011	\$64,750
Rancho Workforce Housing EIR, City of Rancho Cucamonga December 2006	\$146,000
Florida Promenade Residential EIR, City of Hemet June 2006	\$184,100
City Center Condominiums IS/MND, City of Glendale March 2005	\$21,000

#### Specific Plan Projects

Claremont Commons Specific Plan EIR, City of Claremont Pending	\$195,950
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California Baptist University SPA Project EIR, City of Riverside January 2019	\$ 191,000
Arantine Hills Specific Plan EIR Addendum, City of Corona December 2018	\$30,000
Seabiscuit Pacifica SPA Addendum, City of Arcadia June 2018	\$ 25,000
Arantine Hills Specific Plan Supplemental EIR, City of Corona May 2016	\$133,000
Arantine Hills Specific Plan EIR, City of Corona August 2012	\$188,000
Upland Crossing Specific Plan EIR Addendum, City of Upland March 2012	\$210,000
Green River Ranch SP EIR, City of Corona February 2001	\$75,000
<b>Infrastructure/Utility Projects</b>	
Flaming Arrow Storm Drain IS/MND, City of Moreno Valley June 2019	\$74,000
Rialto Wastewater Treatment Plant Upgrades CE and Permitting, City of Rialto June 2018	\$16,000
Fontana Water Tanks (Plant F15) and Commercial EIR, City of Fontana March 2018	\$223,000
Fontana Water Tanks (Plant F31 Expansion IS/MND, City of Fontana January 2018	\$46,000
West Valley Water District Lord Ranch Facility IS/MND and Studies, City of Rialto November 2017	\$79,840
North Perris Water System IS/MND, City of Perris August 2014	\$48,625
Hemet Ryan Airport Land Use Compatibility Study, City of Hemet November 2013	\$34,000
Riverside County Transportation Yard IS/MND, County of Riverside March 2016	\$48,500
Hemet Ryan Airport Master Plan EIR (Draft EIR only), City of Hemet December 2011	\$120,000
WVWD Wellhead Treatment System IS/MND Addendum, Rialto August 2011	\$15,000
Water Reclamation Facility No. 1 Gas Line Project, City of Corona June 2011	\$30,000
Circuit 1533 Feeder Load Relief Project IS/MND, City of Riverside April 2010	\$30,000



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WVWD Wellhead Treatment System IS/MND, City of Rialto August 2009	\$28,000
Central Park Master Plan Amendment IS/MND, City of Rancho Cucamonga June 2009	\$72,000
Well Number 31 for Temescal Desalter IS/MND, City of Corona February 2009	\$14,000
Recycled Waterline Zone 4 to Zone 3 Interconnect IS/MND, City of Corona March 2009	\$14,000
Fire Station 177 Draft EIR, City of Rancho Cucamonga December 2006	\$80,800
Palmdale Transportation Center AQ, Noise, and Traffic Studies, City of Palmdale February 2002	\$16,500

#### School Projects

Summerwind K-8 School, EIR Addendum and TIA, Beaumont USD, City of Calimesa December 2018	\$39,500
Sitting Bull Academy, CE and Bio Study, Apple Valley USD, Town of Antelope Valley March 2014	\$13,000
Caeser Chavez Middle School Traffic Study, San Bernardino City USD, San Bernardino June 2001	\$10,000
Fontana School Traffic Safety Studies, City of Fontana 1999	\$20,000

#### Transportation Projects

Rancho Vista Boulevard Grade Separation IS/MND and EA, City of Palmdale September 2011	\$203,000
Green River Road Widening IS/MND, City of Corona June 2009	\$75,000
20th Street W. at Amargosa Creek Bridge IS/MND and Tech Studies, City of Palmdale December 2006	\$50,000

## PROFESSIONAL RESPONSIBILITIES

Noah is responsible for assisting Principal in business development, client management, preparation and management of environmental documents, and supporting the daily operations of Enplanners. He prepares CEQA environmental documents for public agencies and private developers throughout California. His experience includes preparation of categorical exemptions, initial studies, and environmental impact reports for industrial warehouses, and residential subdivisions. Noah supports the Principal in managing, coordinating, and conducting all environmental efforts, and reviews technical reports for CEQA compliance. As a result of this experience, he is developing foundational knowledge of the environmental issues associated with the environmental review of private and public development, as well as procedures required by CEQA. His prior project management and field experience in construction result in his ability to be self-motivated and accomplish new and complex environmental issues related to client projects.

## EDUCATION

Brooks Institute, Santa Barbara, Bachelor of Arts in Visual Journalism, 2009.

## PROFESSIONAL EXPERIENCE

Environmental Planner, Enplanners, Environmental Consultant, Riverside, California, 2021 to Present.

Project Manager, Koloa Pacific Construction, Civil Earthwork, Poway, California, 2019 to 2021.

Project Engineer, Wermers Multi-Family, General Contracting, San Diego, California, 2018 to 2019.

Managing Owner, United Vehicle Inspections, Automotive Inspections, Murrieta, 2017 to 2018.

Customer Support Manager / Senior Buyer, Carmax, Automotive Retail, Murrieta, California, 2010 to 2017.

## CERTIFICATIONS

Essentials of Human Resources, Northwestern University, 2020

Procore Project Management, 2018

## PROFESSIONAL TRAINING

Summit Leadership Skills Workshop

Customer Relations Program (Carmax)

Management Assessment Program

## PROJECT EXPERIENCE

### Industrial/Warehouse Projects

Rialto Fitzgerald at Baseline Warehouse Project, CE, City of Rialto August 2021	\$5,520
Marlborough Industrial Project, IS/MND, City of Riverside In progress, estimated completion spring 2022	\$64,290

### Residential Projects

The Cove at El Niguel Condominiums, EIR, City of Laguna Niguel In progress, estimated completion summer 2022	\$42,550
Rider at Evans Apartments, EIR Addendum, City of Perris In progress, estimated completion February 2023	\$80,725

## FIELD EXPERIENCE

### Civil Earthwork PM

Oversaw all aspects of project construction and collaborated with multiple departments in fast paced environments to ensure completion of work is within scope, budget, and schedule.

Conducted weekly operational meetings with team and ownership to highlight project needs, progress, and budget.

Acted as client advocate and assisted crew to provide an exceptional product and service to maintain professional relations to earn future projects.

Professionally negotiated contracts, proposals, and COs to achieve a clear SOW and increased profitability.

Analyzed cost from time & material dailies and accounts payable in order submit accurate invoices averaging over \$650K per month.

### General Contractor PE

Coordinated with Project Manager and Superintendent to schedule tasks and inspections that contributed to the construction of the Oak Parc Apartments, 266 units, clubhouse, and pool area valued at \$56M.

Managed Procore software and updated vital information needed for production of the project including drawings, documents, submittals, and RFI's.

Created agendas and facilitated weekly OAC meetings with owners and subcontractors along with documenting and distributing meeting minutes.

Assisted in the management of permits, plans, bid documents, scopes of work, proposals, SOVs, and COs.