

Crable & Associates, Environmental Consultants

Crable & Associates Relevant Projects and Services with References

Crable & Associates is a 10-year-old Sole-Proprietorship operated by Dennis Crable. Dennis Crable is an experienced project manager of complex and controversial environmental projects with over 20 years of experience in the management, preparation, and technical review of CEQA/NEPA environmental documentation and related technical reports.

Crable & Associates can provide the services of expert technical consultants—associates and subcontractors—in the areas of public outreach, air quality, noise analysis, geology and hydrogeology, cultural resources, biological resources (permitting, directed surveys, wetland delineations), water quality analyses, and more. Representative documents include Environmental Impact Reports, Environmental Assessments, Initial Studies, Mitigated Negative Declarations, Categorical Exemptions, and Addendums.

Crable & Associates also has relevant experience in the preparation of reports involving due diligence for real property including Phase I Environmental Site Assessments—Mr. Crable has prepared over 200 Phase I Environmental Site Assessments that included hazardous waste stream analyses of historical, existing, and proposed land uses. Also, Mr. Crable has prepared and submitted Land Development Applications for residential and commercial developments.

July 2019 to present—preparing an Initial Study/Mitigated Negative Declaration for the **Vaughn Next Century Learning Center, an LAUSD Charter School in Pacoima, California**. The proposed project that includes the removal of the existing 2,582 square-foot, one-story administration building, and replacement with a new, approximately 26,000 square-foot, two-story building that will include six learning pods (equivalent to 12 classrooms), health and administrative offices, a media/literacy center, a teacher work room, and a cooking cafeteria. In addition, the adjacent yard area will be upgraded to renovate the existing outdoor stage, provide more shade and more permeable surfaces thereby reducing the heat island effect from the existing asphalt. The project will not increase enrollment or staff, but will be implemented to alleviate overcrowding at the campus, and to upgrade services. The project included technical reports in the areas of air quality, hydrology and water quality, hazardous materials (asbestos/lead surveys), geology and soils, and cultural resources. The IS/MND is available on the LAUSD OEHS website. **Agency Contact: Dr. Yvonne Chan, Principal/Facilities Director, (818) 896-7461. Project cost approximately \$30,000.**

October 2018 to July 2019--prepared CEQA and Land-Use Permits/Entitlement documentation with an Initial Study for a proposed subdivision development of an 85-acre, senior and affordable housing project consisting of 197 single-family residences (SFR) and 108 townhomes for a total of 305 residential dwellings near the Community of Llano, Los Angeles County, Los Angeles County Department of Regional Planning (LADRP). After Initial Study review, and a Public Hearing, the project was relocated to a nearby area of Los Angeles County with General Plan and Zoning designations more in concert with the proposed project scope. The proposed project consisted of:

- A General Plan Amendment to change land use policy in the Antelope Valley Area Plan from RL20 to a density appropriate for development of this qualified senior and affordable housing project, such as H5 (0 to 5 DU/ac); or MU-R (Mixed-Use Rural).
- A Waiver of Development Standards that would prohibit the density and appurtenant improvements necessary to develop this qualified senior and affordable housing project. Qualified projects shall be granted waivers or modifications of development standards that are necessary to construct qualified projects.

Crable & Associates, Environmental Consultants

- A Discretionary Housing Permit.
- A Parking Permit.
- A Grading Permit.
- A Conditional Use Permit (CUP) for development in a Significant Ecological Area.
- A CUP for development in a Hillside Management Area (HMA).
- A CUP for Shared-Well installation.

The project also included limited retail grocery store space, an aid station, a community center, a community park and Open Space, stormwater and sewer infrastructure, gas, electric, cable, telephone infrastructure, and other improvements as required to support the qualified housing project. In addition, the project included technical reports in the areas of air, noise, hydrology and water quality, geology and soils, cultural resources, biological resources, and traffic impact analysis. **Agency Contact: Jodie Sackett, Senior Planner, (213) 974-6433, LADRP. Project cost approximately \$60,000.**

Preparing an Initial Study/Mitigated Negative Declaration for a 172,000 square foot aviation business park at Chino Airport, Chino, California, for San Bernardino Department of Airports and the city of Chino, California, Planning and Development Department and the **Chino Development League**. This project included technical reports in the areas of air, noise, hydrology and water quality, geology and soils, cultural resources, burrowing owl survey, and traffic. The IS/MND is available on the LAUSD OEHS website. **Agency Contact: Ryan Murphy, Senior Planner, (909) 334-3250. Project cost approximately \$30,000.**

On-Call Consultants for Omnitrans Transit Authority in San Bernardino, California from **May 2014 to January 2017**. Provided 3rd-party review CEQA/NEPA review and implementation of the MMRP for the sbX E Street Corridor Bus Rapid Transit (BRT) and Vehicle Maintenance Facility (VMF) Project, a 15.7-mile-long transit improvement project connecting the northern portion of the city of San Bernardino and the city of Loma Linda that includes 16 stops spaced approximately one mile apart. Consultant also prepared arborist report/tree surveys, biological resource analyses, and cultural resource surveys and technical reports, and provided consultation on air quality, noise, and hazardous materials. **Agency Contact: Andres Ramirez, Omnitrans Program Manager. Project cost approximately \$200,000.**

Preparing a Subsequent Environmental Impact Report (SEIR) analyzing the development of a 28-acre business park parcel for the city of Murrieta Planning and Community Development Department and **Nova Homes Development Company**. The 346,470-square-foot development will include a 16-pump gas station and a 4-story, 150-room hotel. The project also includes the construction/extension of Hawthorn Street from Jefferson Avenue to Adams Avenue (currently a dirt road from Adams Avenue about halfway to Jefferson Avenue on the northwest boundary of the proposed development), and a General Plan Amendment to reclassify the street segment from Arterial Highway to Secondary Roadway. This project requires the preparation of technical reports in the areas of biological resources, arborist report/tree survey, air quality/greenhouse gas, noise, hydrology/water quality, cultural resources, hazardous materials, geology (fault analysis), soils, hazardous materials, and traffic/circulation.

Prepared and submitted **Land Development Applications** for residential and commercial developments in Yucaipa, Pedley, Jurupa, and Wildomar, California, for **Nova Homes Development Company from January to July 2017**. The applications also required the preparation and/or review of technical reports in the areas of air quality/greenhouse gas, biological resources, noise, hydrology/water quality, cultural resources, hazardous materials, geology (fault analysis), soils, hazardous materials, and traffic/circulation.

Crable & Associates, Environmental Consultants

Prepared a biological resources assessment and jurisdictional delineation with **Ecorp Consulting** from **June 2015 to September 2015** for the proposed 90-acre Lytle Creek Village Development in the City of Fontana, San Bernardino County, California, for **Nova Homes Development Company**. The purpose of the biological assessment and jurisdictional delineation was to document existing biological resources and jurisdictional wetlands and waters within the proposed project site and identify potential biological constraints. This report is being prepared to provide the applicant with sufficient biological data and background information to assess the effects of the proposed project on biological resources pursuant to the California Environmental Quality Act (CEQA), the North Fontana Interim Multiple Species Habitat Conservation Plan, and applicable state and federal regulations.

Prepared an Initial Study/Mitigated Negative Declaration for a 127-unit planned residential development from **May 2013 to February 2014** for the city of Moreno Valley, California, Planning and Development Department and **Nova Homes Development Company**. This project included technical reports in the areas of air, noise, hydrology and water quality, geology and soils, and traffic. **Agency Contact: Claudia Manrique, Senior Planner, (951) 413-3354.**

Prepared an Initial Study/Mitigated Negative Declaration for the construction of a 3,530 square foot residential unit on an approximately 56,172 square foot parcel in the Hidden Valley area of Monrovia, California from **November 2014 to February 2015**. Proposed improvements include a new single-family home, garage, Hollywood-style driveway (concrete ribbons with planting or gravel between to maintain permeable area), patio and landscaped areas. The developed project site represents 0.57 acres of the 1.3-acre property. The remaining areas will be left in their natural state, including an oak woodland upslope of the house. **Agency Contact: Barbara Lynch, Senior Planner, (626) 932-5538.**

- Prepared an Initial Study/Mitigated Negative Declaration from **January to April 2014** analyzing the construction and operation of a proposed 4.265 MW Solar Panel Carport and Rooftop project to be developed within the existing asphalt-paved parking lots of the Los Angeles County Office of Education. This project included technical report analyses in the areas of air quality and noise. **Agency Contact: Jema Estrella, Director of Facilities & Construction, (562) 922-8981.**
- Prepared Air Quality/Greenhouse Gas (GHG) Analysis of the La Salle High School Master Plan for the city of Pasadena Planning & Community Development Department in **November 2015**. **Agency Contact: Ly Ha, Planner, (626) 744-6743.**
- *Project Manager (subcontractor to Converse) from September 2011 to March 2012* for the preparation and review of Biological Resources analyses and Jurisdictional Delineation to support the development of 15 single-family homes in the Simi Hills near Chatsworth, California. The project is located within a Los Angeles Department of Regional Planning Significant Ecological Area (SEATAC) region No. 14, thus requiring review of biological and botanical technical studies by the SEATAC Advisory Committee.
- *Subcontractor to CSC Targhee, Inc., on a three-year As-Needed Construction Support Services contract with the Los Angeles County Department of Public Works, Construction Division Environmental Compliance Unit Development Services.*
- *Subcontractor to CSC Targhee, Inc., on a three-year On-Call Environmental Services Contract*

Crable & Associates, Environmental Consultants

with the City of Long Beach Department of Development Services.

- *Subcontractor* to Autodromo, LLC, private developer—**January 2010 to July 2014**. Managed the preparation of an Environmental Assessment/Specific Plan for the development of a Motorsports Country Club with residential, commercial, and hospitality components. The project requires the review of previous technical studies, and the preparation of new studies analyzing potential impacts to air quality, water quality and supply, noise, biological resources, cultural resources, traffic/transportation, and aesthetics.
- *Subcontractor* to E2 Managetech for Occidental Petroleum—**January to March 2010**; assisted in the planning, preparation, and review of a Preliminary Project Description for an environmental document analyzing the use of carbon dioxide (CO₂) from the Hydrogen Energy California (HECA) project proposed to be developed approximately 4 miles north of Occidental's Elk Hills Oil field near Bakersfield, California.

E2 ManageTech

5000 East Spring Street, Long Beach, CA, 90804 (562)740-1060

Senior Consulting Professional

April 2006 to December 2009

Duties: Manage land-use projects, programs, and staff; research, write, review, edit, and publish reports and documents in compliance with CEQA and NEPA.

CEQA/NEPA Reviewer. From 2006 to 2009 Dennis Crable, as part of the E2 Managetech project team, provided CEQA/NEPA review for the Grossmont Union High School District (District) project which identified and evaluated three candidate sites for building the District's 12th High School. In addition to conducting all the ESAs and CEQA analysis for the three 50+ acre sites, E2 was responsible for assisting the District with obtaining Proposition 55 State-matching funds for conducting environmental assessments and purchasing the selected site and building the new campus. In October 2005, E2 was selected by the District to identify the location of the District's 12th high school campus location. To determine the location for the new high school campus, E2 was retained to provide full-service support that included: reviewing demographic data to assess geographic needs, conduct environmental site investigations in accordance with the DTSC Phase I ESA and Preliminary Endangerment Assessment guidelines, prepare an EIR for up to three potential school site locations, coordinate and implement community outreach activities, provide project update reports to the District's Board of Trustees, and assist with property acquisition activities.

CEQA/NEPA Reviewer. From 2006-2009 Dennis Crable, as part of the E2 Managetech project team, provided CEQA/NEPA review for the San Diego Unified School District (SDUSD) in support of its \$1.5 billion Proposition MM program. This bond measure funds construction of 16 new/rebuilt schools and modernization of 165 existing school campuses. As a full-service provider, the E2 team was responsible for conducting environmental site investigations, managing the environmental and geotechnical studies, serving as the SDUSD's single point of contact with the regulatory agencies, coordinating and conducting public participation and community outreach meetings and activities, and presenting recommendations to the school board and executive team committee. In addition, E2's work with SDUSD covered all aspects of the environmental process from assisting with technical resources studies (e.g., biological, cultural, noise, air quality, traffic, visual, etc.); to assisting with the preparation of Initial Studies, CEQA

Crable & Associates, Environmental Consultants

environmental documents and supporting materials (e.g., NOPs, EIRs, NOIs, NDs, MNDs, Notices of Determination [NODs], Findings, Mitigation Monitoring and Reporting Programs [MMRPs], etc.), and reports for SDUSD's Board of Education; to assisting with mitigation monitoring programs (i.e., pre-construction surveys, construction monitoring, post-construction documentation) in support of project implementation. All work was conducted in accordance with the Title 5 and DTSC regulations, and the District's CEQA guidelines and significance criteria.

Contract Project Manager for the Port of Los Angeles (POLA) CEQA/NEPA support services master contract. Responsible for the day-to-day technical and administrative coordination in support of all CEQA/NEPA documentation preparation including disciplines such as air, noise, biological, cultural, transportation, aesthetics, and earth resources special studies. Mr. Crable also coordinated and attended community meetings in accordance with the CEQA/NEPA process as necessary. The contract budget was approximately 2 million dollars.

Member of the POLA and the Army Corps of Engineers team providing 3rd-party technical review of the following EIRs/EISs: TraPac Container Terminal, China Shipping Container Terminal Redevelopment, Pacific Los Angeles Marine Crude Oil Terminal (Pier 400), and San Pedro Waterfront projects.

Project Manager of the Pan Pacific Fisheries Cannery Buildings Demolition Project EIR in the Port of Los Angeles.

Project Manager for the Intermodal Container Transfer Facility (ICTF) Joint Powers Authority (JPA) Modernization Project EIR preparation team from May 2008 to August 2009. The ICTF is a rail yard in Long Beach, California operated by the Union Pacific Railroad that currently transfers containerized cargo from the terminals of the Ports of Long Beach and Los Angeles to trains for distribution throughout the United States, and transfers cargo for export from the United States to the Ports for export abroad. The proposed Project would increase the number of containers handled at the ICTF from the current average of 725,000 to an estimated 1.5 million annually by modernizing existing equipment and equipment operating methods so that operating efficiencies would be substantially increased, and adverse environmental impacts significantly reduced. The proposed Project would accomplish this predominantly by replacing the existing diesel-fueled rubber-tired gantry (RTG) cranes with electric-powered wide-span gantry (WSG) cranes, which can service several loading tracks and shuttle containers between container stacks and adjacent loading tracks more efficiently than existing equipment, while significantly reducing air emissions associated with the use of diesel fuel. Mr. Crable also coordinated and attended community meetings in accordance with the CEQA process as necessary.

Contract Project Manager for the Port of Long Beach (POLB) CEQA/NEPA support services 1.5 million-dollar master contract. Responsible for the day-to-day technical and administrative coordination in support of CEQA/NEPA documentation preparation.

Project Manager for a Mitigated Negative Declaration (MND) analyzing the potential impacts of re-opening the NRG Long Beach Generating Station in the POLB. The proposed Project consisted of the repowering of existing combustion turbine generator (CTG) Units to create 65 MWs of new generating capacity from each unit for a combined total of 260 MWs from the entire facility. The CTG Units were natural gas-fired and fitted with Best Available Control Technology to meet the existing air emission control requirements of the SCAQMD. This project included special studies in areas of air, noise, and transportation.

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Project Manager for an MND analyzing the potential impacts of a new Amine CO₂ Gas Stream Removal Unit at one of the two onshore Texaco, Humble, Unocal, Mobil, Shell (THUMS) processing sites in the POLB. This project included special studies and environmental analyses of potential impacts to air, noise, and transportation.

Project Manager for an MND analyzing the potential impacts of a lease extension agreement with Tesoro Corporation Long Beach Marine Terminal in the POLB. This project included special studies and environmental analyses of potential impacts to air quality (including GHG), and noise.

Chambers Group

5 Hutton Centre Drive, Santa Ana, CA, 92707 (949)264-5414

Senior Environmental Planner

January 2004 to February 2006

Project Manager for Los Angeles Unified School District. Led a team of professionals in overseeing the preparation of CEQA documentation for 11 new school construction projects.

Assistant Project Manager for California State Lands Commission for EIRs that analyzed the potential impacts associated with the lease renewals of the Chevron Long Wharf refinery and Shell Martinez refinery.

Project Manager for two Program EIRs of Master Plans for the Liberal Arts and Pacific Coast campuses in the City of Long Beach, California, in order to streamline the CEQA process for the implementation of planned Bond Program construction activities. Environmental concerns included hazardous materials/traffic/circulation, noise, and aesthetics.

Project Manager for a Program EIR for the Glendale Community College District that included the analysis of a new 5-story, 1,160 space on-campus parking structure on the campus in Glendale, California. Environmental concerns included traffic/circulation, noise, and aesthetics.

Environmental Science Associates (ESA)

626 Wilshire Boulevard, Los Angeles, California, 90017 (213) 599-4300

Environmental Analyst

September 2002 to October 2003

Manage projects and subcontractors; research, write, review, edit, and publish reports and documents in compliance with the CEQA and NEPA.

Environmental Analyst for the Ambassador Hotel/LAUSD High School EIR in Los Angeles, California. Mr. Crable was responsible for the following sections of the EIR: Traffic and Circulation, Public Services, Hazards and Hazardous Materials, and Population and Housing. The EIR analyzed five separate alternatives for the development of the Ambassador property: (1) Maximum reuse (preservation of the main hotel building); (2) preserving only the north tower of the hotel, demolishing the rest of the building; (3) preserving only the Cocoanut Grove nightclub and reconstructing the Embassy Ballroom; (4) Full demolition and all-new construction; (5) preserving the main hotel building while reserving approximately 3 acres of the Wilshire Boulevard frontage for a park.

Project Manager for the Chase Knolls Apartments EIR. This EIR analyzed the impacts to air quality, cultural

Crable & Associates, Environmental Consultants

resources, noise, traffic, geology, water quality, and hazards of a residential development that included the addition of 141 dwelling units to an existing 260-unit, historically significant apartment complex located in Los Angeles, California.

Project Manager for the preparation of an Addendum for the Los Angeles Community Redevelopment Agency that assessed the proposed changes to the Beacon Street Redevelopment Area Final EIR, and the potential environmental impacts of the Pacific Trade Center Renovation Project. The project included the renovation and conversion of a vacant 10-story commercial office building into 120 dwelling units, and the construction of a 100-unit, eight-story residential building located in San Pedro, California. Significant areas of analysis were land use and planning, traffic and circulation, air quality, and noise.

Project Manager for the preparation of environmental compliance documentation that analyzed the potential impacts of the construction of a co-generation power system at the Arrowhead Water Bottling Plant located on Tribal Indian land in Cabazon.

Sapphos Environmental

430 North Halstead Street, Pasadena, California, 91107 (626)683-3547

Director of Marketing/Environmental Analyst

September 1999 to July 2002

Managed six-person administrative/proposal writing staff; research, write, review, edit, and publish proposals and responses to requests for bids for projects related to CEQA and NEPA; assist in the management of projects, programs, and subcontractors; research, write, review, edit, and publish reports and documents in compliance with CEQA and NEPA.

Project Manager for a water quality analysis study to determine the extent of impacts to the beneficial uses of the Dominguez Channel that resulted from the construction of an earthen cofferdam in the channel. The report was prepared for the City of Carson and submitted to the California Regional Water Quality Control Board (CRWQCB), Los Angeles Region, in response to a Board Cleanup and Abatement Order. The project included an extensive, three-month water quality sampling and analysis survey, regulatory compliance scoping with trustee and responsible agencies, wetland mitigation analyses, riparian restoration analyses, and mitigation monitoring.

Project Manager for the College Park Specific Plan Master EIR (MEIR), Chino, San Bernardino County, California, an MEIR that analyzed the impacts of a proposed Specific Plan regulating the development of a 700-acre mixed-use project. This project included the construction of the 100-acre Chaffey Community College satellite campus; 2,500 single-family residences; commercial and retail space; open space and parkland; and an elementary school. The project analysis involved hazardous material surveys, wetland delineation analyses, biological directed species surveys, and cultural resource surveys. The project required daily interface and coordination with the administrators and staff of two co-lead agencies, responsible and trustee agencies, the development team (including sub-consultants), the client, and the public in order to scope the project, complete identified tasks, and identify project alternatives and mitigation measures.

Environmental Analyst for the following sections of the Arroyo Seco Master Plan EIR: Public Participation (scoping meeting), Hazards and Hazardous Materials (including the preparation of a Phase I Environmental Site Assessment), Public Services, and Utilities and Services Systems. The Arroyo Seco Park Master Plan Project consisted of five elements: the Hahamonga Watershed Park Master Plan, the

Crable & Associates, Environmental Consultants

Central Arroyo Seco Master Plan, the Lower Arroyo Seco Master Plan, the Rose Bowl Stadium Plan, and the Design Guidelines for the Arroyo Seco Park. The goal of the Arroyo Seco Park Master Plan was the development of a land use policy document to guide the provision of facilities for the passive and active recreation within the 1,000-acre park that would be consistent with the City of Pasadena Comprehensive General Plan.

Environmental Analyst for the following sections of the Hyundai Test Track Program EIR located in California City, Kern County, California: Hazards and Hazardous Materials (prepared the Phase I Environmental Assessment of the site), Utilities and Services Systems, Land Use and Planning; and managed the public participation (scoping meetings) portion of the project. The Program EIR analyzed the annexation of approximately 29 square miles of land from Kern County to California City; the detachment of approximately 29 square miles of land from California City to Kern County; the amendment to the city's Sphere of Influence, including the Municipal Service Review; the expansion of the existing redevelopment area by approximately 35 square miles; the update of the City of California City General Plan, including the Housing Element; and the proposed development of approximately 7.5 square miles for an automotive test course.

Environmental Analyst for the following sections of the Grand Avenue Realignment EIR, Los Angeles, California: Hazards and Hazardous Materials, Land Use and Planning, Public Services, Utilities and Services Systems, and public participation (scoping meetings). The EIR addressed potential impacts from the realignment of Grand Avenue between Temple Street and Second Street to improve pedestrian access to and between the major civic and cultural institutions located along Grand Avenue.

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Previous Companies:

Arthur Dennis Crable, Environmental Consultants
3579 East Foothill Boulevard, Pasadena, California, 91107, (626) 676-6993

Sole Proprietor/Environmental Consultant

January 1992 to July 1997

Manage, research, write, review, edit, and publish Phase I Environmental Site Assessment reports.

Building Analytics

502 South Verdugo Drive, Burbank, California, 91502, (818) 841-2575

Environmental Specialist

February 1990 to January 1992

Manage, research, write, review, edit, and publish Phase I and Phase II Environmental Site Assessment reports.

Kleinfelder, Inc.

1370 Valley Vista Drive, Diamond Bar, California, 91765, (909)396-0335

Environmental Specialist

September 1987 to January 1990

Manage, research, write, review, edit, and publish Phase I and Phase II Environmental Site Assessment reports.

Pannell Kerr Foster Consulting

865 South Figueroa Street, Suite 3500, Los Angeles, California, 90017, (213) 680-0900

Hotel Market Feasibility Analyst

January 1984 to August 1987

Manage, research, write, review, edit, and prepare real estate market feasibility analyses involving hotel development projects.

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References

Vaughn Next Century Learning Center (LAUSD Charter School)

Dr. Yvonne Chan, Principal, Facilities Director
13330 Vaughn Street, Pacoima, CA 91340
(818) 896-7461

City of Chino Department of Planning

Ryan Murphy, Planner
13220 Central Avenue, Chino, CA 91710
(909) 334-3525

San Bernardino County Transportation Authority

Andres Ramirez, Chief of Transportation and Rail
1170 West Third Street, San Bernardino, CA 92410
(909) 884-8276x202

Nova Homes Inc.

Ivano Stamegna, Owner, or Tom Mungari, Project Manager
1232 Village Way, Suite A Santa Ana, California 92705
(714) 540-1144

City of Moreno Valley Community & Economic Development Department, Planning Division

Claudia Manrique, Senior Planner
14177 Frederick Street, Moreno Valley, California 92552
(951) 413-3314

City of Monrovia Planning Division

Barbara Lynch, Senior Planner
415 S. Ivy Avenue, Monrovia, California 91006
(626) 932-5538

E2 Manage Tech

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(562) 740-1060

Port of Long Beach

Rick Cameron, Managing Director, Planning & Environmental Affairs
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Long Beach, CA 90804
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