

# Leann Taagepera Environmental Planning

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## State of California Certified Small (Micro) Business CPUC - Certified Woman-Owned Business Enterprise

CEQA/NEPA Analysis ♦ EIR Section and MND Preparation ♦ Project Management  
Historical Resource Planning and Documentation ♦ Public Outreach  
Technical Writing and Editing ♦ Contract Planning Agency Work ♦ Business Development

### INTRODUCTION TO THE FIRM

Leann Taagepera Environmental Planning (LTEP) is a Benicia-based, sole proprietorship firm offering services in various aspects of California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance analysis. The firm's Principal, Leann Taagepera, is an environmental planner with over 20 years of experience in CEQA and NEPA analysis and document preparation. Ms. Taagepera specializes in projects related to historical/cultural resources and is experienced with public meetings. She has written and assisted in the preparation of numerous Environmental Impact Reports (EIRs), Environmental Impact Statements (EISs), Initial Studies (ISs), Mitigated Negative Declarations (MNDs), Environmental Assessments (EAs), and Mitigation Monitoring Status Reports (MMSRs). Ms. Taagepera has assumed leadership roles in professional organizations and is an accomplished public speaker. She was appointed by the Mayor of Benicia to a four-year term on the City's Historic Preservation Review Commission. She has spoken at various public meetings and has provided presentations to professional organizations. She is also a Girl Scout Troop Leader, for which she regularly speaks in front of her troop, parents, and other invited speakers. LTEP provides a variety of services in preparation and review of environmental documents:

- ♦ Public Meetings and outreach;
- ♦ Third-Party Review of CEQA and CEQA/NEPA documents;
- ♦ Environmental Document Preparation;
- ♦ EIR/EIS Section preparation;
- ♦ Experience with Historic Resource Evaluations and Section 106 Analyses;
- ♦ Mitigation Monitoring and Reporting Programs preparation.

### REPRESENTATIVE PROJECT EXPERIENCE

- ♦ **East Bay Regional Parks District** – LTEP has been awarded a contract from the EBRPD and the City of Newark as the prime consultant for an EIR for a project involving the demolition of historic resources stored within a park. The Initial Study/Notice of Preparation has been completed and the EIR is currently under preparation.
- ♦ **Town of Ross, Marin County/WRA Environmental Consultants** - Currently working on sections of a Subsequent Environmental Impact Report for a residential development project. Sections completed: Aesthetics/Visual Impacts, Cultural Resources, and Noise. Sections under preparation include: Air Quality, Geology and Soils, Hydrology and Water Resources. The Mitigation Monitoring and Reporting Program and Findings and Statement of Overriding Considerations will also be prepared.
- ♦ **Christ Lutheran Church/Adanta Inc.** – Prepared the Project Description and Regulatory Setting sections of a Biological Resources Constraints analysis for a proposed affordable housing project in Marin County.
- ♦ **Napa Valley Community Housing/Adanta Inc.** – Prepared and assisted with preparation of a NEPA Environmental Assessment for an affordable housing project proposed in the City of Napa.
- ♦ **Burbank Housing/Adanta Inc.** – Prepared a Section 106 analysis report per the National Historic Preservation Act for the rehabilitation of an affordable housing project in Santa Rosa.

- ◆ **City of Richmond/Douglas Herring & Associates, CEQA Alternatives Analysis** – EIR section completed for the Honda Port of Entry expansion project.  
**Administrative Office of the Courts/Tetra Tech EMI, Historical and Cultural Resources Section** – EIR section completed for a new courthouse proposed in Stockton.
- ◆ **City of Richmond/Christopher A. Joseph & Associates, Initial Study/Mitigated Negative Declaration** – Sections of an Administrative Draft Initial Study/Mitigated Negative Declaration (IS/MND) were completed for an oil and diesel fuel tank expansion project.
- ◆ **City of Pittsburg/Richard Grassetto Environmental Consulting, Initial Study/ Mitigated Negative Declaration** – An Administrative Draft Initial Study/Mitigated Negative document was prepared for a flood control project.
- ◆ **Tetra Tech EMI, Cultural and Historical Resources and CEQA Training** – A training session was provided to Tetra Tech EMI staff on CEQA, focusing on issues relating to historical and cultural resources. In addition, specific case studies were discussed and Tetra Tech EMI's San Bernardino courthouse project.
- ◆ **Lake County/Christopher A. Joseph & Associates, EIR Sections** – Aesthetics and Public Services sections of an EIR were prepared for a residential and resort development project.
- ◆ **City of El Cerrito/Richard Grassetto Environmental Consulting, Initial Study/ Mitigated Negative Declaration** – An Administrative Draft Initial Study/Mitigated Negative Declaration (IS/MND) was completed for streetscape improvements to San Pablo Avenue.
- ◆ **Bracewell Engineering/Richard Grassetto Environmental Consulting, Initial Study/ Mitigated Negative Declaration** – An update of an Administrative Draft Initial Study/Mitigated Negative Declaration (IS/MND) was completed for a water supply extension project on Bethel Island, Contra Costa County.
- ◆ **City of Richmond, Initial Study/Mitigated Negative Declaration** – As the prime consultant, an Initial Study/Mitigated Negative Declaration (IS/MND) has been completed for a two-story 57,825 square foot warehouse/office building in the City of Richmond. Four subconsultants were under contract for the issues of traffic, biology, air quality, hazards and hazardous materials, and geology. The Draft and Final IS/MND, mitigation monitoring plan were prepared, and all notices.
- ◆ **City of Healdsburg/Christopher A. Joseph & Associates, EIR Sections** – Cultural and Historic Resources, and Hydrology sections were prepared by Ms. Taagepera for an EIR for the City's General Plan update.
- ◆ **Alameda County/Richard Grassetto Environmental Consulting, Initial Study/ Notice of Preparation and focused EIR** – An Initial Study/Notice of Preparation was prepared for a 10-unit duet residential project in the Hayward area of unincorporated Alameda County. A draft focused EIR was prepared for the project, primarily analyzing the issues of aesthetics and historical resources.
- ◆ **City of Concord/ CirclePoint, Revised EIR Sections** – Ms. Taagepera prepared updated EIR sections for Traffic, Biology and Cultural Resource Sections, based on revised project description for the John Muir Medical Center construction project in the City of Concord.
- ◆ **Federal Railroad Administration/CirclePoint, Land Use Section for Environmental Impact Statement** – Ms. Taagepera prepared the Land Use Section for an Environmental Impact Statement for the DesertXpress project. The purpose of the section was to describe the existing land uses in the area of the project, current development trends and developable land, the General Plan goals and policies applicable to the project, and General Plan land use and Zoning designations.
- ◆ **City of Mill Valley/CirclePoint, Traffic, Hydrology, and Biology Sections of Initial Study** – Initial Study sections completed, two of which were based on traffic and biology technical reports for an 18-unit condominium project in the City of Mill Valley.
- ◆ **City of Oakland/CirclePoint/Public Affairs Management, CEQA Documentation** – Initial Study and EIR sections completed for a residential project located in an industrial zone in Oakland. Prepared the Executive Summary, Project Description, Land Use, and Noise sections.
- ◆ **City of Richmond/Public Affairs Management (now CirclePoint), Initial Study/Mitigated Negative Declaration** – Ms. Taagepera prepared an Initial Study/Negative Declaration for an aggregate off-loading operation in the City of Richmond.
- ◆ **City of Richmond/Public Affairs Management (now CirclePoint), Planning Department Staff Report** – Ms. Taagepera prepared two planning commission staff reports for subdivision projects in the City of Richmond.
- ◆ **FHWA/ Caltrans/Solano Transportation Authority/Public Affairs Management, Technical Report Preparation** – Ms. Taagepera completed a Community Impact Assessment for a Caltrans/FHWA project for the Solano Transportation Authority. This technical report analyzed the effects of a new roadway planned parallel to I-80 in the City of Fairfield and County of Solano. It analyzed land use, general plan policy, displacement, public facilities and utilities, economic, environmental justice, and agricultural impacts associated with the project.

## EDUCATION

**Master of Urban and Regional Planning**, Land Use and Law Specialization  
University of California, Irvine (1994)

**Bachelor of Arts, Environmental Studies**, City Planning Emphasis  
University of California, Santa Barbara (1989)

## PREVIOUS PROFESSIONAL EXPERIENCE

### **Senior Environmental Planner / Historic Resources Specialist**

*ECORP Consulting, Inc., San Francisco & Rocklin, CA (January 2011–February 2012)*

- ◆ Responsible for preparing CEQA/NEPA environmental documents and proposals, as well as marketing and business development.
- ◆ Projects have included IS/MNDs for various stream bank stabilization and flood control projects; a soils remediation and munitions IS/MND at a Marine Corps Air Station; a cumulative impacts analysis for water supply improvements; and a third-party IS/MND review and technical memorandum development for a San Francisco housing project.

### **Senior Environmental and Preservation Planner**

*Pacific Municipal Consultants, Oakland and Davis, CA (2008–2010)*

- ◆ Prepared cultural resources sections of EIRs and goals/policies for cultural resources elements of general plans.
- ◆ Conducted historic building evaluations and tribal consultations under Senate Bill 18.
- ◆ Prepared historic property building surveys for Caltrans projects and building evaluations under Section 106 of the National Historic Preservation Act (NHPA) for Housing and Urban Development projects.

### **Principal**

*Leann Taagepera Environmental Planning, Benicia, CA (2003–2009)*

- ◆ As a sole proprietor, provided CEQA/NEPA-related services to both public- and private-sector clients.
- ◆ Work included project management and technical writing of EIRs, EISs, EAs, CIAs, and IS/MNDs for various development, roadway, flood control improvement, passenger rail, and other projects.

### **Senior Environmental Planner**

*Jones & Stokes, Irvine, CA (2000–2001)*

- ◆ Coordinated and managed projects and CEQA environmental documents and prepared environmental documentation and proposals for multiple projects.
- ◆ Provided third-party review of CEQA/NEPA and NHPA Section 106 documents for three Federal Transit Administration (FTA) and regional transit authority light-rail projects.

### **Acting Environmental Coordinator**

*City of Santa Ana through Hogle-Ireland, Inc., Irvine, CA (1999–2000)*

- ◆ Assisted in management, preparation, and third-party reviews of environmental documents.
- ◆ As acting environmental coordinator for the Santa Ana City Planning Department on a contract basis, processed NDs and Categorical Exemptions for roadway and building projects.
- ◆ Conducted Office of Historic Preservation consultations, managed consultants' preparation of NDs, and reviewed consultants' other CEQA/NEPA documents.
- ◆ Advised City staff on CEQA/NEPA compliance; coordinated/prepared comments on a light-rail project EIR/EIS.

### **Environmental Specialist I/II**

*Los Angeles County Municipal Transportation Authority, Los Angeles, CA (1994–1999)*

- ◆ As both project manager and assistant, worked on various complex CEQA/NEPA, DOT Section 4(f), NHPA Section 106, and mitigation measure compliance projects involving passenger rail.
- ◆ In charge of environmental and historic resource law compliance for a subway station.
- ◆ Reviewed two draft EIR/EISs and assisted in managing consultant for a rail line extension project.
- ◆ Worked with construction contractors to ensure compliance with contract specifications.
- ◆ Managed quarterly MMSR to the FTA and supervised consultants.

**Senior Staff Planner / Assistant Project Planner**

*Woodward-Clyde Consultants, Santa Ana, CA (1992–1995)*

**Environmental Planner**

*Parsons, Brinckerhoff, Quade, and Douglas, Inc., Orange, CA (1992)*

**Environmental Scientist**

*Dames and Moore, Santa Barbara and Santa Ana, CA (1990–1991)*

**Planner I**

*County of Santa Barbara, Resource Management Department (1989–1990)*

**PROFESSIONAL AFFILIATIONS**

- ◆ Association of Environmental Professionals
  - SF Bay Area Chapter – President (2006-2007); Membership Coordinator (2004-2005)
  - Orange Co. Chapter – President (1995-1996); Secretary (1994)
  - CEQA Workshop Coordinator (1996-1997, 2003-2008)
- ◆ American Planning Association
- ◆ Women in Transportation Seminar
- ◆ Professional Environmental Marketing Association
- ◆ California Preservation Foundation
- ◆ City of Benicia Historic Preservation Review Commission (2008-2012)

**SELECTED EXAMPLES OF PRESENTATIONS**

- ◆ “Historic Building Windows and the Secretary of the Interior Standards” moderator of event, including Kara Brunzell, Architectural Historian, Benicia Historical Society, January, 2013
- ◆ “Sustainability and Historic Preservation” speaker and organizer of event, including Mark Huck of the State Office of Historic Preservation and Frederic Knapp, Historic Architect, Association of Environmental Professionals, San Francisco Bay Area Chapter, and the American Planning Association, California Chapter, Northern Section, April 20, 2010
- ◆ “Sustainability and Historic Preservation” panelist and organizer of program, Benicia Historical Society, July, 2009
- ◆ Association of Environmental Professionals, Environmental Independent Contracting, panelist and coordinator of event, November 2006
- ◆ Association of Environmental Professionals, CEQA Basics Workshop, Moderator and Panelist, October 2006
- ◆ “A Case Study of Benicia, CEQA, and Historic Resources” presentation as a panelist at California Preservation Foundation workshop “Making CEQA Work”, Sacramento, October 2004
- ◆ “CEQA and Historic Resources” presentation to the Association of Environmental Professionals, Bay Area Chapter, Oakland, September 2004