

## December 2008

### **Murrysville Branch Expands**

T&B Planning is pleased to announce that our Murrysville office relocated on January 1, 2009 into a building that the firm designed and converted from a residential home to a sustainable small office building. This move represents the tremendous success the Murrysville office has enjoyed since its opening in May 2006.

T&B Planning's Murrysville office is located approximately 15 miles east of Pittsburgh. To learn more about our new office, including contact information and driving directions, please visit our [Office Locations page](#). The Murrysville office is managed by [Tracy Zinn, AICP](#).

### **San Diego Branch Relocates**

T&B Planning's San Diego office has relocated to a new office within the City of Encinitas. To learn more about our new San Diego office, including contact information and driving directions, please visit our [Office Locations page](#). The San Diego office is managed by [Senior Principal James Greco](#).

### **Barry Burnell Honored by Building Industry Association for Outstanding Service and Leadership**

T&B Planning Senior Principal Barry Burnell recently received two awards from the Building Industry Association (BIA). The [Southern California Chapter](#) of the BIA presented Barry with the Individual Achievement Award for Leadership in Government Affairs. Barry was also given the Presidential Award by the [Riverside County Chapter](#) for outstanding and dedicated service to the chapter.

These awards recognize Barry's involvement in the "Riverside County Streamlining Strike Force Effort," an endeavor that sought to reorganize and simplify official procedures for reviewing and processing discretionary land use entitlement permits and CEQA documents in unincorporated Riverside County. Barry coordinated extensively with the Transportation and Land Management Agency (TLMA) and the BIA to create a more effective relationship between private builders and the public government.

Barry has been a Principal at T&B Planning since 1986.

### **GIS Manager Eric Horowitz Achieves GISP Certification**

T&B Planning congratulates Eric Horowitz, GIS Manager, on his recent certification as a GIS Professional (GISP) by the GIS Certification Institute (GISCI). A GISP is a certified Geographic Information Systems Professional who has met the minimum standards for ethical conduct and professional practice as established by the GIS Certification Institute (GISCI). GISCI certification requires achievement in three areas: educational achievement, professional experience, and contributions to the profession.

### **T&B Planning to Provide CEQA/NEPA Support to Riverside County Flood Control & Water Conservation District**

T&B Planning was selected by the Riverside County Flood Control & Water Conservation District (RCFCWD) to provide on-call Environmental/Regulatory Support and Ancillary Professional Services. With this

selection, T&B Planning is qualified to prepare California Environmental Quality Act (CEQA) and National Environmental Quality Act (NEPA) documents for the RCFCWD.

## September 2008

### **T&B Planning's Design Guide Wins 2008 Pennsylvania APA Award**

T&B Planning is proud to announce that the [Pennsylvania Wilds Design Guide for Community Character Stewardship](#) has won the 2008 Pennsylvania State Planning Award in the category of "Excellence in Planning: Best Practice." This prestigious award is given to a project that demonstrates originality and innovation, transferability, and comprehensiveness. The award was officially presented during the Pennsylvania APA Annual Conference in October 2008.

The Design Guide was authored by T&B Planning and was prepared for a twelve-county region in north-central Pennsylvania. Endorsed by the Urban Land Institute as "one of the best and most comprehensive regional design guides," the Design Guide is being used to ensure that future planning and development in the region is complementary to the area's authentic character and unique natural resources. The Pennsylvania Department of Conservation and Natural Resources (DCNR) has identified the Design Guide as a possible model for other regional design guideline initiatives.

### **T&B Planning Prepares Summary Paper on AB- 32 and CEQA**

Drawing on our extensive CEQA-related experience, T&B Planning recently prepared a paper entitled, "*Assembly Bill 32 - Evaluating Global Climate Change Under the California Environmental Quality Act*" that was used by the State of California Office of the Attorney General to stimulate discussion on the topic. The paper, prepared with assistance from Germania Corporation and Urban Crossroads, presented a description of recent legislation relating to Global Climate Change (GCC) and Greenhouse Gas (GHG) emissions, and its corresponding effect on analysis and mitigation for development projects under CEQA.

State-wide standards for evaluating individual projects' contributions towards GCC and the significance of GHG emissions under CEQA have not yet been established. T&B Planning's summary paper detailed the range of analysis methodologies and mitigation measures being applied by CEQA Lead Agencies throughout California. The Attorney General's office identified T&B Planning's paper as an important tool for understanding the complex relationship between CEQA and AB-32.

### **I-10 Distribution Center Project on Fast Track**

The Riverside County Board of Supervisors approved a Fast Track application for the 1.4 million square foot I-10 Distribution Center, allowing the project to be expedited through the land use and permit approval process. If approved, the I-10 Distribution Center would become one of the Coachella Valley's major non-governmental, non-gaming employers, creating up to 900 permanent positions. The I-10 Distribution Center would also implement key infrastructure improvements, which are expected to enhance the area's appeal for other business ventures.

T&B Planning is preparing the project's development applications and Environmental Impact Report in compliance with the California Environmental Quality Act.

### **Belle Meadows Substantial Conformance Approved**

In September 2008, the Belle Meadows Specific Plan No. 198, Substantial Conformance No. 1 was unanimously recommended for approval by the Riverside County Planning Commission. The 280-home community, which is planned in the Lake Matthews area, is envisioned as a family-oriented hillside development with over 150 acres of open space. T&B Planning also prepared the community's extensive Design Guidelines and Landscape Plans.

### **T&B Planning to a Design Guide for the Fayette County, Pennsylvania Mountain Area Multi-Municipal Comprehensive Plan**

T&B Planning was selected to prepare a Design Guide for the Fayette County Mountain Area as a sub-consultant to Mackin Engineering. This picturesque tourist destination area boasts many unique eco-tourism opportunities, including parks and historical sites, including the Fort Necessity National Battlefield, the Frank Lloyd Wright architectural masterpieces "Fallingwater" and "Kentuck Knob," and the National Road, which was the first multi-state, federally-funded highway.

As Fayette County Mountain Area's tourism industry continues to grow, the Design Guide will be essential to ensuring that new development is authentic to the area's rich historical character. The Design Guide will address key design elements, including signage, lighting, and architectural styles. It will also set forth recommendations for preserving and enhancing the area's lush natural environment.

### **T&B Planning Senior Principal James Greco to Lead Industry Organizations**

In January 2009, T&B Planning Senior Principal James Greco will begin serving as president of the San Diego Building Resources Council (BRC) and serve as a Director of the Building Industry Association (BIA) Board.

The BRC provides valuable networking, business development activities, and industry education opportunities, hosting more than 20 educational and networking events every year. James plans to host monthly BIA breakfasts, which will offer networking opportunities and timely information on how to successfully navigate an ever-changing market.

## **June 2008**

### **T&B Planning to Serve on City of Riverside Parks Department Environmental Consultant Panel**

T&B Planning is pleased to announce that our firm was selected to serve on the City of Riverside Parks, Recreation, and Community Services Department's Professional Consultant Services Panel for Environmental Impact Analysis/CEQA Documentation. T&B Planning will serve on this panel from 2008 to 2011. The Environmental Impact Analysis/CEQA Documentation Panel is one of several City Panels for a variety of professional services. Through the use of Panels, the City realizes increased project efficiency and effectiveness by eliminating the review of qualifications and contracts for each individual project.

### **Design Guide Nominated for Pennsylvania APA Award**

The [Pennsylvania Wilds Design Guide for Community Character Stewardship](#), which was prepared by T&B Planning in 2007, has been nominated for a Pennsylvania Chapter of the American Planning Association Annual Award. The Design Guide is entered in the "Excellence in Planning: Best Practice" category. The

Pennsylvania APA Annual Awards honors distinguished and successful planning projects throughout the Commonwealth. Awards will be presented at the Annual Conference on October 12 to 14, 2008 in Pittsburgh, Pennsylvania.

The Design Guide was prepared for a twelve-county region in north-central Pennsylvania. The document is a flexible and functional tool that represents a significant advancement for regional planning efforts in Pennsylvania. Endorsed by the Urban Land Institute as "one of the best and most comprehensive regional design guides," the Design Guide is being used to ensure that future planning and development is complementary to the area's authentic character and unique natural resources.

With concise text, real-world examples, and a logical format, the Design Guide is a highly transferable document that may be used by municipalities throughout the country. The Pennsylvania Department of Conservation and Natural Resources has identified the Design Guide as a possible model for other regional initiatives.

### **T&B Planning to Design "New Town" in Imperial County**

Brookfield Homes selected T&B Planning to design a 1,087-acre "new town" community known as 101 Ranch. This community is envisioned as a high-quality, integrated area to live, shop, learn, and work. 101 Ranch is anticipated to contain 7,000 homes, a 150,000 s.f. community commercial retail center, four elementary schools, a junior high school site, four neighborhood parks, one community park, and an extensive paseo system. T&B Planning is respected by our clients and public agencies for designing projects that are buildable from a physical constraint, economic market, and public policy point-of-view. Located in Imperial County, 101 Ranch is located east of Highway 86 and west of Harvey Road.

### **City of Perris Certifies Towne Center EIR**

The Perris City Council certified the Towne Center Environmental Impact Report (EIR) in May 2008. The EIR was prepared by T&B Planning and addressed a number of environmental effects that could result from construction and operation of the commercial center.

Town Center, which will include up to 484,265 square feet of commercial retail building area on nearly 60 acres, is located south of Ethanac Road and east of I-215. Towne Center's convenient location will provide residents and commuters with an easily accessible shopping center, increase employment opportunities, and augment the City's economic base. Construction of Towne Center is pending approval of a General Plan Amendment to the County of Riverside's Circulation Element.

With certification of the Towne Center EIR, T&B Planning adds to our growing portfolio of high-quality CEQA documentation for commercial retail and industrial projects.

### **City of Encinitas Selects T&B Planning to Prepare CEQA Documents**

The City of Encinitas has selected T&B Planning to prepare CEQA documentation for several projects. The preparation of an Environmental Impact Report is underway for a residential project located in a biologically-sensitive area of the City. Key issues evaluated include impacts to wetlands, sensitive plant species, and land use consistency. The EIR will soon be considered by the Planning Commission.

### **T&B Planning Heats Up the Tustin Street Fair & Chili Cook-Off**

T&B Planning's Ring of Fire Chili scorched the competition and took home the Runner's Up Trophy for the People's Choice Chili Award at the 2008 Tustin Street Fair & Chili Cook-Off. In total, T&B Planning staff dished out nearly 38 gallons of the hot, tangy, and sweet chili to hundreds of hungry fans! The 24<sup>th</sup> Annual Tustin Street Fair and Chili Cook-Off has become a yearly tradition for T&B Planning. All proceeds event benefit local charities.

### **Riverside County Streamlining Strike Force Progresses**

T&B Planning is continuing our involvement in this undertaking, which will reorganize and simplify official procedures for reviewing and processing discretionary land use permits and CEQA documents in Riverside County, California. Participants in the process also include the County's Transportation and Land Management Agency and the Riverside Chapter of the Building Industry Association.

### **ESRI Business Partnership Update**

T&B Planning is using its approved "Business Partner" status with the industry-leading GIS software company ESRI to expand its GIS services nation-wide. Prospective clients are encouraged to contact any of our offices for more information. See [Press Release](#).

## **March 2008**

### **Riverside County Streamlining Strike Force Effort Progresses**

T&B Planning is proud to announce our involvement in the "Riverside County Streamlining Strike Force Effort," an endeavor that will update, reorganize, and simplify official procedures for reviewing and processing discretionary land use entitlement permits and CEQA documents in unincorporated Riverside County, California.

Together with the County's Transportation and Land Management Agency (TLMA) and the Riverside County Chapter of the Building Industry Association (BIA), T&B Planning is working to create a more effective relationship between private builders and the public government. The concept for the Strike Force Effort evolved in 2007 when key officials of the TLMA and the BIA identified a need for greater transparency between the two groups. The TLMA and the BIA unanimously agreed that T&B Planning's extensive and expansive knowledge of Riverside County made the firm uniquely situated to facilitate the effort to "streamline" processes in Riverside County.

### **ESRI Business Partnership Approved**

T&B Planning recently earned the distinction of achieving "Business Partner" status with the industry-leading Geographic Information Systems (GIS) software company ESRI. This partnership expands the scope of T&B Planning's GIS-related services and increases the firm's GIS capabilities and through access to new data sources.

In addition to GIS mapping and analysis, T&B Planning has the capability to model all aspects of development, from site planning and land use simulation to detailed infrastructure planning. Our GIS and [graphics](#) services can be provided alone, or can be complemented with our planning, design, and environmental services.

**Using Sensitive Design to Lessen Impacts to Cultural Resources**

T&B Planning Principal Barry Burnell will be a guest speaker at the April 24, 2008 American Planning Association Conference/Mobile Workshop titled "Western Riverside County: Urban Development Impact on Pre-Historic Resources." Using real-world case examples, Mr. Burnell will show how sensitive design can minimize or entirely avoid impacts to known cultural resources. This conference will be held at the Western Center for Archaeology and Paleontology in Hemet. To register for this workshop, contact the [Inland Empire Section of the American Planning Association](#).

**Menifee North Specific Plan No. 260, Amendment No. 2 Approved**

In February 2008, the Riverside County Board of Supervisors unanimously approved the Menifee North Specific Plan Amendment No. 1 prepared by T&B Planning, as well as two implementing tentative tract maps. The Board of Supervisors also certified the project's Mitigated Negative Declaration in accord with CEQA, which also was prepared by T&B Planning. The Menifee North community is located in southwestern Riverside County, California, southeast of the City of Perris with easy accessibility from State Highway 74.

**Pine Creek Valley Corridor Management Plan Under Preparation**

T&B Planning is preparing a Corridor Management Plan for the Pine Creek Council of Governments to address scenic qualities along a 64 mile segment of Pennsylvania State Routes 44 and 414. Pine Creek Valley lies in the heart of north-central Pennsylvania in an area known as [The Pennsylvania Wilds](#). The valley is quickly gaining worldwide recognition for its ecotourism and geotourism appeal and is attracting an increasing number of visitors. The Pine Creek Valley Corridor Management Plan seeks to protect the intrinsic qualities visible State Routes 44 and 414; improve roadway conditions and safety; and maintain the quality of life for residents as the area attracts more visitors. The document is currently in public review.

**T&B Planning Participates in Riverside County General Plan Update**

Beginning this year, the Riverside County is initiating a five-year review and update of its General Plan. In its last review cycle (2003), T&B Planning Principal Barry Burnell served on the General Plan Advisory Committee, which worked closely with sub-consultants and County staff to develop the content of its newly revised General Plan. Mr. Burnell has been re-appointed to serve as a Stakeholder Representative on the General Plan Advisory Committee for the 2008 General Plan Update. The [Riverside County General Plan](#) acts as a guide for both public and private development and is used by public officials to make sound growth and land use-related decisions.

**Spotlight on Land Use Compatibility: Calaterra**

Calaterra is designed as a master-planned residential community with 486 single-family homes, three parks, and over 49 acres of open space and common landscaped areas. During public hearings, Principal Barry Burnell illustrated how T&B Planning's design ensures that this new community will preserve steep slopes and a natural drainage course, as well as provide an appropriate land use transition from adjacent rural residential areas. Key issues regarding land use compatibility were addressed, such as landscape buffers, lot sizes, setbacks, trails, and road alignments. The project will realign a major roadway in order to direct traffic away from existing rural residential areas. In addition, an equestrian trail is planned as an amenity for existing and new residents in the area.