



PRINCIPALS

Randolph W. Leptien

Christine M. Leptien-Parks **December 23, 2025**

Mariam Munshi Virani

FOUNDED 1954

Guenter K. Leptien

Frank J. Cronin

Jasper Cooper

City of San Pablo
Attn: Matthew Brown, PE
Senior Civil Engineer
Public Works Department
1000 Gateway Avenue
San Pablo, CA 94806

Re: LCC Statement of Qualifications for On-Call Complete Map Review

Dear Mr. Brown,

Thank you for your request for a Proposal to provide Mapping Review On-Call Professional Services. LCC Engineering & Surveying, Inc. (LCC) is very interested in providing these Services to the City of San Pablo.

For over seventy years, LCC has specialized in providing civil design and land survey services to public agencies in the San Francisco Bay Area. LCC has provided civil engineering and land surveying services to the City of San Pablo (City) since the 1980's and has held an On-Call Contract with the City in more recent years. LCC has successfully delivered a wide variety of projects to the City, large and small, and we look forward to the opportunity to continue to build on our long history with the City of San Pablo.

Christine M. Leptien-Parks, PE, PLS, will serve as the Principal In Charge, Project Manager and Main Point of Contact with the City. Christine has been with LCC for over 30 years and a Principal since 2008, and will directly oversee the review projects herself and providing QA/QC of all deliverables. The LCC Team includes highly qualified Civil Engineers and Surveyors at LCC who have completed various projects in the City. The LCC Team is looking forward to continuing to deliver successful projects to the City of San Pablo.

Thank you for your consideration of this proposal. Should you have any questions please feel free to contact me by email at cmp@lcc-inc.com or at the office phone and address provided on the letterhead on this page.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christine M. Leptien-Parks".

Christine M. Leptien-Parks, PE, PLS
Principal

930 Estudillo Street
Martinez, California

94553-1620

(925) 228-4218

(925) 228-4638 fax

www.lcc-inc.com

STATEMENT OF QUALIFICATIONS ON-CALL SERVICES – SURVEY MAPPING REVIEW CITY OF SAN PABLO

CONSULTANT IDENTIFICATION

LCC Engineering & Surveying, Inc. (LCC) is a land surveying and civil engineering firm located in Martinez, California.

Our office is located in Downtown Martinez at 930 Estudillo Street where all the work for this Contract will be performed.

The Principal-in-Charge and Main Point of Contact for this Contract will be Christine Leptien-Parks. Her phone number and email address are (925) 228-4218 and cmp@lcc-inc.com.

LCC's Tax Identification Number is 941694509.



FIRM EXPERIENCE

LCC Background and Qualifications

For over seventy years, LCC has provided civil engineering and land surveying services to local public agencies, school districts and organizations in the San Francisco Bay Area.

We specialize in providing municipal consulting engineering to local public agencies in Contra Costa and Alameda County. LCC provides services almost exclusively to public agencies and avoids contracts with private developers that might result in conflicts of interest with our public agency clients.



LCC is made up of professionals who are experts in local municipal standards, projects, and engineering and surveying practices. We are a twelve-member firm including five Professional Engineers and two Professional Land Surveyors licensed in the State of California. Most of our staff have been with our firm for at least ten years. LCC is owned and managed by Randolph W. Leptien, P.E., Christine M. Leptien-Parks, P.E. & L.S. (son and granddaughter of the firm's founder) and Mariam M. Virani, P.E. The principals at LCC take pride in being involved with every aspect of a Project.

LCC regularly provides “on-call” design and surveying services for school districts and municipalities such as: City of Orinda, City of Pleasant Hill, City of Concord, City of Lafayette, City of Martinez, City of Berkeley, Martinez Unified School District, Contra Costa Community College District, Contra Costa County Office of Education, and Contra Costa Water District. The principals of our firm have considerable experience serving as Contract City and District Engineer. LCC served the City of Albany as Contract City Engineer from 1995 through 2012 and as the District Engineer for the Mt. View Sanitary District in Martinez for the past 30 years. LCC is currently the Contract City Surveyor for the City of Orinda and Contract District Surveyor for Contra Costa Water District.



LCC has a unique advantage in that we are able to provide survey services as part of our civil design services which is a great resource in providing high quality and efficient civil design services.

LCC Recent-Related Projects

LCC has held several long-term On-Call Contracts with local public agencies as listed above. We take pride in our long-term relationships with our public agency clients. We are accustomed to the nature of on-call contracts and plan our workload with the understanding that a certain percentage of time shall be reserved for our regular on-call clients.

LCC is well known by many of our long-time City clients for our quick responses on short notice and we take pride in being able to deliver fast paced and complex civil design projects that involve coordination with various utilities, stakeholders, sub-consultants, extensive public outreach, obtaining environmental clearances, and securing federal funding.

Following is a list of a few recent related projects for Public Agencies requiring surveying services that LCC has performed.

City of Martinez

Contact: Joe Enke, City Engineer, (925) 372-3515

Key LCC Personnel: Christine Parks, Principal Surveyor; Noel Crisolo, CAD Manager; Rebecca Auerbach, Survey Chief

On-Call City Surveyor (2010 – 2023)

LCC has performed aerial base mapping, utility base mapping, and topographic survey and mapping services and construction staking for most of the parks in the City of Martinez, and for various roadway, sidewalk, and waterline/water treatment plant/reservoir improvement projects for the City over the last 60 years. Work has included establishing horizontal and vertical Control, performing topographic surveys and



mapping, locating property lines, and staking ROW lines and easements, and preparing plat maps and legal descriptions. LCC has also reviewed parcel maps and subdivision maps as the City Surveyor.
Fees: Per Diem, Not to Exceed \$75,000 per year.

City of Orinda

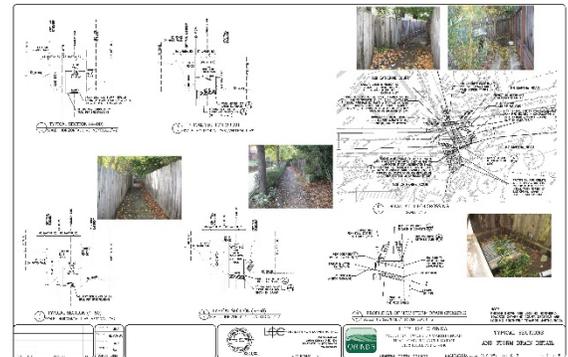
Contact: Sivakumar Natarajan, City Engineer, City of Orinda Public Works Department, (925) 253-4254

Key LCC Personnel: Christine Parks, Land Surveyor; Mariam Virani, Project Manager and Design Engineer; Noel Crisolo, Design Engineer

Catherine Court to Martha Road Trail Study and Construction Documents

Study Completed 2019 and PS&E Completed 2022, Currently Under Construction

LCC performed the topographic and right-of-way surveys for the project area and prepared preliminary design alternatives and correlating total project estimates for the improvement of the pathway and storm drain within the project limits. The alternatives included – a maintenance project (Option A) and a reconstruction project (Option B). Both options included the same storm drain improvements. The City selected Option B and asked LCC to prepare Construction Documents for a Trail Maintenance Project including base failure repairs, crack sealing, slurry sealing and drainage improvements. LCC also prepared Plat Maps and Legal Descriptions for the City to obtain Trail Easements from the adjacent Property Owners.

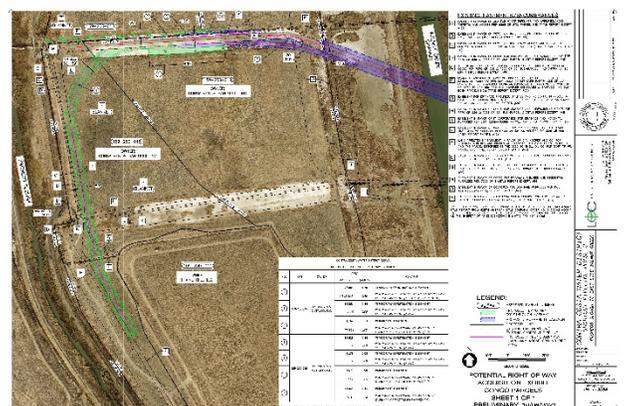


Construction Cost \$90K.

Contra Costa Water District (CCWD) On Call Surveying 2014 - Present

Contact: Richard Broad, Engineering Support Supervisor

LCC has provided on-call surveying and office mapping for various projects for CCWD over the last eight years, and for various projects over the last 40+ years. Work has included established horizontal and vertical Control, performing topographic surveys and mapping, locating property lines, and staking ROW lines and easements, and preparing plat maps and legal descriptions. Often, LCC has made suggestions on performing “preliminary” field work or office work in order to research the specific problem (usually ROW related) and then make a recommendation to CCWD as to the next course of action. This method can and has saved both time and budget for LCC and therefore the District.



Fees NTE: \$130,000(+/-) per FY

City of Berkeley

Contact Name: Ricardo Salcedo, PE, Associate Engineer, City of Berkeley, (510) 981-6407

Key LCC Staff: Christine Parks, Principal Surveyor, Mariam Virani, Lead Civil Engineer and Project Manager; Noel Crisolo, Design Engineer

LCC currently has an on-call contract with the City of Berkeley to provide civil engineering and surveying services and has been providing civil design and survey services for various Roadway and Intersection Improvement Projects as part of this Contract.

Measure T1 Roadway Improvements – Ward Street and Monterey Ave

Constructed Summer of 2020

LCC performed topographic surveys and mapping, and prepared Plans, Specifications and Estimates, and monument preservation for the Ward Street and Monterey Avenue Roadway Improvement Project. Ward Street included the replacement of existing AC pavement by Full Depth Reclamation and the installation of pervious concrete parking areas as Green Infrastructure.



Both projects included a total of over 50 curb ramp replacements for ADA compliance and related crosswalk and drainage improvements.

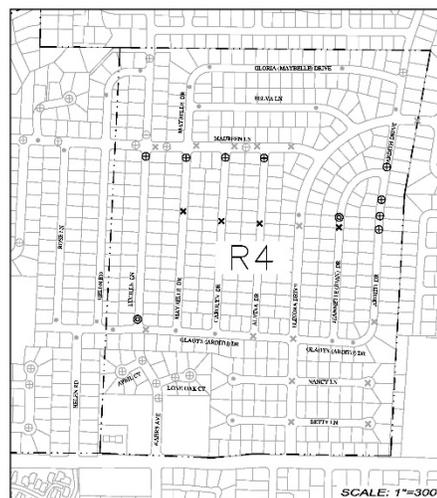
Construction Cost \$4.25M. Consulting Fees: \$94,200

City of Pleasant Hill

Contact: Ann James, PE, Public Works Coordinator, City of Pleasant Hill, (925) 671-5260

Key LCC Personnel: Christine Parks, Principal-In-Charge Surveyor; Mariam Virani, Lead Civil Engineer; Noel Crisolo, Project Engineer; Rebecca Auerbach, Survey Chief

LCC has been providing civil engineering and surveying services to the City of Pleasant Hill since its incorporation in 1961. LCC has designed many of Pleasant Hill's major intersections, sidewalks, roadways and storm drain systems over the years.



MONUMENT PRESERVATION MAP
FOR CITY OF PLEASANT HILL
(LCC FIELD RECON OBSERVATION)
DATE OF SURVEY: DECEMBER 14, 2018
SITE R4: ELINORA DRIVE AND
MAUREEN LANE AREA

- LEGEND**
- MONUMENTS OF RECORD SHOWN ON THIS MAP ARE LIMITED TO THOSE FALLING WITHIN THE LIMITS OF THIS PROJECT. ADDITIONAL MONUMENTS OUTSIDE OF LIMITS OR POINTS NOT OF RECORD MAY EXIST.
- MONUMENTS FOUND TO BE LEFT IN PLACE**
- ⊕ STANDARD STREET MONUMENT WELL – (OUTSIDE LIMITS OF WORK)
 - ▲ RAIL ROAD SPIKE AT OR BELOW SURFACE, TO REMAIN (NOT IN DIGOUT AREA – NOT TO BE DISTURBED) – PROTECT IN PLACE
 - ORIGINAL IRON PIPE MONUMENT (OUTSIDE LIMITS OF WORK)
- ⊗ RECORD LOCATION OF MONUMENT, SEARCHED FOR, NOTHING FOUND IN FIELD
- ⊕ FOUND NAIL AND SPIKE AT SURFACE IN RECORD LOCATION OF PROPERTY LINE EXTENSION, LEAVE UNDISTURBED IN PLACE
- ⊗ FOUND ORIGINAL IRON PIPE MONUMENT DISTURBED OR BENT UNDER ASPHALT PAVEMENT (IF OR MORE DEEP), LEAVE IN PLACE AND PATCH PAVEMENT ABOVE.
- ESTIMATED DISCONTINUOUSLY AND PARTIALLY EXPOSED**
- (2 EA) ⊕ RECORD LOCATION OF IRON PIPE MONUMENT FOR RAILROAD SPIKE AT OR BELOW ASPHALT SURFACE, TO BE REMOVED AND REPLACED WITH A NEW STANDARD MONUMENT IRON AND CON BY CONTRACTOR. (STRAPINGS TO BE SET BY CITY'S SURVEYOR CONTRACTOR TO INSTALL MONUMENT CORE, DISK AND CON. MONUMENT TO BE FINISHED BY CITY'S SURVEYOR). CORNER RECORDS WILL BE FILED BY CITY'S SURVEYOR WITH THE COUNTY IN ACCORDANCE WITH THE PLS ACT.
 - (8 EA) ⊕ STANDARD STREET MONUMENT WELL – CONTRACTOR TO ADJUST "TAM" DOWN FOR GRADING AND PAVING WORK, AND THEN TO BRING "TAM" TO SURFACE. CONCRETE CORE AND DISK ARE NOT TO BE DISTURBED.



LCC ENGINEERING & SURVEYING, INC.
2020 California Street
Oakland, California 94612-3525
(925) 226-4710 | Fax (925) 226-4620
www.lccsurvey.com
LCC PROJ. NO. 201807240
REVISED: MAY 28, 2019 R4_1 Of 2

City of Pleasant Hill Monument Preservation, 2009-Present

LCC has regularly performed monument preservation work in conjunction with the City's Annual Pavement Program since 2009. LCC worked with the City and with the County Surveyor to establish a means and method of replacing the monuments in such a manner to minimize crew site visits and documentation required in order to work within the limits of the City's annual paving budget.

Approximate Annual Fees: \$50,000 (varies)

Central Contra Costa Sanitary District (CCCSD)

Contact: Greg St. John, District Surveyor, (925)260-0819

Key LCC Personnel: Christine Parks, Principal Surveyor; Noel Crisolo, CAD Manager; Rebecca Auerbach, Survey Chief

On-Call Survey Consultant, 2022-Present

LCC was selected by CCCSD to provide General Surveying Work for miscellaneous projects. Survey work will/has included establishing overall project control, performing GPS surveys, performed supplemental ground surveys, preparing topographic and right-of-way maps from survey and record data for districts use, preparing plats and legal descriptions for land and easement acquisition purposes, and performing miscellaneous “as needed” Surveying and Drafting Services.

Fees NTE: \$250,000/3 yrs



INDIVIDUAL STAFF EXPERIENCE

LCC will provide efficient and high-quality civil engineering support to the City. Each member of the team will be assigned specific roles and duties as described below. All work under this Contract will be performed at our office in Downtown Martinez, just a short drive from the City.

The staff at LCC is made up of professionals who are experts in local municipal standards, projects, and engineering and surveying practices. Our firm has the experience, license, and availability to provide the services for this contract. We have staff availability to perform the services for this Contract.

Following is a summary of our team personnel that will be dedicated to this Contract, their respective qualifications, and responsibilities for the Contract. Detailed Resumes for each staff member listed below is included in the Appendix.



Christine M. Leptien-Parks, R.C.E. 59061 and P.L.S. 7893

Christine will be the Principal Surveyor and the Main Point of Contact for this Contract. She will directly oversee and perform all map reviewing services required for this Contract and perform QA/QC of all LCC deliverables. Christine has been a principal at LCC since 2008 and has been a full-time employee for over 30 years.

Christine served as the City Surveyor for the City of Martinez from 2014 to 2022 and currently provides On-Call Surveying for Central Contra Costa Sanitation District, Contra Costa Water District and is currently the City of Orinda Contract City Surveyor. Christine has been the Principal Surveyor for

major utility locating and mapping Contracts with the Community College District at various college campuses including Diablo Valley College and Los Medanos College.

Christine was the principal land surveyor for the new Middle River Intake Project at Victoria Island for the Contra Costa Water District, a multi-million-dollar project with regional significance. Christine has extensive experience providing construction staking for a variety of all size construction projects. Christine has prepared and submitted record maps and Plat Maps & Legal Descriptions in Alameda, Contra Costa, Marin and San Joaquin County. Christine also has extensive experience with the design and modification of major arterial intersections.



Mariam Munshi Virani, R.C.E. 71568

Mariam is LCC’s Principal Engineer, Project Manager and the head of LCC’s design department. She will assist Christine with managing and directly working with LCC Staff and Sub-Consultants to complete the tasks successfully, on time and within budget.

Mariam became a Principal at LCC in 2019. Mariam has been with the firm for over 20 years, since she graduated from the University of California, Davis in 2004. Mariam has been the Project Manager for all of LCC’s design projects over the past decade working closely with our civil design and surveying staff listed herein.

Mariam has extensive experience in preparing and reviewing Plans, Specifications and Estimates for municipal improvement projects for roadways, pathways, parks, sewers and storm drains. Mariam was the Project Manager and prepared the construction documents for most of the Projects delivered by LCC in the City of Martinez over the past decade including various Measure H Park Projects, Alhambra Creek De-sedimentation and Stabilization Projects, Alhambra Avenue Improvement Project, and the 2024 Citywide Accessibility Project.

Mariam specializes in fast-paced and complex projects involving various sub-consultants, stakeholders and agencies including the federally funded Monument Boulevard Class 1 Path Project in the City of Concord which was recently completed on time and under budget. Mariam also has extensive experience in working with Public Agency Staff on an on-call basis to provide engineering and surveying support services.



Jonathon Loeswick, RCE 92181

After obtaining his degree in Civil Engineering from the University of Hawaii in 2012, Jon started his Engineering career working in the office and in the field in various positions, all related to civil engineering and surveying/mapping in Hawaii. Jon obtained his Professional Engineer’s license when he moved back to California.

Jon joined the LCC team in 2021. Since 2023, Jon has performed office survey mapping, and in 2024 began working part time in the field as a surveyor. Jon will assist the team with all surveying tasks. Jon has prepared several Records of Surveys, Lot Line Adjustments, and Plats and Legal Descriptions. Jon has

also prepared the construction documents for the Alhambra Avenue Improvement Project in the City of Martinez recently, prior to that he prepared construction documents for the Zone 5J and Zone 3N Pavement Maintenance Projects in the City of Concord as well as various Park and Roadway Improvement Projects in the City of Lafayette.



Rebecca Auerbach, PLS 8975

Rebecca began her career in surveying in 2004 and has been a Chief of Party since 2006, working both in the field and in the office, working in the support of land surveying and design engineering fields and obtaining her Land Surveying License in May of 2012. Rebecca joined LCC in January of 2022. As a Professional Land Surveyor at LCC, Rebecca is responsible for assisting Christine with supervising and scheduling survey crews; working in the field as the Chief of Party; preparing legal descriptions and plat maps, boundary closures, calculations, construction stakes; preparing or supervising the preparation of boundary, topographic, right of way maps, records of survey, and annexation maps.



Rachel Mixon, EIT

Rachel joined LCC in March of 2025 as an Assistant Engineer. Rachel will be assisting the team with topographic mapping, plan reviews, engineering studies and reports and the preparation of construction documents for various municipal improvement projects.

Rachel obtained her Masters of Civil Engineering Degree at San Jose State University in 2021. Since then, she's gain valuable experience in various roles providing project engineering, inspections and civil design. Rachel's previous role at Mott MacDonald as a water/wastewater engineer and her role at Valley Water have given her valuable insight into projects, policy, and design of water and wastewater pipelines and water reuse. Since starting with LCC, Rachel has taken over development plan reviews for the Mt View Sanitary District, prepared Topographic Mapping and Construction Documents for various municipal projects including Accessibility Projects, Pathway Projects, and Roadway Projects for our public agency clients.

The LCC Team has the experience, license, and availability to provide the services for this contract. We have staff availability to perform the services for this Contract.

LCC is accustomed to the nature of on-call contracts and understands that possible work-load can vary from a small half day task to a larger multiple week project. We understand the level of staffing required to service our regular On-Call Clients. We have personnel and resources available to provide services for this contract, and the experience and knowledge necessary to provide an exceptional product.

Key staff will be available for the duration of the project with the exception of short vacations which will be planned with the project deadlines in mind. We will use our best efforts including the hiring of temporary staff when necessary to perform and coordinate all activities in a timely manner so that the projects will be completed according to the established project schedules. We also are able to provide the flexibility of retired principals and senior staff which provides us with an ability to “gear up” for special “fast delivery” projects.

CLIENT REFERENCES

<i>PUBLIC AGENCY CLIENT REFERENCE</i>	<i>PROJECTS COMPLETED UNDER CLIENT’S DIRECTION</i>
<p><i>City of Orinda Contact: Sivakumar Natarajan, City Engineer, Public Works Department (925) 253-4254, snatarajan@cityoforinda.org 22 Orinda Way Orinda, CA 94563</i></p>	<p><i>Consulting City Surveyor / Survey Map Review Services. Land Surveying and Civil Design Services for Martha-Catherine Trail Maintenance Project, Washington Lane Widening Study, and Brookwood Road Landscape Study.</i></p>
<p><i>Contra Costa Water District Contact: Richard Broad, Engineering Support Supervisor (925) 688-8013, rbroad@ccwater.com 1331 Concord Avenue Concord, CA 94520</i></p>	<p><i>On Call District Surveyor, performing topographic and boundary surveys, as well as surveys related to settlement monitoring, monumentation, and assisting with the creating of new easements.</i></p>
<p><i>City of Lafayette Contact: Mike Moran, Director of Engineering & Public Works (925) 299-3203, mmoran@ci.lafayette.ca.us 3675 Mount Diablo Boulevard #210 Lafayette, CA 94549</i></p>	<p><i>Land Surveying and Civil Design Services for Brook Street Park Improvements, Mt Diablo Road and Mt Diablo Court Intersection Improvements, Lafayette Community Center Playground Improvements and BART-Town Center Pathway Improvements.</i></p>
<p><i>City of Pleasant Hill Contact: Ann James, PE, Public Works Director (925) 671-5260, ajames@pleasanthillca.org 310 Civic Drive Pleasant Hill, CA 94523</i></p>	<p><i>Services Provided on a regular basis include Boundary and Topographic Surveys, Monument Preservation, Easement Exhibits</i></p>
<p><i>Central Contra Costa Sanitary District Contact: Greg St. John, District Surveyor (925) 957-7610, gstjohn@centralsan.org 5019 Imhoff Place Martinez, CA 94553</i></p>	<p><i>Services Provided on a regular basis include Boundary and Topographic Surveys, Monument Preservation, Easement Exhibits</i></p>

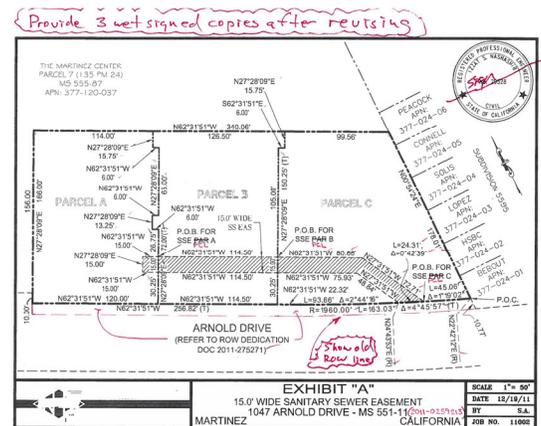
CONTRACT TERMINATIONS

LCC has not had a contract terminated since our firm was founded in 1954.

PROJECT UNDERSTANDING AND APPROACH

LCC has been providing on-call civil engineering and land surveying services to local public agencies for over 70 years. We understand the general requirements for this Contract and have extensive experience with related tasks including those listed below.

- **Map and Easement Review**
 - Tentative & Parcel Maps
 - Final Tract Maps
 - Condominium Maps and Conversions
 - Records of Survey
 - Right of Way Maps
 - Conceptual Development Plans
 - Lot Line Adjustments/Mergers
 - Plat Maps and Legal Descriptions
 - Monument Establishment and Preservation
 - Corner Records
 - Easements and easement agreements
 - Subdivision Map Act
 - Staff reports for approval of Tract Maps and acceptance of Easements
 - Requirements to Sign and Stamp Documents once approved by City



- **Meetings & Coordination (as required)**
 - Coordinate and attend meetings with agency staff as needed for the project
 - Coordinate and attend meetings with developer, the developer's engineer and the public.
 - Attend meetings of hearing bodies such as the zoning administration, planning commission and board of supervisors

LCC is accustomed to the nature of on-call contracts and understands that possible work-load can vary from a small half day task to a larger multiple week project. We understand the level of staffing required to service our regular On-Call Clients. We have personnel and resources available to provide services for this contract, and the experience and knowledge necessary to provide an exceptional product.

QUALITY ASSURANCE/QUALITY CONTROL (QA/QC)

We take pride in our long-term relationships with our public agency clients and we attribute our success to our highly qualified and experienced Team, and built in QA/QC process. Both Principals are involved with every aspect of Projects also providing a final QA/QC review of final deliverables as well.

The Team is made of professionals who are experts in local municipal standards, projects, and engineering and surveying

Through the years we have developed internal checklists and standard procedures for verifying that the developer and their Engineers comply with the Conditions of Approval and applicable Specifications, Codes & Statutes.

practices. Most of the staff have been with the firm for over ten years. The Principals on the team have been with the firm for at least fifteen years and are directly involved in every project. Quality assurance is our highest priority.

COST OF SERVICES

As with our current On-Call Contract with the City of San Pablo, LCC will work with the City to develop a scope and budget for review projects that may come up. No work will be performed without the City's authorization. We take pride in honoring the scope and budget we provide to the City. We hope to continue to provide quality services with efficiency under this new On-Call Contract for Civil Engineering and Land Surveying Services.

No work will be performed without the City's authorization. **Map reviews will be completed on a time and expense basis per submittal. A not to exceed estimate will be provided to the city and approved by city personnel prior to each requested review. Estimates will be based on the latest approved rates for the on call contract.**

LCC Team current schedules of hourly rates for staff by job class will be provided to the City upon request.

APPENDIX A - RESUMES

Christine M. Leptien-Parks, P.E., P.L.S.

LCC Engineering & Surveying, Inc.



EDUCATION & REGISTRATION:

SAN JOSE STATE UNIVERSITY - SAN JOSE, CA
BACHELOR OF SCIENCE IN CIVIL ENGINEERING (*May 1996*)
REGISTERED PROFESSIONAL ENGINEER IN CALIFORNIA - *C 59061*
LICENSED PROFESSIONAL LAND SURVEYOR IN CALIFORNIA - *PLS 7893*

EXPERIENCE:

Christine began working part-time for LCC in 1992, and joined the firm full-time in May of 1996 upon completion of her undergraduate education. She obtained her license to practice civil engineering in February 1999. Since then, she has been directly responsible for the preparation of plans, specifications and estimates for streets, parking lots, parks, utilities, storm drains, and wastewater facilities. Christine has also had extensive field experience as both a Chainman and a Party Chief on our survey crews over the years, leading her to obtain a license to practice land surveying in August 2003. Christine became a Principal and Partner in the firm in February 2008.



PROJECTS:

➤ **City of Concord**

On-Call Surveying (2012 to Present)
Monument Boulevard Class I Path, Principal Surveyor

➤ **Central Contra Costa Sanitary District (CCCSD)**

On-Call Surveyor (2021 to Present)
Various topographic surveys for pipeline and monument preservation projects (2009 to Present)

➤ **Contra Costa Water District (CCWD)**

On-Call Surveyor (2014 to Present)
Shortcut Pipeline Topo Surveys and Monitoring (2009 to Present)

➤ **City of Lafayette**

2023 Paving Project, Principal Surveyor
Mt. Diablo Blvd and Mt. Diablo Ct. Intersection Project, Principal Surveyor

➤ **City of Martinez**

Alhambra Ave Improvements, Principal Surveyor
City Surveyor (2014 to Present)

➤ **City of Orinda**

City Surveyor
Moraga Way and Valley View Drive RRFB, Principal Surveyor
Martha-Catherine Pathway Project, Principal Surveyor
Camino Pablo Path, Principal Surveyor

AFFILIATIONS: California Land Surveyors Association (CLSA)

Mariam Munshi Virani, P.E.

LCC Engineering & Surveying, Inc.



EDUCATION & REGISTRATION:

UNIVERSITY OF CALIFORNIA, DAVIS - DAVIS, CA

BACHELOR OF SCIENCE IN CIVIL AND ENVIRONMENTAL ENGINEERING (*June 2004*)

REGISTERED PROFESSIONAL ENGINEER IN CALIFORNIA - C 71568

EXPERIENCE:

Mariam is a Principal at LCC. Mariam joined LCC in the summer of 2004 after receiving her Bachelor of Science Degree in Civil Engineering from the University of California, Davis. She obtained her professional registration as a Civil Engineer in August 2007. Since then, she has been directly responsible for the preparation of plans, specifications, bid documents and construction cost estimates for streets, parking lots, parks, sidewalks, pathways, utilities, storm drains, and wastewater facilities. Mariam has designed post-construction storm water controls per C.3 provisions and prepared storm water erosion control and storm water pollution prevention plans.



PROJECTS:

➤ City of Berkeley

2025 Storm Drain Project (Under Construction), Project Manager

Safe Routes to School Project (Under Design), Project Manager

Second Street Improvements Project (Constructed 2021), Project Manager

Measure T1 Street Improvements Project at Ward Street and Monterey Avenue (Constructed 2020)

John Muir School Intersection Improvements (Constructed 2019), Project Manager & Engineer

7th Street Intersection Improvements (Design Complete), Project Manager & Engineer

➤ City of Concord

Monument Boulevard Class I Path, Federally Funded (Constructed 2023), Project Manager

Pavement Maintenance – Zone 5J Project (Constructed 2023), Project Manager

Zone 3N Pavement Maintenance (Constructed 2024), Project Manager

Pavement Maintenance Project No. 1 (Under Construction), Project Manager

Newhall Park Water Quality Improvements (In Design), Project Manager & Engineer

Citywide Accessibility Project No. 10 (Constructed 2023), Project Manager & Engineer

➤ City of Lafayette

2024 Paving Project (Constructed 2025), Project Manager

2023 Paving Project (Constructed 2023), Project Manager

Community Center Playground Project (Constructed 2023), Project Manager

Mt. Diablo Blvd and Mt. Diablo Ct. Intersection Project (Constructed 2022), Project Manager

Brook Street Park (Constructed 2021), Project Manager & Engineer

➤ City of Orinda

Moraga Way and Valley View Drive RRFB (Under Construction), Project Manager

Martha-Catherine Pathway Project (Constructed Summer 2022), Project Manager

Camino Pablo Path (In Design), Project Manager

AFFILIATIONS: American Council of Engineering Companies (ACEC), Immediate Past President for State Executive Committee

Jonathon Howard Loeswick, P.E.

LCC Engineering & Surveying, Inc.



EDUCATION & REGISTRATION:

UNIVERSITY OF HAWAII AT MANOA – HONOLULU, HI
BACHELOR OF SCIENCE IN CIVIL ENGINEERING (May 2011) REGISTERED
PROFESSIONAL ENGINEER IN HAWAII - PE-17341 REGISTERED PROFESSIONAL
ENGINEER IN CALIFORNIA - C-92181

EXPERIENCE:

Jonathon began working for LCC in 2021 and has been the Lead Design Engineer for the Zone 5J and Zone 3N Pavement Maintenance Project for the City of Concord. He has over a decade of experience preparing plans, specifications and estimates for streets, parking lots, water supplies, storm drains, and wastewater facilities. Jonathon has extensive experience in construction management as well. As a project engineer, he managed the construction of Valley View Phase 1 (\$37 million) Neighborhood, while assisting with the procurement of the demolition, site, and house components of Valley View Phase 2 (\$18 million) and Rainbow Village (\$42 million) Neighborhoods.



PROJECTS:

➤ City of Berkeley

2025 Storm Drain Project (Under Construction), Design Engineer

➤ City of Concord

Pavement Maintenance – Zone 5J Project (Constructed 2023), Design Engineer
Zone 3N Pavement Maintenance (Out to Bid), Design Engineer

➤ City of Lafayette

2023 Paving Project (Constructed 2023), Design Engineer
Community Center Playground Project (Constructed 2023), Design Engineer

➤ City of Martinez

Alhambra Ave Downtown Paving Project, Federally Funded (Constructed 2024), Design Engineer
G Street Access and Drainage Study, (Study Complete 2022), Design Engineer

➤ City of Orinda

Sleepy Hollow and Lombardy Intersection Improvements, (Design Complete), Design Engineer
Brookwood Road Screening Study, (Study Complete 2022), Design Engineer
Storm Drain Culvert Topographic Surveys (2021-Present), CAD Drafting

➤ County of Marin

County of Marin, Fairfax Bolinas Road MP 5.73 Phase 1 and Phase 2 Stabilization (Constructed 2024), Design Engineer

➤ County of Marin

Contra Costa Community College District, Campus Base Mapping Updates for all Campuses (Ongoing), Drafting
DVC – Early Childhood Ed South Building Partial Demo/Repair (Design Complete), Design Engineer

AFFILIATIONS:

American Society of Civil Engineers (ASCE)

Rachel Mixon, E.I.T.

LCC Engineering & Surveying, Inc.



EDUCATION & REGISTRATION:

SAN JOSE STATE UNIVERSITY, - SAN JOSE, CA
MASTERS OF SCIENCE IN CIVIL ENGINEERING (*December 2021*)
ENGINEER IN TRAINING IN CALIFORNIA – *EIT 182534*



EXPERIENCE:

Rachel is an assistant engineer at LCC. Rachel joined LCC in the spring of 2025. She obtained her EIT in August 2024. She has assisted with the preparation of plans, specifications, bid documents and construction cost estimates for streets, parking lots, parks, sidewalks, pathways, utilities, storm drains, wastewater facilities, and plan reviews. Rachel has designed roadway, sanitary sewer, and storm water projects.

PROJECTS:

➤ **City of Berkeley**

City of Berkeley 2024-25 Standard Plan Updates (Under Design) – Project Engineer, CAD support

➤ **City of Concord**

Pavement Maintenance Project No. 1 (Constructed 2025), Project Engineer
Newhall Park Water Quality Improvements (In Design), Project Engineer
Concord Blvd/Myrtle Dr Pavement Rehab (In Design), CAD support

➤ **City of Lafayette**

BART-Town Center Pathway and Bike Station Project, CAD support

➤ **City of Martinez**

2025-26 Pavement Rehabilitation Project (In Design), Project Engineer
Bay Trails Bike Path (In Design), CAD support

➤ **City of Pleasant Hill**

Shelly Drive and Ruth Drive Storm Drain Rehabilitation Project (In Design), Project Engineer

➤ **City of Fremont**

Fremont Boulevard Multimodal Corridor Project (In Design), Project Engineer

AFFILIATIONS:

American Society of Civil Engineers (ASCE)

Rebecca Auerbach, PLS

LCC Engineering & Surveying, Inc.



EDUCATION & REGISTRATION:

REGISTERED PROFESSIONAL SURVEYOR IN CALIFORNIA - PLS 8975

EXPERIENCE:

Rebecca began her career in surveying in 2004 and has been a Chief of Party since 2006, working both in the field and in the office, working in the support of land surveying and design engineering fields and obtaining her Land Surveying License in May of 2012. Rebecca joined LCC in January of 2022. As a Professional Land Surveyor at LCC Rebecca is responsible for assisting with supervising and scheduling survey crews; working in the field as the Chief of Party; preparing legal descriptions and plat maps, boundary closures, calculations, construction stakes; preparing or supervising the preparation of boundary, topographic, right of way maps, records of survey, and annexation maps. Rebecca is also an active hiker and backpacker with particular focus on exploring off-trail in challenging terrain.



PROJECTS:

➤ **Contra Costa Water District (CCWD)**

Oakley Canal Boundary Staking Project, Project Surveyor

➤ **City of Berkeley**

Hopkins Street Corridor (Project Held), Project Surveyor

➤ **City of Concord**

Pavement Maintenance – Zone 5J Project (Constructed 2023), Project Surveyor
Zone 3N Pavement Maintenance (In Design), Project Surveyor

➤ **City of Lafayette**

City of Lafayette, Buckeye Ballfields (In Design), Project Surveyor
City of Lafayette, 2024 Paving Project (Constructed 2025), Project Surveyor
City of Lafayette, 2023 Paving Project (Constructed 2023), Project Surveyor

➤ **City of Pleasant Hill**

Taylor Blvd Improvements Project (Under Construction), Project Surveyor

TECHNICAL SKILLS

Rebecca has over 15 years in experience using various survey and drafting equipment, including the following: Topcon robotic total stations, Topcon FC-6000 data collector with Magnet Software, Leica robotic total stations, Archer 2 data collector with MicroSurvey FieldGenius software, Nautiz X7 data collector with MicroSurvey FieldGenius software, Topcon ATP GPS with Topsurv software, Carlson BRx6 GPS, Leica iRover GPS, SDR33 data collector, HP48 with SMI data collection software, Trimble static GPS, Fall-protection harnesses and ropes, Auto CAD Civil 3D v. 2020, MicroSurvey CAD versions 2010 through 2020, Bricscad V.10, SDRMap.

AFFILIATIONS: Operating Engineers Local Union No. 3 - Member