

LUKE MONTAGUE, PG

Education

MS – Environmental Science and Management, University of California, Santa Barbara, 2004
 BS – Geology, University of California, Santa Barbara, 1998



Luke Montague, PG

Professional Licenses

Professional Geologist – California (No. 8071)
 General Building Contractor, B Classification – California (No. 981618)

Specialty Certifications

Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) 40-Hour Training
 Real Estate Entitlement, Development, and Design, University of San Diego, 2010
 Real Estate Finance, Investments, and Development, University of San Diego, 2010

Professional Experience

Mr. Montague is a Professional Geologist (PG) and licensed contractor with a Masters in Environmental Science and Management, with 17 years of experience in environmental consulting, and 4 years of experience in general contracting and development for commercial and residential developments. He has performed and reviewed over 500 Phase I Environmental Site Assessments (ESAs), and has completed and overseen a large amount of Phase II subsurface investigations, Human Health Risk Assessments (HHRAs), Remedial Action Plans (RAPs), and site remediation activities. Luke also has two additional years of experience performing other consulting services including geotechnical investigations, asbestos and lead-based paint (LBP) surveys, and asbestos air monitoring. His development, general contracting, and property and asset management experience includes managing construction through lease-up; lease administration and property operations and maintenance; contract procurement and administration; oversight of subcontractors and staff; and interfacing with clients, owners, tenants, and regulatory agencies.

Mr. Montague's project experience is summarized below.

Manchester Financial Group, Redevelopment of Eight City Blocks for the Manchester Pacific Gateway Project, San Diego, CA. As Project Manager, he oversaw assessment and construction remedial planning involving soil excavation and export of up to 800,000 cubic yards of soil on land owned by the Department of the Navy. Soil export is to accommodate the construction of two levels of subterranean parking across eight city blocks located adjacent to San Diego Bay, which are currently being redeveloped into office, hotel, retail, park, and other uses. Remedial construction activities are anticipated to be completed by mid-2019.

Rincon Band of Luiseno Indians, Due Diligence Services for Tribal Properties, Valley Center, CA. Mr. Montague has served as a Project Manager on Phase I and II ESAs supporting the due diligence process of various properties for the Tribe. He also served as an expert witness in tribal court

regarding the Tribe's oversight of a property within the Reservation, in support of protecting Tribal resources that included soil and groundwater.

Frontera Real Estate, Redevelopment of Former County Road Station with Self-Storage Facility, Spring Valley, CA. Mr. Montague served as Project Manager overseeing the assessment, remedial planning, and remediation consisting of oversight, segregation, and on-site burial of residual petroleum hydrocarbon (PHC)-impacted soils from a former unauthorized release of gasoline from underground storage tanks (USTs) previously operated by a County Road Station.

Brixton Capital, Gasoline Service Station Redevelopment with Retail Buildings, Chula Vista, CA. As Project Manager, Mr. Montague oversaw the assessment, remedial planning, and remediation consisting of oversight, segregation, and on-site burial of residual PHC-impacted soils from a former gasoline service station release property redeveloped with new retail buildings.

RD Brown Company, Leaking Underground Storage Tank (LUST) Case Assessment and Remediation, City of Imperial, CA. As Project Manager, Mr. Montague oversaw several on- and off-site soil, soil vapor, and groundwater assessments, and is currently overseeing ongoing remediation and monitoring of a proposed senior living facility at a former gasoline service station.

San Diego County Water Authority (SDCWA), Environmental Consulting Services, San Diego, CA. As Project Manager, Mr. Montague completed several ESAs and subsurface assessments to assist the SDCWA in obtaining easements required to complete the Carlsbad Desalination Project.

City of Encinitas, Site Investigation and Planning, Encinitas Community Park, Encinitas, CA. As Project Geologist, Mr. Montague provided oversight for mitigation and monitoring activities involving pesticides in soil from the Hall Property, which consists of 43 acres of coastal bluff that was formerly used as a nursery and was redeveloped into a community park. Under the oversight of the County of San Diego Department of Environmental Health (DEH), work consisted of Phase II ESAs, remedial planning and implementation of on-site reuse/burial of 45,000 cubic yards of pesticide-impacted soil in a Soil Management Zone, and creation of a land-use covenant. SCS received an award for this project with the Industrial Environmental Association (IEA).

Los Angeles Unified School District (LAUSD), Assessment and Remediation, Various Locations in Los Angeles County, CA. Mr. Montague managed and performed the environmental characterization and cleanup of various proposed school redevelopment projects overseen by the California Department of Toxic Substances Control (DTSC) that required Phase I ESAs, preliminary environmental assessments or subsurface investigations, and preparation and implementation of removal action work plans to obtain "no further action" status prior to redevelopment.

City Heights Revitalization Corporation, Brownfields Assessment and Remediation, City Heights, CA. Mr. Montague managed a subsurface investigation for an entire Brownfields city block planned for redevelopment. The investigation included extensive drilling, trenching, and hand auguring to estimate the volume of lead- and hydrocarbon-impacted soil from residual contamination from a former service station and from lead-based paint. Work also included negotiation of cleanup levels with the local regulatory agency.

Casmalia Steering Committee, Remedial Investigation, Casmalia, CA. Mr. Montague managed and performed soil vapor sampling at the Casmalia Hazardous Waste Management Facility, a Class I hazardous waste site, for a remedial investigation and feasibility study of soil gas impacts submitted to the U.S. Environmental Protection Agency (U.S. EPA). Soil gas impacts to ecological receptors were assessed, considering specific regulatory guidance, including the joint DTSC and Los Angeles Regional Water Quality Control Board (LARWQCB) Advisory on Active Soil Gas Investigations.

The Boeing Company, UST Assessment, Long Beach, CA. Mr. Montague performed subsurface vapor intrusion to indoor air analysis at a former aeronautics manufacturing facility. Soil, soil vapor, and sub-slab soil vapor extraction (SVE) assessments were conducted to determine appropriate corrective actions associated with former solvent USTs. Work was performed under the corrective action consent agreement with the DTSC.

Trihydro Corporation, Soil Vapor Sampling, Hooven, OH. Mr. Montague performed SVE sampling from indoor air probes and outdoor multi-level probes at residences in Hooven, OH. This project focused on helping to evaluate the potential for subsurface vapor intrusion to indoor air from volatilization of PHCs in groundwater, or light, non-aqueous phase liquid petroleum product originating from an adjacent former fuel and asphalt petroleum refinery. The vapor intrusion pathway was evaluated based on a request by the U.S. EPA, Region V, and was performed in accordance with the EPA-issued document, Draft Guidance for Evaluating the Vapor Intrusion to Indoor Air Pathway from Groundwater and Soil, 2002.

CSK Auto, Phase I ESAs, Various Sites in the Western U.S. Mr. Montague conducted Phase I ESAs, subsurface investigations, and geotechnical investigations for the development of auto parts chain stores in the western U.S. Work included site investigations, drilling operations, and records research.

AT&T/Gianni & Associates, Phase I ESAs and Geotechnical Investigations, San Diego, CA. Mr. Montague completed Phase I ESAs, transaction screen assessments, National Environmental Policy Act (NEPA) reports, asbestos surveys, and geotechnical investigations involving the development of wireless communications sites.

Ford Mance Company, Construction and Property Management, Mixed-Use Building at 111 Chesterfield Drive, Encinitas, CA. Mr. Montague served as Project Manager during the development and construction phases of a 2-story, Type V, 3,874-square-foot mixed-use building with subterranean parking. Responsibilities included managing all phases of construction and shell and tenant improvements, and assisting in construction supervision activities and lease-up. Development activities included oversight and collaboration of architectural, mechanical, electrical, and plumbing plans preparation, assisting with design research and decisions, obtaining various permits, and preparing cost and budgets. After construction, Mr. Montague also served as the Property and Asset Manager.

Ford Mance Company, Construction and Property Management, Del Norte Medical Plaza, Carlsbad, CA. Mr. Montague served as Project Manager during the development and construction of a 2-story, Type II, medical building with subterranean parking. Responsibilities included contracting out all phases of shell construction of 22,000 square feet of rentable area for medical use, collaborative oversight concerning architectural, mechanical, electrical, and plumbing plans preparation, assisting with design research and decision-making, obtaining various permits, and preparing costs and budgets. After construction, he also served as Property and Asset Manager.

California Department of Fish and Game, Carpinteria Creek Watershed Plan, Carpinteria, CA. Mr. Montague collaborated with local and state government representatives, and various stakeholders, to aid in preparing the Carpinteria Creek Watershed Plan under the Cachuma Resource Conservation District for the California Department of Fish and Game (CDFG). Work consisted of research, meetings, various field assessments, report writing, and map creation. The Plan served as an amendment to the Water Quality Control Plan for the Central Coast Region.

Affordable Housing

San Diego Housing Commission, Phase I and II ESAs, San Diego, CA. As Project Manager, Mr. Montague oversaw the assessment of several sites that were redeveloped for affordable housing purposes.

Community HousingWorks, Phase I and II ESAs and Soil Mitigation, San Diego, CA. Mr. Montague was the Project Manager for several affordable housing developments, including working on San Diego's first LGBT senior housing project, where lead-bearing soil was safely buried or reused under building improvements during grading activities.

Mercy Housing Corporation, Phase I and II ESAs and Soil Mitigation, San Diego, CA. Mr. Montague managed the environmental assessment and cleanup portion of the redevelopment of a creek-front Poway site with a former LUST case into Villa de Vida, a home for adults with developmental disabilities. SCS investigated, identified, and remediated left-in-place impacted soil from several former LUSTs, as well as from lead-bearing soil.

BRIDGE Housing, Phase I and II Site Assessments, Southern California. Mr. Montague has managed several affordable housing projects that have included subsurface assessment and soil characterization, with soil mitigation planning and implementation to be completed at a later date.