

## AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR

THIS AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR is made and effective as of the 16<sup>th</sup> day of May, 2023, by and between the CITY OF BEAUMONT (“CITY”) whose address is 550 E. 6<sup>th</sup> Street, Beaumont, California 92223 and PlaceWorks, Inc., whose address is 3 MacArthur Place, Suite 1100, Santa Ana, CA 92707 (“CONTRACTOR”).

### RECITALS

This Agreement is entered into on the basis of the following facts, understandings and intentions of the parties to this Agreement:

A. CITY desires to engage CONTRACTOR to provide professional services for On-Call Planning & Environmental Services; and

B. CONTRACTOR has made a proposal (“Proposal”) to the CITY to provide such professional services, which Proposal is attached hereto as Exhibit “A” and incorporated herein by this reference; and

C. CONTRACTOR agrees to provide such services pursuant to, and in accordance with, the terms and conditions of this Agreement, and represents and warrants to CITY that CONTRACTOR possesses the necessary skills, licenses, certifications, qualifications, personnel and equipment to provide such services.

### AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals and mutual covenants contained herein, CITY and CONTRACTOR agree as follows:

1. Term of Agreement. This Agreement is effective as of the date first above written and shall continue until terminated as provided for herein. Notwithstanding anything in this Agreement to the contrary, this Agreement shall automatically terminate after three (3) year(s) unless extended by the parties with the approval of the City Council of the CITY.

2. Services to be Performed. CONTRACTOR agrees to provide the services (“Services”) as follows: On-Call Planning and Environmental Services per Exhibit “A”. Services are as needed, and the City shall have no obligation to secure any specified amount of Services from CONTRACTOR. All Services shall be performed in the manner and according to the timeframe set forth in the Proposal. CONTRACTOR designates Mark Teague as CONTRACTOR’S professional(s) responsible for overseeing the Services provided by CONTRACTOR.

3. Associates and Subcontractors. CONTRACTOR may, at CONTRACTOR’S sole cost and expense, employ such competent and qualified independent associates, subcontractors and consultants as CONTRACTOR deems necessary to perform the Services; provided, however, that CONTRACTOR shall not subcontract any of the Services without the written consent of CITY.

4. Compensation.

4.01 CITY shall pay CONTRACTOR for services performed in accordance with Estimates provided and accepted prior to service. Estimates shall be consistent with compensation rates provided in Exhibit A, Proposal. CONTRACTOR shall not increase any rate without the prior written consent of the CITY.

4.02 CONTRACTOR shall not be compensated for any Services rendered nor reimbursed for any expenses incurred in excess of those authorized unless approved in advance by the CITY, in writing.

4.03 CONTRACTOR shall submit to CITY, on or before the fifteenth (15<sup>th</sup>) of each month, itemized invoices for the Services rendered in the previous month. The CITY shall not be obligated to pay any invoice that is submitted more than sixty (60) days after the due date of such invoice. CITY shall have the right to review and audit all invoices prior to or after payment to CONTRACTOR. This review and audit may include, but not be limited to CITY's:

- a. Determination that any hourly fee charged is consistent with this Agreement's approved hourly rate schedule;
- b. Determination that the multiplication of the hours billed times the approved rate schedule dollars is correct;
- c. Determination that each item charged is the usual, customary, and reasonable charge for the particular item. If CITY determines an item charged is greater than usual, customary, or reasonable, or is duplicative, ambiguous, excessive, or inappropriate, CITY shall either return the bill to CONTRACTOR with a request for explanation or adjust the payment accordingly, and give notice to CONTRACTOR of the adjustment.

4.04 If the work is satisfactorily completed, CITY shall pay such invoice within thirty (30) days of its receipt. Should CITY dispute any portion of any invoice, CITY shall pay the undisputed portion within the time stated above, and at the same time advise CONTRACTOR in writing of the disputed portion.

5. Obligations of CONTRACTOR.

5.01 CONTRACTOR agrees to perform all Services in accordance with the terms and conditions of this Agreement and the Proposal. In the event that the terms of the Proposal shall conflict with the terms of this Agreement, or contain additional terms that purport to bind the CITY other than the Services to be rendered and the price for the Services, the terms of this Agreement shall govern and said additional or conflicting terms shall be of no force or effect.

5.02 Except as otherwise agreed by the parties, CONTRACTOR will supply all personnel, materials and equipment required to perform the Services. CONTRACTOR

shall provide its own offices, telephones, vehicles and computers and set its own work hours. CONTRACTOR will determine the method, details, and means of performing the Services under this Agreement.

5.03 CONTRACTOR shall keep CITY informed as to the progress of the Services by means of regular and frequent consultations. Additionally, when requested by CITY, CONTRACTOR shall prepare written status reports.

5.04 CONTRACTOR is responsible for paying, when due, all income and other taxes, fees and withholding, including withholding state and federal taxes, social security, unemployment and worker's compensation, incurred as a result of the compensation paid under this Agreement. CONTRACTOR agrees to indemnify, defend and hold harmless CITY for any claims, costs, losses, fees, penalties, interest, or damages suffered by CITY resulting from CONTRACTOR's failure to comply with this provision.

5.05 In the event CONTRACTOR is required to prepare plans, drawings, specifications and/or estimates, the same shall be furnished in conformance with local, state and federal laws, rules and regulations.

5.06 CONTRACTOR represents that it possesses all required licenses necessary or applicable to the performance of Services under this Agreement and the Proposal and shall obtain and keep in full force and effect all permits and approvals required to perform the Services herein. In the event CITY is required to obtain an approval or permit from another governmental entity, CONTRACTOR shall provide all necessary supporting documents to be filed with such entity.

5.07 CONTRACTOR shall be solely responsible for obtaining Employment Eligibility Verification information from CONTRACTOR's employees, in compliance with the Immigration Reform and Control Act of 1986, Pub. L. 99-603 (8 U.S.C. 1324a), and shall ensure that CONTRACTOR's employees are eligible to work in the United States.

5.08 In the event that CONTRACTOR employs, contracts with, or otherwise utilizes any CalPERS retirees in completing any of the Services performed hereunder, such instances shall be disclosed in advance to the CITY and shall be subject to the CITY's advance written approval.

5.09 Drug-free Workplace Certification. By signing this Agreement, the CONTRACTOR hereby certifies under penalty of perjury under the laws of the State of California that the CONTRACTOR will comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code, Section 8350 et seq.) and will provide a drug-free workplace.

5.10 CONTRACTOR shall comply with all applicable local, state and federal laws, rules, regulations, entitlements and/or permits applicable to, or governing the Services authorized hereunder.

6. Insurance. CONTRACTOR hereby agrees to be solely responsible for the health

and safety of its employees and agents in performing the Services under this Agreement and shall comply with all laws applicable to worker safety including but not limited to Cal-OSHA. Therefore, throughout the duration of this Agreement, CONTRACTOR hereby covenants and agrees to maintain insurance in conformance with the requirements set forth below. Attached hereto as **Exhibit “B”** are copies of Certificates of Insurance and endorsements as required by Section 7.02. If existing coverage does not meet the requirements set forth herein, CONTRACTOR agrees to amend, supplement or endorse the existing coverage to do so. CONTRACTOR shall provide the following types and amounts of insurance:

6.01 Commercial general liability insurance in an amount of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate; CONTRACTOR agrees to have its insurer endorse the general liability coverage required herein to include as additional insured’s CITY, its officials, employees and agents. CONTRACTOR also agrees to require all contractors and subcontractors to provide the same coverage required under this Section 6.

6.02 Business Auto Coverage in an amount no less than \$1 million per accident. If CONTRACTOR or CONTRACTOR’s employees will use personal autos in performance of the Services hereunder, CONTRACTOR shall provide evidence of personal auto liability coverage for each such person.

6.03 Workers’ Compensation coverage for any of CONTRACTOR’s employees that will be providing any Services hereunder. CONTRACTOR will have a state-approved policy form providing statutory benefits as required by California law. The provisions of any workers’ compensation will not limit the obligations of CONTRACTOR under this Agreement. CONTRACTOR expressly agrees not to use any statutory immunity defenses under such laws with respect to CITY, its employees, officials and agents.

6.04 Optional Insurance Coverage. Choose and check one: Required  /Not Required ; Errors and omissions insurance in a minimum amount of \$2 million per occurrence to cover any negligent acts or omissions committed by CONTRACTOR, its employees and/or agents in the performance of any Services for CITY.

7. General Conditions pertaining to Insurance Coverage

7.01 No liability insurance coverage provided shall prohibit CONTRACTOR from waiving the right of subrogation prior to a loss. CONTRACTOR waives all rights of subrogation against CITY regardless of the applicability of insurance proceeds and shall require all contractors and subcontractors to do likewise.

7.02. Prior to beginning the Services under this Agreement, CONTRACTOR shall furnish CITY with certificates of insurance, endorsements, and upon request, complete copies of all policies, including complete copies of all endorsements. All copies of policies and endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf.

7.03. All required policies shall be issued by a highly rated insurer with a minimum A.M. Best rating of “A:VII”). The insurer(s) shall be admitted and licensed to do business

in California. The certificates of insurance hereunder shall state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice has been given to CITY.

7.04 Self-insurance does not comply with these insurance specifications. CONTRACTOR acknowledges and agrees that that all insurance coverage required to be provided by CONTRACTOR or any subcontractor, shall apply first and on a primary, non-contributing basis in relation to any other insurance, indemnity or self-insurance available to CITY.

7.05 All coverage types and limits required are subject to approval, modification and additional requirements by CITY, as the need arises. CONTRACTOR shall not make any reductions in scope of coverage (e.g. elimination of contractual liability or reduction of discovery period) that may affect CITY's protection without CITY's prior written consent.

7.06 CONTRACTOR agrees to provide immediate notice to CITY of any claim or loss against CONTRACTOR or arising out of the Services performed under this Agreement. CITY assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve CITY.

## 8. Indemnification.

8.01 CONTRACTOR and CITY agree that CITY, its employees, agents and officials should, to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, defense costs, court costs or any other costs arising out of or in any way related to the performance of this Agreement by CONTRACTOR or any subcontractor or agent of either as set forth herein. Accordingly, the provisions of this indemnity are intended by the parties to be interpreted and construed to provide the fullest protection possible under the law to CITY. CONTRACTOR acknowledges that CITY would not enter into this Agreement in the absence of the commitment of CONTRACTOR to indemnify and protect CITY as set forth herein.

a. To the fullest extent permitted by law, CONTRACTOR shall defend, indemnify and hold harmless CITY, its employees, agents and officials, from any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses, damages or costs of any kind, whether actual, alleged or threatened, actual attorneys' fees incurred by CITY, court costs, interest, defense costs, including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation incurred in relation to, as a consequence of or arising out of, or in any way attributable actually, allegedly or impliedly, in whole or in part to the performance of this Agreement. CONTRACTOR's obligation to defend, indemnify and hold harmless shall include any and all claims, suits and proceedings in which CONTRACTOR (and/or CONTRACTOR's agents and/or employees) is alleged to be an employee of CITY. All obligations under this provision are to be paid by CONTRACTOR as they are

incurred by CITY.

b. Without affecting the rights of CITY under any provision of this Agreement or this Section, CONTRACTOR shall not be required to indemnify and hold harmless CITY as set forth above for liability attributable solely to the fault of CITY, provided such fault is determined by agreement between the parties or the findings of a court of competent jurisdiction.

#### 8A. Indemnification Design Professionals.

8A.01 In the event that CONTRACTOR is a design professional under California Civil Code Section 2782.8 this Section 8A shall apply instead of Section 8. To the fullest extent permitted by California law and in accordance with California Civil Code section 2782.8, CONTRACTOR shall indemnify, and hold harmless the City, its officers, employees, trustees and members (“Indemnified Parties”) from any and all actions, assessments, counts, citations, claims, costs, damages, demands, judgments, liabilities (legal, administrative or otherwise), losses, notices, expenses, fines, penalties, proceedings, responsibilities, violations, attorney’s and consultants’ fees and causes of action including, but not limited to those for, injury to property or persons, including personal injury and/or death (“Claim(s)”), to the extent that the Claim(s) arises out of, pertains to, or relates to the negligence, recklessness, or willful misconduct of CONTRACTOR, its directors, officials, officers, employees and consultants arising out of, connected with, or resulting from the performance of the Services, the Project, or this Agreement. This indemnity excludes liability caused by the negligence or willful misconduct of any of the Indemnified Parties. The cost to indemnify, hold harmless, and defend charged to CONTRACTOR shall not exceed CONTRACTOR’S proportionate percentage of fault.

#### 9. Additional Services, Changes and Deletions.

9.01 In the event CONTRACTOR performs additional or different services than those described herein without the prior written approval of the City Manager and/or City Council of CITY, CONTRACTOR shall not be compensated for such services. CONTRACTOR expressly waives any right to be compensated for services and materials not covered by the scope of this Agreement or authorized by the CITY in writing.

9.02 CONTRACTOR shall promptly advise the City Manager and Finance Director of CITY as soon as reasonably practicable upon gaining knowledge of a condition, event or accumulation of events which may affect the scope and/or cost of Services. All proposed changes, modifications, deletions and/or requests for additional services shall be reduced to writing for review and approval by the CITY and/or City Council.

#### 10. Termination of Agreement.

10.01 Notwithstanding any other provision of this Agreement, CITY, at its sole option, may terminate this Agreement with or without cause, or for no cause, at any time by giving twenty (20) days’ written notice to CONTRACTOR.

10.02 In the event of termination, the payment of monies due CONTRACTOR for undisputed Services performed prior to the effective date of such termination shall be paid

within thirty (30) business days after receipt of an invoice as provided in this Agreement. Immediately upon termination, CONTRACTOR agrees to promptly provide and deliver to CITY all original documents, reports, studies, plans, specifications and the like which are in the possession or control of CONTRACTOR and pertain to CITY.

11. Status of CONTRACTOR.

11.01 CONTRACTOR shall perform the Services in CONTRACTOR's own way as an independent contractor, and in pursuit of CONTRACTOR's independent calling, and not as an employee of CITY. However, CONTRACTOR shall regularly confer with CITY's City Manager as provided for in this Agreement.

11.02 CONTRACTOR agrees that it is not entitled to the rights and benefits afforded to CITY's employees, including disability or unemployment insurance, workers' compensation, retirement, CalPERS, medical insurance, sick leave, or any other employment benefit. CONTRACTOR is responsible for providing, at its own expense, disability, unemployment, workers' compensation and other insurance, training, permits, and licenses for itself and its employees and subcontractors.

11.03 CONTRACTOR hereby specifically represents and warrants to CITY that it possesses the qualifications and skills necessary to perform the Services under this Agreement in a competent, professional manner, without the advice or direction of CITY and that the Services to be rendered pursuant to this Agreement shall be performed in accordance with the standards customarily applicable to an experienced and competent professional rendering the same or similar services in the same geographic area where the CITY is located. Further, CONTRACTOR represents and warrants that the individual signing this Agreement on behalf of CONTRACTOR has the full authority to bind CONTRACTOR to this Agreement.

12. Ownership of Documents; Audit.

12.01 All draft and final reports, plans, drawings, studies, maps, photographs, specifications, data, notes, manuals, warranties and all other documents of any kind or nature prepared, developed or obtained by CONTRACTOR in connection with the performance of Services performed for the CITY shall become the sole property of CITY, and CONTRACTOR shall promptly deliver all such materials to CITY upon request. At the CITY's sole discretion, CONTRACTOR may be permitted to retain original documents, and furnish reproductions to CITY upon request, at no cost to CITY.

12.02 Subject to applicable federal and state laws, rules and regulations, CITY shall hold all intellectual property rights to any materials developed pursuant to this Agreement. CONTRACTOR shall not such use data or documents for purposes other than the performance of this Agreement, nor shall CONTRACTOR release, reproduce, distribute, publish, adapt for future use or any other purposes, or otherwise use, any data or other materials first produced in the performance of this Agreement, nor authorize others to do so, without the prior written consent of CITY.

12.03 CONTRACTOR shall retain and maintain, for a period not less than four years following termination of this Agreement, all-time records, accounting records and

vouchers and all other records with respect to all matters concerning Services performed, compensation paid and expenses reimbursed. At any time during normal business hours and as often as CITY may deem necessary, CONTRACTOR shall make available to CITY's agents for examination all of such records and shall permit CITY's agents to audit, examine and reproduce such records.

13. Miscellaneous Provisions.

13.01 This Agreement, which includes all attached exhibits, supersedes any and all previous agreements, either oral or written, between the parties hereto with respect to the rendering of Services by CONTRACTOR for CITY and contains all of the covenants and agreements between the parties with respect to the rendering of such Services in any manner whatsoever. Any modification of this Agreement will be effective only if it is in writing signed by both parties.

13.02 CONTRACTOR shall not assign or otherwise transfer any rights or interest in this Agreement without the prior written consent of CITY. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

13.03 CONTRACTOR shall timely file FPPC Form 700 Conflict of Interest Statements with CITY if required by California law and/or the CITY's conflict of interest policy.

13.04 If any legal action or proceeding, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party will be entitled to reasonable attorneys' fees and costs, in addition to any other relief to which that party may be entitled.

13.05 This Agreement is made, entered into and shall be performed in the County of Riverside in the State of California and shall in all respects be interpreted, enforced and governed under the laws of the State of California. The parties agree that venue in any litigation between them shall be in Riverside County, California.

13.06 CONTRACTOR covenants that neither it nor any officer or principal of its firm has any interest, nor shall they acquire any interest, either directly or indirectly, which will conflict in any manner or degree with the performance of their Services hereunder. CONTRACTOR further covenants that in the performance of this Agreement, no person having such interest shall be employed by it as an officer, employee, agent, or subcontractor.

13.07 CONTRACTOR has read and is aware of the provisions of Section 1090 et seq. and Section 87100 et seq. of the Government Code relating to conflicts of interest of public officers and employees. CONTRACTOR agrees that they are unaware of any financial or economic interest of any public officer or employee of the CITY relating to this Agreement. It is further understood and agreed that if such a financial interest does exist at the inception of this Agreement, the CITY may immediately terminate this Agreement by giving notice thereof. CONTRACTOR shall comply with the requirements

of Government Code section 87100 et seq. and section 1090 in the performance of and during the term of this Agreement.

13.08 Improper Consideration. CONTRACTOR shall not offer (either directly or through an intermediary) any improper consideration such as, but not limited to, cash, discounts, services, the provision of travel or entertainment, or any items of value to any officer, employee or agent of the CITY in an attempt to secure favorable treatment regarding this Agreement or any contract awarded by CITY. The CITY, by notice, may immediately terminate this Agreement if it determines that any improper consideration as described in the preceding sentence was offered to any officer, employee or agent of the CITY with respect to the proposal and award process of this Agreement or any CITY contract. This prohibition shall apply to any amendment, extension or evaluation process once this Agreement or any CITY contract has been awarded. CONTRACTOR shall immediately report any attempt by any CITY officer, employee or agent to solicit (either directly or through an intermediary) improper consideration from CONTRACTOR.

13.09 Severability. If any portion of this Agreement is declared invalid, illegal or otherwise unenforceable by a court of competent jurisdiction, the entire balance of this Agreement not so affected shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereby have made and executed this Agreement to be effective as of the day and year first above written.


**CITY:**

CITY OF BEAUMONT

By:  \_\_\_\_\_  
Julie Martinez III, Mayor

**CONTRACTOR:**

PLACEWORKS, INC.

By:  \_\_\_\_\_  
Print Name: Mark Teague  
Title: Managing Principal

**EXHIBIT “A”**

**PROPOSAL**



# Statement of Qualifications: On-Call Planning and Environmental Services

CITY OF BEAUMONT • MARCH 16, 2023



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## A. COVER LETTER

March 15, 2023

Grace Wichert  
Procurement and Contracts Specialist  
CITY OF BEAUMONT  
550 E. 6th Street  
Beaumont, CA 92223

Subject: Statement of Qualifications for On-Call Planning and Environmental Services

Dear Ms. Wichert:

PlaceWorks has had the honor of providing on-call planning and environmental services to the City for the past several years. Through projects large and small we have provided input and advice to the City concerning CEQA compliance and helped with meetings. We believe that our peer review and close coordination with staff contributes to the department, and we hope to continue our teamwork through this statement of qualifications.

While PlaceWorks is a full-service planning firm, most of our work has focused on environmental compliance. We have continued with this focus and added both staff and technical expertise to our team to ensure we can meet any need of the City. **ECORP** will address any noise, biological and cultural/historic issues and **Fehr & Peers** will cover transportation issues. PlaceWorks will coordinate and prepare all other environmental documentation.

PlaceWorks understands that each project is unique—in both its physical and political context—and we have the experience and skills to identify when projects may be subject to CEQA and/or NEPA. We apply creative, out-of-the-box thinking rather than a standard, one-size-fits-all approach.

The staff summaries in this submittal highlight the key individuals we propose to work on the City of Beaumont's environmental projects. I will continue to serve as overall Principal-in-Charge and Project Manager, and my complete contact information is provided below. Additionally, the full breadth of our environmental planners and air quality/GHG, noise, traffic, site assessment, and visual analysis specialists (as detailed in this submittal) will be available to work on future Beaumont projects.

**Mark Teague** AICP | Managing Principal, Environmental Services

3 MacArthur Place, Suite 1100 | Santa Ana, CA 92707 | 714.966.9220 x 2730 | mteague@placeworks.com

We understand the significance of this effort and look forward to discussing our qualifications with you in greater detail. This proposal shall remain valid for 90 days from the date of submittal. As a Principal, I am authorized to bind the team to the contents of this submittal and to negotiate contracts on behalf of PlaceWorks. Please contact me with any questions.

We look forward to your response.

Respectfully submitted,

**PLACEWORKS**

A handwritten signature in blue ink, appearing to read "Mark Teague".

Mark Teague AICP, Managing Principal, Environmental Services

## B. INTRODUCTION/INFORMATION

PlaceWorks' method of accomplishing the work envisioned in this SOQ is based on our substantial experience with similar projects throughout California and locally. The work anticipated from this on-call perfectly aligns with our firm's core practice of planning and environmental documentation. Further, our team has been carefully selected to bring the best local and regional experts with local experience to help you successfully meet the goals of each project.

While this scope and response for qualifications focuses on the highly skilled PlaceWorks' environmental team, as a firm we provide all types of public agency and private development planning. Our experience in community planning ensures that our environmental analysis is concise, adequate, and sensible. We understand that the environmental process is essential but is not the purpose of the project.

### Project Understanding

The City needs an environmental consultant that they can call to answer questions on CEQA or NEPA and, if necessary, prepare the requisite documents. The consultant needs to understand how a city functions, including tight agenda deadlines to presentations before the public. The consultant must be able to function at all levels as a member of the city team. The environmental consultant also needs to be able to peer-review environmental documents prepared by others and work with applicants and other consultants to ensure compliance with CEQA and NEPA. Most of all, the consultant needs to bring viable solutions to the table and help the city consider all options before moving forward.

### Subconsultants

To complement our CEQA team, PlaceWorks regularly employs subconsultants for specialized technical studies. In this submittal, we have provided qualifications for subconsultants we regularly work with in traffic, cultural resources, and biological resources. We will also be pleased to work with any subconsultants preferred by the City. Chances are that we have previously worked with most of them.

### Fehr & Peers - Traffic/Transportation

**Contact:** Paul Herrmann, TE, Senior Associate | 101 Pacifica #300, Irvine, CA 92618 | 949.308.6318, p.herrmann@fehrandpeers.com

Fehr & Peers (F&P) is passionate about transforming transportation consulting through innovation and creativity. The firm derives inspiration by partnering with communities to understand and shape local transportation futures objectively tailored to diverse needs. Clients trust F&P to help them overcome barriers and uncertainty by combining advanced expertise with curiosity, humility, and initiative to deliver

#### Company Ownership

Type: California S-Corporation

#### Office Locations

Santa Ana (headquarters)

Ontario

Los Angeles

San Luis Obispo

Berkeley

Sacramento

#### Primary Contact

**Mark Teague** AICP

Managing Principal, Environmental Services

3 MacArthur Place, Suite 1100

Santa Ana CA 92707

714.966.9220 x2730

mteague@placeworks.com

#### Website

placeworks.com



implementable, data-driven solutions that reinforce community values. From the most straightforward to the most complex, team members actively listen to client and community needs and handle every project with diligence and focus.

With a focus on innovation, F&P differentiates itself by investing in research and development to anticipate needs, explore the unknown, and collaboratively imagine a better future. The company's culture of applied innovation generates an appetite for new and better ways of approaching problems, motivates team members to explore emerging transportation concepts and mobility trends, and inspires the development of new analytical tools and techniques.

As the firm grows, a steadfast commitment to inclusive, local, and long-term community relationships remains central to the core philosophy. Many of the company's client relationships are decades long, built on years of listening, understanding, collaboration, and successful outcomes. Clients of F&P have appreciated the firm's long-term commitments to local communities, trusting the team as their objective partner in transportation since 1985. Together with the firm's clients, F&P is motivated by shared success, inclusive partnerships, and the positive impact the company's work has on the communities it serves. It purposefully maintains a focus on transportation consulting including:

- Transportation Impact Analysis
- Forecasting and Operations
- Climate & Resilience
- Data Science
- Emerging Technologies
- Equity in Transportation
- Freight
- Land Use & Transportation
- Parking
- Safety
- Transit Planning
- Transportation Engineering
- Active Transportation
- Communications & Engagement


Fehr & Peers has worked with Beaumont for years, supporting their General Plan Circulation Element Update and EIR and most recently utilizing RIVCOM to provide grant metrics, including VMT, in support of the Potrero Boulevard Interchange.

## ECORP Consulting – Biological and Cultural Resources and Noise

**Contact:** Jeremy Adams | 2525 Warren Drive, Rocklin, California 95677 | 916.708.7015 | jadams@ecorpconsulting.com

ECORP specializes in assisting government agencies and private clients with a wide range of environmental services including technical expertise in land use planning; biological, cultural, and water resources; and regulatory compliance with CEQA and NEPA, Clean Water Act, federal and state Endangered Species Acts, National Historic Preservation Act (NHPA), and other laws and regulations. ECORP has well-established working relationships with the resources agencies, including the US Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), and the US Fish and Wildlife Service (USFWS).

ECORP provides support over the life of a project, from initial baseline studies; to environmental planning, documentation, and review; permit negotiation, liaison with resource agencies, and mitigation design; and through to construction monitoring and compliance reporting. ECORP brings an experienced team of more



than 135 CEQA and NEPA specialists, environmental permitting specialists, environmental analysts, terrestrial and aquatic biologists, wetland specialists, paleontologist, archaeologists/cultural resource specialists, air quality/noise analysis specialists, geographic information systems (GIS) specialists, and unmanned aerial systems (UAS) specialists.

Its team of architectural historians and archaeologists are familiar with the Mills Act and the property tax incentives it provides for owners of historic properties. As architectural historians with more than 20 years of combined experience evaluating California historical resources, it knows how to distinguish eligible properties from those lacking historic integrity. For this contract, it will work closely with City staff to help members of the public meet the City's Mills Act qualifying criteria: this will involve identifying character defining features and calling out specific restoration needs; we also anticipate using the City's Architectural Style Guides, and other planning resources to gauge the effects of building permit requests on Mills Act eligibility. Drawing on this local government historic preservation experience, we are comfortable comparing permit applications to city code, local historic preservation plans, local design guidelines, citywide general plans, and the Secretary of the Interior's Standards for the Treatment of Historic Properties. ECORP's cultural resources team has conducted numerous surveys of commercial and residential historic districts. This work involves distinguishing contributor from non-contributor properties. ECORP regularly documents historic-period buildings and structures on DPR-523 site records and makes eligibility evaluations for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR).

ECORP is staffed with experienced and permitted biologists to perform protocol-level surveys for state and federally listed species and local species of concern. If suitable habitat is found for listed and sensitive species during a reconnaissance survey or City issues a proposal request, ECORP can conduct surveys for sensitive plant and/or wildlife species using accepted survey protocol that have been developed by the resource agencies. ECORP has numerous qualified individuals on staff who hold the appropriate permits from USFWS and CDFW to survey for listed plant species and for listed wildlife species, including coastal California gnatcatcher, southwestern willow flycatcher, and least Bell's vireo. In addition, ECORP holds permits to conduct special surveys involving handling for several amphibian species (e.g., arroyo toad) and other aquatic species.

ECORP employs state-of-the-art technology and a comprehensive working knowledge of the regulatory environment to provide clients with cost-efficient and technically defensible noise-related analyses. ECORP's technical analysts are proficient in the use of the Roadway Construction Model, the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model, and other industry standard noise modeling tools. ECORP also provides both short and long-term noise level measurements to assess the existing noise environment and effectively analyze the contributions of a given project on future ambient noise levels. Noise level measurements provide an understanding of existing conditions as they relate to local regulations and the noise-sensitive land uses in a given area. ECORP's staff is experienced with collecting noise level measurements for a variety of projects, from residential homes to commercial and warehouse developments, and use equipment which meets the latest American National Standards Institute (ANSI) standard specifications for sound level meters.



## C. FIRM'S APPROACH

As an extension of staff, we represent the City in all interactions with applicants, the public, and of course other staff. We work closely to ensure that our input is aligned with city needs, and that staff is kept apprised of our actions throughout the assignment. We strive to be accessible for impromptu meetings and questions.

### Communication

In this role we will function as an extension of City staff, and to be useful we need to be available. While we will schedule bi-weekly calls when we have an active task order, we will also ensure you have our contact information so that you can ask questions as they arise. Ongoing communication and responsiveness is critical for every project. Mark will be your point of contact and will be accountable for each project that may be underway with a focus on the scope, schedule, and budget to ensure a successful project.

Our offices in Ontario are close by, so we can attend impromptu meetings such as design review, staff discussion, or meetings with applicants and the City. Of course, we use technology such as email, FaceTime, Skype, texting, DropBox, FTP sites, etc., to transfer data and get you the information you need, but to truly communicate we will call or drop by to see you. We want you to call and ask questions. We want PlaceWorks to be your resource for planning.

For communication with the public, PlaceWorks has an award-winning public outreach team that we can tap as needed for any project. Our planners know how to conduct themselves as representatives of the City in the public arena and appreciate the vital role planning plays in providing information to the public. When we work for an agency, we represent the goals and aspirations of that agency and help City staff to be the voice of the community. Our role is to support staff.

### Management Approach

Our approach to successful management starts with the right project manager. Mark Teague will be the overall project manager for the City of Beaumont contract, bringing with him the breadth of experience with similar projects as required for this on-call. He will be supported by , JoAnn Hadfield, Principal, Nicole Vermilion, Principal and Technical Services Lead, and any other PlaceWorks staff as needed to complete the assignment.

### Quality Control

PlaceWorks has established a number of quality control and quality assurance procedures and protocols to ensure accuracy in our documents. We implement a tracking form that needs to be signed off for each stage of document review and production. Environmental documents cannot be reproduced until this form is signed by the project manager and project director. All documents are submitted to the firm's document processing center for standardized formatting and systematic checks. A technical editor reviews it for consistency, readability, grammar, and graphics or typographical errors. The project director reviews technical content and general format before it is sent back to the project manager.

Our reproduction staff produces and assembles documents in-house to ensure a higher level of quality control and reduced costs to our clients. After all revisions have been made and the final formatting completed, the document is printed, and the editor inspects it page by page to ensure that no pages or



figures are missing and that formatting is consistent. Production staff makes the required number of copies and delivers them to the project manager, who has the ultimate responsibility for the quality of the document and ensuring that the environmental review process and the environmental documents satisfy the statutes and guidelines of CEQA and NEPA.

### Defensibility

Project opponents often use challenges to the environmental documentation and/or process to delay or kill a project. It is our responsibility to ensure that projects are not hindered because of successful challenges to CEQA and/or NEPA compliance. Review of all documentation by our senior staff and directors is built into our process, as described under Quality Control. Moreover, PlaceWorks is diligent in staff education so that our environmental staff stay apprised of constantly updated environmental requirements and statutes.

### Schedule Adherence

Project schedules will be prepared for each task order at the level of detail deemed necessary for project tracking and schedule adherence. We will work with staff to meet individual project objectives. If requested, we can prepare MS Project schedules for each project that clearly highlight the critical path for a project and facilitate easy sharing and updating by individual task. Additionally, detailed subtasks can be “collapsed” to generate less-detailed project schedules for personnel or decision makers who may not need or be interested in the minutiae of the project schedule and management.

### Cost Control

Intrinsic to project efficiency and cost control are appropriate staffing; schedule management and adherence; and accurate budget planning, tracking, reporting, and invoicing procedures. Costs are controlled when a project is completed efficiently, and rework is not required.

## D. FIRM PROFILE

### Who We Are

PlaceWorks is all about places and how they work geographically, environmentally, functionally, aesthetically, and culturally. We are also passionate about how we work with our clients. We bring together people from diverse practice areas, offering best-of-all-worlds capability and connectivity. Just as each place we work with is distinctly different, so is our thinking about it. With approximately 135 employees in six offices. PlaceWorks celebrates its 48th anniversary later this year. A list of PlaceWorks’ core services is provided below.

Company Ownership
Type: California S-Corporation
Office Locations
Santa Ana (headquarters)
Ontario
Los Angeles
San Luis Obispo
Berkeley
Sacramento



### Environmental Services

- CEQA/NEPA Documentation
- Third-Party Review
- Technical Studies, including
  - Air Quality
  - Energy
  - Greenhouse Gases (GHG)
  - Noise, Vibration & Acoustics
  - Geology & Geohazards
  - Env. Site Assessment
  - Health Risk Assessment
  - Visual Impact Analyses including Shade & Shadow Analysis, Light & Glare Studies, Visual Simulations, and Drone Photography
- Site Investigation
- Remedial Engineering Design
- Health Risk Assessment
- Regulatory Compliance

### Community Planning

- Comprehensive Planning, including General Plans, Specific Plans
- Community Engagement
- Housing Research and Analysis
- Climate Adaptation and Resiliency Planning
- Zoning and Form-Based Code
- Infill Planning and Design
- Corridor Planning
- Transit-Oriented Development Planning
- Municipal Services
- Geographic Information Systems
- Creative Media
- Transferable Development Rights

### Design

- Transit-Oriented Design
- Downtown Planning
- Design Standards/Guidelines
- Site Planning
- Large-Scale Planning and Design

### Economics

- Economic and Market Analysis
- Economic Development Planning
- Missing Middle Housing Studies
- Inclusionary Housing
- Site Selection and Development
- Feasibility Studies
- Transfer of Development Rights

### Landscape Architecture

- Streetscape Design
- Parks, Trails, and Open Space Planning
- Urban Agriculture and Urban Forestry
- Storm Water Management
- Evidence-Based Design

We have over four decades of experience in environmental planning and science, with a long-term perspective and technical expertise in shaping responses to the dynamic state and federal regulatory environment. We have handled projects of every size and type and can provide environmental services for virtually any project. Our reputation is built on our consistent production of effective and defensible environmental documents.

PlaceWorks has completed hundreds of environmental documents and risk analyses. Our dedicated in-house team consists of project managers, environmental planners and scientists, licensed engineers, environmental assessors, registered geologists, designers, economists, and air quality/GHG and noise modeling experts.

PlaceWorks stays current with ever-changing state requirements, amendments to these requirements, and court interpretations so we can navigate the complexities of environmental planning, avoid pitfalls, and expedite approvals in a cost-efficient manner.

## E. LOCATION

The principal office that will be responsible for the implementation of this contract is the PlaceWorks Corporate office, 3 MacArthur Place, Suite 1100, Santa Ana, CA 92707.

## F. RESUME OF LEAD CONSULTANT

The lead consultant responsible for the implementation of this contract is Mark Teague AICP, Managing Principal. Mark Teague's full resume is included in the appendix.

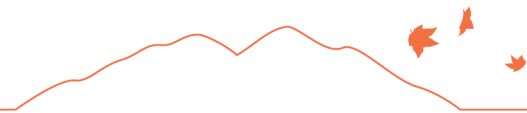


# G. KEY PERSONNEL

Name, Title	Role or Potential Role(s)	Experience/Qualifications Summary
<b>PROJECT MANAGEMENT</b>		
<b>MARK TEAGUE AICP</b> Managing Principal, Environmental Services	<i>Overall Project Manager, Day-to-Day Contact</i>	Experience includes a variety of controversial and complex projects of all sizes and virtually all project types as both a public agency and private-sector planner. Facilitates internal agency departmental discussions and conducts evaluations of ordinances, policies and operations making recommendations to help improve customer service and respond to public concerns.
<b>CEQA PROJECT MANAGERS/PLANNERS</b>		
<b>JORGE ESTRADA</b> <b>SENIOR ASSOCIATE</b>	<i>Project Manager, Senior Planner</i>	Specializes in both environmental and community planning and design. Prepares and manages environmental documents and specific plans; entitlement services. Manages general plan and specific plan EIRs and MNDs.
<b>ARABESQUE SAID- ABDELWAHED</b> Senior Associate	<i>Project Manager, Senior Planner Cultural Resources</i>	Manages CEQA and NEPA review documents for school facilities planning and other project types from the proposal stage to adoption/certification within approved budgets and schedules. Also manages relationships with existing and new clients, including federal, state, and local agencies and private developers.
<b>ELIZABETH KIM</b> Senior Associate	<i>Project Manager, Senior Planner</i>	Skilled in environmental analysis, policy analysis, and municipal planning; manages environmental documentation and constraints mapping; provides research and analysis for EIRs/MNDs.
<b>MARIANA ZIMMERMANN</b> Senior Associate	<i>Project Manager, Senior Planner</i>	Leads the production of environmental documents pursuant to CEQA and NEPA; coordinating with the project team, lead agency, public agencies, and community stakeholders; and attends public hearings, project team meetings, scoping meetings, and community outreach.
<b>JENNIFER KELLEY</b> Senior Associate	<i>Project Manager, Senior Planner</i>	Leads CEQA and NEPA analyses for development and infrastructure projects from the proposal stage through entitlement. Expertise includes senior-level review of documents; coordination with clients, subconsultants, and public agencies; keeping project schedules and budgets on track; and supervising analyses prepared by junior staff.
<b>JASMINE OSMAN</b> Associate	<i>Project Manager, Associate Planner</i>	Preparation of documents, presentation, studies, and reports; research and analysis of project issues for a variety of public and private sector planning projects emphasizing experience with the nuts and bolts of sustainable practices and low-impact development.



<b>Name, Title</b>	<b>Role or Potential Role(s)</b>	<b>Experience/Qualifications Summary</b>
<b>ALEN ESTRADA-RODAS</b> Associate	<i>Project Manager, Associate Planner</i>	Evaluates environmental situations accurately to complete CEQA and NEPA environmental documents and technical analyses. Speaks, reads, and writes Spanish fluently and is adept at using GIS to identify environmental resources.
<b>EMMA HAINES</b> Associate	<i>Project Manager, Associate Planner</i>	Responsible for several aspects of environmental management, including environmental analysis for CEQA and NEPA and has legal and procedural understanding of regulatory-driven environmental analysis and theoretical and applied basis of environmental policymaking.
<b>VIVIAN KHA</b> Associate	<i>Project Manager, Associate Planner</i>	Assists with the research, processing, and analyzing of data, and report writing on many types of CEQA documents, including initial studies, exemptions, addenda, and EIR topical sections. Is also skilled in GIS.
<b>JULIA LOK</b> Project Planner	<i>CEQA Project Planner</i>	A new but an already highly versatile and valued member of our environmental team working with project teams to provide solid research, analysis, and section writing for all types of CEQA documents and a variety of project types.
<b>ANGEL CASTRO</b> Planner	<i>CEQA Planner</i>	A versatile member of our environmental team who works with various project teams to provide background research, review, analysis, and section writing for various project types and for different types of CEQA documents.
<b>CEQA TECHNICAL SPECIALISTS</b>		
<b>NICOLE VERMILION</b> Principal, Air Quality/ GHG/Energy Services and Director of Air Quality/GHG/Noise Services	<i>Air Quality/GHG, Energy, and Noise Principal</i>	Expert in air quality/GHG CEQA analysis and SCAQMD CalEEMod beta tester. Prepares air quality/GHG technical studies for general/specific plans, and virtually all PlaceWorks CEQA documents. Provides air quality/GHG training/workshops and participates in the AEP Climate Change Committee and San Joaquin Valley Air Pollution Control District's CEQA GHG significance thresholds working group.
<b>JOHN VANG</b> Senior Associate	<i>Air Quality/GHG and Energy Lead Health Risk Assessment</i>	Specialist on the air quality, greenhouse gas, and noise assessment team. Proficient in the various modeling software for air quality, health risk, and noise technical studies, such as EMFAC, AERMOD, SCREEN3, CALINE4, and the Federal Highway Administration's Traffic Noise Model.
<b>KRISTIE NGUYEN</b> Associate	<i>Air Quality/GHG and Energy</i>	Experience with research, data analysis, and writing for technical reports and is familiar with climate and air quality monitoring, computer modeling, and CEQA and NEPA compliance. Is certified in Environmental Assessment and Environmental Sampling and Analysis, and has completed courses through CARB's Air Quality Training System.



Name, Title	Role or Potential Role(s)	Experience/Qualifications Summary
<b>TONY CHUNG</b> PhD, INCE-USA Associate Principal	<i>Noise/Vibration</i>	Has performed more than 2,200 CEQA/NEPA-related and/or stand-alone noise studies for community and transportation noise analyses and has conducted and/or supervised tasks such as field measurement, modeling, and data analysis evaluating noise impacts from construction, vehicular traffic, and long-term stationary source operations.
<b>EMILY PARKS</b> Associate	<i>Air Quality/GHG and Noise/Vibration</i>	Being a member of the Air Quality/GHG technical team is another facet to her expertise and interest in climate change which also includes gathering resources and making specific recommendations to improve the Climate Strategy in Climate Action Plans.
<b>ABDUL KHAN</b> Project Planner	<i>Noise and GIS</i>	Assists with conducting CEQA/NEPA environmental noise and vibration impact assessments, noise monitoring, modeling (including GIS noise contour mapping) and other stand-alone technical studies.
<b>SCOTT ASHLOCK</b> ASLA Associate Principal	<i>Shade/Shadow Analysis, Visual Simulations</i>	Registered Landscape Architect. Uses advanced skills in Adobe Creative Suite, ArcGIS, AutoCAD, 3DS Max, and SketchUp, tackles a wide range of aesthetic issues for a wide range of the most often complex of projects.
<b>ALEX REYES</b> Associate	<i>Shade/Shadow Analysis, Visual Simulation</i>	Prepares visual simulations, lighting studies, and shade/shadow analyses for environmental documents using his diverse knowledge of computer programs to quickly create a working product and adapt it to individual client needs.
<b>YUE ZHANG</b> Associate	<i>Shade/Shadow Analysis, Visual Simulation</i>	Specializes in graphic, document design, and illustrations that include maps, 3D models, and renderings. Proficient with graphics programs such as Adobe Suite, AutoCAD, SketchUp, GIS, and 3D max.
<b>STEVE BUSH</b> PE Senior Engineer	<i>Air Quality/GHG, Health Risk Assessment, Hydrology/Water Quality</i>	Registered Civil Engineer. Conducts air quality/GHG analyses and health risk assessments for various projects, including stormwater outlets/marsh areas. Proficient in different air quality modeling software such as CalEEMod2011, BREEZE7.
<b>CATHY FITZGERALD</b> DEnv, PE, QSD/QSP Principal Engineer	<i>Hydrology/Water Quality; Health Risk Assessments; Storm Water Pollution Prevention Plans</i>	Expert in preparing hydrology studies, health risk assessments, safety hazard assessments, air quality studies, hazardous waste investigations, and remedial action plans. Experienced in installing groundwater and soil vapor extraction systems.



Name, Title	Role or Potential Role(s)	Experience/Qualifications Summary
<b>DINA EL CHAMMAS GASS</b> PE, QSD Senior Engineer	<i>Hydrology/Water Quality, Health Risk Assessment, Site Assessment</i>	Registered Civil Engineer. Experience in the fields of sustainability, environmental engineering, and sustainable watershed management; has helped prepare environmental impact statements for large construction sites and performed field baseline studies and data modeling and assessment, working with EPA, EU, and WHO environmental legislation and regulations.
<b>MICHAEL J. WATSON</b> PG Senior Geologist	<i>Site Assessment, Geology/ Geohazards Assessments</i>	Registered Professional Geologist. Proficient in conducting site assessments, geohazard studies, air quality and industrial hygiene assessments, groundwater investigations, and remedial actions.
<b>KIM HERKEWITZ</b> GIS Manager	<i>GIS Lead</i>	Significant experience combining and analyzing information from a variety of perspectives combining GIS with other applications such as Rhino 3D/RhinoTerrain, Mapbox/TileMill, and JavaScript/HTML5 to highlight crucial information and make it more accessible.
<b>ERIN GUY</b> Associate	<i>GIS</i>	A professional background in public health and GIS helps provide meaningful data that is visually appealing, intuitive, and facilitates collaboration across communities between citizens, stakeholders, and professionals implementing a “user based” mindset and user-oriented GIS tools, online web maps, web applications, and story maps.
<b>SUBCONSULTANTS</b>		
<b>Fehr &amp; Peers</b>		
<b>JASON D. PACK</b> PE Principal	<i>Traffic Principal</i>	Has an extensive background in travel demand forecasting, traffic operations assessment (including micro-simulation assessment), VMT analysis, big data analysis, transit ridership forecasting, and transportation impact studies involving NEPA and CEQA with a focus on using this experience and the technical resources of the company to help clients answer their toughest questions related to mobility.
<b>PAUL HERRMANN</b> TE Senior Associate	<i>Traffic Project Manager</i>	Has 11 years of experience in transportation engineering and transportation planning at F&P and has led a wide variety of projects including traffic studies, infrastructure projects, travel demand forecasting, parking and circulation studies, and long-range development plans. Is an expert in SB 743 Implementation and VMT Analysis for CEQA projects and an active member in the F&P SB 743 Working Group and Safety Group.



Name, Title	Role or Potential Role(s)	Experience/Qualifications Summary
<b>ECORP Consulting</b>		
<b>JEREMY ADAMS</b> Senior II/Senior Architectural Historian	<i>ECORP's Project Manager/Cultural Resources Task Lead</i>	14 years of experience in developing cultural resources management strategies and leading the implementation of cultural inventories, evaluations, effects analysis, and preparation of mitigation documents. Meets the Secretary of the Interior's <i>Professional Qualification Standards for Architectural History and History</i> .
<b>SETH MEYERS</b> Senior Air Quality/GHG/ Noise Specialist	<i>Noise Task Lead</i>	Has extensive expertise conducting noise analyses with a comprehensive working knowledge of the associated regulatory environment and is proficient in the use of SoundPLAN, the Roadway Construction Model, the FHWA Highway Traffic Noise Prediction Model, and other industry standard noise modeling tools.
<b>STACIE TENNANT</b> Senior Wildlife Biologist/Project Manager	<i>Biological Task Lead</i>	Has more than 25 years of experience as a Wildlife Biologist/Project Manager and has authored and managed the development of biological resources sections of numerous EIRs; IS/MND; Biological Technical Reports; Biological Assessments (pursuant to Section 7 consultations with the USFWS; and Natural Environment Studies (NESs).

As instructed by Addendum 1, full resumes for the above personnel are provided in the appendix.

## H. REFERENCES

Client   Project(s)   Date(s)	Contact	Brief Project Description
<b>PLACEWORKS</b>		
<b>CITY OF WILDOMAR</b> • <b>On-Call Environmental and Planning Services</b> <i>2017-Present. Also, Mark Teague managed this contract 2013-2017 while with another consulting firm</i>	<b>Matthew C. Bassi</b> Planning Director 23873 Clinton Keith Rd #201 Wildomar, CA 92595 951.677.7751 x213 mbassi@cityofwildomar.org	Planning Manager. PlaceWorks provides land use planning staffing, and CEQA management, prepares CEQA documents, writes staff reports, makes presentations, answers questions from the public, reviews work by others, assists city in making environmental determination.
<b>CITY OF BEAUMONT</b> • <b>On Call Services</b> <i>2018-Present</i>	<b>Carole Kendrick</b> Planning Manager 550 E. 6th Street Beaumont, CA 92223 951.572.3237 ckendrick@beaumontca.gov	Six task orders including: Assistance with the Jack Rabbit Trail Specific Plan, assistance with the Potrero Interchange Industrial Warehouse, peer review of Beaumont Energy Storage Project 15183 Exemption, peer review of the Beaumont Summit EIR, Orchard 3rd Party Review, and Walmart Gas Station IS Review.



Client   Project(s)   Date(s)	Contact	Brief Project Description
<p><b>CITY OF WEED</b></p> <ul style="list-style-type: none"> <li>• <b>Contract City Planner</b> 2020–Present</li> </ul> <p><i>Also, Mark Teague has served in this role on and off for 20+ years</i></p>	<p><b>Sandra Duchi</b> City Clerk 550 Main Street PO Box 470 Weed, CA 96094 530.938.5020 sandra.duchi@ci.weed.ca.us</p>	<p>Meet with applicants, prepare staff reports, ensure public notices are sent, provide peer of application materials submitted by others, and advise the City on all planning issues. Also responsible for reviewing and interpreting the General Plan and the Development Code and making recommendation with property owners and the Commission/Council on development requests and attending Planning Commission and Council meetings as needed.</p>
<p><b>CITY OF JURUPA VALLEY</b></p> <ul style="list-style-type: none"> <li>• Agua Mansa Commerce Park Specific Plan EIR 2017– 2020</li> </ul>	<p><b>Ernie Perea</b> Contract CEQA Administrator City of Jurupa Valley 8304 Limonite Avenue Jurupa Valley CA 92509 951.823.0432 eperea@jurupavalley.org</p>	<p>The Agua Mansa Commerce Park Specific Plan proposes to develop an industrial park with general warehousing and light industrial uses, a business park, and a 70.9-acre open space area. In addition to completing the EIR, PlaceWorks’ comprehensive review of applicant-prepared technical studies included air quality, greenhouse gas, health risk, geotechnical resources, and numerous site assessment and remediation studies for both the proposed industrial/business park and open space/recreation portions of the project site.</p>
<p><b>CITY OF YUCAIPA</b></p> <ul style="list-style-type: none"> <li>• On-Call CEQA/NEPA Services 2020–Present</li> </ul>	<p><b>Benjamin Matlock</b> Planning Manager 34272 Yucaipa Boulevard Yucaipa CA 92399 909.797.2489 x261 bmatlock@yucaipa.org</p>	<p>PlaceWorks has a longstanding relationship with the City of Yucaipa. In addition to currently providing on-call environmental services, since 2011 we have completed the Wilson Creek Business Park EIR, the Yucaipa 2035 General Plan Update and Program EIR, an MND for SFR Project West of 2nd Street, Viticulture Plan for the North Bench, Housing Element Update with associated CEQA, and the Yucaipa Freeway Corridor Specific Plan Update.</p>
<b>Fehr &amp; Peers</b>		
<p><b>CITY OF EASTVALE</b></p> <ul style="list-style-type: none"> <li>• <b>On-Call Transportation Review Services</b> 2021–Present</li> </ul>	<p><b>Cassandra Sanchez</b> Principal Engineer 12363 Limonite Ave., #910 Eastvale, CA 91752 951.703.4410 csanchez@eastvaleca.gov</p>	<p>F&amp;P is currently under contract to review technical studies related to traffic studies and transportation impact assessment for CEQA on behalf of the City. Following completion of the SB 743 implementation study for the City. It was asked to review some of the initial or more complicated submittals by applicants to provide consistency with the recently adopted thresholds and traffic impact study guidelines. F&amp;P has provided comments on development projects and transportation projects related to VMT analysis, LOS analysis, site access, drive-thru queueing, and on-site circulation.</p>



Client   Project(s)   Date(s)	Contact	Brief Project Description
<b>CITY OF BEAUMONT</b> ● <b>General Plan Update</b> 2017–2021	<b>Jeff Hart</b> Public Works Director 550 E 6th Street Beaumont, CA 92223 951.769.8522 jhart@beaumontca.gov	F&P assisted the City of Beaumont as part of a team to develop the General Plan Update. F&P used the Riverside Transportation Analysis Model (RIVTAM) to input planned land use and roadway network modifications and develop future forecasts. In addition, F&P completed the Mobility Element of the General Plan and completed the transportation section of the EIR for General Plan approval. The final Circulation Element and Impact Analysis plan for the future development of Beaumont identified future mitigation locations.
<b>CITY OF FONTANA</b> ● <b>On-Call City Traffic Engineer</b> 2022–Present	<b>Gia Kim</b> Engineering Manager 8353 Sierra Ave. Fontana, CA 92335 909.350.6655 engineeringgkim@fontana.org	F&P is currently serving in an on-call capacity as City Traffic Engineer for the City of Fontana. Staff from F&P typically spends approximately eight hours per week supporting the City with various requests. F&P is responsible for review of all transportation and traffic engineering studies for entitlement projects, including review of VMT studies for consistency with SB 743 and CEQA, and review of LOS traffic studies for consistency with the City’s General Plan. Review of other transportation related studies includes parking studies, site access studies, on-site circulation, and drive-thru queueing.
<b>ECORP</b>		
<b>CITY OF JURUPA VALLEY</b> ● <b>Pedley Road Intersection Improvements Project (Jurupa Road to 60th Street)</b> 2018–2022	<b>Elizabeth Becerra</b> Project Manager 8930 Limonite Avenue Jurupa Valley, CA 92509 951.332.6464 ebecerra@jurupavalley.org	As a subconsultant to KOA Corporation, ECORP prepared the Preliminary Environmental Study form, NEPA Categorical Exclusion, CEQA Categorical Exemption, and Cultural/Historic Resources Studies per Caltrans standards. The project would add left turn lanes to seven unsignalized intersections along Pedley Road between Jurupa Road and 60th Street within the existing right-of-way.



Client   Project(s)   Date(s)	Contact	Brief Project Description
<b>EXP US SERVICES, INC.</b> <ul style="list-style-type: none"> <li>• <b>Phelan Road Widening Project</b></li> </ul> 2021–Present	<b>Thomas Bustamonte, PE</b> County of San Bernardino, Department of Public Works 825 East Third Street, Rm. 207 San Bernardino, CA 92415 909.387.7922 thomas.bustamonte@dpw.sbcounty.gov	ECORP provided biological reconnaissance survey and report, Mohave ground squirrel habitat assessment and report, desert tortoise surveys and burrowing owl surveys and report, rare plant surveys and report, bat assessment and memorandum, NES report, Biological Assessment report, Mohave ground squirrel trapping and report, nighttime anabat surveys and report, cultural and paleontological resources reports, and CEQA cultural compliance. The purpose of this project was to widened Phelan Road from 2 lanes to 5 lanes with the center lane serving as one continuous left turn lane.
<b>COUNTY OF SAN BERNARDINO, DEPARTMENT OF PUBLIC WORKS</b> <ul style="list-style-type: none"> <li>• <b>On-Call Environmental Services</b></li> </ul> 2007–Present	<b>Nancy Sansonetti, AICP</b> Planner III 825 East Third Street San Bernardino, CA 92415 (909) 387-8109 nancy.sansonetti@dpw.sbcounty.gov	ECORP is currently providing on-call environmental services to the County of San Bernardino’s Department of Public Works (DPW) under a blanket purchase order. ECORP performs CEQA, NEPA, regulatory permitting, archaeological and biological resources surveys, pre-construction surveys, construction monitoring, and environmental awareness training for DPW projects, including flood control, road improvement, and bridge replacement projects.

## I. SCOPE OF SERVICES

### CEQA/NEPA Compliance

Our CEQA/NEPA practitioners and environmental scientists have handled projects of every size and type. We use our expertise to formulate workable plans and programs while remaining neutral and objective to ensure environmental documentation withstands legal scrutiny. In addition to keeping apprised of changes in the law and court cases, PlaceWorks is active in the Association of Environmental Professionals (AEP), and in the American Planning Association (APA), teaching CEQA/NEPA compliance. Project Manager Mark Teague currently serves as the Planning Manager for the City of Wildomar. In this role he works with staff to evaluate projects, manages EIR consultants, peer reviews work, prepares staff reports, and represents the city as requested.

PlaceWorks’ environmental principals are at the **forefront of applying the latest streamlining opportunities**. PlaceWorks will strategize with the City on the most appropriate approach for the project to take advantage of streamlining opportunities and support City efforts on smart growth and development. We have successfully used this collaborative approach in places like Pasadena, where we worked closely with the city to adopt one of the first post–SB 743 general plans in the state, helping them achieve their climate action plan goals.



## Project Approach

PlaceWorks project manager Mark Teague will discuss each assignment with the City, complete preliminary analysis, and recommend the probable environmental determination (i.e., exemption, negative declaration, EIR). We know that often a small change to a project can affect the analysis and will recommend changes that would reduce the extent of analysis. All our recommendations will be supported by reasoning so that the city, public, and applicant understand the result.

For each work assignment request, PlaceWorks will:

1. Review the project application materials to ensure they contain the necessary information to complete the CEQA process.
2. Discuss our findings with the City and if directed, prepare a summary memo of any deficiencies.
3. If requested, prepare a project-specific task order based on the expected environmental determination. Each task order will include a detailed scope, extent of technical studies, and timeline to complete the work. PlaceWorks will provide billing for each approved task order to assist the City with cost recovery and to provide an accounting of the time spent on each project.
4. Prepare and keep current a table of assigned projects, status, and deadlines.
5. Organize bi-weekly conference calls to review status of assigned projects.
6. Draft requisite forms, public notices, resolutions, assist with staff reports, and make presentations as requested by the city.

## Peer Review

Some level of peer review is involved in nearly every development application. Developers often prepare technical reports to inform their project design or protect them from liability. The PlaceWorks team regularly peer reviews documents for compliance with CEQA and adherence to professional standards. When we peer review work by others, we evaluate document content, not visual appearance or style. The PlaceWorks team can peer review any planning technical studies that would be prepared by an applicant.

### Process

1. Review the study/report for compliance with industry standards and City requirements.
2. Prepare either:
  - a. Memorandum summarizing areas that need to be addressed; or,
  - b. Make comments in the electronic version of the study/report.
3. Review our findings with the City.
4. Schedule a conference call or meeting with the applicant to review City comments.
5. Review revised study/report to ensure all that comments were addressed.

## Exemption and Addendum

The CEQA Guidelines require that an agency first determine if CEQA applies, and then whether there is an appropriate exemption. PlaceWorks regularly reviews development projects to determine if the project qualifies under the general exemption, or one of the regulatory, statutory, or categorical exemptions. (NEPA has a similar process for categorical exclusions.) It is important that the decision to use an exemption is



accompanied by substantial evidence. PlaceWorks will prepare a memorandum and will include technical studies, as appropriate, as evidence to support the environmental determination.

Many projects may qualify for use of an addendum to a previously approved environmental document. A properly documented Addendum can shorten review times and reduce cost. As part of our review for an exemption, PlaceWorks will also determine if another adopted environmental document would meet the requirements of CEQA. Like an exemption, an Addendum will also need to be supported by substantial evidence. The process for both an exemption or an Addendum are similar.

### Process

1. Determine if the application is a sustainable communities project per SB 375, and therefore:
  - a. exempt from further CEQA review under PRC Section 21155.1(a),
  - b. applicable for streamlining under PRC Section 21159.28(a and b) and the CEQA document is not required to address i) growth inducing impacts, ii) project specific or cumulative impacts from automobiles on global warming or the regional transportation network, or iii) a reduced density alternative (EIRs only), or
  - c. applicable for limited analysis via Sustainable Communities Environmental Assessment (SCEA) or a limited EIR for projects not exempt under PRC Section 21155.1(a);
2. Determine if the project was previously covered under and consistent with a specific plan for which an environmental impact report was certified, and therefore exempt from further CEQA review under PRC Section 21155.4 (i.e., SB 743).
3. See if the project qualifies for streamlined review under SB 226 (PRC Section 21094.5 and CEQA Guidelines Section 15183.3) via Appendix M and Appendix N of the CEQA Guidelines. Use of Appendix N will narrow the scope of impacts that need to be analyzed at a project level. Impacts of a project that were already addressed at a programmatic level are not subject to CEQA, even if those impacts remain significant. Impacts that are addressed by local development policies or standards, such as construction noise ordinances and traffic impact fees, are not subject to CEQA either, even if the policies do not fully mitigate the impact.
4. Determine if the project meets the requirements of a regulatory, statutory, or categorical exemption.
5. Review our findings with the City.
6. Prepare either an Addendum or exemption with supporting materials.
7. Prepare a Notice of Determination for filing.

### Initial Study/Mitigated Negative Declaration/Environmental Assessment

More than a checklist, the initial study (IS) is the table of contents for the substantial evidence, and the discussion needed to prove that environmental impacts are less than significant. PlaceWorks will tier off appropriate certified environmental documents and streamline the discussion to focus on the proposed project. If needed, technical studies will address the CEQA checklist questions, and all mitigation measures will be proportionate to the project impact and fully implementable by the City.

While possible, it would be unusual for the City need to prepare an environmental assessment pursuant to NEPA. What is more common is a process known as CEQA+, where all CEQA requirements applied, plus additional consultation for biological resources (Section 106) and cultural resources (Section 107). In addition, CEQA+ documents are often required to include an environmental justice and alternatives analysis. Requirements of the CEQA+ are unique to each granting agency and are often part of the grant application. The PlaceWorks team can prepare any level of NEPA document, including a CEQA+ as required.



## Process

1. Determine if there is another certified environmental document that the IS can tier from.
2. Prepare an IS following a city format or Appendix G of the CEQA Guidelines. The IS can result in either:
3. Negative Declaration (ND): Either the project has no environmental impact, or where existing policies, programs, ordinances and procedures effectively mitigate any environmental impact, therefore no mitigation measures are required.
4. Mitigated Negative Declaration (MND): Where the project has some environmental impact that exceeds an adopted threshold but can be reduced below the threshold through a required modification of the project.
5. Review the draft IS with the City and applicant.
6. Prepare the public review draft of the IS/ND/MND with supporting materials.
7. Respond to comments to the IS/ ND/MND.
8. Prepare certification resolution, staff report material, and attend meeting(s).
9. Prepare a Notice of Determination for filing.

## Environmental Impact Report and Environmental Impact Statement

Should the technical analysis for one or more environmental issues result in an impact that cannot be reduced below the City's threshold, an EIR will be required. PlaceWorks has over 40 years of experience preparing EIRs and understands the constantly shifting regulatory requirements. We recommend using the scoping process to narrowly define the extent of environmental analysis. This can be accomplished with an initial study, or simply as part of the notice of preparation. In some instances, the City may allow an applicant to prepare their own EIR. In this case PlaceWorks would provide peer review services as described above.

Depending on the federal agency involved, the City may not be able to prepare the environmental impact statement (EIS) to comply with NEPA locally, as procedures may dictate a different procurement process. If permitted by the agency, however, PlaceWorks can prepare an EIS, or more likely, a combined EIR/EIS, to address the needs of the City. While some EIS can be reviewed locally, the NEPA process usually requires a review by the EPA in Washington D.C., with a timeline measured in years. It is more common for the CEQA+ process to be required for grant-funded projects as described above.

## Process

1. Prepare either an initial study (IS) or summary notice of preparation (NOP) to focus the environmental analysis.
2. Prepare for and attend a scoping meeting to explain the project and the CEQA process to the public.
3. Prepare an administrative draft EIR consistent with CEQA for review with the City.
4. Prepare a public draft EIR for review by the public and agencies.
5. Prepare an administrative final EIR including response to comments, and EIR certification resolution with findings for review with the City.
6. Attend hearing(s) to present the findings and answer questions on the EIR.
7. Prepare a Notice of Determination for filing.



## Other Duties of the Environmental Consultant

In addition to reviewing environmental documents and technical reports prepared by others or preparing new environmental documents for projects on behalf of the city, PlaceWorks can also assist in the frequent CEQA/NEPA tasks that arise. Examples include review and estimate(s) of environmental clearance for projects ahead of a grant application. Estimates for environmental clearance for City projects. Review of projects that will affect the City but are proposed by other agencies. A brief list of the environmental duties we have provided for other clients includes:


1. Peer review of CEQA/NEPA docs prepared by others.
2. Review of responses to proposals.
3. Manage EIRs prepared by others.
4. Respond to other agency NOPs on City's behalf.
5. Attend meetings with applicants to advise on project modifications that could reduce the level of CEQA analysis required.
6. Review scopes of technical studies to completed by the applicant in advance of application.
7. Provide budget estimates for environmental compliance of City improvements.
8. Provide mitigation monitoring and reporting.
9. Answer questions concerning timing and approach for environmental analysis.
10. Train Commission, Council, and staff on CEQA, results of new court cases, pending legislation, and best practices.

## Traffic Impact Assessment

Fehr & Peers will prepare all necessary transportation studies in accordance with Senate Bill (SB) 743 using Vehicle Miles Traveled (VMT) to perform transportation impact analysis. F&P would advise how to approach projects consistent with SB 743 and The Office of Planning and Research's (OPR's) Technical Advisory, and the City's Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment (March 2020). F&P assisted WRCOG in the development of the SB 743 implementation pathway study for member agencies (including Beaumont) and have been assisting local, regional, and state agencies in implementing SB 743 and transportation impact assessment since 2018.

Travel Demand Forecasting (TDF) models are the recommended tool for estimating VMT. We have prepared TDF models for many cities, counties, and regional agencies throughout California and were part of the team that prepared the County's current RIVCOM travel demand model that is consistent with Connect SoCal 2020, the 2020 SCAG RTP. We have used models to generate future forecast data on a variety of projects for the Riverside County region in addition to Caltrans facilities.

F&P's modeling expertise extends to other software tools, such as simulation software and capacity analysis software. They will also post-process raw model outputs to develop the appropriate level of traffic volumes and peak-hour turning movements at intersections and segments and will generate data, such as volumes, average speeds, truck traffic, and VMT by speed class to support air quality, GHG, and noise impact analysis. Specific to airport freight studies, SB 743 does not require truck VMT in transportation impact assessment, but truck VMT analysis is still required for the air quality, GHG, and noise impact analysis.



When Caltrans is involved, F&P will adhere to Caltrans requirements (including the Traffic Analysis Framework (TAF)) and provide defensible and mutually acceptable mitigation measures whenever necessary.

## J. COST

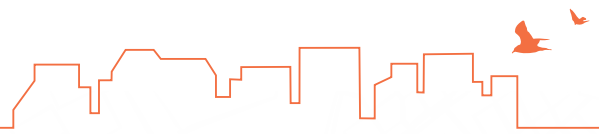
Per the RFP and the addendum, standard fee schedules for PlaceWorks and each of our proposed subconsultants are submitted in a separate sealed envelope.

## K. ANY OTHER INFORMATION

PlaceWorks has enjoyed working with the City during the past on-call cycle and hopes to continue to assist the City with its needs.

## L. INSURANCE

The required insurance will be in force at the time of contract execution. A certificate of insurance will be provided upon request.

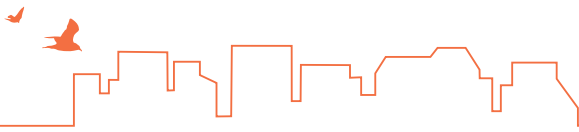


# APPENDIX

Fee Schedules  
Resumes







## **MARK TEAGUE** AICP Managing Principal, Environmental Services

In over 35 years of public- and private-sector experience, Mark has worked throughout California in agencies large and small and is considered an innovative problem solver. His projects include planned communities, shopping center EIRs, general plan and zoning code updates, impact fees, and public outreach for projects highly scrutinized by the public. Mark is often able to offer a unique approach to meeting a critical goal of a project. His experience as a planning director, staff liaison, and ability to see the whole of the project, ensures that every document meets the need of the client. He has served as on-call extension of staff for numerous cities throughout northern and southern California including Anderson, Mount Shasta, Wildomar and Eastvale.

Mark is also an excellent public speaker and regularly presents at the League of California Cities Planning Commissioner's Academy on topics such as design guidelines, CEQA compliance, and how to read an EIR. He also teaches planning to staff with a focus on how new legal decisions affect daily activity. Because of his public outreach skills, Mark has helped with projects ranging from Walmart to water-bottling plants and conducted town hall meetings about development services department efficiencies and increases in utility fees.

With a great deal of experience in smaller communities, Mark has experience using available resources to meet the clients needs. Small agencies have the same issues to resolve as larger agencies, what they lack is resources. Using previously prepared studies, data collected for several projects and from different sources as a resource to complete tasks. By talking with the community about an issue, Mark is often able to arrive at solutions using information the agency has already paid for. He is known for recommending solutions that are less expensive and in tune with the community.

### HIGHLIGHTS OF EXPERIENCE

- Barstow General Plan EIR and General Consulting Services | Barstow CA
- Rancho Cucamonga General Plan Update and EIR | Rancho Cucamonga CA
- On-Call Environmental Services | Banning CA
- Waterman Gardens Specific Plan Program EIR | San Bernardino CA
- Temple City General Plan Update EIR | Temple City CA
- Temple City Development Code Update | Temple City CA
- North School Reconstruction EIR | Hermosa Beach CA
- John Killen/Fox Luggage Warehouse Project IS/MND | Industry CA
- Residential Care Facility Specific Plan IS/EIR | Solana Beach CA

### EDUCATION

- BA, Political Science, California State University, Stanislaus

### CERTIFICATIONS

- American Institute of Certified Planners #019631

### AFFILIATIONS

- American Planning Association

Team member since 2016



## MARK TEAGUE

### Managing Principal

mteague@placeworks.com

- County of Riverside 5th Cycle Housing Element, Rezoning, and EIR | Riverside CA
- WRCOG Member Jurisdiction Development Agreement Reconciliation | Riverside CA
- 3Roots San Diego Specific Plan and Carroll Canyon Master Plan | San Diego CA
- Fiesta Island/Mission Bay Park Master Plan | San Diego CA
- Laguna Hills Housing Element Update | Laguna Hills CA
- City of Palm Desert General Plan and EIR | Palm Desert CA
- La Costa Meadows Elementary School Reconstruction Project | San Marcos CA
- Stockton Neighborhood Action Plans | Stockton CA
- Vacaville Comprehensive Housing Analysis | Vacaville CA
- San Mateo General Plan Update | San Mateo CA
- Sacramento County Infill Program Update | Sacramento County CA
- Hollister General Plan Update and Environmental Review | Hollister CA
- Contra Costa County General Plan Update | Contra Costa CA
- Livermore General Plan Update | Livermore CA
- Santa Rosa General Plan Update | Santa Rosa CA
- Butte County General Plan Update and EIR | Butte County CA
- Marin County US 101 Bus on Shoulder Feasibility Study | Marin County CA
- Yuba City General Plan Update | Yuba City CA
- Big Basin Visioning Project | Statewide CA
- Sunnyvale Housing Development Objective Standards | Sunnyvale CA
- Rohnert Park Housing Services | Rohnert Park CA
- Richmond Mills Act Ordinance Update | Richmond CA
- River Crossing Market Place Specific Plan EIR | Redding CA
- Addendum to Northeast Quadrant Specific Plan EIR | Dixon CA
- Valley Transportation Authority Transit Oriented Development Visioning | Gilroy CA
- Tuolumne County Title 17 Zoning Code Comprehensive Update and ADU Ordinance | Tuolumne County CA
- Imperial County Housing Element Update | Imperial County CA
- Marysville Housing Element Update | Marysville CA
- Yountville Housing Element Update | Yountville CA

### Staff Services

- On-Call Staff Services, Wildomar CA
- On-Call Environmental Staff Services, Eastvale CA
- Western Riverside Council of Governments Planning Support Services | Riverside CA
- County of Riverside Transportation and Land Management Agency On-Call Planning Services, Riverside CA

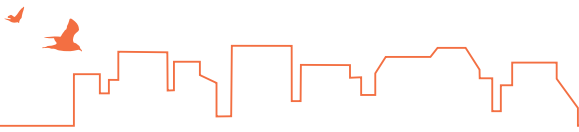
## ACTIVITIES

### Teaching

- UC San Diego Instructor Online CEQA Training Courses | San Diego CA
- Imperial County CEQA Training, July/August 2016

### APA 2017-Present

- Sacramento Valley APA PLAN Program 2018-2019
- California APA Conference 2017-2020



# JORGE ESTRADA

## Senior Associate

Jorge is an exceptionally diverse planner. His knowledge and experience encompass the public and private sector, project management and administration, and both environmental and community planning. He has reputation for thorough, quality work; attention to detail; and client satisfaction. Jorge has a clear understanding of planning and environmental principles and a solid working knowledge of their considerable regulatory systems, processes, and regulations. A natural communicator, he is known for his motivation, high energy, and expertise, which make him invaluable to project teams and clients alike.

Jorge processes, oversees, and manages all aspects of projects with a depth of knowledge and breadth of perspective that are assets to both the Environmental and Community Planning & Design teams. His environment work focuses on CEQA compliance and spans a wide range of public- and private-sector projects, from general plans and specific plans to small infill projects. For community planning projects, he prepares and manages specific plans and provides entitlement services. He also provides in-house Spanish translations for an array of environmental and planning-related documents and materials.

## HIGHLIGHTS OF EXPERIENCE

### CEQA Environmental Services

- New Elementary and Middle School at 425 North Lyon Avenue MND | San Jacinto CA
- Pathways to College Charter School MND | Hesperia CA
- Real Journey Academies Charter High School MND | Fontana CA
- General Plan EIRs for the cities of Temple City, Sierra Madre, and Industry | California
- Century Villages at Cabrillo Specific Plan EIR | Long Beach CA
- Oak Creek Community Park Expansion and Improvements Plan | Irvine CA
- Cornerstone Bible Church Expansion MND | Glendora CA
- Citrus Crossroads Commercial Retail Center MND | Fontana CA
- Grand Central Recycling and Transfer Station EIR Addendum | Industry CA
- Jackson Ranch Specific Plan EIR | Kings County CA
- Laverne Elementary Preparatory Academy MND | Hesperia CA
- Cardon Arbor View School CEQA Exemption | Rancho Cucamonga CA
- Desert Trails Preparatory Academy MND | Victorville CA
- Glendora Self-Storage Facility MND | Glendora CA
- Lakeview Senior Living Subsequent EIR | Yorba Linda CA
- Newport Crossings Mixed Use Project EIR | Newport Beach CA
- Christ's Church of the Valley Expansion MND | Rancho Cucamonga CA
- San Bernardino Road Public Safety Facility MND | Rancho Cucamonga CA



## EDUCATION

- BS, Urban & Regional Planning, California Polytechnic State University, Pomona
- Certificate in Engineering/ Architectural AutoCAD, California State University, Long Beach

## AFFILIATIONS

- American Planning Association

Team member since 2005



## JORGE ESTRADA

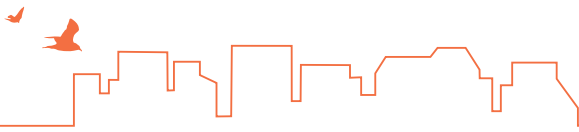
Senior Associate

jestrada@placeworks.com

- Los Alamitos Luxury Apartments MND | Los Alamitos CA
- Sausalito Street Condominiums MND | Los Alamitos CA
- City Plaza Apartments and Hotel EIR Addendum | Orange CA
- Specific Plan No. 12 (Hampton Inn & Suites) MND | Claremont CA
- Hyatt Regency Expansion EIR | Newport Beach CA
- Chapman Apartments MND | Orange CA
- City Parkway Apartments MND | Orange CA
- Temple City Crossroads Specific Plan EIR | Temple City CA
- Midtown Specific Plan EIR | Long Beach CA
- Yorba Linda Gardens Residential Development MND | Yorba Linda CA
- San Juan Hills High School Campus Improvements MND | San Juan Capistrano CA
- San Clemente High School Campus Improvements MND | San Clemente CA
- Westside Gateway MND | Costa Mesa CA
- Specific Plan No. 3 MND | Walnut CA
- The Olson Company Townhomes on Washington Avenue MND | Orange CA
- Covington Townhomes EIR Addendum | Yorba Linda CA
- Uptown Newport EIR | Newport Beach CA
- Harbor Corridor Specific Plan EIR | Santa Ana CA
- Magnolia Residential Project EIR | Upland CA
- Cash 4 Cans + Recycling Center CEQA Exemption | Westminster CA
- San Bernardino TOD Overlay District EIR Addendum | San Bernardino CA
- Industry Housing Element ND | Industry CA
- Valley Boulevard Widening MND | Industry CA
- Wenzlaff Elementary School Conversion MND | Desert Hot Springs CA
- Serrano I and II Residential Project MND | Claremont CA
- City Ventures Residential Project MND | Claremont CA
- Western Christian Schools Campus Improvements MND | Claremont CA
- Taylor Morrison Residential Project MND Addendum | Claremont CA
- Olson Company Residential Project MND | Claremont CA
- Frontier Enterprises, The Colony EIR Addendum | San Bernardino CA
- Baldwin Park Industrial MND | Industry CA
- Oakbrook Village EIR Addendum | Laguna Hills CA
- Courts at Monte Vista MND Addendum | Claremont CA
- Police and Public Works Facilities EIR | San Gabriel CA
- Irvine CEQA Guidelines | Irvine CA
- Section 19 Specific Plan EIR | Rancho Mirage CA

### Urban/Comprehensive Planning

- Oak Springs Ranch Specific Plan and Specific Plan Amendment | Wildomar CA
- Airport Gateway Specific Plan | San Bernardino and Highland CA
- Lynwood Transit Area Specific Plan Amendment | Lynwood CA
- Desert Land Ventures Specific Plan | Desert Hot Springs CA
- Specific Plan No. 12 (Hampton Inn & Suites) | Claremont CA
- Temple City General Plan Update Technical Background Report | Temple City CA
- Centennial Specific Plan Green Program | Los Angeles County CA
- Eastvale Specific Plan Parking Analysis | Eastvale CA
- Sierra Madre General Plan Update Technical Background Report | Sierra Madre CA
- Ravenswood/4 Corners TOD Specific Plan | East Palo Alto CA
- Renaissance Specific Plan | Rialto CA
- Third-Party Land Use Consistency Analysis for Meridian Mountain Specific Plan EIR | San Diego County CA
- University Heights Specific Plan | San Marcos CA



# ARABESQUE SAID-ABDELWAHED

## Senior Associate

Arabesque is responsible for managing CEQA review documents for school facilities planning and other project types. She manages projects from the proposal stage to adoption/certification within approved budgets and schedules and manages relationships with existing and new clients, including federal, state, and local agencies and private developers. Before joining PlaceWorks, Arabesque was also a project manager and led interdisciplinary teams in preparation of CEQA/NEPA environmental documents and technical studies for school districts, public infrastructure, private development (solar and mixed use), and other markets. She was responsible for executing and overseeing all task orders for an on-call services contract with LAUSD and for directing the preparation of Phase I Environmental Site Assessments for private developers and Phase I Initial Assessments for Caltrans review.

Arabesque has a technical background in cultural resources management, including the preparation of cultural resources literature reviews, archaeological surveys, archaeological testing, and data collection. She has also authored cultural resources reports required for environmental review and analysis in accordance with CEQA and NEPA.

Arabesque has significant experience performing Phase I environmental site assessments/environmental site reports. She is an ASTM-trained environmental site assessment professional and has conducted dozens of Phase I ESAs in California and Nevada.

## HIGHLIGHTS OF EXPERIENCE

- Great Park Phase 2 EIR | Irvine CA
- Malibu Middle and High Schools Specific Plan and EIR, Santa Monica-Malibu USD | Malibu CA
- Tapia Ranch Project EIR | Los Angeles County CA
- Linbrook Villas CEQA Class 32 Categorical Exemption | Anaheim CA
- Laguna Niguel City Center Mixed Use Project EIR | Laguna Niguel CA
- Compton High School EIR RAW Addendum | Compton CA
- San Bernardino County SB 2 CEQA Streamlining | San Bernardino County CA

## PRIOR EXPERIENCE

- Burbank Avion EIR | Burbank CA
- Santa Susana Field Laboratory Draft and Final EIR | Ventura County CA
- Baldwin Park TOD Specific Plan EIR | Baldwin Park CA
- Indian Wells Valley Land Use Management Plan program EIR | Kern County CA
- Circle City Project | cities of Corona and Norco, and the surrounding communities of unincorporated northwestern Riverside County CA
- Walmart Supercenter Project EIR | Lake Elsinore CA

## EDUCATION

- Master of Public Policy, University of California, Irvine
- BA, Anthropology, University of California, Riverside

## AFFILIATIONS

- Association of Environmental Professionals (AEP)
- Coalition for Adequate School Housing (CASH)

## PROFESSIONAL ACTIVITIES

- Panelist, AEP Annual Conference 2021, "Subsequent Environmental Review Amidst a Sea of Evolving CEQA Law and Regulations"

Team member since 2021





## ARABESQUE SAID-ABDELWAHED

### Senior Associate

aabdelwahed@placeworks.com

- Richard A. Reynolds Desalination Plant Phase 2 Expansion Solar Project IS/MND | Chula Vista CA
- MFRO Facility for Agriculture Project IS/MND | Escondido CA
- Eastern Recycled Water System IS/MND | Escondido and San Diego County CA
- Keith 1220-Zone Potable Water Tank IS/MND | Corona CA
- Cabazon II Outlet Expansion Project IS/MND | Riverside County CA
- March Joint Powers Authority On-Call Environmental Services | Riverside County CA
- Water Facilities Project | Corona CA
- AngelFest Environmental Assessment | Los Angeles CA
- Treeland Homes EIR | Los Angeles CA
- 333 North Prairie Avenue Project | Inglewood CA
- South Bay Galleria EIR | Redondo Beach CA
- Bristol Mini-Storage Facility and Food Court Building IS/MND | Costa Mesa CA
- 36-Unit Live/Work Project, Placentia Avenue and 20th Street IS/MND | Costa Mesa CA
- Newport and Ford Residential Project IS/MND | Costa Mesa CA
- Cerritos Avenue Single-family residential project IS/MND | Orange CA
- Peters Canyon 4f De Minimis Memorandum to support IS/MND | Irvine CA
- Heritage Mixed-Use Development project EIR | Santa Ana CA
- Park View at Town and Country Manor Project EIR | Santa Ana CA
- Downtown 39 IS/MND and Technical Studies Review | Anaheim CA

### Schools

- Fremont High School Removal Action Workplan IS/MND | Los Angeles CA
- Thomas Jefferson High School Comprehensive Modernization Project IS/MND | Los Angeles CA
- Burroughs Middle School Comprehensive School Modernization Project EIR | Hancock Park CA
- San Pedro High School Comprehensive Modernization Project EIR | San Pedro CA
- Bonsall High School EIR | Community of Fallbrook, San Diego County CA
- Lawndale Wellness and Activity Center Initial Study and Categorical Exemption | Lawndale CA

### Cultural

- Avenue D at Wilson Creek Bridge / Box Culvert | Yucaipa CA
- 13th Street at Wilson Creek Bridge / Box Culvert | Yucaipa CA
- Newport Beach Learning Center Paleontological and Cultural Resources Monitoring | Newport Beach CA
- World Logistics Center Specific Plan Phase I and Phase 2 Cultural Resources Assessment | Moreno Valley CA
- LADWP Powerline Road Maintenance Project: Victorville to Baker Segment, Class III Cultural Resource Assessment | San Bernardino County CA
- APN 650-020-008 Cultural Resources Assessment | Thousand Palms CA
- Solar 1 Cultural Resources Survey | Mojave Desert CA
- Solar 2 Cultural Resources Survey | Yuha Desert CA
- Redlands Crossing Walmart EIR | Redlands CA

### Hazards/Phase I ESA or ISA (Caltrans)

- I-10/Jackson Street Interchange Improvement Project Initial Site Assessment | Indio CA
- Interstate 215 Bi-County Landscape Project Initial Site Assessment | San Bernardino County CA
- Casa Blanca Substation | Riverside CA
- Edgewater Communities Updated Phase I ESA | Chino CA



# ELIZABETH KIM

## Senior Associate

With more than 20 years of professional experience, Elizabeth is a seasoned project manager who demonstrates expert CEQA knowledge and skills and has successfully completed CEQA documents for many different types and sizes of projects—from the proposal stage to adoption/certification—within approved budgets and schedules. She has prepared and managed EIRs, MNDs, NOEs, Addendums, and peer reviews for cities, counties, school districts, and community colleges, communicating and coordinating with clients, managing diverse in-house and subconsultant teams, and advising on technical and strategic issues.

Elizabeth recently worked on the addendum to the Platinum Triangle subsequent EIR for the ocV!BE project in Anaheim, a mixed-use project that required navigation through a long history of previously adopted documents and the integration of a complex project description and many technical studies into a consistent, easy-to-read public document. Her work includes the Rancho Cucamonga Campus Master Plan EIR for the Chaffey Community College District, and the Brea 265 Specific Plan EIR for a master planned residential community of 1,100 units on a 262-acre site with an extensive network of trails, open spaces, and recreational facilities on an oil field. Each project had unique challenges and needed unique approaches to address them—challenges involved noise, light and glare, historical resources, biological resources, GHG emissions, etc. She successfully navigated through various challenging situations and provided defensible, quality documents.

## HIGHLIGHTS OF EXPERIENCE

### CEQA Environmental Services

- Addendum No. 11 to SEIR No. 339 (ocV!BE Project) | Anaheim CA
- Brea 265 Specific Plan EIR | Brea CA
- Hub at Fullerton MND | Fullerton CA
- Los Angeles County Men’s Central Jail EIR | Los Angeles CA
- The Residences at Nohl Ranch EIR | Anaheim CA
- The Renaissance MND | Anaheim CA
- Lincoln at Euclid Project MND | Anaheim CA
- Anaheim Canyon Specific Plan | Anaheim CA
- La Palma Village MND | Anaheim CA
- Centennial Park/Santa Ana College Park Replacement Project MND/EA | Santa Ana CA
- The Platinum Triangle Subsequent EIR | Anaheim CA
- The Gene Autry Experience EIR | Anaheim CA
- A-Town Stadium and Orangewood Condominium Project | Anaheim CA

## EDUCATION

- Master of Urban & Regional Planning, University of California, Irvine
- BA, Environmental Analysis & Design, University of California, Irvine

## AFFILIATIONS

- Association of Environmental Professionals

Team member since 1999



## ELIZABETH KIM

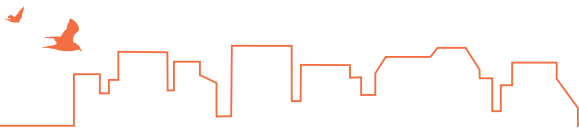
Senior Associate

ekim@placeworks.com

- Amendment to The Platinum Triangle Master Land Use Plan EIR | Anaheim CA
- Southeast Urban Center | Clovis CA
- Hemet Stock Farm Specific Plan EIR | Hemet CA
- Patriotic Hall Rehabilitation EIR | Los Angeles County CA
- Town Center EIR | Yorba Linda CA
- Olson Company Residential Projects | Westminster CA
- Vortex Specific Plan and EIR | Desert Hot Springs CA
- Continental Marketing Services Industrial Warehouses | Industry CA
- Harrison Avenue Business Park | Industry CA
- Valley Boulevard Improvements | Industry CA
- Liu Company Warehouse Additions | Industry CA
- Valley/7th Avenue Widening | Industry CA
- Sign Ordinance Amendment | Industry CA
- 2nd Street & E Street Mixed Use Project EIR | San Bernardino CA
- Seashore Village | Newport Beach CA
- Kaiser Permanente Noise Assessment | Ontario CA
- Lewis Retail Centers | Pomona CA

### School Facilities Planning

- Wedgeworth Elementary School EIR | Hacienda La Puente USD
- Del Norte High School Sports Lighting Project SEIR | Poway USD
- Six High School Sports Lighting Project MND | San Bernardino USD
- Saddleback High School Stadium MND | Santa Ana USD
- Heideman Elementary School Joint Use Park MND | Tustin USD
- El Toro High School Stadium EIR | Saddleback Valley USD
- Corona Del Mar High School Stadium EIR | Newport Mesa USD
- San Geronio Pass Campus Maser Plan EIR | Mt. San Jacinto CCD
- I-25 Corridor Campus Master Plan EIR | Mt. San Jacinto CCD
- Fontana High School No. 4 EIR | Fontana USD
- Lincoln II South Elementary School EIR | San Bernardino City USD
- New High School EIR | Placentia-Yorba Linda USD
- Review of Port of Los Angeles Southern California International Gateway EIR for school-related issues | Long Beach USD
- Constraints Mapping and School Master Plan | Imperial USD
- Colton High School Modernization and Improvement Mitigated Negative Declaration (MND) | Colton Joint USD
- Elementary School No. 26 MND | Moreno Valley USD
- La Jolla Elementary School MND | Moreno Valley USD
- Education Center Conversion | Pomona USD
- High School No. 4 MND | Alvord USD
- Middle School No. 5 MND | Colton Joint USD
- Temecula Valley High School Modernization & Improvement MND | Temecula Valley USD
- New Gratts Primary Center and Early Childhood Education Center MND | Los Angeles USD
- Fontana Elementary School No. 31 MND | Fontana USD
- New K-8 School in the Lake Hills Development MND | Alvord USD
- Quinta De Lago Elementary School MND | Temecula Valley USD
- Long Beach Airport Terminal Improvement Project | Long Beach USD
- Yorba Linda High School EIR | Placentia-Yorba Linda USD
- K-8 School at Brea Sports Park | Brea-Olinda USD
- High School No. 5 EIR and Rail Risk Study | Fontana USD



# MARIANA ZIMMERMANN

## Senior Associate

Mariana is a fast-rising star at PlaceWorks, managing and supporting environmental analyses. With more than seven years of CEQA experience, she has worked on many different types and sizes of projects from schools and public facilities to private developments to general plans and specific plans. She is a quick study, highly adaptable, and works well with staff at all levels—an asset to any project team. As a project manager, she is diligent about organization and follow-through. She also has a knack for coordinating with clients, subconsultants, and agencies that helps keep her projects on time and budget without sacrificing quality.

Mariana has a background in sustainability, energy efficiency, and climate change research, so she supports climate action planning projects and safety element updates. She has worked on sustainability for the city of Los Angeles—as a Hilton Global Summer Scholar on the UN’s Sustainable Development Goals for the city, and as a sustainability intern for the Mayor’s Office of Sustainability. Her technical software experience includes ArcGIS, Adobe Creative Suite, and SketchUp.

## HIGHLIGHTS OF EXPERIENCE

### Environmental Planning

- Norwalk Entertainment District-Civic Center Specific Plan EIR | Norwalk CA
- Ecology Recycling Facility Addendum to Pacific Rail Metal Shredding EIR | Colton CA
- The Mercury (Mixed-Use) IS/MND | Pico Rivera CA
- Medical Office Building at 508 Las Tunas Drive IS/MND Addendum | San Gabriel CA
- Prologis Vermont and Redondo Project EIR | Los Angeles CA
- Newhall Ranch CEQA and Entitlement Processing | Los Angeles County CA
- SA Recycling Lease Extension EIR Addendum | Port of Los Angeles CA
- Century Villages at Cabrillo Phase VI EIR | Long Beach CA
- 201 West PCH Project Addendum | Long Beach CA
- Addendum to the Midtown Specific Plan EIR for 201-231 W. PCH Mixed Use Apartment Project | Long Beach CA
- The Invitation Multifamily Residential Project IS/MND | Anaheim CA
- Lincoln and Euclid IS/MND | Anaheim CA
- Santa Ana Transit Zoning Code Amendment EIR Addendum | Santa Ana CA
- One Broadway Plaza Project Addendum | Santa Ana CA
- Santa Ana General Plan Update EIR | Santa Ana CA
- Brea 265 Specific Plan EIR | Brea CA
- Brea Mall Mixed Use Project EIR | Brea CA
- Los Alamitos Town Center GPA Addendum | Los Alamitos CA

## EDUCATION

- Master of Urban and Regional Planning, University of California, Los Angeles
- BS, Environmental Studies, University of California, Santa Barbara

## AFFILIATIONS

- American Planning Association

## PROFESSIONAL ACTIVITIES

- Hilton Global Summer Scholar on the United Nations Sustainable Development Goals for City of Los Angeles, July–September 2018
- Intern, City of Los Angeles Mayor’s Office of Sustainability, July–August 2019

Team member since 2019



## MARIANA ZIMMERMANN

### Senior Associate

mzimmermann@placeworks.com

- One Metro West EIR | Costa Mesa CA
- City Center Mixed-Use Project EIR | Laguna Niguel CA
- Creekside Specific Plan EIR | San Juan Capistrano CA
- Yucaipa Housing Element Update Addendum | Yucaipa CA
- Ontario Ranch Business Park Specific Plan EIR | Ontario CA
- Proposition 68 Aquatics and Recreational Center Project Addendum | Yucca Valley CA
- Jackson Ranch Specific Plan EIR | Kings County CA

### Environmental Planning for School Facilities

- Malibu Middle and High School Campus Specific Plan EIR | Santa Monica-Malibu USD
- Redlands East Valley High School Stadium EIR | Redlands USD
- Crescenta Valley High School Field Improvement EIR | Glendale USD
- CEQA for James Foster Elementary School Modernization | Saugus USD
- Beckman High School New CTE Building and Auxiliary Gym NOE | Tustin USD
- NOEs for Solar Energy Projects | ABC USD
- NOE for Rancho Elementary School | Temecula Valley USD

### Planning

- Dana Point Housing and Safety Elements Update and Associated CEQA | Dana Point CA
- La Habra Comprehensive Housing and Safety Elements Update | La Habra CA
- Laguna Hills Housing and Safety Elements Update | Laguna Hills CA

## PRIOR EXPERIENCE

- Lyons Avenue / Dockweiler Drive Extension Project EIR | Santa Clarita CA
- New Dana Strand Phase IV IS/MND and EA | Los Angeles CA
- 8th and Spring IS/MND | Los Angeles CA
- 732 Spring Street IS/MND | Los Angeles CA
- 4th and Spring IS/MND | Los Angeles CA
- Fallbrook Village Project IS/MND | Los Angeles CA
- North Reseda Boulevard IS/MND | Los Angeles CA
- Olivo Shopping Center at Mission Hills IS/MND | Los Angeles CA
- Blake Avenue Riverfront IS/MND | Los Angeles CA

## AWARDS

- 2019 Award for Service to the Department | UCLA Luskin School of Public Affairs, Department of Urban Planning
- 2019 Capstone Poster Competition Winner | UCLA Luskin School of Public Affairs, Department of Urban Planning
- 2019 Ralph and Shirley Shapiro Fellowship | UCLA Luskin School of Public Affairs, Department of Urban Planning
- 2018 Outstanding Student Award Runner-Up | California Planning Foundation
- 2018 Paul Walk Sustainability Scholarship | California Planning Foundation



# JENNIFER KELLEY

## Senior Associate

Jennifer is a skilled environmental professional with nine years of experience leading CEQA and NEPA analyses for development and infrastructure projects. Jennifer has managed CEs, MNDs, and EAs for mixed-use, infill development projects from the proposal stage through entitlement, and served as a deputy project manager on large-scale EIRs. Jennifer's management expertise includes senior-level review of documents; coordination with clients, subconsultants, and public agencies; keeping project schedules and budgets on track; and supervising analyses prepared by junior staff. Prior to joining PlaceWorks, Jennifer served in environmental planning and management roles where she used her background in urban planning and environmental design to lead numerous comprehensive land use and aesthetics compatibility analyses and produced supporting visual graphics. She is also proficient in producing quantitative studies to measure cumulative impacts on public services and utilities using local, regional, and state-level data.

## HIGHLIGHTS OF EXPERIENCE

- Redondo Beach General Plan Update EIR | Redondo Beach CA
- Great Park Phase 2 EIR | Irvine CA

## PRIOR EXPERIENCE

### Programmatic

- Downtown Community Plan Update/New Zoning Code EIR | Los Angeles CA
- Los Angeles Sports and Entertainment District Specific Plan Addendum | Los Angeles CA
- The Terraces of Walnut Specific Plan EIR | City of Walnut

### Mixed-Use

- 1000 Grand MND | Los Angeles CA
- 11701 Santa Monica Boulevard MND | Los Angeles CA
- 1400 S. Figueroa Street MND | Los Angeles CA
- 777 North Front Street EIR | Burbank CA
- 7985 Santa Monica Boulevard EIR | West Hollywood CA
- City Market of Los Angeles EIR | Los Angeles CA
- Sapphire Project EIR | Los Angeles CA
- Sunset and Gordon EIR | Los Angeles CA
- 801 S. Olive Street MND | Los Angeles CA
- Apex II MND | Los Angeles CA
- G12 MND | Los Angeles CA
- High Line West MND | Los Angeles CA

## EDUCATION

- Master of City Planning, Boston University
- Bachelor of Landscape Architecture, California Polytechnic State University, San Luis Obispo

## AFFILIATIONS

- Association of Environmental Professionals
- American Planning Association

Team member since 2022



## JENNIFER KELLEY

Senior Associate

[jkelly@placeworks.com](mailto:jkelly@placeworks.com)

- Industrial Street Lofts MND | Los Angeles CA
- LA Main MND | Los Angeles CA
- La Tijera/Sepulveda Eastway MND | Los Angeles CA
- Olympic and Olive Mixed-Use Project MND | Los Angeles CA
- Onyx MND | Los Angeles CA
- Panorama City Center EIR | Los Angeles
- The Alexan Addendum | Los Angeles CA
- Valencia Mixed-Use Project MND | Los Angeles CA

### Industrial

- 1601 San Francisco Avenue MND | Long Beach CA
- 300 Studebaker Road Industrial Project MND | Long Beach CA

### Infrastructure

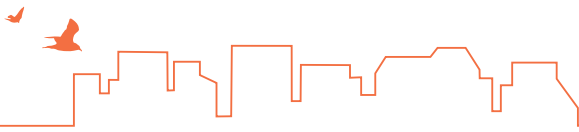
- Lyons Avenue/Dockweiler Drive Extension EIR | Santa Clarita CA
- Pipeline Safety Enhancement Plan Various | Southern California Gas Company

### Residential

- 780-808 Francesca Drive MND | Walnut CA
- Agave at Palm Canyon EA | County of Riverside CA
- Palo Verde MND | El Monte CA
- Rolland Curtis MND | Los Angeles CA
- Winnetka Williams Homes MND | Los Angeles CA
- Willowbrook III MND | County of Los Angeles CA

### Schools & Institutional Campuses

- Kaiser Permanente Baldwin Hills Outpatient Medical Facility MND | Los Angeles CA
- Kaiser Permanente West Los Angeles Medical Center Parking Expansion MND | Los Angeles CA
- Santa Monica Community College Malibu Campus EIR | Malibu CA
- Shalhevet High School and Fairfax Mixed-Use MND | Los Angeles CA



# JASMINE A. OSMAN

## Associate

Jasmine’s particular interests in the planning profession include law, social equity, and the environment. At PlaceWorks, she assists both the planning and environmental teams on a wide range of projects for public- and private-sector clients—from industrial and residential developments to school facilities and general plan updates. She mostly assists the environmental team with preparing CEQA analyses and documentation, and she earned the CEQA Practice certificate from the UC San Diego Extension.

When Jasmine assists the community planning team, her understanding of the principles of sustainability is augmented by her experience with the nuts and bolts of sustainable practices and low-impact development. She researched hydromodification, urban runoff alternatives, and water stewardship in San Diego canyons; assisted with the sustainable design for a park in Tijuana, Mexico; and prepared a crime and safety action plan for the neighborhood of Del Cerro as part of her master’s program capstone project. She has participated in community outreach events, where she presented plan and design options; prepared materials with SketchUp, ArcGIS, and other programs; and fielded questions from the public about everything from recycling to hazardous waste to incentive programs.

## HIGHLIGHTS OF EXPERIENCE

### Planning

- Zoning Code Update | Temple City CA
- Carrol Canyon Master Plan | San Diego CA
- South Otay Mesa | San Diego CA
- Wildomar General Plan Update | Wildomar CA

### Environmental

#### Schools

- School Modernization and Reconstruction | Cardiff School District
- District Resource Center and Police Headquarters | San Bernardino City School District
- North School Reconstruction | Hermosa Beach City School District
- Solana Vista Elementary School Reconstruction | Solana Beach School District
- Sports Facilities Lighting for Various High Schools | Garden Grove USD
- Pacific Highlands Ranch K-6 No. 2 | Del Mar Union School District
- East Valley High School Stadium Project | Redlands USD
- Proposed Acquisition of Property at 1030 N. Ramona Boulevard | San Jacinto CA
- Griffin Technology Academies | Vallejo CA

## EDUCATION

- Master of City Planning, California State University, San Diego
- BS, Sustainability, minor in Geography, California State University, San Diego

## AFFILIATIONS

- American Planning Association
- Association of Environmental Professionals

Team member since 2018



## JASMINE A. OSMAN

**Associate**

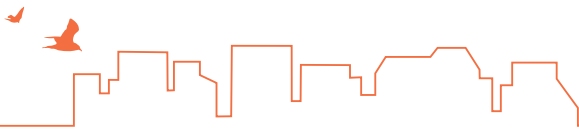
josman@placeworks.com

### Other

- Brea Mall Redevelopment Project | Brea CA
- Mercury Residential Project | Brea CA
- Lassen County Housing Element Initial Study | Lassen County CA
- Ontario Ranch Business Park Specific Plan EIR | Ontario CA
- City of Corona General Plan Update EIR | Corona CA
- River Crossing Marketplace Specific Plan | Redding CA
- Fiesta Island/Mission Bay Park Master Plan | San Diego CA
- Westminster Mall Specific Plan EIR | Westminster CA
- Davis Core Area Plan and EIR | Davis CA
- City of Fountain Valley General Plan Update EIR | Fountain Valley CA
- Contra Costa County General Plan Update EIR | Contra Costa County CA
- City of Santa Ana General Plan Update EIR | Santa Ana CA

### PRIOR EXPERIENCE

- I Love a Clean San Diego
- DeLorenzo International
- San Diego Canyonlands
- WaterSmart Landscape Makeover Series | San Diego County Water Authority
- Sustainable Stewardship Program | San Diego Canyonlands
- Neighborhood Parks Revitalization | Tijuana Mexico
- Analysis of Functional Zones and Neighborhoods | National City CA
- Crime and Safety Action Plan | Del Cerro San Diego



# ALEN ESTRADA-RODAS

## Associate

Alen has a solid foundation in CEQA and NEPA processes. As a project manager, he evaluates environmental situations accurately to complete CEQA and NEPA environmental documents and technical analyses. He is adept at coordinating tasks with project teams and other staff, lead agency staff, stakeholders, and subconsultants. Alen is passionate about sustainability, social justice, transportation, and urban design. He speaks, reads, and writes Spanish fluently and can translate or write notices and outreach materials. He also assists Spanish-speaking community members at scoping meetings, hearings, and other events. He has excellent written and verbal communication skills to coordinate project scopes, meeting agendas, progress reports, and presentations for clients and team members.

Before joining PlaceWorks, Alen's assigned projects were primarily environmental reviews for transportation projects. He has experience working with many public agencies, including the California Department of Transportation and LA County Metro, and he has completed CEQA and NEPA documents for roadway improvement projects, bridge replacement and rehabilitation projects, and bike lane improvement projects. He is highly skilled at gathering project information from federal, state, and local GIS mapping data to identify environmental resources. He also has experience with technical programs such as ArchiCAD, AutoCAD, and SketchUp.

## HIGHLIGHTS OF EXPERIENCE

- Rose Bowl Operating Company's Brookside Golf Club Expansion IS/MND | Pasadena CA
- Notice of Exemption for Mission Viejo and El Toro High Schools, Saddleback Valley USD | Mission Viejo CA
- Linbrook Villas CEQA Class 32 Categorical Exemption | Anaheim CA
- Las Tunas Drive Medical Office Building IS/MND Addendum | San Gabriel CA
- Vertical Mixed-Use at Rosemead/Washington IS/MND | Pico Rivera CA
- Tapia Ranch Project EIR | Los Angeles County CA
- Southwest Valley Community Plan EIR | Los Angeles County CA
- Multiview Drive Single-Family Residence IS/MND | Los Angeles CA
- Rancho Cucamonga General Plan Update EIR | Rancho Cucamonga CA
- Quail Hill Residential Project IS/MND | Menifee CA
- Green Tree Mixed-Use Project EIR | Vacaville CA
- Malibu Middle and High School Specific Plan EIR, Santa Monica-Malibu USD (SMMUSD) | Malibu CA
- Bright Star Rise Kohyang Middle School IS/MND, Los Angeles USD | Los Angeles CA
- Citrus Crossroads Technical Studies | Fontana CA
- Real Journey Academies Charter High School IS/MND | Fontana CA



## EDUCATION

- Master of Urban Planning (MUP), California State University, Northridge
- BA, Urban Studies and Planning, California State University, Northridge

## AFFILIATIONS

- Association of Environmental Professionals

Team member since 2021



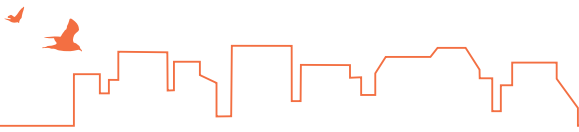
## ALEN ESTRADA-RODAS

Associate

aestradarodas@placeworks.com

### PRIOR EXPERIENCE

- Arden Way Complete Streets Project | Sacramento CA
- Avenue 376 Bridge Replacement Project | Tulare County CA
- Chiles Pope Bridge Replacement Project | Napa County CA
- Duckhorn Drive Improvements Project | Sacramento CA
- Florence Avenue Bridge Rehabilitation Project | Downey CA
- Highway 26 at Olive and Garner Place Improvements Project | Calaveras County CA
- I-605 Corridor Improvements Project | Los Angeles County CA
- Main Street Intersection Improvements Project | Hesperia CA
- Pacific Coast Highway Signal Systems Improvements Project | Malibu CA
- Pioneer Road Widening Project | Los Banos CA
- Pleasant Valley Road Bike Lanes Improvements Project | Camarillo CA
- Road D112 at North Branch Tule River Bridge Replacement Project | Tulare County CA
- Road D112 at Bates Slough Bridge Replacement Project | Tulare County CA
- Sixth Street PARC Visual Impact Assessment | Los Angeles CA
- Sixth Street PARC Environmental Impact Report | Los Angeles CA
- Soto Street Roadway Widening Project | Los Angeles CA
- SR-91 Westbound Widening Project | Cerritos and Artesia CA
- SR-110 Improvements Project | Los Angeles CA
- SR-162 Bike Lanes Improvement Project | Oroville CA
- SR-164 ADA Improvements Project | El Monte CA
- I-605/Valley Boulevard Interchange Improvements Project | Los Angeles County CA



# EMMA HAINES

## Associate

Emma Haines came to PlaceWorks after graduating from Cal Poly San Luis Obispo, where she studied several aspects of environmental management, including environmental analysis for the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). Emma is a highly versatile and valued member of PlaceWorks' environmental services team. She works with project teams to provide solid research, analysis, and section writing for all types of CEQA documents and for a wide variety of project types. As a CEQA generalist, Emma covers topical sections such as mineral resources, public services, recreation, population and housing, and more for initial studies and environmental impact reports. Emma is a board member of the LA chapter of the Association of Environmental Professionals.

## HIGHLIGHTS OF EXPERIENCE

- Tapia Ranch Project EIR | Los Angeles County CA
- Norwalk Entertainment District-Civic Center Specific Plan Project | Norwalk CA
- Del Amo Circle Residential Apartments Project SCEA | Torrance CA
- Orange County Great Park Phase 2 EIR | Irvine CA
- Malibu MS and HS Campus Master Plan EIR, Santa Monica-Malibu USD | Malibu CA
- Green Tree Mixed-Use Project EIR | Vacaville CA
- 808 Alameda De Las Pulgas Townhome Development EIR | San Carlos CA
- Black Mountain Townhome Development EIR | San Carlos CA
- City of Moorpark General Plan Update and EIR | Moorpark CA
- City of Anaheim General Plan Update EIR | Anaheim CA
- Los Alamitos Town Center Project General Plan EIR Addendum | Los Alamitos CA
- City of Rancho Cucamonga General Plan Update EIR | Rancho Cucamonga CA
- Imperial County 2021–2029 Housing Element Update Initial Study | County of Imperial CA
- City of San Bernardino General Plan Update EIR | San Bernardino CA
- Mission Middle School Improvement Project MND, Escondido Union Elementary School District | Escondido CA
- The Mercury Project MND | Pico Rivera CA
- Irvine Animal Care Center and Operations Support Facility Expansion and Renovation MND | Irvine CA
- Oak Creek Community Park Expansion and Improvements MND | Irvine CA
- Quail Hills Residential Project MND | Menifee CA
- Las Tunas Medical Office Building Project MND Addendum | San Gabriel CA
- Brodin Residential Project IS/ND | Los Angeles CA
- Thomas Edison Elementary School Renovation Project NOE | Anaheim CA
- Paul Revere Elementary School Renovation Project NOE, Anaheim Elementary School District | Anaheim CA

## EDUCATION

- BS, Environmental Management and Protection, California Polytechnic State University, San Luis Obispo

## AFFILIATIONS

- Association of Environmental Professionals

Team member since 2021



## **EMMA HAINES**

**Associate**

ehaines@placeworks.com

- Benito Juarez Elementary School Renovation Project NOE, Anaheim Elementary School District | Anaheim CA
- Orchard Dale Elementary School Modernization Project NOE, East Whittier City School District | Unincorporated South Whittier CA
- Surfside Academy Modernization NOE | Oceanside CA
- Star View Elementary School Renovation Project NOE, Ocean View Elementary School District | Midway City CA
- Aviara Middle School NOE, Carlsbad USD | Carlsbad CA
- Bloomington High School Renovation Project NOE, Colton Joint USD | Unincorporated Bloomington CA
- CEQA and Environmental Services, Carlsbad USD | Carlsbad CA



# VIVIAN KHA

## Associate

As a member of PlaceWorks' Environmental Planning team, Vivian has impressed project managers with how quickly she orients herself to a wide variety of projects and tasks—and she always seems to ask the right questions. Vivian Kha has proven to be a great asset to the team—highly capable, reliable, and efficient. She assists with the research, processing, and analyzing of data and report writing on numerous types of CEQA documents, including initial studies, exemptions, addenda, and EIR topical sections. She is also skilled in GIS.

Before joining PlaceWorks, Vivian served three internships: She was a project management consultant intern at the ADEPT Group (an environmental technology services consultant); a research data analyst intern for the Union of Concerned Scientists; and an environmental health and safety intern at LAC+USC Medical Center.

## HIGHLIGHTS OF EXPERIENCE

### Environmental Review

- The Ontario Plan 2050 Supplemental EIR | Ontario CA
- San Dimas 2021 Housing Element Update Initial Study | San Dimas CA
- Moorpark General Plan Update and EIR | Moorpark CA
- Prologis Vermont and Redondo Project EIR | Redondo Beach CA
- Del Mar Hills Modernization Project NOE | Del Mar CA
- Oak Creek Community Park Improvement IS/MND | Irvine CA
- Soltage Solar Project Entitlement Support & CEQA Review | Alameda County CA
- 808 Alameda de Las Pulgas Townhome Development CEQA Analysis | San Carlos CA
- The Mosaic Project Outdoor Recreational Facility EIR | Alameda County CA
- Folsom Lake State Recreation Area Road & Trail Management Plan IS/ND | CA
- California High-Speed Rail Authority Environmental Reexamination | Statewide
- Viewcrest Estates CEQA Review | Oakland CA
- 501 Industrial Road Hotel Project CEQA Review | San Carlos CA
- UC Berkeley LRDP EIR Addendum #1: Data Hub Project | Berkeley CA
- Los Banos General Plan Update 2040 EIR | Los Banos CA
- San Mateo General Plan Update EIR | San Mateo County CA
- 1665 S De Anza Blvd Environmental Review | Cupertino CA
- Apple Office Project | Cupertino CA
- Hollister General Plan Update and Environmental Review | Hollister CA
- Salinas General Plan Update EIR | Salinas CA
- Butte County General Plan Update EIR | Butte County CA
- Marina Plaza Project IS/MND Addendum #1 | Cupertino CA
- Leon Townhomes Development Project NOE | Cupertino CA
- Berkeley 2556 Haste Street NEPA Review | Berkeley CA



## EDUCATION

- BS, Environmental Science, University of California, Los Angeles

## AFFILIATIONS

- Association of Environmental Professionals

Team member since 2021



## VIVIAN KHA

Associate

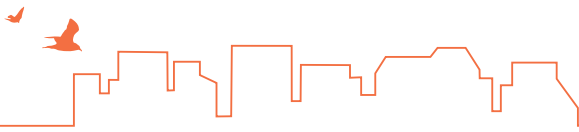
vkha@placeworks.com

### GIS Mapping and Analysis

- Fresno County Multi-jurisdictional Housing Element | Fresno CA
- Yucaipa Housing Element Update and CEQA | Yucaipa CA
- El Dorado High School Lighting Project | Placentia CA
- Sports Facilities Lighting at La Quinta High School | Westminster CA
- Livermore General Plan Update, Housing Element Update, and EIR | Livermore CA
- STA Multi-jurisdictional Housing Element | Solano County CA
- Butte County General Plan Update EIR | Butte County CA
- San Mateo General Plan Update EIR | San Mateo County CA
- Contra Costa County General Plan Update and EIR | Contra Costa County CA
- Windsor Housing Element and Safety Element Updates | Windsor CA
- Housing Element, Safety Element, and Environmental Justice Policies | Vacaville CA
- Santa Rosa General Plan Update and EIR | Santa Rosa CA
- Hollister General Plan Update and Environmental Review | Hollister CA
- Stockton Housing Element and Housing Action Plan | Stockton
- CCTA Ongoing Planning Services for CMP and GMP | Contra Costa County CA
- StopWaste.org | San Francisco Bay Area CA
- Salinas General Plan Update EIR | Salinas CA
- City of Alameda Housing Element | Alameda CA
- Colfax General Plan and Housing Element | Colfax CA
- Vacaville Comprehensive Housing Analysis & Strategy | Vacaville CA
- UC College of Law EIR | Berkeley CA
- Los Banos General Plan Update 2040 EIR | Los Banos CA
- 501 Industrial Road Hotel Project CEQA Review | San Carlos CA
- 808 Alameda de Las Pulgas Townhome Development CEQA Analysis | San Carlos CA
- Viewcrest Estates CEQA Review | Oakland CA
- Folsom Lake State Recreation Area Road and Trail Management Plan IS/ND | CA
- UC Berkeley LRDP EIR Addendum #1: Data Hub Project | Berkeley CA

### PUBLICATIONS

- Co-author, "Accelerating California's Transition to Zero Emission Vehicles," UCLA Institute for the Environment & Sustainability, 2021.



# JULIA LOK

## Project Planner

Julia is a new but an already highly versatile and valued member of PlaceWorks' environmental team. She works with project teams to provide solid research, analysis, and section writing for all types of CEQA documents and for a wide variety of project types. Julia is a member of the LA Chapter of the Association of Environmental Professionals. She speaks conversational Mandarin and is trained in computer programs such as GIS and MATLAB.

Before joining PlaceWorks, Julia majored in environmental science with a minor in environmental engineering at UCLA, where she studied environmental management, including analysis for the National Environmental Policy Act and the Clean Water Act. She was an independent contractor for the Los Angeles River State Park Partners, where she identified target communities, transit stations, and their demographics near three LA parks using GIS. She also created outreach materials related to public transportation access and visitorship. She has extensive experience with technical environmental analysis and led a group that programmed an application using MATLAB that analyzes potential causes of PM10 exceedance events for the South Coast Air Quality Management District. Julia also served at NASA, the UCLA Department of Civil and Environmental Engineering, and the Sustainable LA Grand Challenges program.

## HIGHLIGHTS OF EXPERIENCE

- Great Park Phase 2 EIR | Irvine CA
- City of Anaheim General Plan Focused Update EIR | Anaheim CA
- CEQA for Vertical Mixed-Use at Rosemead/Washington | Pico Rivera CA
- Norwalk Entertainment District-Civic Center Specific Plan EIR | Norwalk CA
- Beyond Gas Station/Industrial IS/MND | Wildomar CA
- Del Amo Crossing Circle Apartments SCEA | Torrance CA

## PRIOR EXPERIENCE

- Los Angeles River State Park Partners | Los Angeles CA
- South Coast Air Quality Management District | Los Angeles CA
- UCLA Department of Civil and Environmental Engineering | Los Angeles CA
- NASA | Huntsville AL
- Sustainable LA Grand Challenges Program | Los Angeles CA

## EDUCATION

- BS, Environmental Science, conc. Environmental Engineering, University of California, Los Angeles

## AFFILIATIONS

- Association of Environmental Planners

Team member since 2022

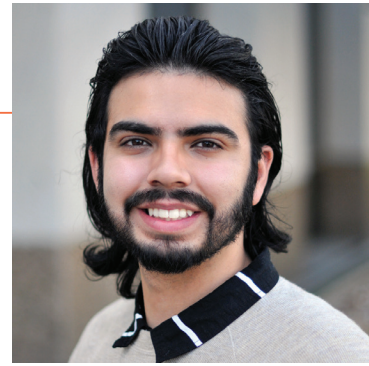
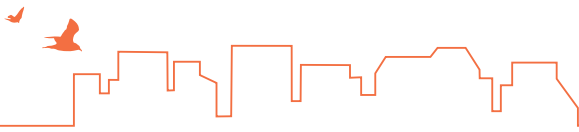


**JULIA LOK**

**Project Planner**

jlok@placeworks.com

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# ANGEL CASTRO

## Planner

Angel is a versatile member of PlaceWorks' environmental team. He works with various project teams to provide background research, review, analysis, and section writing for different project types and various levels of CEQA documents.

Prior to joining PlaceWorks, Angel served as a Strategic Planning Intern with the Orange County Transportation Agency (OCTA). In this role, he examined environmental documents (NOP, IS/MND, EIR, etc.) to evaluate their potential impacts on the environment and OCTA's operations; attended public hearings/meetings to track projects that could impact OCTA; updated OCTA databases; and prepared and distributed comment letters to cities and agencies. He also served as a Research Assistant with the Ulibarri Research Group where he read General Plans of California cities to collect information and conduct data entry on sedimentary movement and collaborated in a group to meticulously sort through and categorize environmental data.

## HIGHLIGHTS OF EXPERIENCE

### Environmental Services

- Wine Country Specific Plan Supplemental EIR | Yucaipa CA
- Freeway Corridor Specific Plan Subsequent EIR | Yucaipa CA
- Mills Crossing Civic Center Project Subsequent DEIR | Rancho Cordova CA
- Southwest Valley Community Plans EIR | Los Angeles CA
- Fountain Valley General Plan Update EIR | Fountain Valley CA
- Bullhead Solar Project EIR for County of Kern | Kern County CA
- Giant RV Facility IS | Colton CA
- Legacy Partners-Del Amo Crossing IS | City of Torrance CA
- 15010 Don Julian Industrial Warehouse IS | Industry CA
- Oak Creek Community Park Expansion and Improvement IS | Irvine CA
- Irvine Animal Care Center/Operations Support Facility IS | Irvine CA
- 6268 E. Rio Grande Drive Project IS/MND | Anaheim CA
- Del Amo Circle Residential Apartments project SCEA (Sustainable Communities Environmental Assessment) | Torrance CA
- Beyond Gas Station IS/MND | Wildomar CA
- Cherry-Waite Community subdivision, Class 32 Categorical Exemption | Wildomar CA
- 109S. Del Mar Avenue Coffee Shop Project Class 32 Categorical Exemption | San Gabriel CA
- 6615 East Pacific Coast Highway mixed-use project Compliance Checklist | Long Beach CA
- Patriot High School Stadium and Varsity Baseball Field Improvements IS/MND, Jurupa USD | Jurupa Valley CA

## EDUCATION

- MA, Urban and Regional Planning, University of California, Irvine
- BA, Urban Studies and Business Economics, University of California, Irvine

Team member since 2022

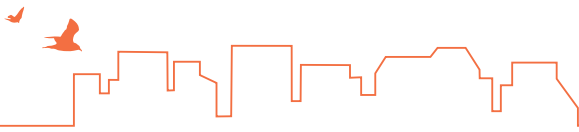


## ANGEL CASTRO

**Planner**

[acastro@placeworks.com](mailto:acastro@placeworks.com)

- McKinley Elementary School EIR for 2021 Campus Master Plan Update, SMMUSD | Santa Monica CA
- Grant Elementary School EIR for 2021 Campus Master Plan Update, SMMUSD | Santa Monica CA
- Pathways to College K-8 Charter School Initial Study, Hesperia USD | Hesperia CA
- El Dorado High School Field Lighting Project EIR, Placentia-Yorba Linda USD | Placentia CA
- El Rancho High School Field Lighting Project EIR, El Rancho USD | Pico Rivera CA
- JW North High School New Classroom Building, Gymnasium and Modernization Project IS, Riverside USD | Riverside CA



# NICOLE VERMILION

## Principal, Air Quality/Energy/GHG/Noise Services

Nicole oversees project staffing and timing for the air quality, greenhouse gas (GHG), and noise technical team’s impact evaluations under CEQA. She is responsible for expanding and fine-tuning the team based on changes in technology, legislation, and client needs and for ensuring that PlaceWorks air quality and GHG studies are defensible and consistent with recent case law. She closely follows the rapid changes in requirements and the latest information on CEQA thresholds and analysis methodology. She has performed numerous GHG emissions inventories for individual projects as well as citywide emissions inventories for general plans.

Nicole frequently presents at conferences, including the California Chapters of both APA and AEP. She is a beta tester for the CalEEMod program. As a member of AEP’s Climate Change Committee, Nicole has contributed to white papers addressing GHG emissions inventories for climate action plans and general plans, post-2020 GHG thresholds, and Friant Ranch.

### HIGHLIGHTS OF EXPERIENCE

#### Air Quality and GHG Analyses

- **General Plan EIRs:** Counties of Contra Costa, Los Angeles, and San Bernardino and Cities of:
  - » Clovis
  - » Cupertino
  - » El Monte
  - » Highland
  - » Industry
  - » La Habra
  - » Menlo Park
  - » Morgan Hill
  - » Newark
  - » Newport Beach
  - » Palm Springs
  - » Palo Alto
  - » Pasadena
  - » Rancho Mirage
  - » San Clemente
  - » San Leandro
  - » San Rafael
  - » Santa Ana
  - » Sierra Madre
  - » Stockton
  - » Temple City
  - » Torrance
  - » Tulare
  - » Vacaville
  - » Vallejo
  - » Westminster
- **Corridor, TOD, Station Area Specific Plan EIRs:** Valley Corridor, San Bernardino County; Connect Southwest LA TOD and West Carson TOD, Los Angeles County; Beach Boulevard, Anaheim; Midtown, Long Beach; Millbrae Station, Millbrae
- **Downtown/Town Center and Civic Center Projects:** Men’s Central Jail (Treatment Center) for LA County; Laguna Niguel Town Center; Orange County Civic Center; Downtown Hayward Specific Plan; Atherton Civic Center; Walnut Creek Downtown Specific Plan; Del Avenue Specific Plan
- **Hotel Projects:** Hyatt Regency Newport Beach; Courtyard Marriott Glendale; DeAnza and Village Hotels in Cupertino; Hilton Garden Inns in Walnut Creek and San Jose; Anabella Hotel Anaheim

### EDUCATION

- Master of Urban & Regional Planning, University of California, Irvine
- BS with Honors, Ecology & Evolutionary Biology, University of California, Santa Cruz
- BA with Honors, Environmental Studies, University of California, Santa Cruz

### AFFILIATIONS

- American Planning Association (APA)
- Association of Environmental Professionals (AEP)

### ACTIVITIES

- Climate Change Committee | California AEP
- CalEEMod Beta-Tester | South Coast Air Quality Management District

Team member since 2004





## NICOLE VERMILION

Principal

nvermilion@placeworks.com

- **Senior Living and Medical Facility Projects:** Newport Beach Vivante Senior Living; Torrance Memorial New Main Tower Project; Del Amo Senior Village; Kaiser Medical Centers in Irvine and Anaheim; City of Hope Cancer Research Center Expansion in the cities of Duarte & Irwindale; The Springs at Bethsaida Senior Living in Tustin
- **Retail Centers and Mixed-Use Developments:** Brea Mall, Brea Plaza, Broadway Mixed-Use project in Redwood City; Serramonte Shopping Center Expansion in Daly City; Fresno El Paseo Marketplace in Fresno; Platinum Triangle Marketplace in Highland; San Leandro Shoreline Development; Butcher's Corner in Sunnyvale;
- **Industrial Projects:** Proposed Rule 2305 Indirect Source Review – Warehouses Environmental Assessment for SCAQMD; Prologis Warehouse EIR in Los Angeles; CenterPoint Properties Warehouse at Greenleaf Avenue in Santa Fe Springs; Ontario Ranch Specific Plan EIR; Agua Mansa Logistics Center Addendum and Colton Southwest Regional Operations Center IS/MND in Colton; 12+ warehouse/industrial projects in the City of Industry; 2000 Marina Boulevard Tech Studies- AQ/GHG in San Leandro; Cordes Ranch Annexation Specific Plan in Tracy; Dixon Northeast Quadrant Specific Plan Addendum in Dixon; CenterPoint Properties Warehouse in Richmond

### Additional Projects

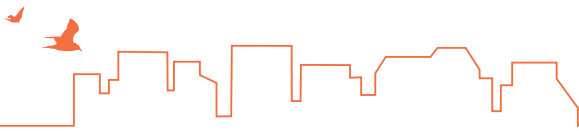
- City of Industry Climate Action Plan | City of Industry CA
- TIGER II Grant for the San Bernardino International Airport | Highland CA
- Antelope Valley Area Plan EIR | County of Los Angeles CA
- Concord Hills Regional Park EIR | East Bay Regional Parks District CA
- 1700 Dell Avenue Office EIR | Campbell CA
- Measure E Bond Program CEQA and Site Assessment Services | Fremont

### CEQA Projects Managed by Nicole Vermilion

- City of Irvine CEQA Manual | Irvine CA
- General Plan EIRs: Corona, Los Alamitos, Ontario, Yucca Valley, Yucaipa
- Specific Plan EIRs: Brea, Cal State Fullerton/City of Fullerton, Hemet, Yucaipa
- Residential Project EIRs: Anaheim, Brea, Claremont, Mission Viejo
- Colton Safety Element MND | Colton CA
- Agua Mansa Logistics Center Addendum | Colton CA
- Colton Southwest Regional Operations Center MND | Colton CA
- Irvine Business Complex EIR and GHG Inventory | Irvine CA

### SPEAKING ENGAGEMENTS

- "Climate Change and Air Quality Workshop – Proposed Cumulative Air Toxics Thresholds" | 2022 AEP CA State Conference | Yosemite CA
- "A Diversity of Air Quality Thresholds for a Diverse State: Thresholds Concepts to Reflect Differences in Existing Pollution Burdens" | 2021 AEP CA State Conference | Long Beach CA (Virtual) "All About the Offsets – Mitigating GHG Impacts with GHG Credits" | AEP February 2020 | Irvine CA
- "CEQA GHG Emissions Thresholds: The Past, Present and Future – Bracing for Climate Change: Strategies for Mitigation and Resiliency" | Air and Waste Management Association December 2019 | Santa Barbara CA
- "Climate Change and Air Quality Workshop – Linking Project level emissions with Health Impacts: What does the Friant Ranch Case tell us? What is required for a CEQA analysis?" | 2019 AEP CA State Conference | Monterey CA
- "When is it Defensible to Mitigate CEQA GHG Emissions Impacts with GHG Credits?" | 2019 AEP CA State Conference | Monterey CA
- "Beyond Newhall and 2020: A Field Guide to New CEQA GHG Thresholds and Climate Action Plan Targets for California" | 2016 AEP CA State Conference | San Diego CA



# JOHN VANG JD

## Senior Associate



John is a senior associate on the air quality, greenhouse gas, and noise assessment team. His background and experience give him a solid foundation in quantitative and qualitative analysis—a valuable asset and indispensable to the assessment of environmental impacts. He completes and assists with technical analyses for a wide variety of projects—general plans and specific plans; schools; and developments with commercial, industrial, warehouse, residential, and mixed uses.

John was a beta-tester for CalEEMod versions 2013, 2016, and 2020, and he is proficient in the various modeling software for air quality and health risk technical studies, such as EMFAC, OFFROAD, HARP, and AERMOD. He also has experience preparing energy, traffic, and other sections for CEQA documents.

## HIGHLIGHTS OF EXPERIENCE

### CEQA Analysis

- Prologis Vermont and Redondo Project EIR | Los Angeles CA
- Proposed Rule 2305 and Proposed Rule 316 EA | South Coast Air Quality Management District
- Jackson Ranch Specific Plan EIR | Kings County CA
- Ontario Ranch Business Park Specific Plan EIR | Ontario CA
- City of Corona General Plan Update EIR | Corona CA
- City of Jurupa Valley Etiwanda Avenue/Country Village Road Truck Restriction Ordinance EIR | Jurupa Valley CA
- Hayward Downtown Specific Plan and Associated Zoning Code Update EIR | Hayward CA
- Southwest Fresno Specific Plan EIR | Fresno CA 2017
- City of Hope Campus Plan EIR | Duarte CA 2016
- Warner Avenue Widening from Main Street to Grand Avenue EIR | Santa Ana CA
- Los Angeles County General Plan Update EIR | Los Angeles County CA
- Clovis General Plan and Development Code Update EIR | Clovis CA
- Pasadena General Plan EIR | Pasadena CA
- Landmark Hotel EIR | San Carlos CA
- Temple Industrial Warehouse/Office | Industry CA
- San Clemente General Plan EIR | San Clemente CA
- Harbor Corridor Specific Plan EIR | Santa Ana CA
- Crummer Site Subdivision EIR | Malibu CA
- The Platinum Triangle Subsequent EIRs | Anaheim CA
- Moran Street Specific Plan EIR | Westminster CA
- Fresno El Paseo Master Plan EIR | Fresno CA
- Circulation Element Update & MND | Fountain Valley CA
- Greenspot Village & Marketplace Specific Plan EIR | Highland CA
- Vortex Specific Plan EIR | Desert Hot Springs CA

## EDUCATION

- Master of Urban Planning, Design, & Development, Cleveland State University
- Juris Doctor, Cleveland-Marshall College of Law, Cleveland State University
- BA, Anthropology, University of California, Los Angeles

## ACTIVITIES

- CalEEMod Emissions Inventory Model Beta-Testing | South Coast Air Quality Management District

Team member since 2008



## JOHN VANG

Senior Associate

jvang@placeworks.com

- Ontario General Plan Update EIR | Ontario CA
- Puente Hills Intermodal Facility EIR | Industry CA
- Logistics Terminals, Inc., Development Plan & Zone Exception IS | Industry CA
- 109th Street Pool & Bathhouse Replacement Project EIR | Los Angeles CA

### Technical Studies

- 506 Brookside Drive Industrial Project Air Quality and Greenhouse Gas | North Richmond CA
- Greenleaf Business Center, Air Quality, Greenhouse Gas Emissions, and Operational Health Risk Assessment | Santa Fe Springs CA
- Rancho Cucamonga Fire Protection District Fire Training Center, Air Quality and Greenhouse Gas Emissions | Rancho Cucamonga CA
- Anaheim Energy Organic Waste to Energy Facility Air Quality and Greenhouse Gas Emissions | Anaheim CA
- Serramonte Shopping Center Expansion Construction Health Risk Assessment | Daly City CA
- Landmark Hotel Construction Health Risk Assessment | San Carlos CA
- Torrance Memorial Medical Center | Torrance CA
- Noise Monitoring for Specific Highways, Noise Memorandum | Cerritos CA
- Coca-Cola Warehouse Expansion Air Quality Memorandum | Orange CA
- Carlsbad New High School No. 2 Noise Impacts on Least Bell's Vireo and California Gnatcatcher Habitat, Carlsbad USD | Carlsbad CA
- Distrito La Novia San Juan Meadows Planned Community Air Quality and Noise | San Juan Capistrano CA
- Green Dot Public Schools High School Air Quality and Greenhouse Gas Emissions | Los Angeles County CA
- Sycamore Academy Greenhouse Gas Emissions | Wildomar CA

### School Facilities Planning

- UC Berkeley Long Range Development Plan EIR, University of California | Berkeley CA
- Southwest Campus EIR, Mt. San Jacinto Community College District | Wildomar CA
- Menifee Valley Campus EIR, Mt. San Jacinto Community College District | Menifee CA
- SAUSD Sports Complex EIR, Santa Ana USD | Santa Ana CA
- Ontario High School Improvements EIR | Chaffey Joint Union High School District | Ontario CA
- Wiseburn High School Sports Complex, Wiseburn USD | El Segundo CA
- School Upgrade Program EIR, Los Angeles USD | Los Angeles CA
- Castaic High School EIR, William S. Hart Union High School District | Castaic CA
- Middle School No. 8.75 IS/MND, Fontana USD | Fontana CA
- Citrus Continuation High School IS/MND, Fontana USD | Fontana CA
- Jurupa Hills Adult Education Center Conversion IS/MND, Fontana USD | Fontana CA
- New High School at College and Cannon EIR, Carlsbad USD | Carlsbad CA
- South Region Elementary School No. 12 EIR, Los Angeles USD | Los Angeles CA



# KRISTIE NGUYEN

Associate, Air Quality/GHG/Energy

Kristie has experience with research, data analysis, and writing for technical reports and is familiar with climate and air quality monitoring, computer modeling, and CEQA and NEPA compliance. She is a member of the Air Quality, GHG & Noise Group and prepares air quality and greenhouse gas analyses for California Environmental Quality Act (CEQA) compliance documents.

Kristie is certified in Environmental Assessment and Environmental Sampling and Analysis, and she has completed courses through CARB's Air Quality Training System. Before joining PlaceWorks, Kristie served at UC San Diego as a teaching assistant in the chemistry department and a master's program representative for the Chemistry Student Council. She was also a research assistant for Fisher Lab at the UC Irvine Department of Neurology.

## HIGHLIGHTS OF EXPERIENCE

- Tapia Ranch Residential EIR | Los Angeles County CA
- CEQA for new Giant RV Facility | Colton CA
- The Mosaic Project Outdoor Recreational Facility EIR | Alameda County CA
- Technical Studies for the San Juan Capistrano Downtown Playhouse Specific Plan EIR | San Juan Capistrano CA
- Fourth Addendum to the LAHC Facilities Master Plan EIR | Los Angeles Community College District CA
- Proposition 68 Aquatics and Recreational Center Project Addendum | Yucca Valley CA
- Brea Mall Redevelopment EIR | Brea CA
- Brea Plaza Expansion Project EIR | Brea CA
- Addendum to the 2004 Industry Business Center EIR | City of Industry CA
- Grand View Elementary School Renovation EIR | Manhattan Beach USD
- K-8 STEAM Academy Initial Study | Temecula Valley USD
- Hamilton High School Expansion Air Quality and GHG Study | Hamilton USD
- Santa Ana General Plan Update EIR | Santa Ana CA
- Westminster Mall Specific Plan EIR | Westminster CA
- New City Center Mixed-Use Project EIR | Laguna Niguel CA
- CEQA Environmental Assessment for SCAQMD Rule Projects | South Coast Air Quality Management District
- Wedgeworth ES Reconstruction & Residential Development | Hacienda-La Puente Unified School District | CA
- UC Berkeley Long Range Development Plan EIR | Berkeley CA
- Town of Colma General Plan Update Support | Colma CA
- Planning & CEQA Staff Augmentation Services | Wildomar CA
- Creekside Planned Community EIR | San Juan Capistrano
- Hub Fullerton Student-Oriented Mixed-Use Facility Initial Study | Fullerton CA

## EDUCATION

- MS, Chemistry, University of California, San Diego
- BS, Biological Sciences, University of California, Irvine

## AFFILIATIONS

- UCI Environmental Management Certification
  - » Environmental Sampling and Analysis
  - » Environmental Assessment

Team member since 2019



## KRISTIE NGUYEN

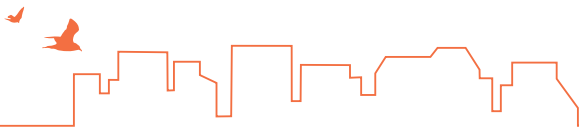
**Associate**

knguyen@placeworks.com

- San Leandro 1188 East 14th Street CEQA Review | San Leandro CA
- Promenade High School EIR | Dublin Unified School District CA
- Beaumont HS Expansion CEQA | Beaumont Unified School District CA
- San Leandro Shoreline Development Project | San Leandro CA
- Saddleback High School EIR | Santa Ana Unified School District CA
- McCabe Hall Supplemental EIR | San Jose CA
- Richmond Elementary School Replacement | Sierra Sands USD
- Cupertino 22690 Stevens Creek Boulevard Environmental Review | Cupertino CA
- IS/MND for New Industrial Building at 20922 Currier Road | City of Industry CA
- CEQA/Tech for Arbor View School | Rancho Cucamonga CA
- Malibu MS and HS Campus Master Plan EIR | Santa Monica-Malibu Unified School District CA
- CEQA for 66-Unit Residential at 126 N. New Avenue | Monterey Park CA
- Coastside Land Trust Wavecrest Coastal Trail, Section 2 | Half Moon Bay CA
- Desert Trails Preparatory Academy CEQA and Technical Studies | Adelanto CA
- CEQA for Crescenta Valley HS Football Field/Track | Glendale Unified School District CA
- Mar Vista HS Aquatics NOE & Tech Studies | Chula Vista CA

## LEADERSHIP AND COMMUNITY

- Master's Program Representative, Chemistry Graduate Student Council of UC San Diego, November 2017–December 2018
- Tutor for elementary and high school students in chemistry, biology, and mathematics, 2018 to present



## **TONY CHUNG** PhD, INCE-USA

### Associate Principal, Noise, Vibration & Acoustics

With 33+ years of experience, Dr. Chung has performed more than 2,200 CEQA/NEPA–related and/or stand-alone noise studies for community and transportation noise analyses. He conducted and/or supervised tasks such as field measurement, modeling, and data analysis. Noise impacts from construction, vehicular traffic, and long-term stationary source operations were evaluated. Other types of noise sources evaluated include trains, airplanes, industrial operations, and gun range noise.

Dr. Chung performed and/or supervised the preparation of more than 1,200 air quality studies for projects, including transportation facilities, landfills, warehouses, office buildings, and ocean bay enhancement or sediment management projects.

#### **PRIOR EXPERIENCE**

- Los Angeles Department of Water and Power (LADWP) Operation Next, Los Angeles, CA. Noise Task Manager. Supervision and management of the noise and vibration impact analysis for the LADWP Operation Next Noise and Vibration Impact Analysis in Los Angeles County.
- Metropolitan Water District of Southern California (MWD) On-Call Environmental Services, Los Angeles County, CA. Noise Task Manager. Supervision and management of the noise impact analysis and recommended noise abatement measures for the MWD On-Call Environmental Services contract in Los Angeles County.
- Orange County Transportation Authority (OCTA) Long Range Transportation Planning, Orange County, CA. Noise Task Manager. Supervision and management of the noise impact analysis and recommended noise abatement measures for the proposed OCTA Long Range Transportation Planning project in Orange County.
- Riverside County General Plan Update, Riverside County, CA. Noise Task Manager. Supervision and management of the noise impact analysis and recommended noise abatement measures for the proposed General Plan Update project in the county of Riverside.
- County of San Diego Department of Parks and Recreation On-Call Environmental Services Contract, San Diego County, CA. Noise Task Manager. Preparation and management of the noise impact analysis and recommended noise abatement measures for the proposed Towncrest Park/Fallbrook Park project in the County of San Diego.

#### **OTHER PRIOR EXPERIENCE**

- Environmental Studies, Environmental Science Associates Inc., Irvine, CA. Principal Acoustical Engineer.

#### **EDUCATION**

- PhD, Mechanical Engineering, University of California Los Angeles
- Engineer Degree in Mechanical Engineering, University of California Los Angeles
- MS, Mechanical Engineering, University of Mississippi
- BS, Mechanical Engineering, National Tsing-Hua University

#### **CERTIFICATIONS**

- Board Certified Member Institute of Noise Control Engineering, INCE-USA
- UAM Regional Air Quality Modeling, University of California, Irvine
- FHWA Highway Noise Analysis Certificate, University of Louisville
- Noise Control for Building and Manufacturing Plants Certificate, BBN/San Francisco
- Certified Acoustical Consultant, County of Orange
- Approved Acoustical Consultant, County of San Diego

#### **AFFILIATIONS**

- American Physics Society
- Acoustical Society of America

Team member since 2023





**TONY CHUNG**  
**Associate Principal**  
tchung@placeworks.com

- Environmental Planning and Traffic Engineering, LSA Associates Inc., Irvine, CA. Principal, Director of Acoustical and Air Quality Services.
- Planning and Environmental Impact Report Consultants, The Planning Center, Newport Beach, CA. Director of Technical Services.
- Environmental and Planning Consultants, Michael Brandman Associates, Inc., Santa Ana/ Irvine, CA. Manager for Air Quality and Acoustic Services.
- County of Orange Environmental Management Agency. Acoustical Specialist.
- Smith, Fause & Associates, Inc. Project Manager, Acoustical Specialist.

## SPEAKING ENGAGEMENTS

- Conversion and Compliance, Building Noise and Vibration STC/IIC Analysis, Noise-Con 2020, “Jazzin” up Noise Control, Virtual Conference | 2020
- Building Interior Noise and Vibration Isolation Measurement, Inter-Noise 2018, Impact of Noise Control Engineering, Chicago | 2018
- The Characteristics of Noise Due to Tramway Passing through Small Radius Section, Inter-Noise 2018, Impact of Noise Control Engineering, Chicago | 2018
- A New Type of Sound Absorbing and Isolation Material- Microck Sound Insulation Board, Inter-Noise 2018, Impact of Noise Control Engineering, Chicago | 2018
- Noise and Vibration Regulations in the United States of America, 14th China National Conference on Noise and Vibration Control Engineering | 2015
- Noise Standards, Control, and Market Outlook, Chinese American Professional Society Technical Conference, Environmental Forum | 1996,
- Noise Impacts on People and Wildlife, and Governmental Regulations, Guest Speaker, University of Southern California Environmental Engineering Seminar | 1994
- Noise and the Environment- Impacts and Regulations, Chinese American Professional Society Annual Conference, Environmental Forum | 1993



# EMILY PARKS

Associate, Air Quality/GHG/Energy and Noise

Emily is a member of the Environmental Team’s air quality and greenhouse gas analysis group, and this year she started gaining experience in noise modeling and documentation. She works on a broad array of environmental planning projects and components of projects—from mixed-use, industrial, and transit-oriented design projects to school facilities projects to comprehensive planning projects such as general plans and specific plans.

Emily joined PlaceWorks while earning her master’s degree in environmental and ocean sciences. As part of her graduate work, she developed a controlled laboratory study of California killifish and was awarded a grant in 2020 to help fund equipment and lab costs. She received additional funds to support a second summer of research on killifish.

Emily gained experience with public policy as an intern with the San Diego chapter of the Audubon Society. Here she led a team to gather resources and make specific recommendations to improve the climate strategy in the City of San Diego’s Climate Action Plan. Recommendations added to the CAP included measurable goals for the benefits of wetland restoration and riparian forest habitat as carbon sinks.

## HIGHLIGHTS OF EXPERIENCE

- The Ontario Plan Update EIR | Ontario CA
- Linbrook Villas CEQA Class 32 Categorical Exemption | Anaheim CA
- Cornerstone Bible Church Expansion IS/MND and Tech Studies | Glendora CA
- Compton High School EIR Remedial Action Workplan Addendum | Compton USD
- VP1 Apple Office Project Initial Study | Cupertino CA
- CEQA for 1655 South De Anza Boulevard Mixed-Use Project | Cupertino CA
- Livermore General Plan Update EIR | Livermore CA

## AWARDS

- 2021 Stephen Sullivan Memorial Scholarship, University of San Diego
- 2020 George Maier Fund Grant, University of San Diego

## LEADERSHIP AND COMMUNITY

- Audubon Advocacy Training Internship, SD Audubon Society Chapter

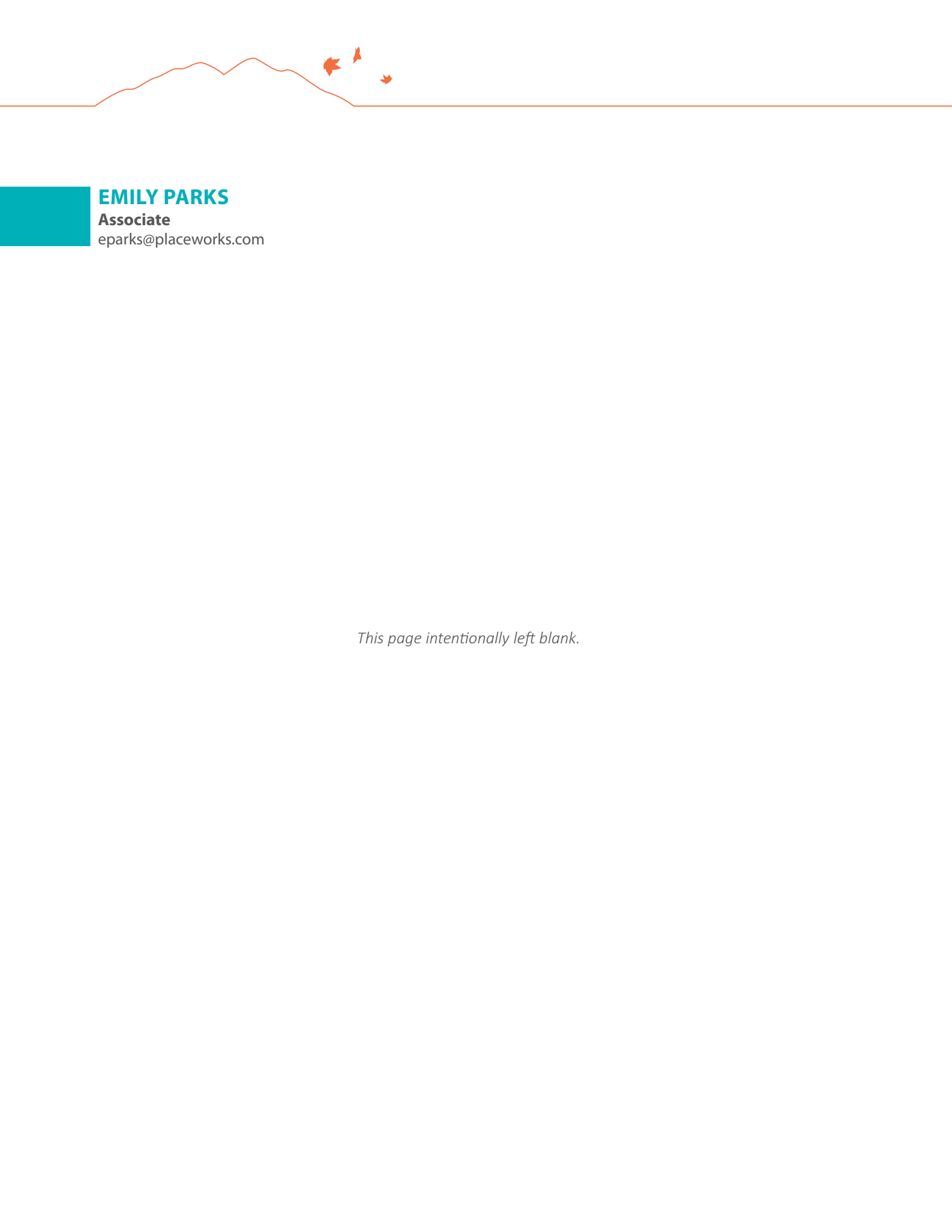
## EDUCATION

- MS, Environmental and Ocean Sciences, University of San Diego
- BS, Biological Sciences, University of California, Santa Barbara

## AFFILIATIONS

- Association of Environmental Professionals

Team member since 2021

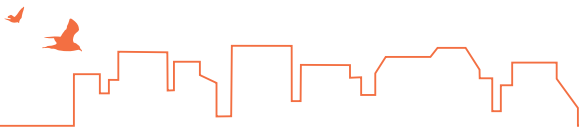


**EMILY PARKS**

**Associate**

[eparks@placeworks.com](mailto:eparks@placeworks.com)

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# ABDUL KHAN

## Project Planner

Abdul is a member of PlaceWorks Environmental Team in Orange County where he assists with conducting CEQA/NEPA environmental noise and vibration impact assessments, noise monitoring, modeling (including GIS noise contour mapping) and other stand-alone technical studies.

Prior to joining PlaceWorks, Abdul served as a Noise Analyst I at Ascent Environmental where he conducted noise measurements for projects; prepared initial studies, mitigated negative declarations, administrative draft EIRs, and addendum checklists for review by principal and clients; and carried out research for projects. He also served as an Assistant Noise Analyst at Urban Crossroads, Inc. where he performed GIS analysis, queries, searches, and data manipulation; produced GIS maps and other representations of data for clients; prepared initial studies documents to mitigate traffic-related noise based on FHWA guidelines; and conducted fieldwork to collect noise levels then compiled and processed the data into spreadsheets and other visuals to be used in final acoustic mitigation reports.

While attending UCI, Abdul served as a Research Assistant where he compiled current land usage for the University and its surroundings through the usage of Google products and physical data to create an ArcGIS map for UCI/UCI Urban Planning Public Policy faculty. For a GIS academic project, Abdul worked with The Kennedy Commission, a community-based non-profit, where he reviewed and Geocoded data for input into ArcGIS to create presentations and maps that displayed housing inequality for low income populations in Santa Ana.

## HIGHLIGHTS OF EXPERIENCE

- [List in type of work categories reflective of the master services list. NOTE: List location, not client.]
- Patrick Henry Elementary School Rebuild Project IS/MND, Anaheim Elementary School District | Anaheim CA
- High School Parking Structure and Tennis Courts Environmental Consulting Services, Berkeley Unified School District | Berkeley CA
- 6268 E. Rio Grande Drive Project Initial Study/MND | Anaheim CA
- City of Redding General Plan Update EIR | Redding CA
- CEQA for Mission MS Improvement Project, Escondido Union School District | Escondido CA
- Glen Paul School Modernization Project Initial Study, Humboldt County Office of Education | Eureka CA
- Norm Ross Sports Park Joint Use Project IS/MND | Stanton-CA
- El Dorado High School Sports Facilities Lighting Project EIR, Placentia-Yorba Linda Unified School District | Placentia CA
- District Office Replacement Project Initial Study, Roseville Joint Union High School District | Roseville CA
- Rosedale & Coffee Commercial, Retail, and Warehouse/Distribution Development Project Technical Studies | Bakersfield CA

## EDUCATION

- BA, Urban Studies, Specialization in Geographic Information Systems (GIS), Minor in Anthropology

Team member since 2022

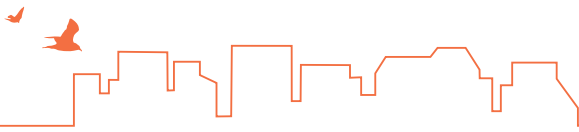


## **ABDUL KHAN**

**Project Planner**

akhan@placeworks.com

- San Bernardino High School Cardinal Child Development Center NOE, San Bernardino City Unified School District | San Bernardino CA
- Welcome Resources Center and Public Safety Headquarters EIR Addendum, San Bernardino City Unified School District | San Bernardino CA
- Chavez-Kemble Elementary School Rebuild Project IS/MND- Sacramento City Unified School District | Sacramento CA
- McKinley Elementary School Campus Master Plan EIR, Santa Monica-Malibu Unified School District | Santa Monica CA
- Grant Elementary School Campus Master Plan EIR, Santa Monica-Malibu Unified School District | Santa Monica CA



# SCOTT ASHLOCK ASLA

## Associate Principal

Scott's background in architecture and landscape architecture combined with his savvy technological skills make him well versed in the nuts and bolts of design. His vigorous desire to expand his knowledge and his extensive travels make his approach to any project exciting and remarkable. He helps develop creative design solutions and carries them forward from concept to project completion.

Scott's skill with Adobe Creative Suite, ArcGIS, AutoCAD, 3DS Max, and SketchUp has made him a "wearer of many hats." He also has extensive experience handling construction documents, planting plans, and site designs and has worked with contractors and crews to ensure that the design intent and vision of a project are captured. Scott develops creative design solutions and carries them forward from concept to project completion. For CEQA/NEPA documentation, he leads his group's efforts in Visual Impact Analysis, which consists of visual simulations and shade & shadow and light & glare analyses, with capabilities in drone photography and videography.

## HIGHLIGHTS OF EXPERIENCE

### Lighting and Viewshed Studies

- Visual Simulations of Proposed Solar Array Installations at Various High Schools and District Office | Capistrano Unified School District
- Yorba Linda High School Pool Lighting | Yorba Linda CA
- The Forum Lighting and View Shed Analysis | Inglewood CA
- The Forum Sign Project | Inglewood CA
- Indian Springs High School Stadium Lighting Study | Indian Springs CA
- Corona del Mar High School Stadium Lighting Study | Corona del Mar CA
- Target at Hillsdale Shopping Center EIR | San Mateo CA
- West Carson TOD Specific Plan | Los Angeles County CA
- CalWater Water Tank Assessment View Simulations
- Rosewood Park Elementary School Billboard Project | Montebello CA
- Crummer Site Subdivision | Malibu CA
- El Toro High School Lighting & Bleachers Lighting Study | Laguna Hills CA

### Master Plans

- Irvine Company Community Master Planning | Irvine CA
- Tesoro Viejo Master Plan | Madera CA
- Skyline Ranch Master Plan | Los Angeles County CA
- Berge Val Vista Master Plan | Gilbert AZ
- Waterston Master Plan | Gilbert AZ
- Brookside Master Plan | Walnut CA
- Lost Canyon Master Plan and video modeling simulation | Simi Valley CA
- Daybreak Reno Master Plan and video modeling simulation | Reno NV

## EDUCATION

- BS, Landscape Architecture, California State Polytechnic University, Pomona

## REGISTRATIONS

- Licensed Landscape Architect in California, No. 6177

## AFFILIATIONS

- Urban Land Institute
- American Society of Landscape Architects

Team member since 2011



## SCOTT ASHLOCK

Associate Principal

sashlock@placeworks.com

- Natomas Meadows Master Plan | Natomas CA
- Hawks Ridge Master Plan | Duvall WA
- Tesoro Del Valle Master Plan | Los Angeles County CA
- Mission Bay Park Master Plan Amendment | San Diego CA
- Centennial New Town Master Plan | County of Los Angeles CA
- Newhall Ranch Master Plan | County of Los Angeles CA
- Calimesa Creek Master Plan | Calimesa CA

### Specific Plans and Other Planning Services

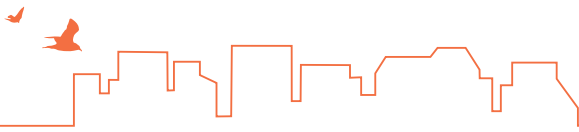
- Westminster Mall Specific Plan | Westminster CA
- Millerton Lake Specific Plan | Fresno County CA
- West Ming Specific Plan | Bakersfield CA
- Meadowood Specific Plan | San Diego County CA
- Angels Crossing Specific Plan | Stanislaus County CA
- Butterfield Specific Plan | Banning CA
- South West Village Specific Plan | San Diego CA
- NorthLake Specific Plan | Los Angeles County CA
- De Anza Park Revitalization Plan | San Diego CA
- Tesoro Viejo Site Planning | Madera CA
- Greenspot Specific Plan | Highland CA
- CollegeTown Specific Plan | Fullerton CA
- French Valley Specific Plan | County of Riverside CA
- Garrett Ranch Specific Plan | Hemet CA
- Mill Creek Specific Plan | Chino CA
- Arbor Vista Specific Plan | Temecula CA
- Renaissance Specific Plan | Rialto CA
- Seven Oaks Business Park Design Guidelines | Bakersfield CA
- March Airforce Base Joint Powers Association Design Charrette | Riverside CA
- Carmenita Truck Center Planning Services | Santa Fe Springs CA
- Desert Horizons Community Amenity Planning | Indian Wells CA

### Corridor Planning and Transit-Oriented Development

- San Bernardino Transportation-Oriented Development | San Bernardino CA
- Beach Boulevard Corridor Fly-through Model | Buena Park CA
- Highland Baseline Corridor Fly-through Model | Highland CA
- Harbor Boulevard Corridor Plan and Vision | Santa Ana CA

### AWARDS

- 2016 Innovation in Green Community Planning for the Tesoro Viejo Plan | APACA, Central Section
- 2010 Water Feature Design Competition | Aquatic Technologies



# ALEX REYES

## Associate

Alex's passion is for creating spaces that people enjoy. His keen observation of how people of all ages interact with spaces allows him to put together the individual pieces that create a great community. Working with PlaceWorks' planning and design teams, he prepares graphics and models to convey design concepts to clients and the public. His diverse knowledge of computer programs allows him to quickly create a working product and adapt it to individual client needs. Alex also contributes to PlaceWorks' environmental team by preparing visual simulations, light and glare studies, and shade/shadow analyses for environmental documents.

Alex is an expert in using drones and drone scanning technology that integrates with GIS, creating base maps, 3D visual simulations, and engaging presentation materials. This was particularly useful for a project in Capistrano Beach, when Google Earth and GIS did not have up to date imagery. Drone use for a Moorpark project created engaging presentation material by placing a conceptual 3D model into a drone video, conveying our concept with context and movement.

## HIGHLIGHTS OF EXPERIENCE

### Lighting Analyses and Visual Simulations

#### School Projects

- Corona Del Mar High School Stadium EIR | Corona Del Mar CA
- Wilson Middle School Multi-Purpose Field EIR | Glendale CA
- Estancia High School New 50-Meter Pool Facility NOE | Costa Mesa CA
- Norwalk High School Norwalk High School Proposed New Stadium and Athletic Fields Improvement Project EIR | Norwalk CA
- Crescenta Valley High Schools Football Field/Track Project EIR | Glendale CA
- Promenade High School EIR | Dublin CA

#### Drone

- San Juan Hills High School Solar panels | 3d model video rendering
- Capistrano Valley High School Solar Panels | 3d model video rendering
- San Clemente High School Solar Panels | 3d model video rendering
- Moorpark Proposal | 3d model video rendering
- Fountain Valley Proposal | 3d model video rendering
- Capistrano Beach | Site Scanning
- Kings River Harris Estate | Coalinga CA | Photography

#### Other Projects

- Las Palmas Park and Pioneer Park Lighting Analysis | San Fernando CA
- River Street Market Place IS/MND and EIR | San Juan Capistrano CA
- Heritage Fields | Irvine CA



## EDUCATION

- BS, Landscape Architecture, California State Polytechnic University, Pomona

## REGISTRATIONS

- Part 107 Commercial Drone License, Certificate #4330763

Team member since 2016



## ALEX REYES

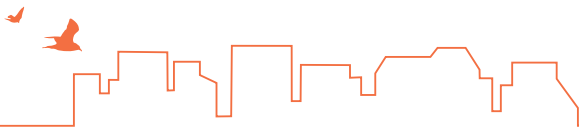
**Associate**

areyes@placeworks.com

- Age Qualified Community English Road | Chino Hills CA
- Carroll Canyon Master Plan | San Diego CA
- Centennial Specific Plan | Gorman CA
- Desert Landscape in Palm Desert
- Trilogy- On Call Support Graphics for Shea Homes | Corona CA

### **Design and Planning**

- Butterfield Specific Plan | Banning CA
- Skyline Ranch Specific Plan | Los Angeles County CA
- North Lake Specific Plan | Castaic CA
- Tesoro Del Valle Specific Plan | Santa Clarita CA
- Tesoro Viejo Master Plan | Madera CA
- De Anza Revitalization Plan | San Diego CA
- The Brookside | Walnut CA
- Downtown Livermore Facilitation Services | Livermore CA
- West Carson TOD Specific Plan and EIR | Los Angeles County CA
- Hawk Ridge Community Planning | Kings County WA
- Meadowood Community Design | Fallbrook CA
- South Otay Mesa Specific Plan | San Diego CA
- North Lake Site Planning | Santa Clarita CA
- Palm Desert Property at Gerald Ford Drive Site Planning | Palm Desert CA
- Tejon Outlets Re-imagined | Gorman CA
- Due Diligence Environmental and Entitlement Services for Westside Community Properties | Newhall CA
- Seven Oaks Master Plan | Bakersfield CA
- Westminster Mall Redevelopment Specific Plan | Westminster CA
- Daybreak Master Plan | Reno NV
- Middle Ranch Land Planning | Sylmar CA
- Waterston-Master Plan Berge Val Vista Phase 1 | Gilbert CA
- Airport Gateway Specific Plan | San Bernardino CA



# YUE ZHANG

## Associate

Yue has more than 10 years' experience in urban planning and design. Her projects range from large-scale regional planning to specific site and landscape design. She also uses 3D models to investigate and visualize the impact of the planned development. Yue is passionate about using her design knowledge to help clients and residents address their concerns and create a sustainable living environment. At PlaceWorks, Yue specializes in site planning, graphics, document design, 3D modeling and rendering, and lighting analysis.

Yue participated in the 2020 ULI Technical Assistance Panels. She was the major research assistant in the Landscape Architecture Foundation's 2012 Case Study Investigation, in which she evaluated the performance benefits of four great street projects. During her master program, she presented a feasibility analysis for using a constructed wetland system to treat and reclaim wastewater in Mount Pleasant, UT. This study will guide the construction of Mount Pleasant city wastewater treatment facilities.

## HIGHLIGHTS OF EXPERIENCE

- Wildomar Objective Design Standards | Wildomar CA
- Temecula Objective Design Standards | Temecula CA
- PA 61 Otay Mesa Landscape Plan | San Diego CA
- THE GROVES at Loma Linda Specific Plan | Loma Linda CA
- Solar Array View Simulation | Capistrano Unified School District
- Water Tank Shadow Study | Woodside CA
- Newhall Ranch Master Plan | County of Los Angeles CA
- CollegeTown Specific Plan | Fullerton CA
- Natomas Residential Design | Sacramento CA
- Skyline Ranch Master Plan | Santa Clarita CA
- Harbor Boulevard Corridor Plan and Vision | Santa Ana CA
- Harmony Specific Plan EIR | Highland CA
- Mill Creek Specific Plan | Chino CA
- Ramona Creek Specific Plan | Hemet CA
- Renaissance Rialto Specific Plan | Rialto CA
- Tesoro Viejo Master Plan | Madera County CA
- Tesoro Del Valle Master Plan | Santa Clarita CA
- Oxford Place Development | Toronto CA
- Glenwood Housing Foundation Landscape Design | Laguna Beach CA
- Santa Ana High School Lighting Study, Santa Ana USD | Santa Ana CA
- Garey High School Lighting Study, Pomona USD | Pomona CA
- Pomona High School Lighting Study, Pomona USD | Pomona CA
- Westlake Village Site Plan | Westlake Village CA
- Ocean View Hills Site Plan and Landscape Plan | San Diego CA



## EDUCATION

- Master of Landscape Architecture, Utah State University
- BEng. in Landscape Architecture, Southwest Jiaotong University, China

## AFFILIATIONS

- Urban Land Institute

Team member since 2012



## YUE ZHANG

**Associate**

yzhang@placeworks.com

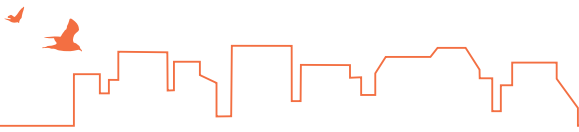
- Strada Verde Innovation Park Specific Plan | Kings County CA
- Southwest Village Specific Plan | San Diego CA
- River Street View Simulation | San Juan Capistrano CA
- Lost Canyon Golf Community Visual Simulation | Simi Valley CA

## PUBLICATIONS

- “On the Research Front: 2012 Landscape Architecture Foundation Case Study Investigation and the Case of the Streetscape,” Conference Notes for *Council of Educators in Landscape Architecture*, 2012.

## SPEAKING ENGAGEMENTS

- “Design of a Constructed Wetland for Wastewater Treatment and Reuse in Mount Pleasant, Utah” | 2012 Spring Runoff Conference | Logan UT



# STEVE BUSH, PE

## Senior Engineer

Steve Bush, PE, Senior Associate is member of both the Environmental Sciences and the CEQA teams, Steve's skill set covers a wide range of technical services. He leads our Title 5 risk assessment practice for school construction and modernization projects (Air Toxics/ Health Risk, Pipeline Safety, Railroad Safety, EMF), and applies his knowledge and skills to sampling and data analysis for Phase I environmental site assessments (ESA), and site investigations. He has also done extensive work with soil and groundwater sampling, air monitoring, and stormwater analysis and management. As a member of the Environmental Sciences team, Steve has completed numerous Hydrology and Water Quality analyses for a variety of projects, including proposed school sites and commercial properties.

### HIGHLIGHTS OF EXPERIENCE

#### Environmental and Health Risk Assessments

- Wiseburn New High School EIR | Hawthorne CA
- Health Risk Assessment, Pipeline Safety Hazard Assessment, and Railroad Safety Study for Pioneer High School | Whittier CA
- Health Risk Assessments for Central Region Elementary School and South Region Span K-8 #1 | Los Angeles CA
- Rail and Pipeline Safety Studies, San Luis Coastal USD | San Luis Obispo CA
- Aboveground Water Tank Safety Hazard Assessment, Waterstone Environmental, Inc.
- Health Risk Assessment for Irvine Technology Center | Irvine CA
- CNG and Propane Risk Assessment for Ramona Elementary | Moreno Valley CA
- UC Berkeley 2021 Long Range Development Plan EIR | Berkeley CA
- UC Berkeley Long Range Campus Plan Update and 201-247 Golden Gate Avenue Mixed-Use Project EIR, UC Hastings College of Law | San Francisco CA
- The Gateway New Academic Building Project Addendum, UC Berkeley | Berkeley CA
- Measure E Bond Program CEQA and Site Assessment Services | Fremont CA
- Napa Valley Unified School District Measure H CEQA Review | Napa CA
- 4840/4950 Mission Street Mixed Use EIR | San Francisco CA
- Hayward Unified School District Master CEQA Services | Hayward CA
- Tennyson and Hayward High Schools CEQA Services | Hayward CA
- 2016 CEQA Economic Benefits Study
- BART to Livermore Program EIR, Bay Area Rapid Transit District (BART)
- BART to Livermore Project EIR, Bay Area Rapid Transit District (BART)
- Measure H Bond Program CEQA Consultant Services, Napa USD | Napa CA
- Water Pipeline Safety Hazard Assessment for New Court Community School, Napa County Office of Education | Napa CA

### EDUCATION

- MS, Chemical Engineering, University of California, Los Angeles
- BS, Chemical Engineering, University of California, Santa Barbara CA

### REGISTRATIONS

- State of California Professional Engineer No. 83997

### CERTIFICATIONS

- 40 Hour HAZWOPER

Team member since 2007



**STEVE BUSH**  
Senior Engineer  
sbush@placeworks.com

- Borello Elementary School EMF Survey and Field Management Plan, Morgan Hill USD | Morgan Hill CA
- Martin Luther King Jr Middle School Health Risk Assessment and Railroad Safety Study | Hayward CA
- Clayton Valley Charter High School Preliminary Fatal Flaw Analysis | Concord CA
- Pittsburg School Campus Rail Safety Study and Pipeline Safety Hazard Assessment | Pittsburg CA
- New Elementary School Hydrology-FEMA Zone D Determination | Gilroy CA
- New Elementary School Site Dam Inundation Study | Gilroy CA
- Lomita Park Elementary School Health Risk Assessment, Pipeline Safety Hazard Assessment, and Rail Safety Study | Millbrae CA

### **Air Quality/GHG and CEQA**

- Valhalla Inn by the Bay Initial Study | Sausalito CA
- The Landing at Walnut Creek Apartments EIR | Walnut Creek CA
- Ocean Outlets Maintenance Manual Air Quality and Greenhouse Gas Analyses, Orange County Flood Control District | Orange County CA
- Breuner Marsh Restoration Air Quality and Greenhouse Gas Analyses | Richmond CA

### **Site Investigation**

- Central Region Elementary School No. 20 Environmental Oversight of Remedial Action Plan, LAUSD | Los Angeles CA
- Site Remediation for former Sargent Industries Property | Huntington Park CA
- Phase I Environmental Site Assessments for City Recreation and Parks | Los Angeles CA
- High School Site No. 5, Fontana USD | Fontana CA
- Alessandro Boulevard and Kitching Street Alternative High School Site | Moreno Valley CA
- High School No. 5 Alternate Sites EIR | Moreno Valley CA
- Citrus Heritage Middle School IS/MND | Riverside CA
- Tri-City Community Day School IS/MND, San Bernardino County Superintendent of Schools | San Bernardino County CA
- AZ Winter Mesa Towing Site Subdivision EIR | Malibu CA
- Crummer Site Subdivision EIR | Malibu CA

### **PUBLICATIONS**

- With J. Curren, S. Ha, M. Stenstrom, S. Lau, and I.H. Suffet, "Identification of subwatershed sources for chlorinated pesticides and polychlorinated biphenyls in the Ballona Creek watershed," *Science of The Total Environment* 403, no. 13 (2011): 2525–33
- With M. Philibert, F. L. Rosario-Ortiz, and I. H. Suffet, "Advances in the characterization of the polarity of DOM under ambient water quality conditions using the polarity rapid assessment method," *Water Science & Technology: Water Supply* 8, no. 6 (2008): 725–733

### **AWARDS**

- Engineering Honor Society, Tau Beta Pi, 2002



# CATHY FITZGERALD DEnv, PE, QSP/D

## Principal Engineer

Cathy has over 30 years of academic and professional experience in the areas of hydrology studies, health risk assessments, safety hazard assessments, air quality studies, hazardous waste investigations, remedial action plans, and installation of groundwater and soil vapor extraction systems. She also has over 15 years of experience preparing drainage studies, stormwater management, permitting, and preparation of Storm Water Pollution Prevention Plans and Water Quality Management Plans.

Cathy maintains current knowledge of the latest stormwater regulations in various counties and municipalities. She performs computer modeling to determine the impact of best management practices and low impact development on stormwater runoff for both construction and operation phases. Cathy performs hydrology and hydraulic studies and incorporates the results into CEQA and NEPA documents, and she has performed several studies evaluating the effect of dam or reservoir inundation and flooding.

Cathy is a Qualified Storm Water Pollution Prevention Plan Developer with the State of California and also prepares and implements construction and postconstruction water quality monitoring. She has also worked on numerous water projects in Africa, South America, and Central America.

## HIGHLIGHTS OF EXPERIENCE

### Hydrology Studies and NPDES Permitting

- Water Supply Assessment for Harbor Boulevard Mixed-Use Corridor Water Supply Assessment | Santa Ana CA
- Water Management Plan for Avenal General Plan Update and Sustainability Implementation Programs | Avenal CA
- Storm Water Pollution Prevention Plan (SWPPP) | Mission Viejo CA
- Water Quality Management Plan, Mixed-Use Development Project | Huntington Park CA
- Storm Water Management Plan and Drainage Study | Rancho Santa Fe CA
- Hydrology Calculations and Report, Flying M Ranch | Long Beach CA
- Hydrology Study | San Marcos USD
- AZ Winter Mesa Towing Site Subdivision EIR, Hydrology Section | Malibu CA
- Third Party Review Santiago Creek Study | City of Orange, CA
- NPDES Permit Wastewater Discharge, Clairol Facility | Camarillo CA
- Report of Waste Discharge, Rancho Seco Nuclear Power Plant | Sacramento Municipal Utility District

## EDUCATION

- DEnv, Environmental Science & Engineering, University of California, Los Angeles
- MA, Marine Biology, University of California, Santa Barbara
- BA, Biology, University of California, Los Angeles

## REGISTRATIONS

- State of California Professional Engineer No. 39541
- Registered Hazardous Substances Professional
- State of California Qualified SWPPP Developer/Practitioner No. 20222

## CERTIFICATIONS

- State of Nevada Certified Environmental Manager

## AFFILIATIONS

- Air Pollution Control Hearing Board, Washoe County, Nevada

Team member since 1986



**CATHY FITZGERALD**  
Principal Engineer  
cfitzgerald@placeworks.com

### **Regulatory Compliance, Air Quality Permitting, and Health Risk Assessments**

- Construction Risk Assessment for Breuner Marsh Restoration | Richmond, CA
- West Roseville High School Health Risk Assessment | Roseville CA
- Permit Acquisition and Compliance Evaluation for Cogeneration and Waste-to-Energy Projects | Bechtel Power Corporation
- Licensing and Permitting Acquisition for Nuclear and Fossil Fuel Power Plants in the United States and International Clients | Bechtel Power Corporation
- South Coast AQMD Permit to Construct/Permit to Operate Application for Chemical Fixation of Hyperion Treatment Plant Sludge | Submitted to SCAQMD
- Numerous Air Emission Risk Assessments | Los Angeles Unified School District

### **CEQA/NEPA Environmental Services**

- State Superfund Site Third-Party Review of field investigations, removal actions, and groundwater remediation activities | Nevada
- Walltown Quarry, Air Quality Impact Analysis EIR Review | Sacramento CA
- Puente Hills Intermodal Facility EIR | Industry CA
- AZ Winter Mesa Towing Site Subdivision EIR, Hydrology Section | Malibu CA
- Crummer Site Subdivision EIR | Malibu CA

### **Hazard Safety Assessments**

- Palo Alto USD Pipeline Safety Hazard Assessment | Palo Alto CA
- 5th Street Alternative School Rail Safety Study | Redwood City CA
- Numerous Pipeline Safety Hazard Assessments | Los Angeles USD
- Rail Safety Study, Fresno El Paseo EIR | Fresno CA
- Ramona Elementary School CNG and Propane Risk Assessment | Moreno Valley USD
- Former ordnance facility, soil cleanup (for explosives) and screening level health risk assessment | Chino Hills CA

### **Site Investigation**

- Phase I ESAs and field investigations at numerous commercial and industrial sites | Reno and Sparks NV
- Water Quality Management Plan, Mixed Use Development Project | Huntington Park CA
- Hydrology Calculations and Report, Flying M Ranch | Long Beach CA
- Hydrology Report | San Marcos USD
- Vadose zone and groundwater modeling to support closure of a former UST site | Lancaster CA
- Soil vapor extraction pilot test | Huntington Park CA
- Vacuum-enhanced recovery pilot test | Los Angeles CA
- Former oil field site, development of risk-based cleanup levels | Bakersfield CA
- Site removal action, excavation and disposal of lead-impacted soil | Commerce CA

### **PUBLICATIONS**

- *A Practical Guide to Environmental Risk: Perception, Assessment, Communication*, The Planning Center, 2009.



# DINA EL CHAMMAS GASS PE, QSD

## Senior Engineer

Dina is a member of the Environmental Planning team and Technical Services Group. She provides technical support related to hydrology, water quality, and utilities, including third-party peer reviews, water supply assessments, written verifications of supply, and utility capacity reports. Dina also performs quantitative health risk assessments and pipeline safety hazard assessments.

Dina processes, oversees, and manages CEQA projects as project manager or assistant project manager. She also contributes research, analysis, and review—particularly in the fields of water quality, hydrology, utilities, and hazards and hazardous materials—and prepares CEQA-compliant documents.

Dina came to PlaceWorks with eclectic experience in the fields of sustainability, environmental engineering, and sustainable watershed management. She was an assistant professor of sustainability and an environmental engineer in the Gulf and Caspian regions, where she prepared and implemented environmental management plans; pollution prevention plans; and management plans for waste, water, and wastewater.

## HIGHLIGHTS OF EXPERIENCE

### Hydrology/Water Quality, and Utilities

- On-Call Services for Water Supply Assessments and Written Verifications | Ontario CA
- Merrill Commerce Center Specific Plan; Water Supply Assessment | Ontario CA
- Ontario Ranch Business Park Specific Plan; Water Supply Assessment | Ontario CA
- Jackson Ranch Specific Plan; Water Supply Assessment | Kettleman City CA
- Westminster Mall Specific Plan; Water Supply Assessment | Westminster CA
- Disneyland Resort Four Diamond Hotel Project; Third Party Peer Review Hydrology Report, WQMP, and WSA | Anaheim CA
- Aqua Mansa Specific Plan; Third Party Peer Review Utility Report and WSA | Jurupa Valley CA
- 4416 Azusa Canyon Road Project; Third Party Peer Review Hydrology Report, Hydraulics Report, and WQMP | Irwindale CA

### Environmental and Health Risk Assessments

- Etiwanda Avenue/Country Village Road Truck Restriction Ordinance Health Risk Assessment | Jurupa Valley CA
- Temecula Valley Charter School Health Risk Assessment | County of Riverside CA
- Villa Park High School Modernization Pipeline Risk Assessment | Orange CA

## EDUCATION

- Master of Engineering, Environmental and Water Resources Engineer, American University of Beirut, Lebanon
- Bachelor of Engineering, Civil Engineering, American University of Beirut, Lebanon
- MA, East Asian Studies, Maharishi University of Management, Fairfield, Iowa

## AFFILIATIONS

- California Stormwater Association (CASQA)

## REGISTRATIONS

- State of California Professional Engineer No. 91182
- State Water Resources Board's Qualified Storm Water Pollution Prevention Plan Developer (QSD)

Team member since 2018



## DINA EL CHAMMAS GASS

Senior Engineer

delchammas@placeworks.com

- Solana Vista Elementary School Reconstruction Pipeline Risk Assessment | Solana Beach CA
- Brownwell Middle School Project Pipeline Risk Assessment | Gilroy CA

### CEQA

- 4416 Azusa Canyon Road Project IS/MND | Irwindale CA
- Whitmore Villa Residential Development IS/MND | Monterey Park CA
- San Bernardino Countywide Plan EIR | San Bernardino County CA
- Agua Mansa Commerce Park Specific Plan EIR | Jurupa Valley CA
- Etiwanda Avenue/Country Village Road Truck Restriction Ordinance EIR | Jurupa Valley CA
- Proposed Rule 2305; Warehouse Indirect Source Rule Environmental Assessment | South Coast Air Basin CA
- New City Center Mixed-Use Project EIR | Laguna Niguel CA
- Newport Crossings Mixed Use Project EIR | Newport Beach CA

### PRIOR EXPERIENCE

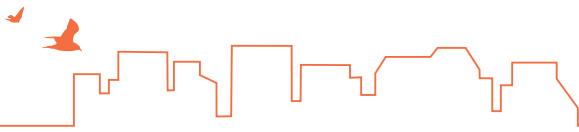
- Crowe Creek State Revolving Fund Project | Fairfield IA
- Baku Tbilisi Cheyhan Pipeline | Republic of Georgia
- Crescent New Gas Processing Plant | United Arab Emirates
- Mitigation of NGL Plants Flares and RAG Utilization Project | Qatar
- Dorood Project Onshore Facilities | Iran
- Expansion and Development of the Harweel Miscible Gas Injection Enhanced Oil Recovery Project | Oman
- Kashagan Field Development Project | Kazakhstan

### PUBLICATIONS

- "Immerse in Your Watershed: Problem Based, Service Learning for Undergraduate Sustainability Education," The Journal of Sustainability Education, January 2017.
- "Potentiality of Wastewater Reclamation and Reuse in the Lebanon: A Case Study," Master's Thesis, American University of Beirut, Beirut, Lebanon, 2003.

### AWARDS

- 2002 Abd El Aal Research Award for the Advancement of Water Resource Engineering Research



# MICHAEL J. WATSON PG

## Senior Geologist

With two decades in the environmental consulting industry, Mike is proficient in performing site assessments and remediation. He specializes in site assessments, geohazard studies, operations and maintenance programs, air quality and industrial hygiene assessments, groundwater investigations, and remedial actions. Mike also manages materials acquisition, field equipment maintenance, and subcontractor coordination on large field investigations and monitoring programs.

A dedicated geologist, Mike continually strives to refine his knowledge, methods, and efficacy. He is especially committed to his current work for numerous school districts throughout California, where he assists in site assessment services and the Department of Toxic Substances Control's school site approval process. He performs Phase I ESAs, PEAs, geohazard studies, supplemental site investigations, remedial investigation reports, removal action documents, feasibility study reports, Title 5 Constraints Studies, and fill testing reports. In addition, he assists with the management and implementation of field investigations, assembles project data, and arranges methodical and comprehensive procedures to attain the client's goals.

## HIGHLIGHTS OF EXPERIENCE

### Site Assessments

- PEA and Geological and Environmental Hazards Assessment (GEHA) for Proposed STEM High School, Natomas USA | Natomas CA
- PEA-Equivalent and GEHA for Mare Island Technology Academy Renovations, Griffin Technology Academies | Vallejo CA
- Supplemental Site Investigation for David Starr Jordan High School | Los Angeles USD
- PEAs, Phase I ESAs, and GEHAs for various schools | Riverside USD
- Phase I ESAs, Addendums and GEHAs for various sites | Paradise USD
- PEA, Housekeeping Services, and GEHA for Rise Kohyang High School, Bright Star Schools | Los Angeles CA
- PEA and Remedial Action for New High School at 201 North Douglas Street, Wiseburn USD | El Segundo CA
- PEA, SSI and Removal Action for Dillard Elementary School Reconstruction | Elk Grove USD
- Phase I ESAs for multiple properties | Rancho Cordova CA
- PEAs, Phase I ESAs, Geohazards Study Reports, and Title 5 Studies for various schools | Moreno Valley USD
- PEAs and Fill Testing for various schools | Clovis USD
- PEA for Proposed Castaic High School, William S. Hart Union High School District | Castaic CA

## EDUCATION

- BS, Geology, University of California, Riverside

## REGISTRATIONS

- California Professional Geologist No. 8177

## CERTIFICATIONS

- 40-Hour Hazardous Waste Workers (HAZWOPER) Certification
- 24-Hour First Responders Certification
- 8-Hour HAZWOPER Refresher Certification
- CPR/First Aid Certification
- NITON X-ray Fluorescence (XRF) Analyzer Certification

## AFFILIATIONS

- Geological Society of America
- Association of Environmental and Engineering Geologists
- Seismological Society of America
- Inland Geological Society
- South Coast Geological Society

Team member since 2005



## MICHAEL J. WATSON

### Senior Geologist

mwatson@placeworks.com

- Phase I ESA for Proposed K–8 Parker Dam School | Needles USD
- Removal Action, Fill Testing and Quarterly Groundwater Sampling for Central Region High School No. 13 | Los Angeles USD
- Removal Actions for Chaffey West Community Day School and Chino Early Education Center | San Bernardino County Superintendent of Schools
- Phase I ESA for the Arrowhead Springs Resort | San Bernardino CA
- Phase I/II ESAs for Former Gas Station | Los Angeles CA
- Quarterly Groundwater Sampling, Remedial Investigation and Remedial Action for Santa Fe Springs Athletic Fields, Little Lake City School District | Santa Fe Springs CA
- Environmental Services for various schools | Hayward USD

### Regulatory Compliance and Strategic Planning

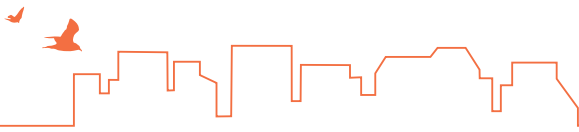
- Operations & Maintenance for Rise Da Vinci High School, Da Vinci Schools | Los Angeles CA
- Operations & Maintenance for New Murray Middle School, Sierra Sands USD | Ridgecrest CA
- Environmental Auditing for General Motors Railroad Locomotive Service Facility | Commerce CA
- Construction Site Review Implementation, RAW, and Methane Mitigation System Inspection for Hull Middle School | Torrance USD
- Underground Storage Tank Closure Report and Construction Response: Removal of Six Hydraulic Lifts for Central Region Elementary School No. 13 | Los Angeles USD
- Removal Action, Oil Well Re-abandonment, Crude Oil Pipeline Removal, Construction Response Services, and Construction Site Review Implementation for Harry Bridges Span K–8 | Los Angeles USD

### CEQA and Title 5/CDE Assessments

- UC Berkeley Long Range Development Plan | Berkeley CA
- Community College Site Analysis for 1155 W. Foothill Boulevard, Citrus Community College | Glendora CA
- Wildomar Crossroads Mixed Use IS/MND | Wildomar CA
- Norwalk Entertainment District: Civic Center Specific Plan EIR | Norwalk CA
- GEHA for New K-8 School for Arboretum SP Area | Fontana USD
- Title 5 studies for various schools in Westminster and Huntington Beach | Westminster School District
- City of Los Banos General Plan EIR | Los Banos CA
- City of Santa Ana General Plan EIR | Santa Ana CA

### PUBLICATIONS

- M. J. Watson and S. Jorgensen, Geologic Map of the Margarita Peak 7.5 Minute Quadrangle, San Diego County, California: A Digital Database, version 1.0, mapping by S. S. Tan, California Division of Mines and Geology, Preliminary Geologic Map, 2001.
- M. J. Watson et al., Quaternary Geologic Materials Map of Part of the Juniper Hills 7.5 Minute Quadrangle, California, in Seismic Hazard Zone Report for the Juniper Hills 7.5-Minute Quadrangle, Los Angeles County, California, mapping by A. G. Barrows, D. J. Beeby, D. B. Burke, T. W. Dibblee Jr., J. E. Kahle, and D. J. Ponti, California Geological Survey Seismic Hazard Zone Report 102, 2003.
- M. J. Watson, K. R. Bovard, R. M. Alvarez, and C. I. Gutierrez, Geologic Map of the Oceanside 30' X 60' Quadrangle, California, mapping by M. P. Kennedy and S. S. Tan, California Geological Survey Regional Geologic Map Series, Map No. 2: Scale 1:100,000, 2007.



# KIM HERKEWITZ

## GIS Manager

As GIS Manager, Kim participates in nearly every PlaceWorks project. She has significant experience combining and analyzing information from a variety of perspectives, and she is adept at mapping and analyzing that data for planning projects and online applications.

Kim's design work is deceptively simple and always unique, distinguished by the accuracy of her eye and her rigorous aesthetic logic. Her meticulous attention to detail and balance are particularly evident in her mapping and online applications. She has worked on site and grading plans, illustrative and land use plans, 3D visualization and modeling, web design, and various types of presentations. She is proficient with the entire ArcGIS suite of programs as well as ArcGIS Online, SketchUp, Google Earth, Photoshop, InDesign, and Illustrator. She is experienced with Python programming and Javascript/HTML5.

## EDUCATION

- BS, Geography, California State University, Long Beach

Team member since 2006

## HIGHLIGHTS OF EXPERIENCE

### GIS/Urban Planning

- San Bernardino Web-Based Countywide Plan and Program EIR | San Bernardino County CA
- Anaheim First Community Assessment | Anaheim CA
- City of Moorpark General Plan Update and EIR | Moorpark CA
- Palm Springs 2019 Limited General Plan Update and EIR | Palm Springs CA
- Santa Ana 2019 General Plan Update | Santa Ana CA
- Long Beach SEADIP Specific Plan, LCP Amendment | Long Beach CA
- City of San Clemente General Plan Update | San Clemente CA
- City of Fountain Valley 2040 General Plan Update and EIR | Fountain Valley
- City of Ontario 2019-20 General Plan Update and EIR | Ontario CA
- County of San Bernardino Strategic Visioning | San Bernardino County CA
- New Jersey Highlands Council Fiscal Impact Assessment | Chester NJ
- San Bernardino County Visioning, Phase 3 | San Bernardino County CA
- Renaissance Rialto Specific Plan | Rialto CA
- North Fontana Specific Plan | Fontana CA
- Temple City General Plan Update and EIR | Temple City CA
- Yucaipa 2035 General Plan Update and PEIR | Yucaipa CA
- Newhall Ranch Open Space and Land Use Analysis | Valencia CA
- City of Redondo Beach Focused General Plan Update | Redondo Beach CA
- City of Menifee General Plan and EIR | Menifee CA
- La Habra General Plan Update | La Habra CA
- Bloomington Community Plan Update | San Bernardino CA
- Sierra Madre General Plan Update and EIR | Sierra Madre CA
- Westminster General Plan Update and EIR | Westminster CA
- Town of Yucca Valley General Plan Update | Yucca Valley CA
- Los Alamitos General Plan and EIR | Los Alamitos CA



## **KIM HERKEWITZ**

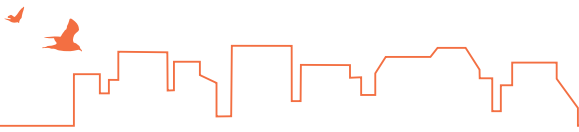
### **GIS Manager**

kherkewitz@placeworks.com

- City of San Bernardino General Plan Update and EIR | San Bernardino CA
- County of San Bernardino Underutilized Land Analysis | San Bernardino County CA
- City of Industry General Plan Update | City of Industry CA
- City of Irvine Climate Action Plan | Irvine CA
- City of Irvine Climate Action Plan Phase 2 | Irvine CA
- Anthem Master Plan | United Arab Emirates
- La Mesa Downtown Village Specific Plan | La Mesa CA
- Rialto Airport Land Use Study | Rialto CA
- Mammoth Crossings Planning Study & Specific Plan | Mammoth Lakes CA
- Palm Springs General Plan Update and Downtown Urban Design Program | Palm Springs CA
- Shafter-Lerdo Specific Plan | Bakersfield CA
- Winchester Crossroads Specific Plan | Riverside County CA
- Greenspot Village and Marketplace Specific Plan EIR | Highland CA
- Hemet Stock Farm Specific Plan | Hemet CA
- Thomas Winery Retail Center Redevelopment | Rancho Cucamonga CA

### **Graphic Design**

- The Arboretum Specific Plan Project Branding and Graphics Package | Fontana CA
- Artesia Corridor Specific Plan, Project Branding | Gardena CA
- Clovis General Plan Update & EIR | Clovis CA
- El Monte General Plan & Development Code Update Graphics Package | El Monte CA
- Centennial Specific Plan Graphics Package, Tejon Ranch | Los Angeles County CA
- The Meadows at Cummings Valley Master Plan Graphics Package | Tehachapi CA
- Renaissance Rialto Specific Plan Graphics Package | Rialto CA
- Valley Trails Specific Plan Graphics Package | Fontana CA
- Santa Ana General Plan Housing Element Update Graphics Package | Santa Ana CA
- University Heights Specific Plan & Annexation Graphics Package | San Marcos CA
- SCAG 2% Compass Blueprint Strategy Implementation Demonstration Projects: 3D Modeling and Visualization | Southern California



# ERIN GUY

## GIS Coordinator, Associate

Erin believes that planning is a community-based profession, and she demonstrates this in her “user based” mindset and implementation of user-oriented GIS tools, online web maps, web applications, and story maps. Her professional background in public health and GIS helps her to provide meaningful data that is visually appealing, intuitive, and facilitates collaboration across communities between citizens, stakeholders, and professionals.

Before joining PlaceWorks, she gained valuable community experience in the public sector at the Tennessee Department of Environment and Conservation, where she used interactive, online web maps to display monthly data from monitoring waterways across eastern Tennessee for surface water and air pollution. Erin also has private-sector experience, for example, as a GIS analyst for RSI Entech, where she coordinated in-field and technical GIS data management for the remediation and repurposing of the K-25 Manhattan Project site in eastern Tennessee.

### HIGHLIGHTS OF EXPERIENCE

- Solano Transportation Authority Multi-Jurisdictional Safety Element Update | Solano County CA
- Metrolink Station Area Analysis | SCAG Region CA
- San Mateo General Plan Update | San Mateo CA
- Downtown Oakland Zoning Code Assistance | Oakland CA
- Technical Assistance | SB 2 Planning Grants Program | Statewide
- City of Ontario 2019-20 General Plan Update and EIR | Ontario CA
- City of Fountain Valley 2040 General Plan Update and EIR | Fountain Valley CA
- Yucca Valley 2021 Housing Element Update | Yucca Valley CA
- City of Yucaipa Housing Element Update and CEQA | Yucaipa CA
- Future Year SED Distribution Land Use Concepts, Western Riverside Council of Governments | Statewide
- GIS Assistance for the needs of Western Community Energy, Western Riverside Council of Governments | Riverside County CA
- Santa Barbara County Climate Change Vulnerability Analysis | Santa Barbara CA
- City of Palm Springs 2019 Limited General Plan Update and EIR | Palm Springs CA
- City of La Habra Comprehensive Housing & Safety Elements | La Habra CA
- Town of Mammoth Lakes Climate Adaptation and Resiliency Plan | Mammoth Lakes CA
- Inland Valley Development Agency Multijurisdictional Specific Plan | San Bernardino CA
- Riverside County General Plan Update: 6th Cycle RHNA | Riverside CA
- City of San Bernardino General Plan Update and EIR | San Bernardino CA
- City of Corona General Plan Update and EIR | Corona CA

### EDUCATION

- Graduate Certificate, GIS for Urban and Regional Planning, University of Florida, Gainesville
- BS, Environmental Management, University of Florida, Gainesville
- Certificate in GIS, Roane State Community College, Harriman, Tennessee
- Master of Public Health, Health Policy/Management, University of Tennessee, Knoxville
- BS, Dietetics, Colorado State University, Fort Collins

### AFFILIATIONS

- American Planning Association
- Board member, APA Orange County Young Planners Group | 2020, 2021

Team member since 2020





## ERIN GUY

**GIS Coordinator, Associate**

eguy@placeworks.com

- City of San Dimas 2021 Housing Element Update | San Dimas CA
- County of San Bernardino Zoning Web Map | San Bernardino CA
- Hollister General Plan Update and EIR | Hollister CA
- SCAG Economic Projection Comparison | Southern California
- LEAP Grant (Housing Element Update and Bloomington Land Use/Infrastructure Planning) | San Bernardino County CA
- Anaheim First Community Assessment | Anaheim CA
- City of Rancho Cucamonga General Plan Update EIR | Rancho Cucamonga CA
- Redondo Beach Focused General Plan Update | Redondo Beach CA
- City of Moorpark General Plan Update and EIR | Moorpark CA
- City of Industry Housing Element Services | City of Industry CA
- Dana Point 2021 Safety and Housing Elements Update | Dana Point CA
- Santa Ana General Plan Update | Santa Ana CA
- Needles General Plan and Land Use Element Update | Needles CA
- San Bernardino Countywide Plan and Program EIR | San Bernardino County CA
- Eastvale General Plan Update | Eastvale CA
- Southeast Area Specific Plan Update | Long Beach CA
- AFFH GIS Mapping Assistance | City of Sacramento CA
- Contract Planning & CEQA Services | Wildomar CA

## PRIOR EXPERIENCE

- Planning Technician | City of San Clemente | San Clemente CA
- GIS Analyst | RSI Entech | Oak Ridge TN
- Environmental Planning Intern | Tennessee Department of Environment & Conservation | Oak Ridge TN

## PUBLICATIONS

- “The Impact of Policy Monitoring Programs on Political Participation in Community Stakeholders ” and “Improving Health Outcomes of Obese Individuals with Community Based Interprofessional Experiential Learning Activities,” poster sessions of the 2016 Tennessee Public Health Assoc. Conference, Franklin, TN

## SPEAKING ENGAGEMENTS

- “Soil Sample Analysis of Cuba’s Oldest Tobacco Farm: Finca El Pinar Robaina” | 2018 East Tennessee Collegiate Division Meeting of The Tennessee Academy of Science | Knoxville TN
- “Public Health Implications of Cyclotron Decommissioning” | 2016 | Women in Nuclear Symposium , University of Tennessee Student Chapter | Knoxville TN

## AWARDS

- Linda Talarico “Women in GIS” Scholarship | Roane State Community College | 2017



## Jason Pack, TE

### Principal

#### EDUCATION

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Bachelor of Science in Civil Engineering, University of California, Davis, 1999

#### REGISTRATIONS

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Licensed Traffic Engineer, State of California (TR2402)

#### RECOGNITIONS

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WTS Honorable Ray LaHood Award Winner (Man of the Year)  
– Inland Empire Chapter (2023)

#### PRESENTATIONS

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VMT Related Presentations:

- 2023 UCLA Land Use Law and Policy Conference
- 2022 National APA
- 2022 Western ITE
- 2022 CEAC Public Works Officers Institute
- 2022 SBCOG City/County Conference
- 2019 California APA
- 2019 CSU Facilities Conference

Future of Transportation Presentations:

- 2018 SBCTA City/County Conference
- 2017 WRCOG Planning Conference

Parking Presentations:

- 2018 OC Planning Directors Conference
- 2015 OC Planning Directors Conference
- 2011 SCAG Toolbox Tuesday

Emergency Evacuation Assessment – 2022 National APA Conference

Multi-Modal Levels of Service – ULI SCIC

Innovative Interchange Designs – District 8 Professional Liaison Committee Meeting, 2011

Roundabout Operations and Feasibility – ASCE national webinar series, 2011 through 2018

Process of Signal Coordination – ASCE national webinar series, 2011 through 2016

#### ABOUT

Jason D. Pack, P.E., is a Principal with Fehr & Peers located in Southern California. He is actively involved in a wide variety of project work but also finds time to lead the firm's research and development efforts in Emergency Evacuation assessment. Jason has an extensive background in travel demand forecasting, traffic operations assessment (including micro-simulation assessment), VMT analysis, big data analysis, transit ridership forecasting, and transportation impact studies involving NEPA and CEQA. His focus is to utilize his experience and the technical resources of the company to help clients answer their toughest questions related to mobility.

His recent work has included forecasting and operations assessment for large infrastructure improvements, developing recommendations for SB 743 implementation (California's new requirements to consider VMT as an impact metric under CEQA), assisting agencies with establishing VMT banks/exchanges, emergency evacuation assessment to respond to new legislative requirements (SB 99 and AB 747) and development of innovative transportation policies to assist City's advancing transportation into the future.

#### PROJECT EXPERIENCE

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##### CEQA/NEPA Assessment

Jason has completed transportation assessments for over 150 projects in support of CEQA or NEPA documentation. These include impact assessment to support negative declarations, transportation sections for EIRs, and transportation sections for EISs or joint EIR/EISs.

Jason has actively been involved in assisting jurisdictions with SB 743 implementation. Example projects are noted below:

- WRCOG VMT SB 743 Implementation Study, CA
- SBCTA SB 743 Countywide VMT SB 743 Implementation Phase I, CA
- SBCTA SB 743 Countywide VMT SB 743 Implementation Phase II (VMT mitigation bank/exchange program), CA

- North Orange County Collaborative VMT SB 743 Implementation Study/Guidelines, CA
- CSU SB 743 Guidelines, CA
- County of San Bernardino Transportation Impact Study Guidelines, CA
- Corona SB 743 Implementation, CA
- Eastvale SB 743 Implementation, CA
- Moreno Valley SB 743 Implementation, CA
- Villages at Lakeview Traffic Impact Study, Riverside County, CA
- Riverside Housing Element Traffic Impact Study, CA

## General Plans

Jason has worked on a wide variety of General Plans throughout the state of California, including:

- **City of Beaumont**
- City of Rancho Cucamonga
- City of Palm Springs
- City of Indio
- City of Moreno Valley
- City of Carlsbad
- City of Redlands
- City of Corona
- City of Montclair
- City of Westminster
- County of San Bernardino
- City of Fountain Valley
- City of San Marcos
- City of Chico
- City of Saratoga
- City of Rancho Cordova

Most of these projects included Complete Street elements, extensive travel demand forecasting, and some level of multi-modal transportation assessment.

## Specific Plans/Master Plans/Corridor Plans

Jason has completed assessment for more than 20 specific plans, master plans, and corridor plans. Key projects are identified below:

- Beach Boulevard Corridor Specific Plan - Evaluated a land use plan along Beach Blvd in Anaheim including vehicle and multi-modal capacity assessment
- MAG High Capacity Transit Corridors Sustainability Study – Evaluating the benefits of providing transit oriented development along the high capacity transit corridors in the greater Phoenix area
- RTC of Southern Nevada High Capacity Transit Study – Evaluating the benefits of providing transit oriented development along the high capacity transit corridors in the Las Vegas area
- Long Beach Boulevard Corridor Specific Plan – Completing the transportation recommendations and

assessment for this corridor in the City of Long Beach including extensive multi-modal assessment

- Cal Poly Pomona Master Plan – Completed the transportation recommendations and assessment of the proposed University Master Plan
- Holt Boulevard Corridor Plan – Assessing the corridor in the City of Ontario to consider multi-modal opportunities along the corridor (including a Bus Rapid Transit application)
- Wine Country Community Plan – Assisted Riverside County in developing a travel demand forecasting model and evaluation of the plan for the Temecula Wine Country Area
- CollegeTown Specific Plan – Assessing redevelopment of the block south of the Cal State Fullerton Campus including the closure of Nutwood Avenue, application of a street car through the project, and mixed-use development on the site (including Hope International University, retail, housing, and other development opportunities)
- San Bernardino Bus Rapid Transit TOD Overlay Study – Assisting in developing transportation strategies in support of TOD along the SBx BRT system

## Impact Fee Programs, Banks, and Exchanges

Jason has led Fehr & Peers involvement in the development of both traditional traffic impact fee programs in addition to fees, banks, and exchanges. Key projects are noted below:

- SBCTA VMT Mitigation Bank Feasibility Study
- WRCOG VMT Mitigation Fee/Bank/Exchange Feasibility Study
- City of Orange VMT and LOS Traffic Impact Fee Program
- CVAG Transportation Uniform Mitigation Fee Program (TUMF), Transportation Prioritization and Planning Study (TPPS), and Regional Arterial Cost Estimates (RACE) project
- Westminster Traffic Impact Fee Program
- Kern COG KARGO Fee Program (truck/logistics fee program)
- Riverside County Transportation Commission Truck/Logistics Fee Program
- City of Rancho Cucamonga Traffic Impact Fee Program
- City of Grass Valley Traffic Impact Fee Program
- WRCOG AB 602 Assessment (considering building size in the fee calculation)



## Paul Herrmann, TE

### Senior Associate

#### EDUCATION

BS, Civil Engineering, California Polytechnic State University, Pomona, CA (2011)

#### REGISTRATIONS

Licensed Traffic Engineer, CA (TR2797)

#### PRESENTATIONS

- *SB 743 in OC*, City Engineers Association of Orange County (CEAOC), 2020
- *SB 743 in Riverside & San Bernardino*, Institute of Transportation Engineers Riverside/San Bernardino Chapter (RSBITE), 2020
- *Preparing For A Post VMT World Apocalypse*, Association of Environmental Professionals (AEP) Conference, 2020

#### ABOUT

Mr. Herrmann has eleven years of experience in transportation engineering and transportation planning at Fehr & Peers. Prior to Fehr & Peers, Paul worked at the City of Corona in the Traffic Engineering Department for two years. He has led a wide variety of projects including traffic studies, infrastructure projects, travel demand forecasting, parking and circulation studies, and long-range development plans. Mr. Herrmann is an expert in SB 743 Implementation and VMT Analysis for CEQA projects. Mr. Herrmann is also an active member in the Fehr & Peers SB 743 Working Group and Safety Group which hold weekly discussions on evolving industry best practices. Mr. Herrmann serves clients throughout Southern California with projects throughout the SCAG region.

#### PROJECT EXPERIENCE

##### CEQA/NEPA Assessment

Paul has completed transportation assessments for over 50 projects in support of CEQA or NEPA documentation. These include impact assessment to support negative declarations, transportation sections for EIRs, and transportation sections for EISs or joint EIR/EISs.

Significant environmental transportation impact assessments that Paul has led are noted below:

- Villages at Lakeview Traffic Impact Study, Riverside County, CA
- Riverside Housing Element Traffic Impact Study, CA
- Ontario Airport Cargo Facility EIR, Ontario, CA
- Riverside County Arena TIA, Palm Desert, CA
- City of Anaheim Beach Boulevard Corridor Plan Traffic Study and EIR, Anaheim, CA
- Subarea 29 Residential Project Subsequent EIR, Ontario, CA
- Etiwanda Heights Neighborhood and Conservation Plan/EIR, Rancho Cucamonga, CA
- City of Anaheim Beach Boulevard Corridor Plan Traffic Study and EIR, Anaheim, CA
- Gateway at Grand Terrace Specific Plan EIR, Grand Terrace, CA
- Section 31 Specific Plan EIR, Rancho Mirage, CA
- Crossings Specific Plan Traffic Study & EIR, Fountain Valley, CA
- Long Beach Blvd Specific Plan, Long Beach, CA
- South East Area Specific Plan, Long Beach, CA

Paul has actively been involved in assisting jurisdictions with SB 743 implementation and writing City's Transportation Impact Study Guidelines. Example projects are noted below:

- Anaheim SB 743 Implementation and TIA Guidelines
- Santa Ana SB 743 Implementation and TIA Guidelines
- Aliso Viejo SB 743 Implementation and TIA Guidelines
- Fountain Valley SB 743 Implementation and TIA Guidelines
- Corona SB 743 Implementation and TIA Guidelines
- Eastvale SB 743 Implementation and TIA Guidelines

- Moreno Valley SB 743 Implementation & Impact Fee Feasibility Study
- Ontario SB 743 Update and TIA Guidelines, CA
- Hemet SB 743 Implementation and TIA Guidelines

### **On-Call Consulting Services**

Paul serves as an on-call consultant for several cities and agencies for traffic engineering and planning services. Key active on-call contracts are noted below.

- City of Eastvale Traffic Engineering and Planning
- Cal Poly Pomona Transportation Design and Planning Services
- City of Santa Ana CEQA Peer Review
- City of Corona Transportation Study Peer Review
- City of Menifee CEQA Peer Review

### **General Plans**

Paul has worked on a wide variety of General Plans throughout the state of California, including:

- City of Ontario
- City of Chino
- City of Lake Elsinore
- City of Moreno Valley
- City of Redlands
- City of Corona
- County of San Bernardino
- City of Fountain Valley
- City of Diamond Bar
- City of Los Alamitos
- City of Anaheim

These projects included providing support for the EIR through travel demand forecasting, VMT assessment, and LOS assessment.

### **Parking Studies**

Paul has completed numerous parking assessments. Key studies are identified below:

- Agua Caliente Band of Cahuilla Indians Casino Studies in Palm Springs, Cathedral City and Rancho Mirage, CA
- 100 E. Ocean Boulevard Hotel Project, Parking, Traffic & TDM Study, Long Beach, CA
- Downtown Fullerton Parking Study, Fullerton, CA

### **Grant Applications**

Paul has assisted with the development of grant applications by providing transportation metrics on several assessments.

Example studies are identified below:

- **Potrero Boulevard Interchange TCEP Grant, Beaumont, CA**
- Crown Valley Parkway Widening RAISE Grant, Laguna Niguel, CA

- I-15 & SR-74 Interchange Improvement TCEP Grant, Lake Elsinore, CA
- Santa Ana Boulevard Grade Separation SAGS Grant, Santa Ana, CA
- Market Street Bridge Widening BIP Grant, Riverside, CA
- Mission Boulevard Bridge Improvement BIP Grant, Riverside County, CA
- McKinley Grade Separation TCEP Grant, Corona, CA

### **Emergency Evacuation Planning**

Paul has managed several emergency evacuation assessments consistent with AB 747, AB 1409, and SB 99. Example projects are noted below:

- Moreno Valley general Plan Update Evacuation Assessment, CA
- Richmond Safety Element Update Evacuation Assessment, CA
- Calabasas Housing Element Update Evacuation Assessment, CA
- Lafayette Safety Element Update Evacuation Assessment, Lafayette, CA
- Ontario Evacuation Assessment, CA
- City of Orange Evacuation Assessment, CA

### **University projects**

Paul has completed a variety of studies for community colleges and four-year institutions. Paul currently is an active member of the company's CSU Working Group that ensures consistency with studies completed for all campuses. Key projects are noted below:

- On-Call Transportation Engineering/Planning Services, Cal Poly Pomona, Pomona, CA
  - University Shuttle Only Lane Design
  - Campus Master Plan Update & EIR
  - TDM Plan
  - Kellogg Dr. & University Dr. Signal Design
  - On-Campus Bike Lane Design
- CSUSB Master Plan Traffic Study & EIR, San Bernardino, CA
- RCCD Inland Empire Technical Trade Center Study, Riverside, CA
- UC Irvine Safety Mitigation Study
- UC Irvine Hydrogen Fuel Project Transportation Study
- CollegeTown Specific Plan & EIR, Fullerton, CA
- Moreno Valley Community College Master Plan Update, Moreno Valley, CA
- Bonita High School Parking Lot Access Study, La Verne, CA



# Jeremy Adams

## **ECORP's Project Manager/Senior Architectural Historian/Senior II**

Mr. Adams is a Cultural Resources Manager and Senior Architectural Historian with 14 years of experience in developing cultural resources management strategies and leading the implementation of cultural inventories, evaluations, effects analysis, and preparation of mitigation documents. He holds a Master of Arts degree in History (Public History), a Bachelor of Arts degree in History, and he meets the Secretary of the Interior's Professional Qualification Standards for Architectural History and History. Mr. Adams serves as principal investigator for all architectural history components of projects and is well versed in the practical application of the laws and regulations of Section 106 of the National Historic Preservation Act (NHPA) and California Environmental Quality Act (CEQA). He is highly skilled at historical research and analysis and is familiar with numerous archives, libraries, museums, and other historical repositories throughout California. He has prepared historic contexts, property histories, and carried out architectural site documentation for buildings, structures, and historical landscapes. He has also prepared built-environment impact assessments and has developed mitigation measures for CEQA and Section 106 projects. In addition, he has carried out all three versions of Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), Historic American Landscapes Survey (HALS) documentation, developed educational interpretive panels, has completed Caltrans Standard Environmental Reference documents, multiple versions of Finding of Effect documents, and has evaluated numerous historic-age buildings and properties, as well as assisted lead agencies with State Historic Preservation Officer (SHPO) consultation. As the manager of ECORP's cultural resources department in Rocklin, he has led numerous cultural resources studies and is the principal investigator and author for multiple architectural history studies.

## **Education**

M.A., History (Public History), California State University, Sacramento

B.A., History, California State University, Chico

## **Professional Experience**

**Lincoln Avenue Widening Project (East Street to Evergreen Street), Orange County – City of Anaheim as a Sub to Ardurra.** Architectural Historian responsible for the inventory and evaluation of 23 historic-age buildings and structures along East Lincoln Avenue in Orange County, California. The project required assessment of indirect project impacts to adjacent buildings and a thorough documentation effort of the historic-age residential houses, motels, and commercial buildings within the project area. The evaluations required development of multiple historic contexts appropriate for the evaluations of many types of buildings associated with different historical themes. In addition, the evaluation required archival research, detailed property descriptions, and a high-level impact assessment.

**Architectural History Inventory and Evaluation of Villa Park High School Modernization Project, Orange County – Orange Unified School District as a sub to PlaceWorks, Inc.** Architectural Historian responsible for developing the strategy for inventory and archival research of Villa Park High School and supervising the evaluation of the school, including QA/QC. In support of CEQA, the proposed

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modernization project required the recordation of each historic-age building located on the school property. The field effort included recording 10 buildings and structures on DPR 523 records, including archival research. Directed the evaluation of the school and its buildings against the CRHR eligibility criteria.

**Architectural History Inventory and Evaluation of Orange High School Modernization Project, Orange County – Orange Unified School District as a sub to PlaceWorks, Inc.** Architectural Historian responsible for developing the strategy for inventory and archival research of Orange High School and supervising the evaluation of the school, including QA/QC. In support of CEQA, the proposed modernization project required the recordation of each historic-age building located on the school property. The field effort included recording 20 buildings and structures on DPR 523 records, including archival research. Directed the evaluation of the school and its buildings against the CRHR eligibility criteria.

**Historical Resources Evaluation Report (HRER) for the Milligan Drive Bridge Project, Orange County – City of Laguna Beach as a sub to Ardurra.** Architectural Historian and Assistant Cultural Resources Manager responsible for the inventory and evaluation of the Milligan Drive Bridge, Orange County. The project was subject to PRC 5024 and compliance with Caltrans SER under the MOU for state-owned historical resources. Supervised the field and archival research effort, prepared the historical context, and wrote the evaluation for every historic-age building and structure within the architectural PAL for the project. The HRER was attached to the HRCR for the 5024 project.

**Imperial Beach Resort, San Diego County – Imperial Beach Resort, LLC.** Architectural Historian responsible for the inventory and evaluation of historic-age buildings within the proposed resort development area in support of the Initial Study. The project required recordation and thorough documentation of a historic-age duplex building within the project area. The evaluation required development of an historical context for Imperial Beach and an evaluation of the building which required archival research, detailed property descriptions, and a high-level impact assessment.

**Vermont Corridor Development Plan Project, Los Angeles County – Los Angeles County Public Works.** Architectural Historian responsible for the inventory and evaluation of every historic-age building located within the Vermont Corridor Development Plan area. The project first required an extensive constraints analysis which included some archival research, records search, review of local historical databases and resource lists, assessment of potential project impacts, and a letter report of the findings submitted to the County. Once constraints were identified, a complete inventory and evaluation of all historic-age buildings located within the area of direct and indirect impact for the project was conducted. The inventory and evaluation included a week-long inventory of the project area, extensive archival research, coordination with city and county agencies, multiple client meetings and coordination efforts, and a substantial evaluation report submitted to the County.

**Beautiful Church Camp Conifer Project, San Bernardino County – Beautiful Church.** Architectural Historian and Assistant Cultural Resources Manager responsible for the evaluation of an historic-age recreational campground located in San Bernardino National Forest. The project required preparation of a detailed site map identifying buildings and structures located within the campground, archival research, and evaluation of eligibility for the NRHP and CRHR. Supervised the cultural resources studies and coordinated with the USFS and supported SHPO consultation.

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# Seth Myers

## Senior Air Quality/Greenhouse Gas/Noise Specialist

With 18 years of experience as an environmental planner and air quality/noise analyst, Mr. Myers is involved in the preparation of a full range of CEQA and NEPA environmental compliance and review documents including environmental impact reports. He has extensive expertise conducting air quality, greenhouse gas emissions, and noise analyses and has a comprehensive working knowledge of the associated regulatory environment. He is proficient in the use of CalEEMod, EMFAC, AERMOD, SoundPLAN, the Roadway Construction Model, the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model, and other industry standard emissions and noise modeling tools. In addition, Mr. Myers prepares implementation documents and programs such as zoning ordinance updates, design review programs, and planning program guidelines.

## Education

B.A., Environmental Studies and Planning (Minor in Biology), Sonoma State University, California

## Registrations, Certifications, Permits and Affiliations

- FAA Noise and Air Emissions Trainings: Noise and Emissions Fundamentals, Aviation Environmental Design Tool (AEDT), U.S. Department of Transportation Volpe Center

## Professional Experience

**Audi Fletcher Jones Project, Orange County – City of Costa Mesa (2019).** Analyzed the potential emissions and noise-related effect of the proposal to demolish an existing lumber yard and retail building on the site and construct a sales and service center for Audi.

**Ganahl Lumber Hardware Store & Lumber Yard Project, Orange County – San Juan Capistrano (2017-2019).** The proposed Project includes a Ganahl Lumber Hardware store containing a lumber yard with a will-call storage area, a delivery truck loading bay, industrial yard, and miscellaneous ancillary equipment such as forklifts. The other proposed uses on the site include restaurants and a 5.4-acre vehicle storage area. In close proximity to sensitive noise receptors, on-site noise levels of proposed lumber yard activities were based on actual noise measurements conducted at the existing Ganahl Lumber facility in Costa Mesa. These measurements were verified with previous research conducted by ECORP, as well as previous noise analyses prepared for other hardware stores proposed by Ganahl Lumber.

**Septic to Sewer Project, Orange County – City of Santa Ana (2019).** Analyzed the potential emissions and noise-related effect of installing sewer mains and lateral connectors to transfer existing residences and businesses currently employing the use of septic systems to the City's sewer systems. The Project site encompasses 635 linear feet entirely within the public right-of-way.

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**Hospital Frontage Road/Justice Center Way Pavement Rehabilitation Project, Orange County – OC Public Works (2018).** In support of a categorical exemption, analyzed emissions and noise-related effects of the proposed Project, which included the removal and replacement of asphalt pavement along Hospital Frontage Road and Justice Center Way and ancillary roadway improvements. Primary environmental issues involve the effects of nighttime noise generated during Project construction.

**Verdugo Street Beautification Project, Orange County – City of San Juan Capistrano (2018).** The Verdugo Street Beautification Project consists of the construction of widened sidewalks, landscaping, irrigation, storm drain, utilities, ADA ramps, rolled curb, enhanced paving, enhanced lighting, and street furniture, to provide for a more pedestrian friendly downtown adjacent to the City's train station, parking structure, and the Historic Los Rios District.

**Gate 12 Improvement Plan Project, Orange County – City of Laguna Woods (2010).** Prepared the initial study analyzing the potential environmental effects of a series of facility improvements within Laguna Woods Village Gate 12 in Laguna Woods. The improvements include the removal of the existing clubhouse and a portion of the auxiliary building, and the construction of a new clubhouse (The Main Lounge) and the creation of an event lawn for use with special events, along with a total increase of 65 parking stalls. Issues included the potential to encounter lead paint and/or asbestos during proposed demolition activities and the effects of noise on the surrounding community.

**Ontario Avenue Widening Project, Riverside County – City of Corona (2020).** Prepared an air quality, greenhouse gas emissions, and noise impact assessment for the Ontario Avenue Widening Project (Project), which includes a congestion relief effort involving the widening of an approximately 2,000 feet portion of Ontario Avenue in the City of Corona. The severity of impacts was determined based upon the comparison of AM and PM peak hour vehicle idling times during existing conditions and post-Project implementation conditions.

**Third Party Review of Mt. SAC Educational and Facilities Master Plan, Los Angeles County – City of Walnut (2018-2019).** Peer-reviewed the EIR prepared for the Project, which identifies the framework for the uses and development of land on campus necessary to accommodate an identified level of enrollment and physical development. While the proposed 2018 Master Plan identifies the physical resources necessary to meet Mt. SAC's mission and its long-range development plans, it makes no commitments regarding the timing for achieving identified enrollment projections or implementing physical development in order to respond to future funding decisions, demographics, and other factors external to the proposed 2018 Master Plan process.

**Mediterranean Apartments, San Bernardino County – City of Victorville (2020).** The Project proposed 18 apartment buildings made up of 440 apartment units. The Project also includes a common clubhouse and several outdoor amenities, including a pool. The apartment complex would include a total of 891 parking spaces; 310 of which would be covered by carports with solar photovoltaic (PV) panels. EV chargers powered by these PV panels would be provided. Prepared the air quality, greenhouse gas emissions, energy consumption and noise analyses. .

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# Stacie Tennant

## Senior Wildlife Biologist/Project Manager

Ms. Stacie Tennant has more than 25 years of experience as a Wildlife Biologist/Project Manager. She has extensive experience in conducting and coordinating sensitive species surveys; focused surveys for Threatened/ Endangered plant and wildlife species; reconnaissance surveys; and habitat evaluations for Endangered, Threatened, and sensitive floral and faunal species; processing resource agency permits; and managing projects for multiple industries including transportation, water, electric utilities, and private development. She has authored and managed the development of biological resources sections of numerous Environmental Impact Reports (EIRs); Initial Study/Mitigated Negative Declaration's (IS/MND's); Biological Technical Reports; Biological Assessments (pursuant to Section 7 consultations with the U.S. Fish and Wildlife Service [USFWS]); Natural Environment Studies (NESs) (pursuant to California Department of Transportation [Caltrans] guidelines); focused surveys for sensitive species; tree reports; resource management plans; mitigation monitoring reports; Habitat Assessments and Determination of Biologically Equivalent or Superior Preservation (DBESP) Reports for the Western Riverside County MSHCP; and general biological assessments and constraints analyses. She is experienced at implementation of field programs to track, report, and support compliance requirements and mitigation measures.

## Professional Experience

**On-Call Contract Planning/CEQA Staff Augmentation Services, Riverside County – City of Wildomar as a Sub to PlaceWorks (2020-Ongoing).** Project Manager responsible for coordinating with City planning and engineering staff and serving as extension of staff to address biological and MSHCP compliance issues.

**Ranchero Road Widening Project, San Bernardino County – City of Hesperia as a Sub to Angenious Engineering Services, Inc. (2021-Ongoing).** Project Manager for the widening of Ranchero Road from its current two-lane configuration to a four-lane facility. Overseeing all pre-construction surveys, biological monitoring, and reporting for the project. Ensuring the project remains in compliance with all permits and the Mitigation Monitoring and Reporting Program. Currently working on obtaining the Incidental Take Permit for Joshua trees.

**Hillwood Ethanac Project, Riverside County – Albert A. Webb & Associates (2022-Ongoing).** Project Manager responsible for overseeing a biological resources assessment of a property proposed for development. The assessment included a literature review and a field survey to identify plant communities, wildlife species and sensitive habitats, including burrowing owl habitat. A report was prepared that contained the results of the survey and information about potential biological constraints to the proposed residential development. The report also contained a Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis.

**Phelan Road Widening Project, San Bernardino County – County of San Bernardino, Department of Public Works as a Sub to EXP US Services, Inc. (2021-Ongoing).** Project Manager for the widening of a

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12.1-mile-long section of Phelan Road between State Route 138 and Los Banos Avenue. Currently overseeing all focused special-status plant and wildlife surveys and reporting for the project. An IS/MND and NES will be prepared for the project.

**Federal As-Needed Environmental Compliance Services for Programs Development Division, Los Angeles County – Los Angeles County Public Works (2021-2023).** Task Order Manager in support of Los Angeles County Public Works contract providing environmental documentation services (IS/MNDs and EIRs), regulatory permit services, environmental permit compliance services, and environmental mitigation services for Federal projects or federal-aid or state funded projects.

**Mission Hospital Pipeline Improvements, Orange County – Wood Rogers, Inc. (2022).** Biological Project Manager responsible for overseeing a biological reconnaissance survey and focused special-status plant and coastal California gnatcatcher surveys for a pipeline improvement project in Orange County, California. Following the surveys, a Biological Technical Report and IS/MND was prepared.

**Pioneertown Coffee Shop Project, San Bernardino County – Pioneer Development, LLC (2022).** Project Manager responsible of overseeing a biological reconnaissance-level survey and report prepared in support of CEQA for the proposed coffee shop project. Vegetation communities and wildlife habitats were characterized, and to determine if suitable habitat for sensitive biological resources was present. A Joshua tree inventory was conducted at the time of the survey.

**Substation Projects, Riverside and San Bernardino Counties – Southern California Edison (2010-2018).** Project Manager for several Southern California Edison's (SCE's) Substation projects, which involved vegetation mapping, focused special-status plant/wildlife surveys, wetland delineations, and preparation of Biological Resources Technical Reports, and biological resources sections of Proponent's Environmental Assessment Reports and EIRs.

**Edinger Avenue Bridge Replacement, Orange County – OC Public Works (2016-2019).** Project Manager for a Bridge Replacement Project in the City of Huntington Beach from design planning, project execution until project completion. Oversaw all biological surveys including focused surveys for special status plant and wildlife species. Wrote the Natural Environmental Study (NES) pursuant to Caltrans guidelines, the biological resources section of an Initial Study/Mitigation Negative Declaration, and the Biological Assessment (pursuant to USFWS Section 7 Consultation). Obtained all the permits for the project (i.e., 1602 permit, Nationwide Permit, Coastal Development Permit). Served as the main point of contact for the Project Construction Manager hired by the County of Orange and oversaw the environmental compliance program.

**Lincoln Boulevard, Los Angeles County – City of Los Angeles (2016-2019).** Senior Project Manager for a Bridge Replacement Project in the City of Los Angeles. Oversaw all biological surveys including focused surveys for special status plant and wildlife species. Wrote the Natural Environmental Study (NES) pursuant to Caltrans guidelines.

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**Office Location**

3 MacArthur Place, Suite 1100, Santa Ana, CA 92707  
714.966.9220 | 714.966.9221 (f)

**Additional Offices**

Inland Empire | Los Angeles | Bay Area | Sacramento | Central Coast

[placeworks.com](http://placeworks.com)



J. COST

March 15, 2023

Grace Wichert  
Procurement and Contracts Specialist  
CITY OF BEAUMONT  
550 E. 6th Street  
Beaumont, CA 92223

Subject: Cost Proposal to accompany Statement of Qualifications for On-Call Planning and Environmental Services

Dear Ms. Wichert:

Please find attached copies of PlaceWorks' and our subconsultants' standard fee schedules.

We understand the significance of this effort and look forward to discussing our qualifications with you in greater detail. This proposal shall remain valid for 90 days from the date of submittal. As a Principal, I am authorized to bind the team to the contents of this submittal and to negotiate contracts on behalf of PlaceWorks. Please contact me at 714.966.9220 x 2730 or [mteague@placeworks.com](mailto:mteague@placeworks.com) with any questions.

We look forward to your response.

Respectfully submitted,

**PLACEWORKS**

A handwritten signature in blue ink, appearing to read "M Teague".

Mark Teague AICP  
Managing Principal, Environmental Services



## PlaceWorks – 2023 Standard Fee Schedule

<b>Staff Level</b>	<b>Hourly Bill Rate</b>
Principal	\$210–\$335
Associate Principal	\$195–\$275
Senior Associate II	\$170–\$260
Senior Associate I	\$160–\$215
Associate II	\$135–\$190
Associate I	\$125–\$175
Project Planner	\$105–\$165
Planner	\$90–\$145
Graphics Specialist	\$90–\$155
Administrator	\$145–\$200
Clerical/Word Processing/Technical Editor	\$45–\$150
Intern	\$80–\$115

Subconsultants are billed at cost plus 10%. Mileage reimbursement rate is the standard IRS-approved rate. Possible yearly increase of 5% on bill rates.

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2022-2023

(July 2022 through June 2023)

**Hourly Billing Rates**

<b>Classification</b>	<b>Hourly Rate</b>		
Principal	\$240.00	-	\$375.00
Senior Associate	\$205.00	-	\$300.00
Associate	\$175.00	-	\$255.00
Senior Engineer/Planner	\$160.00	-	\$215.00
Engineer/Planner	\$130.00	-	\$175.00
Senior Engineering Technician	\$150.00	-	\$215.00
Senior Project Accountant	\$170.00	-	\$190.00
Senior Project Coordinator	\$130.00	-	\$180.00
Project Coordinator	\$120.00	-	\$170.00
Technician	\$150.00	-	\$170.00
Intern	\$95.00	-	\$140.00

- *Other Direct Costs / Reimbursable expenses are invoiced at cost plus 10% for handling.*
- *Personal auto mileage is reimbursed at the then current IRS approved rate (58.5 cents per mile as of Jan 2022).*
- *Voice & Data Communications (Telephone, fax, computer, e-mail, etc.) are invoiced at cost as a percentage of project labor.*

*Fehr & Peers reserves the right to change these rates at any time with or without advance notice.*



## **FEE SCHEDULE FOR PROFESSIONAL SERVICES**

### **ECORP Consulting, Inc. – 2023 Rates\***

Principal I-IV* .....	\$225-\$350
Senior I-IV* .....	\$160-\$210
Staff I-III* .....	\$135-\$150
Associate I-III* .....	\$105-\$125
Assistant I-III* .....	\$85-\$100
Technician I-III* .....	\$65-\$85
GIS Specialist I-III .....	\$120-\$165
GIS Technician .....	\$100
Technical Editor .....	\$155
Publications Specialist I-II .....	\$100-\$120
Accountant I-III .....	\$115-\$160
Clerical .....	\$90

\*Technical classification includes biologists, regulatory permitting specialists, archaeologists, architectural historians, paleontologists, air quality/greenhouse gas specialists, noise specialists, planners, CEQA/NEPA specialists, UAS pilots, and other technical professionals.

#### ***Other Direct/Reimbursable Costs***

- ◆ Reproduction, equipment and other direct expenses are reimbursed at cost plus a 14-percent administrative handling charge (excluding mileage).
- ◆ Mileage will be billed at the current IRS rate, adjusted annually.
- ◆ Subcontractor expenses are reimbursed at cost plus a 12-percent administrative handling charge.
- ◆ Expert Witness Testimony, including Depositions, is billed at time and a half.
- ◆ Rental vehicles will be charged at the current standard daily rate, typically \$100 per day.
- ◆ Per Diem, depending upon geography, may be charged if overnight stays are required.
- ◆ Non-standard invoicing will be billed at the hourly rates for support personnel.
- ◆ Hourly rates will escalate at a rate of 3% per annum.

**EXHIBIT "B"**

**CERTIFICATES OF INSURANCE AND ENDORSEMENTS**