

AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR

THIS AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR is made and effective as of the 17th day of July, 2018, by and between the CITY OF BEAUMONT (“CITY”), a general law city, whose address is 550 E. 6th Street, Beaumont, California 92223 and Placeworks whose address is 750 B Street, Suite 1620, San Diego, CA 92101 (“CONTRACTOR”).

RECITALS

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

- A. On April 13, 2018, the City publicized a Request for Proposals (“RFP”) for certain professional services, a copy of which is attached hereto as Exhibit “A”;
- B. CONTRACTOR has submitted a Proposal in response to the RFPs, a copy of which is attached hereto as Exhibit “B”;
- C. CITY duly selected the Proposal in response to the RFP and desires to engage CONTRACTOR to provide the services, as further described in the RFP;
- D. 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) years unless extended by the parties in a written amendment to this Agreement 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 environmental services and any other services which the City may request in writing from time to time. All Services shall be performed in the manner and according to the timeframe set forth in the RFP and Proposal. CONTRACTOR designates Mark Teague as CONTRACTOR’S professional 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 CONTRACTOR shall be paid at the rates set forth in the Proposal and shall not increase any rate without the prior written consent of the CITY. Notwithstanding anything in this Agreement to the contrary, total fees and charges paid by CITY to CONTRACTOR under this Agreement shall not exceed amount to be determined as needed without approval by the City Council of CITY.

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

4.03 CONTRACTOR shall submit to CITY, on or before the fifteenth (15th) 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 the RFP, or contain additional terms other than the Services to be rendered and the price for the Services, the terms of this Agreement and the RFP 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. 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 X /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 negligent performance of this Agreement by CONTRACTOR or any subcontractor or agent of either. 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, reasonable 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 negligent 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.

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.

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.

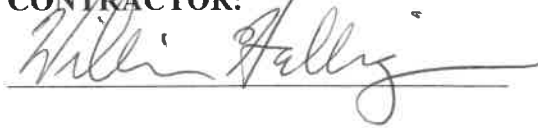
IN WITNESS WHEREOF, the parties hereby have made and executed this Agreement to be effective as of the day and year first above-written.

CITY:

CITY OF BEAUMONT

By: 
Mayor

CONTRACTOR:



By: Placeworks

Print Name: William Halligan, Esq

Title: Principal, Environmental Services

EXHIBIT "A"

Request for Proposals



Website:
www.ci.beaumont.ca.us

Address:
550 E. 6th Street
Beaumont, CA 92223

Phone:
951.769.8520

Request for Proposals for On-Call Environmental Services

Proposals Due By:
12:00 pm
May 23, 2018

Contact:
Rebecca Deming
Community Development Director
rdeming@ci.beaumont.ca.us
951-769-8518

RFP Available Online:
www.publicpurchase.com



Introduction

The City of Beaumont (“City”) Community Development Department requests written responses to a Request for Proposal (RFP) for selection of a qualified firm (“Consultant”) to provide On-Call environmental Services on behalf of the City’s Planning Department.

The Consultant will be responsible for the preparation of Environmental Impact Reports (EIR), Environmental Impact Statements (EIS), Negative Declarations, Mitigated Negative Declarations, technical studies and other California Environmental Quality Act (CEQA) and National Environmental Protection Act (NEPA) documentation for proposed projects. The Consultant must be willing to work collaboratively with, and manage the work of, other members of the environmental analysis team.

The purpose of this RFP is to solicit and select a firm to provide Consultant services to augment City staff as it relates to CEQA, including review of submitted documents for private developments and assisting with the AB 52 consultation process. Under the direction of the City’s Community Development Director, the Consultant will serve as a coordinator and will provide the range of expertise necessary to carry out the normal functions of CEQA.

All services provided by the Consultant shall be performed by individuals who meet the qualifications, education, and certification/licensing requirements for the position. The successful Consultant shall also have the resources to provide cost effective and timely services, including providing customer service, to the City. The City will, based on qualifications presented in response to this RFP, select the firm(s) best able to provide environmental consulting services for upcoming private and City initiated projects.

Background

Founded at the turn of the 20th century, Beaumont is proud of its rich history and rural charm. The town served as a welcome “stopping-off point” for early travelers making their way from the Mohave desert to Los Angeles, and later for L.A. residents eager to vacation in Palm Springs. Some, however, set down roots, drawn by the beautiful mountain vistas; clean, crisp air; and the abundance of cherry and apple orchards. The City is located in the western portion of Riverside County and is bounded on the west by Calimesa and unincorporated areas, on the north by the unincorporated County areas (Cherry Valley), on the south by unincorporated County areas and the City of San Jacinto, and on the east by the City of Banning. The land area within the City’s boundaries is approximately 26 square miles.

Beaumont provides the very best of rustic, rural beauty and charm, combined with the planned growth, abundant recreational opportunities, and rich community life offered by the finest Southern California cities. The progressive city of over 45,000 people, sits at 2,612 feet in elevation between Riverside and Palm Springs in the Inland Empire. The city contains 16 city parks, including a 20-acre sports park and a municipal pool, as well as an extensive trails



system. The Beaumont School District, with 10 schools, has an outstanding reputation, and it ranks highly in the Pass Area. The city is rounded out with various local service clubs, a new state of the art community recreation center, a library, two four-star golf courses, and multiple churches.

The City interacts with numerous other government agencies, including but not limited to the California Department of Parks and Recreation, the California Department of Transportation, the County of Riverside, and the Santa Ana Regional Water Quality Control Board.

The City Government

The Beaumont City Council is comprised of five Council members, each sharing equal voting powers on all items coming before the Council. Council members are elected to at-large positions for four-year terms, with elections held in November of even-numbered years. The City Council meets annually to select one of its members to serve as Mayor and another to serve as Mayor Pro Tem for one year but no more than two consecutive years.

The City Council provides legislative and policy direction to the City Manager, who implements their decisions to direct the activities of the City. The City Council responds to issues and concerns of the community by allocating resources, developing policies, and formulating strategies that support the vitality and economic viability of the City. All of their decisions must be made at public meetings.

The City Council appoints the City Manager and City Attorney and members of all advisory boards, commissions, and committees. The City Council also serves as the Board of Directors for the Beaumont Financing Authority, Beaumont Utility Authority, Beaumont Conservation Authority, and Beaumont Successor Agency.

Scope of Services

In accordance with the California Environmental Quality Act (CEQA), the City of Beaumont (“City”) follows CEQA Guidelines (California Code of Regulations – Title 14, Chapter 3) as its procedures for the review of development projects and other activities to ensure that the environment of the State is protected and enhanced. Pursuant to these procedures, the City anticipates that the preparation of environmental document(s) may be required for potential future projects. Due to the potential for project schedules to overlap, the City may ask several firms to provide consulting services and the firm(s) may subsequently be asked to provide written proposals for more than one project. The selected consultant(s) may be asked to provide a variety of professional services and prepare environmental documents (such as Environmental Impact Reports, Mitigated Negative Declarations, Negative Declarations, Initial Studies, and/or technical studies) in compliance with the requirements of CEQA and NEPA. Typical environmental impacts which will need to be assessed include but are not limited to:



- | | |
|-------------------------------|---------------------------------|
| Aesthetics | Agricultural Resources |
| Air Quality | Biological Resources |
| Climate Change/Global Warming | Cultural Resources |
| Geology and Soils | Hazards and Hazardous Materials |
| Hydrology and Water Quality | Land Use and Planning |
| Mineral Resources | Noise |
| Population and Housing | Public Services |
| Recreation | Transportation/Traffic |
| Tribal Cultural Resources | Utilities and Service Systems |

The selected consulting firm must be prepared to effectively address the following:

- A. Assist City staff in managing the environmental processing for private development projects and City initiated projects, including preparation of environmental documents, attendance at public meetings, regular interface with City staff and other City consultants, and attendance at regularly scheduled coordination meetings as necessary when work is in progress.
- B. Communicate, cooperate and team with specialized environmental consultants and City staff and other City consultants as necessary.
- C. Demonstrate the depth and breadth of the firm to provide a full range of environmental consulting services capable of meeting the needs of any given private development or City initiated project.
- D. Provide strong emphasis on the management of multiple projects and competing priorities while maintaining quality, meeting schedules and staying within budget.
- E. Subconsultants may be utilized for various technical reports. The City reserves the right to require the use of approved subconsultants, particularly with respect to traffic reports, and not permit the use of subconsultants that have not been approved.
- F. Consultant will aid the City with general information and departmental assistance when needed in addition to providing review services.

Tentative Timeline

TIMELINE	DATE
Request for Proposals Released	April 13, 2018
Last Day to Submit Questions for Clarification	May 2, 2018 @ 5:00 pm
City's Responses to Questions Due to Vendors	May 9, 2018



Deadline for Submission of Proposals	May 23, 2018 @ 12:00 pm
Consultant Interviews	Week of June 18, 2018
City Council to Award Agreement	July 17, 2018 Council Meeting

Additional Responsibilities

The Consultant shall be responsible for completing the specified services in accordance with the City’s Professional Services Agreement (Exhibit A).

Proposal Format

Firms are encouraged to keep their proposals brief and relevant to the specific information requested herein. Proposals should be straightforward, concise and provide “layman” explanations of technical terms that are used.

Proposals must be presented in a format and order that corresponds to the numbering and lettering contained herein with minimal reference to supporting documentation so that proposals can be accurately compared. All proposals shall include the following:

- A. Cover Letter: Maximum of two pages serving as an Executive Summary which shall include an understanding of the scope of services. The RFP shall be transmitted with a cover letter that must be signed by an official authorized to bind the consultant contractually. That letter accompanying the RFP shall also provide the name, title, address, email, and telephone number of individuals with the authority to negotiate and contractually bind the consultant. The cover letter constitutes certification by the consultant, under penalty of perjury, that the consultant complies with nondiscrimination requirements of the State and Federal Government. An unsigned proposal or one signed by an individual unauthorized to bind the consultant may be rejected.
- B. Introduction/Information: Introduction of the service proposal, including a statement of understanding for the types of services contemplated. Provide a discussion on how the objectives of the scope of services will be accomplished. Provide the name of the firm submitting the proposal, its mailing address, telephone number, and the name of the individual to contact if further information is required. Any participating firms and proposed sub-consultants shall be identified and included in the proposal (all sub-consultants must be approved by City prior to signing the agreement with City).
- C. The Firm’s Approach to delivering the scope of services. Provide a description of the firm’s approach to communicating effectively with City staff and officials, other



jurisdictional stakeholders, and the public, to facilitate successful delivery of assigned tasks. Include a copy of firms residential and non-residential plan check correction lists.

- D. Firm Profile: Provide a description of the firm, including number of professional personnel, taxpayer identification number, years in business, office location(s), organizational structure (e.g., corporation, partnership, sole practitioner, etc.), areas of particular expertise, etc.
- E. Location of principal office that will be responsible for the implementation of this contract.
- F. Resume of the Lead Consultant.
- G. Key Personnel: Provide a summary description of the key personnel who will be involved in this project, their roles and responsibilities, and their experience in similar past projects. The proposal must name a project manager. In addition to this summary, full resumes should be provided.
- H. References: Three (3) to five (5) references for similar services within the last three (3) years, which include: name, address, contact person and phone number of the company, length of time services were provided, and a description of the services provided.
- I. Scope of Services: Provide a description of the tasks, sub-tasks, and deliverables that will be provided. The Scope of Work Program should be presented in a logical format that can be easily attached to the Professional Services Agreement.
- J. Cost: Cost proposal (including hourly rate) shall be submitted.
- K. Any other information which should be considered, such as any special services or customer service philosophy which define your firm's practice. Please include your firm's success in securing funding as well as other meaningful outcomes related to the proposed scope of services.
- L. The firm will be required to have professional liability insurance including liability at a minimum of one million per occurrence, worker's compensation, and vehicle coverage including comprehensive and collision insurance naming the City of Beaumont as additional insured. The proposal shall state whether such insurances will be in force at time of contract execution.

Submittal

Six (6) bound copies, one (1) unbound copy and one (1) color digital PDF copy of the proposal must be submitted no later than 12:00pm, Wednesday, May 23, 2018. Postmarks and faxes are



not acceptable. Proposal must be titled “RFP for On-Call Environmental Services.” Proposals and questions regarding this RFP shall be directed in writing to:

Rebecca Deming
Community Development Director
City of Beaumont
550 E. 6th Street
Beaumont, CA 92223

No postmarked proposals will be accepted. Once submitted, proposals, including the composition of the consulting staff, cannot be altered without prior written consent of the City.

All costs associated with preparation of any proposal shall be the sole responsibility of the proposer. Each proposal shall be limited to a maximum of 25 pages (not including resumes), using minimum 12-point font size. Electronic copies of the proposal will not be accepted.

***DUE DATE FOR QUESTIONS IS Wednesday, May 2, 2018, AT 5:00pm.**

All questions shall be submitted on PublicPurchase.com. Answers will be posted on the same website to allow all users to review the City’s responses to all questions within one week of the question due date.

Confidentiality

Prior to the proposal submittal deadline, all proposals will be designated confidential to the extent permitted by the California Public Records Act. After the proposal submittal deadline, all responses will be regarded as public record and will be subject to review by the public. Any language purported to render confidential all or portions of the proposals will be regarded as non-effective and will be disregarded.

Amendments to Request for Proposals

The City reserves the right to amend the RFP by addendum prior to the final proposal submittal date.

Non-Commitment to City

The City may, in its sole discretion and without any obligation to act reasonably, reject any and all proposals, waive informalities and minor irregularities in any proposal reviewed, negotiate with any entity submitting a proposal, extend deadlines, and/or request additional information. The City may reject any proposal that does not conform to the instructions provided in this RFP. Additionally, the City reserves the right to negotiate all final terms and conditions of any



proposal received before entering into final contract.

Term

The term of the agreement shall be determined upon need of services and consistent with the City’s policies. The initial period of the contract is for three years, with extensions as approved by City Council, subject to agreement terms and the Beaumont Municipal Code.

Conflict of Interest

The Consultant shall disclose any personal or professional financial, business, or other relationships with the City that may have an impact on the outcome of this contract or any resulting project. The consultant shall also list current clients who may have a financial interest in the outcome of this contract.

Proposal Evaluation/Selection

The City intends to engage the most qualified consultant available that demonstrates a thorough understanding of the City’s needs. City staff will use the following criteria to evaluate the proposals:

Criteria	Points
Understanding of the Scope of Services	5
Demonstrated Professional Skill and Credentials	5
Related Experience	20
Quality of Proposal	10
Approach to Performing this Type of Service	10
Familiarity with City, County, and State Procedures	10
References/Satisfaction of previous clients	20
Costs of Services	20
Total	100

The City may request a qualification interview with the highest ranked consultant(s) prior to determining the final ranking. This selection will be conducted according to the City’s adopted procedures. The City reserves the right to reject any and all proposals.



Exhibits

- A. Sample Professional Services Agreement

EXHIBIT "B"

PROPOSAL



Statement of Qualifications for On-Call Environmental Services

CITY OF BEAUMONT | MAY 23, 2018



A. Cover Letter

May 21, 2018

Ms. Rebecca Deming
Community Development Director
City of Beaumont
550 E. 6th Street
Beaumont, CA 92223

Subject: Statement of Qualifications for On-Call Environmental Services

Dear Ms. Deming:

The easy projects seem to have long since been approved and developed, and the regulatory environment continues to get more complex and time consuming. Simply keeping track of the changes in CEQA, court decisions, and new environmental issues can be overwhelming. PlaceWorks' team of environmental and technical experts is ready to assist the City in navigating the entitlement and environmental process. We work with municipalities and influential community groups to stay current on environmental issues and address community concerns through outreach, documentation, and compliance. We recognize that each jurisdiction and each project has a unique set of constraints and opportunities that must be addressed, along with a legally defensible environmental process that is uniquely tailored to the expectations of each community.

For over 40 years, PlaceWorks, a California S-Corporation, has been providing comprehensive environmental services (CEQA/NEPA), including technical expertise for air quality/greenhouse gases, noise and vibration, hydrology/water quality, transportation/traffic, geotechnical, shade/shadow, and environmental site assessment. Since our firm also provides planning and land planning services, we have the in-house specialists to support review of preliminary technical and feasibility studies, land use planning/policy/entitlement issues, and physical land planning analysis. Our environmental staff includes two in-house attorneys who are available to advise on CEQA legal issues.

Since this work effort will include preparation of environmental documents, we have assembled a team that can prepare any level of CEQA/NEPA document required. Alden Environmental will address any biological issues, IBI Group will cover transportation issues, and Cogstone will provide cultural resources services. 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. We know the right questions to ask to identify the right CEQA, NEPA, or joint CEQA/NEPA documentation and process. Our first course of action is always to determine



whether any categorical exclusions (NEPA) or categorical exemptions (CEQA) apply to the project. Taking advantage of exclusions and exemptions helps us optimize efficiency and reduce redundancy while ensuring legal defensibility. If no exclusions or exemptions apply, our next step is to determine whether an individual or joint CEQA/NEPA document would be required. If a joint document is required, we have the experience to know how best to scope our work to provide the required analysis under both CEQA and NEPA without redundancy or overkill.

The staff summaries in this submittal highlight the key individuals we propose to work on City of Beaumont's environmental projects. **William Halligan, Esq.**, is proposed as overall Principal-in-Charge, and **Mark Teague, AICP**, will serve as Project Manager. Their 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.

William Halligan, Esq. | Principal-in-Charge
3 MacArthur Place, Suite 1100
714.966.9220 x 2348
whalligan@placeworks.com

Mark Teague, AICP | Day-to-Day Project Manager
750 B Street, Suite 1620
619.299.2700 x 2606
mteague@placeworks.com

We understand the significance of this effort and look forward to discussing our proposal with you in greater detail. This proposal is valid for 90 days from the date of this submittal. As a Principal, Bill Halligan is authorized to bind the team to the contents of this submittal and to negotiate projects on behalf of the firm. Should you have any questions about the enclosed qualifications, please contact either of the undersigned.

Respectfully submitted,

PLACEWORKS

A handwritten signature in blue ink that reads "William Halligan".

William Halligan, Esq.
Principal, Environmental Services

A handwritten signature in blue ink that reads "Mark Teague".

Mark Teague, AICP
Associate Principal



Statement of Qualifications for On-Call Environmental Services

CITY OF BEAUMONT | MAY 23, 2018

SUBMITTED TO:

CITY OF BEAUMONT

Community Development
Rebecca Deming
Community Development Director
550 E. 6th Street
Beaumont CA 92223

SUBMITTED BY:

PLACEWORKS

Mark Teague, AICP
Associate Principal
750 B Street, Suite 1620
San Diego CA 92101
619.299.2700 | mteague@placeworks.com

WITH:

IBI GROUP

COGSTONE RESOURCE MANAGEMENT
ALDEN ENVIRONMENTAL

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B. Introduction/Information

PlaceWorks' method to accomplish the work 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.

PRIMARY CONTACT

For any additional information please contact:

Mark Teague, AICP | PlaceWorks, Inc.

750 B Street, Suite 1620 | San Diego, CA 92101

619.299.2700 x2606 | 714.966.9221 (fax) | mteague@placeworks.com

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.

IBI GROUP - TRAFFIC/TRANSPORTATION

Contact: William Delo, AICP | 18401 Von Karman Ave., Suite 110, Irvine, CA 92612 | 949.833.5588, 949.833.5511 (fax) | bdelo@ibigroup.com

IBI Group (EIN: 95-3268721) is a leading international, multidisciplinary provider of a broad range of professional services focused on the physical development of cities since 1974. Their expertise spans urban design and transportation planning, building and landscape architecture, engineering, transportation system solutions, active transportation planning, communications networks, and software development. They have organized these services into three streams—Intelligence, Buildings and Infrastructure—to ensure a holistic approach to creating innovative, responsive, and intelligent

solutions for their clients in both the public and private sectors. IBI Group has grown both from within and through strategic acquisitions. Today they have 63 offices around the world that employ more than 2,600 professionals and support staff. More than 300 of their staff architects, planners, designers, and engineers are LEED accredited. IBI Group's approach to any project balances the three pillars of sustainability—the social, environmental, and economic spheres of influence.

IBI Group is known for its industry-leading practice in end-to-end design, management, and operational support, which includes traffic impact analyses, intelligent transportation systems, and parking management studies. They have a long track record of working with jurisdictions across southern California to develop effective solutions for a wide variety of transportation planning, traffic engineering, circulation, and parking improvement projects. Their key specializations include regional and local travel demand modeling, strategic planning and design-making policy with key stakeholders, construction and traffic management, signing and striping, traffic impact analysis, access design, VMT analysis, at-grade rail crossing evaluations, parking management plans, geographical information systems, and traffic signal timing and design.

COGSTONE RESOURCE MANAGEMENT - CULTURAL RESOURCES

Contact: Sherri Gust, RPA | 1518 W. Taft Ave., Orange, CA 92865 | 714.974.8300,
714.974.8303 (fax) | sgust@cogstone.com

Cogstone Resource Management Inc. (Cogstone) is a California corporation (EIN: 33-0963691) formed in April 2001. Cogstone's main office is in Orange, California, with satellite offices in Riverside, San Diego, Morro Bay, and San Francisco. Specializing in paleontology, archaeology, and history, Cogstone serves both public- and private-sector clients throughout California. For 17 years, Cogstone has provided quality environmental services to assist clients in meeting project compliance requirements for federal, state, and local regulations, including CEQA, NEPA, Section 106 of the NHPA, NAGPRA, SB 18, AB 52, and others. Cogstone recognizes the importance of producing thorough and defensible work products that stand up to both industry review and legal challenge. This includes every facet of the cultural resource management process, from initial review and client consultations, through implementation of mitigation programs during construction, to reporting and public outreach. Cogstone holds statewide BLM cultural permits, and the qualifications of our 30 professional personnel are well recognized.

ALDEN ENVIRONMENTAL - BIOLOGICAL RESOURCES

Contact: Greg Mason | 3245 University Ave, #1188, San Diego, CA 92104 | 619.284.3815 |
gmason@aldenenv.com

Alden Environmental, Inc. (EIN: 45-3639966) is an environmental consulting firm, incorporated in 2011, serving the southern California market. Its primary services include biological surveys, habitat restoration, CEQA/NEPA support, environmental compliance monitoring, jurisdictional delineations, agency coordination, natural resource planning, and aquatic resources permitting. Alden Principal and Senior Biologist Greg Mason has over 20 years of environmental consulting experience with hundreds of projects throughout San Diego, Riverside, San Bernardino, Orange, Los Angeles, and Imperial counties.

C. Firm's Approach

PlaceWorks' method to accomplish the work 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 crafted to bring the best local and regional experts with local experience to help you successfully meet the goals of each project.

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 Senior Planner Robert Kain, Associate Planner Michael Milroy, and all PlaceWorks staff.

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. We have two in-house environmental attorneys, one of whom, Bill Halligan, Esq., is the current Chair of AEP's legislative committee.

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 on is distinctly different, so is our thinking about it.

PlaceWorks, a California S-Corporation (Tax ID: 95.2975827), is one of the West's most eminent planning, design, and environmental consulting firms, with approximately 120 employees in five offices. Formerly known as The Planning Center, PlaceWorks celebrates its 43rd anniversary later this year.

We have 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, transportation planners, attorneys, 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. The breadth of our environmental consulting services is shown in the following list.

PLACEWORKS SERVICES

Environmental Services

- CEQA/NEPA Documentation
- Third-Party Review
- Technical Studies, including Air Quality and GHG, Noise, Traffic, Shade & Shadow
- Climate Action Planning
- Site Investigation
- Remedial Engineering Design
- Health Risk Assessment
- Regulatory Compliance

Community Planning

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

Design

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

Landscape Architecture

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

Economics

- Economic and Market Analysis
- Economic Development Planning
- Site Selection and Development
- Feasibility Studies

PLACEWORKS ENVIRONMENTAL SERVICES

CEQA Documentation

- Environmental Impact Reports (EIRs)
- Mitigated Negative Declarations (MNDs)
- Exemptions
- Mitigation Monitoring Programs
- Findings/Resolutions
- Third-Party CEQA Adequacy Review
- Litigation Support

NEPA Documentation

- Environmental Impact Statements (EISs)
- Environmental Assessments (EAs)
- Findings of No Significant Impact (FONSI)

Site Investigation/DTSC Compliance

- Phase I and Phase II Environmental Site Assessments (ESA)
- Preliminary Environmental Assessments (PEA)
- Remedial Investigation/Feasibility Studies (RI/FS)
- Environmental Information Management
- Geologic/Hydrologic Characterization
- Soil, Soil Vapor and Groundwater Sampling & Assessment

Remedial Engineering Design

- Feasibility Studies
- Remedial Action and Removal Action Plans, and Closure Reports
- Remedial Program Design, Implementation & Monitoring

Technical Analysis

- Air Quality Assessments and Dispersion Modeling
- Greenhouse Gas Evaluations
- Climate Action Plans/Greenhouse Gas Reduction Plans
- Noise Assessments, Mapping and Monitoring
- Vibration Assessments
- Hydrology Studies
- Water Quality Studies
- Light and Glare Studies
- Visual Impacts/Simulations

Regulatory Compliance and Safety

- Facility/Site Audits
- Permits/Approvals Acquisition
- Hazardous Waste Characterization and Management
- SWPPPs/WQMPs
- SPCCPs
- NPDES Monitoring and Permits
- Regulatory Agency Interface and Strategy

CCR Title 5 Risk Assessments

- Health Risk Assessments (Toxic Air Emissions)
- Geohazard Studies
- Railroad Risk Studies
- Pipeline/Water Storage Tank Risk Studies
- Dam Inundation Studies
- EMF (Electro Magnetic Field) Management Plans
- SFPD (School Facilities Planning Division) Self-Certification Forms
- Safe Routes to School

Support Services

- Outdoor Educational Planning Services
- Entitlement Processing
- General Plan Amendments
- Zoning Changes
- Conditional Use Permits
- Master Planning
- Feasibility Studies
- Site Planning and Design
- Grading/Feasibility Studies
- Geographic Information System (GIS) Mapping
- Demographic Studies and Reports
- Surplus Schools
- Community Outreach/Public Participation
- Hearing Coordination and Support
- Graphics/Media Support
- Spanish Interpreters/Translation
- CEQA Scoping Meetings
- DTSC Public Participation Process
- Staff Services, On-Call/Temporary Staff Placement

OFFICE LOCATIONS

ORANGE COUNTY
Corporate Headquarters
 3 MacArthur Place, Suite 1100
 Santa Ana, CA 92707
 714.966.9220

SAN DIEGO
 750 B Street
 Suite 1620
 San Diego, CA 92101
 619.299.2700

INLAND EMPIRE
 2850 Inland Empire Blvd.
 Suite B
 Ontario, CA 91764
 909.989.4449

LOS ANGELES
 700 S. Flower Street
 Suite 600
 Los Angeles, CA 90017
 213.623.1443

NORTHERN CALIFORNIA
 1625 Shattuck Avenue
 Suite 300
 Berkeley, CA 94709
 510.848.3815

In addition to these five offices, we maintain a field office on the Central Coast.

E. Location

The principal office that will be responsible for the implementation of this contract is the PlaceWorks San Diego office, 750 B. Street, Suite 1620, San Diego, CA 92101.

F. Resume of Lead Consultant

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

G. Key Personnel

Name, Title	Role or Potential Role(s)	Experience/Qualifications Summary
PROJECT MANAGEMENT		
MARK TEAGUE, AICP Associate Principal	Overall Project Manager, Day-to-Day Contact	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
LEGAL DEFENSIBILITY		
WILLIAM HALLIGAN, Esq. Principal	Senior Advisor/Legal Defensibility	Management of complex program and project EIRs, including general plans and community/specific plans; conducts CEQA/legal adequacy review; provides CEQA training/ teaching. Licensed attorney specializing in environmental and land use law.

Name, Title	Role or Potential Role(s)	Experience/Qualifications Summary
NICOLE MORSE, Esq. Associate Principal	Senior Advisor/Legal Defensibility	Management of complex program and project EIRs, general plan EIRs, community plan/specific plan EIRs; CEQA/legal adequacy review; CEQA thresholds/guidelines. Experience in downtown redevelopment, large master planned communities, urban infill, high-rise commercial-office, industrial, and mixed use projects.
CEQA PROJECT		
ALICE HOUSEWORTH, AICP, LEED AP Senior Associate	Project Manager, Senior Planner	Management of program and project EIRs; CEQA/NEPA compliance; and mitigation monitoring. Certificates in Watershed Management and School Facilities Planning.
JORGE ESTRADA Senior Associate	Project Manager, Senior Planner	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.
ELIZABETH KIM Associate	Project Manager, Senior Planner	Skilled in environmental analysis, policy analysis, and municipal planning; manages environmental documentation and constraints mapping; provides research and analysis for EIRs/MNDs.
MICHAEL MILROY Associate	Project Manager, Associate Planner	Experience preparing CEQA/NEPA documents and providing project management assistance. Specializes in biological resources, hydrology and water quality, and GIS.
RYAN POTTER, AICP Associate	Project Manager, Associate Planner	Experienced in CEQA analysis, project management, code compliance, designing urban infill and mixed use developments, and writing design guidelines for master-planned communities.
MICHAEL PAUL Project Planner	CEQA Planner	Experience in working with the built environment, urban design, policy, and sustainability with a solid foundation for environmental and community planning. Additionally, his enthusiasm for civic engagement makes him an effective liaison with the public.
CEQA TECHNICAL		
NICOLE VERMILION Associate Principal, Air Quality/ GHG Services and Director of Air Quality/GHG/Noise Services	Air Quality/GHG Emissions	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.

Name, Title	Role or Potential Role(s)	Experience/Qualifications Summary
FERNANDO SOTELO, PE, PTP Senior Engineer, Transportation	Traffic/Transportation and Parking	Professional traffic engineer with extensive CEQA experience and technical knowledge of transportation planning, including travel demand forecasting, traffic impact analyses, and parking demand studies. Up to date on recent CEQA legislation related to transportation planning.
JOSHUA D. CARMAN Senior Associate, Noise, Vibration & Acoustics	Noise and Vibration	Experience includes complex project- and program-level analyses of mixed-use development, traffic, transit, and transportation, community health risk assessments, vibration, industrial, infrastructure and utilities, telecommunications, hydroacoustics, and construction projects. Certified in the use of the FHWA's Traffic Noise Prediction Model (TNM) and the US EPA AERMOD air dispersion model.
JOHN VANG, JD Senior Associate	Air Quality/GHG	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.
ALEXIS WHITAKER, LEED GA Project Scientist	Air Quality/GHG, Noise and Vibration, and Health Risk	Brings a strong scientific background and deep understanding of environmental systems and a background in scientific research with technical skills in CalEEMod, GIS, and data management to the environmental planning team.
SCOTT ASHLOCK, ASLA Senior Associate	Shade/Shadow Analysis, Visual Simulations	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.
ALEX REYES Project Designer	Shade/Shadow Analysis, Visual Simulation	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.
YUE ZHANG Designer	Shade/Shadow Analysis, Visual Simulation	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.
STEVE BUSH, PE Senior Engineer	Air Quality/GHG, Health Risk Assessment, Hydrology/Water Quality	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.

Name, Title	Role or Potential Role(s)	Experience/Qualifications Summary
CATHY FITZGERALD, DEnv, PE, QSD/QSP Senior Engineer	Hydrology/Water Quality; Health Risk Assessments; Storm Water Pollution Prevention Plans	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.
DINA EL CHAMMAS GASS, EIT Project Engineer/ Planner	Hydrology/Water Quality, Health Risk Assessment, Site Assessment	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.
ROBYN CHACONAS, EIT Project Engineer/ Planner	Hydrology/Water Quality	Practical experience in engineering, construction, permitting, and community development. She is versed in oil and gas permitting, regulatory compliance, underground injection control, and oilfield waste management.
MICHAEL J. WATSON, PG Associate Geologist	Site Assessment, Geology/ Geohazards Assessments	Proficient in conducting site assessments, geohazard studies, air quality and industrial hygiene assessments, groundwater investigations, and remedial actions.
DENISE CLENDENING, PhD Associate Principal, Site Assessment Services	Phase I, II & III ESAs	Expertise in human health risk assessments, site assessments, and investigations of chemical waste, including at Resource Conservation & Recovery Act (RCRA) and Superfund sites.
KARL RODENBAUGH, DEnv Senior Scientist	Site Assessment	Technical liaison between public and private entities in the areas of water quality, public health, risk assessment, air quality, ecology, and hazardous waste management, and has been responsible for environmental assessment and field projects worldwide.
ROBERT KAIN GeoSpatial Services Business Leader	GIS	Well versed in advanced and current planning practices in both the public and private sectors with expertise in processing complex discretionary applications—such as coastal development permits, variances, conditional uses permit, parcel maps, and tract maps.
KIM HERKEWITZ GIS Manager	GIS	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.

Name, Title	Role or Potential Role(s)	Experience/Qualifications Summary
HALLEY GRUNDY Project Planner	GIS and Visual Simulation	Strong graphics skills help to communicate in a user-friendly manner that resonates with a broad audience ideas informed by a background in architecture and real estate development that are well grounded in the ins and outs of design as well as the reality of market constraints and opportunities.
SUBCONSULTANTS		
IBI Group		
WILLIAM DELO, AICP Managing Principal	Principal in Charge/ Traffic Project Manager	An experienced project manager with over 16 years of experience in transportation planning and traffic engineering responsible for the successful completion of numerous projects ranging from traffic and parking studies to regional multi-modal transportation studies.
MIKE ARIZABAL Senior Transportation Planner	Traffic Study Project Manager	Has led the technical work for numerous transportation planning, traffic engineering, and parking projects in Southern California, and is an expert on all traffic analysis software and tools.
AMY FRANK, PE, LEED AP Transportation Engineer	Traffic Study and Engineering Lead	Over 9 years of experience on projects ranging from roadway design, traffic signal and striping design, traffic impact studies, stage construction layouts, bicycle facilities, bus stops, and traffic control plans.
DAVID CHEW, PTP Transportation Planner	Traffic Study Support and Modeling	Skills include geospatial analysis and data visualization with ArcGIS, transportation and land use planning, transit analysis, traffic modeling, parking studies and microsimulation using SimTraffic and VISSIM.
CATHY CHEA, AICP Transportation Planner	Traffic Analyst/GIS Lead	Specializes in the strategic planning and implementation of multimodal transportation and TOD projects ranging from transit planning, complete streets, multimodal corridor studies, TOD and station area planning, traffic impact analyses, and parking studies.
YONATHAN ESQUIVEL, EIT Transportation Engineer	Traffic Study Analyst	Experience includes traffic impact analyses, circulation studies, transit feasibility studies, traffic control plans, and traffic signal design and modifications.
Cogstone Resource Management		
SHERRI GUST, RPA Principal Investigator for Archaeology and Paleontology	Quality Assurance/Quality Control	Qualified Principal Paleontologist and Registered Professional Archaeologist (RPA) with over 35 years managing cultural and paleontological resources services for public and private sector clients. Is knowledgeable of the processes and procedures required to obtain NEPA, NHPA Section 106 and CEQA environmental approvals.

Name, Title	Role or Potential Role(s)	Experience/Qualifications Summary
DESIREE MARTINEZ Project Manager	Overall Project Manager	Qualified Principal Archaeologist with 21 years in the planning, implementation, and completion of all phases of archaeological work. Extensive experience with CEQA, NEPA, NAGPRA, SB 18 and other cultural resource laws. Extensive experience consulting with Native American leaders and community members in a variety of contexts.
KIM SCOTT Principal Investigator for Paleontology	Principal Paleontologist	Extensive experience survey, monitoring and fossil salvage experience. In addition, she has special skills in fossil preparation (cleaning and stabilization) and preparation of stratigraphic sections and other documentation for fossil localities.
TERESA TERRY, RPA Principal Investigator for Archaeology	Principal Archaeologist	Supervised large projects on a variety of archaeological field projects in California and the greater US Southwest as well as written or contributed to archaeological assessments and project reports. Well versed in the investigation of prehistoric and historic lithic use, debitage (flake) typologies, early 20th century consumer culture, human induced geomorphology, native and pioneer settlement patterns and subsistence strategies, and post-contact period ethnography.
Alden Environmental		
GREG MASON Principal/Senior Biologist	Terrestrial Biology	Expert in biological survey preparation, habitat restoration, CEQA/NEPA support, environmental compliance monitoring, jurisdictional delineations, agency coordination, natural resource planning, and aquatics resource permitting.
DEBORAH CLAYTON Senior Biologist	Terrestrial Biology	Has performed a variety of biological surveying and monitoring activities in San Diego, Imperial, Orange, Los Angeles, Riverside, San Bernardino, Ventura, and Kern counties and is intimately familiar with the natural communities of southern California, in particular coastal sage scrub, chaparral, riparian, oak woodland, grassland, and desert communities.
TARA BAXTER Biologist	Terrestrial Biology	Experience includes both second and third-party construction and biological compliance monitoring, native habitat restoration, and ecological field surveys and is adept at identifying native bird, mammal, reptile, amphibian, and plant species.
KRIS SCHLECH Permit Specialist	Permitting Support	Coordinates activities with Biology, Planning, GIS and Engineering staff to produce support documentation for NEPA, CEQA, Endangered Species Act, California Endangered Species Act, and Clean Water Act regulations.

Name, Title	Role or Potential Role(s)	Experience/Qualifications Summary
JUSTIN PALMER GIS Specialist	GIS Analyses	Skills include coordinating and directing field data collection efforts, conversion of data into searchable spatial databases, overlay analyses of numerous data sources, GIS modeling, and preparation of highly accurate maps and figures

Full resumes for all key personnel are provided in the resume appendix.

H. References

Client Project(s) Date(s)	Contact	Brief Project Description
PLACEWORKS		
CITY OF WILDOMAR <ul style="list-style-type: none"> On-Call Environmental and Planning Services (2017-Present. Also, Mark Teague managed this contract 2013-2017 while with another consulting firm) 	Matthew C. Bassi Planning Director 23873 Clinton Keith Road, Suite 201 Wildomar, CA 92595 951-677-7751 x 213	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.
CITY OF EASTVALE <ul style="list-style-type: none"> On Call Staffing (Mark Teague managed this contract and served as CEQA Project Manager 2013–2017 while with another consulting firm) 	Michelle Nissen City Manager 12363 Limonite Ave., Suite 910 Eastvale, CA 91752 951-703-4411	CEQA Manager. Provided CEQA oversight, prepared CEQA documents, review work by others, assist city in making environmental determination.
CITY OF ANAHEIM <ul style="list-style-type: none"> On-Call Environmental Services (2004–Present, under repeat master services contracts) 	Susan Kim Principal Planner 200 S. Anaheim Blvd. Anaheim, CA 92805 714-765-4958 skim@anaheim.net	PlaceWorks has managed more than 6 dozen CEQA projects during the past 14 years, including (not limited to) EIRs, Initial Studies, (Mitigated) Negative Declarations, and Third-Party Peer Review. Projects have included: Honda Center EIR, Anaheim General Plan EIR, Platinum Triangle EIR and subsequent EIR Addendums, Beach Boulevard Corridor Plan EIR, and Anaheim Canyon Specific Plan EIR.

Client Project(s) Date(s)	Contact	Brief Project Description
CITY OF IRVINE <ul style="list-style-type: none"> On-Call Environmental Services (2004–Present, under repeat master services contracts) 	Bill Jacobs, AICP Principal Planner One Civic Center Plaza, P.O. Box 19575 Irvine CA 92623 949.724.6521 bjacobs@ci.irvine.ca.us	PlaceWorks has led more than 4 dozen environmental projects for the City of Irvine over the past 14 years, including (not limited to) EIRs, Initial Studies (Mitigated) Negative Declarations, and Third-Party Peer Review. Projects include: the “Irvine CEQA Manual” (the guide for preparing CEQA projects in the City), the Irvine Business Complex (IBC) Vision Plan EIR, nearly 2 dozen Industrial Adjacency Analyses for the IBC, the EIR for Planning Areas 18 and 39, and more.
CITY OF BANNING <ul style="list-style-type: none"> Rancho San Gorgonio Specific Plan EIR (March 2014–October 2016) 	Ernest Perea CEQA Consultant City of Jurupa Valley (formerly at Banning) 8304 Limonite Avenue Suite 'M' Jurupa CA 92509 951.332.6464 ernestperea@ymail.com	Project proposed to transform undeveloped grazing land in the southern portion of the city into an 831-acre master-planned community. Banning residents enjoy the rural quality of the city and voiced concerns about introducing high density development. They also questioned the adequacy of public services, infrastructure, and water supply to meet the demands of the specific plan development. The PlaceWorks team and the project applicant prepared and/or reviewed technical studies to address these concerns and coordinated with public service providers to identify potentially significant impacts. The project was carried through to successful conclusion and EIR adoption in October 2016.
IBI Group		
COUNTY OF LOS ANGELES <ul style="list-style-type: none"> West Carson TOD Specific Plan (2016-2018) West Athens TOD Specific Plan (2017-2018) 	Maya Saraf Regional Planning Assistant II 320 West Temple St. Los Angeles, CA 90012 213.974.6422	The mobility element of the Specific Plans to improve transportation and mobility, which will focus on leveraging the community’s assets, connecting uses and activities, and attracting future investment to create an engaging and vibrant community.
ORANGE COUNTY TRANSPORTATION AUTHORITY <ul style="list-style-type: none"> Transit Centers Modernization and Parking Management Study (2017) 	Cliff Thorne Department Manager, Maintenance 600 South Main Street, Orange, CA 92863 714.560.5975	A comprehensive study to examine the needs of OCTA’s five transportation centers and two park-and-ride facilities for security, passenger amenities, and parking.

Client Project(s) Date(s)	Contact	Brief Project Description
CITY OF OCEANSIDE <ul style="list-style-type: none"> ■ Coast Highway Corridor Study (2015-2018) ■ Oceanside Parking Management Study (2017-2018) 	John Amberson Community Development 300 North Coast Hwy, Oceanside, CA 92054 760.435.5091	An analysis of traffic operations in conjunction with a review of existing and planned land uses throughout the corridor. The analysis will identify the means by which all or portions of Coast Highway can be transformed from a four lane to a two-lane secondary collector while maintaining both functionality and livability.
CITY OF SANTA ANA <ul style="list-style-type: none"> ■ General Plan Circulation Update (2015-2018) 	Melanie McCann Project Manager 20 Civic Center Plaza M-20 Santa Ana, CA 92701 714.667.2746	Establishing Circulation Element goals, objectives, and policies; evaluating impacts that traffic growth will have on the circulation within the City and recommending appropriate improvements to mitigate these impacts; updating the objectives and policies for public transit, bicycle, and pedestrian facilities; providing objectives and policies for transportation demand management, traffic calming measures; and modeling and analysis of alternative network assumptions.
SCAG <ul style="list-style-type: none"> ■ Van Nuys/Boyle Heights Parking Management Plans (2015) ■ Norwalk Green Line Extension (2016-current) 	Cliff Thorne Department Manager, Maintenance 600 South Main Street, Orange, CA 92863 714.560.5975	IBI Group was selected by the City of Los Angeles to complete parking management plans for Van Nuys and Boyle Heights, two distinct communities within Los Angeles.
Cogstone Resource Management		
MICHAEL BAKER INTERNATIONAL <ul style="list-style-type: none"> ■ 2300 Redondo Avenue Project (2017) ■ Magnolia Avenue Improvements Project (2016-2017) ■ Laguna Beach Village Entrance Project (2016-2017) 	Alan Ashimine Senior Associate 5 Hutton Centre Drive, Suite 500 Santa Ana, CA 92707 949.855.3612	Provided Environmental Consulting Services including Archaeology, Paleontology, and History for numerous projects.

Client Project(s) Date(s)	Contact	Brief Project Description
LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO) <ul style="list-style-type: none"> ▪ Metro Purple Line Extension (Westside Subway) Construction Management, Segment 1 Project, Los Angeles, California (2013- Present) 	Tom Kefalas Sr. Director ECSD One Gateway Plaza Los Angeles, CA 90012 213.418.3370	During the environmental studies phase, Cogstone completed the paleontology section and prepared the Paleontological Resources Mitigation and Monitoring Plan (PRMMP) for the Final EIS/EIR for the entire 8.6- mile project. Cogstone prepared a separate PRMMP and MOA with the Natural History Museum for the Wilshire/Fairfax Station Exploratory Shaft. We conducted paleontological monitoring and fossil recovery of the shaft excavations. Cogstone is currently serving as the paleontological consultant for the construction management team’s oversight of the design-build of three stations from Western to La Cienega.
COUNTY OF SAN BERNARDINO, DEPARTMENT OF PUBLIC WORKS <ul style="list-style-type: none"> ▪ On-call Archaeological/Cultural/Historic/Paleontological Resources (2014- Present) 	Roger Hatheway Cultural Resources Specialist 777 East Rialto Avenue San Bernardino, CA 92415 909.387.2469	Provided Environmental Consulting Services including Cultural and Paleontological Resource Assessments and Cultural and Paleontological Monitoring for numerous projects in San Bernardino County.
Alden Environmental		
SEA BREEZE PROPERTIES <ul style="list-style-type: none"> ▪ Merge 56 Project 	Gary Levitt Owner 5550 Carmel Mountain Rd., Ste. 204 San Diego, CA 92130 858.362.8555	Development including mixed use and public roadway improvements to Camino Del Sur and Carmel Mountain Road, which were previously approved roads in the City’s circulation element. Conducted biological surveys and prepared technical documents in support of a Subsequent EIR. Also processed aquatic resources permits with the Corps, CDFW, RWQCB, and the USFWS.

Client Project(s) Date(s)	Contact	Brief Project Description
RHODES & GRUS <ul style="list-style-type: none"> ▪ Merge 56 Project 	Keith Rhodes Owner 4495 Point Loma Ave San Diego, CA 92107 619.990.8599	160-acre private mixed use development project in San Diego. Alden conducted biological surveys, provided input to CEQA document, pursued regulatory agency permits, and prepared biological technical report and vernal pool habitat restoration plan. Issues included vernal pools, San Diego fairy shrimp, jurisdictional features, and USFWS-designated critical habitat. Successfully negotiated USFWS Section 7 consultation for fairy shrimp and critical habitat and obtained a biological opinion for the project as well as CDFW 1602 Streambed Alteration Agreement, RWQCB Section 401 Water Quality Certification, and a Nationwide Permit from the Corps.
PARAGON COMPANY <ul style="list-style-type: none"> ▪ Otay Business Park 	Ricardo Jinich Partner 4370 La Jolla Village Drive, Suite 640 San Diego, CA 92122 858.535.9000	160-acre industrial development project next to the US/Mexico border San Diego County. Alden conducted biological surveys, provided input to CEQA document, pursued regulatory agency permits, prepared biological technical report and vernal pool habitat restoration plan, and pursued MSCP concurrence from CDFW and USFWS. Biological issues included nonnative grassland, burrowing owls, fairy shrimp, quino checkerspot butterfly, jurisdictional features, critical habitat, and several County List A/B plant species. Successfully negotiated USFWS Section 7 consultation for quino checkerspot butterfly, fairy shrimp, and critical habitat and obtained a Biological Opinion for the project.

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' two in-house environmental and land use attorneys and six environmental principals are at the **forefront of applying the latest streamlining opportunities**. With the recent changes to CEQA

associated with SB 375, SB 226, and SB 743, PlaceWorks will strategize with the City on the most appropriate approach for the project in order to capitalize 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 of 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 for 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

For peer review requests, PlaceWorks will:

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. For each project PlaceWorks will.

Process for Exemption and Addendum

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 for Initial Study/Mitigated Negative Declaration/Environmental Assessment

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:
 - a. 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.
 - b. 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.
3. Review the draft IS with the City and applicant.
4. Prepare the public review draft of the IS/ND/MND with supporting materials.
5. Respond to comments to the IS/ ND/MND.
6. Prepare certification resolution, staff report material, and attend meeting(s).
7. 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 35 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.

Environmental Impact Report and Environmental Impact Statement

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 review 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 short list of the environmental duties we have provided for other clients includes:

Other Duties of the Environmental Consultant

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.

J. Cost

Standard fee schedules for PlaceWorks and each of our subconsultants are included as follows.

PLACEWORKS – 2018 STANDARD FEE SCHEDULE

STAFF LEVEL	HOURLY BILL RATE
Principal	\$195-\$335
Associate Principal	\$180-\$230
Senior Associate/Senior Scientist	\$150-\$230
Associate/Scientist	\$120-\$180
Project Planner/Project Scientist	\$95-\$135
Planner/Assistant Scientist	\$85-\$110
Graphics Specialist	\$65-\$160
Clerical/Word Processing	\$45-\$180
Intern	\$65-\$95

Subconsultants are billed at cost plus 10%.

Mileage reimbursement rate is the standard IRS-approved rate.

Last Update: 03/19/18

IBI GROUP - FEE SCHEDULE

Personnel	Personnel Categories	Fully Burdened Hourly Rates
William Delo, AICP	Principal in Charge	\$325
Mike Arizabal	Project Manager	\$140
Amy Frank, PE, LEED AP	Senior Transportation Engineer	\$125
David Chew, PTP	Transportation Planner	\$109
Cathy Chea, AICP	Transportation Planner	\$94
Yonathan Esquivel, EIT	Transportation Engineer	\$90

COGSTONE - 2018 FULL FEE SCHEDULE

Labor Classification	Hourly Rate
Monitor /Technician	\$62.00
Crew chief	\$69.00
Supervisor	\$78.00
Director	\$93.00
Project Manager /Principal Investigator I	\$95.00

COGSTONE - 2018 FULL FEE SCHEDULE

Labor Classification	Hourly Rate	
Project Manager /Principal Investigator II	\$109.00	
Project Manager /Principal Investigator III	\$125.00	
Program Manager	\$128.00	
Principal	\$187.00	
Administrative Assistant	\$60.00	
Technical Editor	\$78.00	
Contract Manager	\$100.00	
Other Direct Costs	Unit	
Mileage	Mile	Current IRS Rate
Expendable Supplies		Actual Cost
Outside Services		Actual Cost

ALDEN ENVIRONMENTAL - 2018 SCHEDULE OF FEES

Professional Rates	
Principal/Senior Biologist	\$165.00
Senior Biologist	\$110.00
Biologist	\$100.00
Junior Biologist	\$85.00
GIS Specialist	\$100.00
Technical Editor	\$75.00
Associate	\$65.00
Clerical	\$35.00

Direct Costs: Mileage will be billed at the current IRS approved rate. GPS usage will be billed at a rate of \$100.00 per day. Other expenses (printing, materials, aerial photography, postage/ shipping, lodging, etc.) and subcontractors will be billed at cost.

K. Any Other Information

PLACEWORKS' TRACK RECORD FOR CEQA DEFENSIBILITY

CEQA is a cornerstone of California’s environmental regulatory framework and has played a critical role in improving environmental quality. In recent years, there has been a growing trend of litigation. In fact, the majority of challenges have occurred within the past 10 years. Most importantly, of the 25 total PlaceWorks-prepared EIRs that have been challenged and litigated, all have been upheld by the court. It should also be noted that of these 25 projects, one project for a proposed NFL stadium received a governor’s exemption.

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

Resumes



MARK TEAGUE, AICP

Associate Principal

In over 30 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, and ability to see the whole of the project, ensures that every environmental document meets the need of the client. He has served as on-call extension of staff for numerous cities throughout California including 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 CEQA to staff with a focus on how new legal decisions affect compliance. 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.

HIGHLIGHTS OF EXPERIENCE

CEQA/NEPA COMPLIANCE

- » Coronado Gateway Parkway Plan IS/MND | Coronado CA
- » Coronado Public Restroom EIR | Coronado CA
- » 3Roots San Diego Specific Plan and Carroll Canyon Master Plan | Carroll Canyon CA
- » North School Reconstruction EIR | Hermosa Beach CA
- » John Killen/Fox Luggage Warehouse Project IS/MND | Industry CA
- » River Crossing Market Place Specific Plan EIR | Redding CA
- » De Anza Revitalization Plan | San Diego CA
- » Fiesta Island/Mission Bay Park Master Plan | San Diego CA
- » Residential Care Facility Specific Plan IS/EIR | Solana Beach CA
- » Temple City General Plan Update EIR | Temple City CA
- » West Carson TOD Specific Plan and EIR | County of Los Angeles CA
- » Connect Southwest LA Specific Plan and EIR | County of Los Angeles CA
- » Orange County Civic Center Facilities Strategic Plan | Santa Ana CA
- » County of Riverside 5th Cycle Housing Element and EIR | Riverside CA
- » City of Palm Desert General Plan and EIR | Palm Desert CA
- » Waterman Gardens Specific Plan Program EIR | San Bernardino CA
- » La Costa Meadows Elementary School Reconstruction Project | San Marcos CA
- » University of California, San Diego Online CEQA Training Courses | San Diego CA
- » WRCOG Member Jurisdiction Development Agreement Reconciliation | Riverside CA

STAFF SERVICES

- » On-Call Staff Services | Wildomar CA
- » On-Call Environmental Staff Services | Eastvale CA
- » County of Riverside Transportation and Land Management Agency On-Call Planning Services | Riverside 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

Associate Principal

mteague@placeworks.com

PRIOR EXPERIENCE

- » Boulevard Fire Station IS/MND | San Diego CA
- » Bandini Industrial Project EIR | Bell CA
- » Walmart EIR | Santee CA
- » Bell Commerce Center EIR | Bell CA
- » Community Plan Continuum | San Bernardino County CA
- » Design Guidelines | Mount Shasta CA
- » Development Code Update and Addendum | Rancho Cucamonga CA
- » Enlo Medical Center Expansion EIR | Chico CA
- » General Plan Update and EIR | Calimesa CA
- » General Plan Update and EIR | Eastvale CA
- » Goodman Commerce Center EIR | Eastvale CA
- » Housing Element Addendum | Chino CA
- » Housing Element Addendum | Twentynine Palms CA
- » Housing Element EIR | Riverside County CA
- » La Cienega Elementary School EIR | Los Angeles Unified School District
- » Lakeland Village IS/MND | Riverside County CA
- » Oak Creek Canyon EIR | Wildomar CA
- » Rancho Palma EIR | San Bernardino CA
- » San Gabriel Valley Climate Change Outreach | Southern California Edison
- » Zoning Code Update | Mount Shasta CA
- » General Plan Update | Mount Shasta CA
- » Mountaingate at Shasta Lake EIR | Shasta Lake CA
- » Nestle Water Bottling Plant EIR | McCloud CA
- » Vineyards at Anderson Specific Plan EIR | Anderson CA
- » Walmart EIR | Ceres CA
- » On-Call Staff Services | Wildomar CA
- » On-Call Environmental Staff Services | Eastvale CA

SPEAKING ENGAGEMENTS

- » "Planning Fun-Da-Mentals" | 2016 League of California Cities Planning Commissioners Academy | San Ramon, CA
- » "Design Adds Value" | 2016 League of California Cities Planning Commissioners Academy | San Ramon, CA
- » CEQA Training | July/August 2016 | Imperial County, CA
- » "How to Read an EIR" | 2015 League of California Cities Planning Commissioners Academy | Newport Beach, CA
- » "Design Guidelines vs. Standards" | 2015 League of California Cities Planning Commissioners Academy | Newport Beach CA



WILLIAM HALLIGAN, Esq. Principal, Environmental Services

In over 25 years of both public and private sector planning experience, Bill has prepared environmental documents for a diverse range of projects, including small-scale residential and large planned communities, high-rise commercial office, industrial, and mixed use. Specific key projects include the The Ontario Plan EIR, Anaheim General Plan and Zoning Code Update, General Plan Amendment and Zone Change EIR for the Northern Sphere Area in Irvine, and the LA County General Plan Update EIR. In addition, Bill was involved in extensive discussions and negotiations with the State Attorney General's office regarding the analysis of greenhouse gas emissions in project EIRs.

Bill earned a Juris Doctor degree specializing in environmental and land use law from the Chapman University School of Law. He is an active member of the American Bar Association and the Orange County Bar Association, and served as Chapter President of the Orange County Chapter of the Association of Environmental Professionals (AEP). He is a frequent guest lecturer on the California Environmental Quality Act (CEQA) and associated case law for AEP's CEQA Workshop Series, UC Irvine's Graduate School of Management Program, UC Riverside, and Cal Poly, Pomona. In addition to CEQA documentation, Bill also provides third-party review for legal adequacy of EIRs prepared by other consultants. His diverse background provides him with a unique understanding of planning and zoning law, CEQA, and the National Environmental Policy Act (NEPA).

As a member (and former chair) of AEP's Legislative Review Committee, Bill works directly with AEP's lobbyist and the State Legislature on proposed legislation related to CEQA. The committee provides analysis, prepares comment letters, and conducts direct lobbying on legislative bills relating to CEQA. This includes meetings with Sacramento legislators and staff, major regulatory officials, and the Governor's Office of Planning and Research. He recently taught a "CEQA Basics" class at the capitol for legislators and staffers.

With Bill's input, environmental documents prepared by PlaceWorks can continually withstand legal challenge.

HIGHLIGHTS OF EXPERIENCE

GENERAL PLAN EIRs

Bill has overseen and/or managed general plan EIRs for:

- » Anaheim
- » Downey
- » El Monte
- » La Habra
- » Ontario
- » Palm Springs
- » San Bernardino
- » Torrance
- » Los Angeles County
- » San Bernardino County

CEQA ENVIRONMENTAL SERVICES

- » Antelope Valley Area Plan EIR | Los Angeles County CA
- » Anaheim Canyon Specific Plan EIR | Anaheim CA
- » Plaza Hotel EIR Addenda | Anaheim CA
- » Honda Center EIR | Anaheim CA

EDUCATION

- » JD, Chapman University School of Law (Special Emphasis: Environmental, Land Use and Real Estate Law)
- » BA, Social Ecology, University of California, Irvine (Special Emphasis: Environmental Analysis and Design)

REGISTRATIONS

- » State Bar of California No. 213680

AFFILIATIONS

- » Association of Environmental Professionals, Legislative Review Committee
- » American Bar Association
- » Orange County Bar Association

Team member since 2004





WILLIAM HALLIGAN

Principal

whalligan@placeworks.com

- » Beach Boulevard Corridor Specific Plan EIR | Anaheim CA
- » Anabella Hotel EIR Addendum | Anaheim CA
- » The Platinum Triangle Subsequent EIR | Anaheim CA
- » A-Town Metro EIR Addendum | Anaheim CA
- » Olson Company Housing Opportunities SEIR | Anaheim CA
- » AERA Master Planned Community EIR | Diamond Bar CA
- » Hampton Inn & Suites Specific Plan and IS/MND | Claremont CA
- » NFL Stadium CEQA Review | Industry CA
- » Orange County Great Park EIR Addendums, Third-Party Review, and Tree Permit | Orange County CA
- » Irvine Technology Center/Greenlaw Partners Project EIR | Irvine CA
- » Great Park Neighborhoods Supplemental EIR | Irvine CA
- » Irvine Business Complex Program EIR | Irvine CA
- » Gene Autry Experience EIR | Anaheim CA
- » Vila Borba Program EIR | Chino Hills CA
- » UC Irvine Cal (IT)2 Research Facility Tiered IS/MND | Irvine CA
- » Shell Master Planned Community EIR | Yorba Linda CA
- » Yorba Linda Town Center EIR | Yorba Linda CA
- » The Westfield Shoppingtown Expansion EIR | Arcadia CA
- » Corona and Valley View Street Extensions EIR | Norco CA
- » Messiah Lutheran Church Expansion | Yorba Linda CA
- » Adventure City Specific Plan MND | Stanton CA
- » Bake Parkway/Marine Way Realignment Addendum | Irvine CA
- » Orange Coast Memorial Hospital EIR | Fountain Valley CA
- » Los Caballeros Sports Club MND | Fountain Valley CA

THIRD-PARTY CEQA/NEPA REVIEW

- » Foothill South Supplemental EIR | San Clemente CA
- » Ridgeline Equestrian Estates | Orange CA
- » Stadium Lofts MND | Anaheim CA
- » Canyon Hills Manor Wedding Chapel EIR | Anaheim CA
- » Stonegate EIR | Anaheim CA
- » Excelaron Oil Conditional Use Permit Draft EIR | San Luis Obispo County CA
- » Wilshire Specific Plan and EIR | Los Angeles CA
- » Mountain Park Specific Plan Amendment EIR | Anaheim CA
- » CenterLine Light Rail EIR/EIS | Santa Ana CA
- » The Ranch Plan Program EIR | Rancho Mission Viejo CA
- » Spectrum Housing EIR Addendum | Irvine CA
- » Audie Murphy Ranch Specific Plan EIR | Anaheim CA
- » Birch Hills Specific Plan EIR | Brea CA
- » Lake Forest Opportunity Areas | Lake Forest CA

SPEAKING ENGAGEMENTS

- » CEQA Basics and Legislative Update | California State Legislature | Sacramento CA
- » CEQA Basics Training | Southern California Planning Commissioners, OC Public Works, City of Irvine, Orange County Building Industry Association
- » CEQA Advanced Workshop | Chapman University School of Law | Orange CA
- » Basic and Advanced CEQA Training Workshops | AEP Annual Training | Various Locations
- » Guest Lecturer | University of California, Irvine, Graduate School of Management; UC Riverside; and Cal Poly, Pomona
- » “Defensible—Not Gold Plated: Preparing Cost-Effective, Comprehensive, and Meaningful EIRs” | 2009 AEP CA State Conference | San Francisco CA
- » “CEQA Basics” | 2009 ULI Young Leaders Workshop | Costa Mesa CA
- » “Environmental Protection or Smart Growth? Conflicts between Infill Development and Local Environmental Regulation” | 2006 AEP CA State Conference | Newport Beach CA



NICOLE MORSE, Esq.

Associate Principal

Nicole has nearly 20 years of environmental planning experience. With her background as both an attorney and a planner, she thoroughly understands planning and zoning law, the California Environmental Quality Act (CEQA), SB 743, the California Global Warming Solutions Act of 2006 (AB 32), and the Sustainable Communities and Climate Protection Act of 2008 (SB 375). Nicole manages and coordinates environmental documents to withstand legal scrutiny. She reviews EIRs, negative declarations, and various technical reports for compliance with CEQA, NEPA, the Endangered Species Act (ESA), and various other regulatory requirements. She also conducts third-party review and litigation support for controversial projects.

Nicole has a broad spectrum of experience for public- and private-sector clients. She has prepared and managed environmental and planning documents for transit oriented development (TOD) projects, downtown and corridor redevelopment programs, urban infill (residential, mixed-use and high-rise), master planned communities, and general plans. For over 10 years, Nicole provided CEQA and ESA policy guidance as a representative on AEP's Legislative Review Committee—including on CEQA reform efforts, streamlining, and SB 743. She also speaks regularly on CEQA and related case law.

HIGHLIGHTS OF EXPERIENCE

CEQA DOCUMENTATION

- » General Plan EIRs | Pasadena, San Clemente, Westminster, Temple City, La Habra, CA
- » Southeast Area Specific Plan (SEASP) and Local Coastal Plan Amendment EIR | Long Beach CA
- » Lincoln Avenue Specific Plan EIR | Pasadena CA
- » Crown City Medical Center EIR | Pasadena CA
- » Hotel Capistrano Addendum | San Juan Capistrano CA
- » San Juan Hotel and Villas MND | San Juan Capistrano CA
- » Tustin Legacy Specific Plan SEIR | Tustin CA
- » Valley Boulevard Corridor Specific Plan EIR | San Bernardino County CA
- » Harbor Boulevard Mixed Use Transit Corridor Plan | Santa Ana CA
- » Addendum to the San Bernardino General Plan Update and Associated Specific Plans EIR (Transit Overlay District, Development Standards and Design Guidelines for Transit Stations) | San Bernardino CA
- » Ocean Outlets Maintenance Manual MND | Orange County CA
- » Del Amo Fashion Center Expansion Addendum | Torrance CA
- » Covington Homes: Addendum to the Yorba Linda 2008-2014 Housing Element and Implementation Programs EIR | Yorba Linda CA
- » Lakeview Apartments: Addendum to the Yorba Linda 2008-2014 Housing Element and Implementation Programs EIR | Yorba Linda CA

THIRD-PARTY REVIEW & LITIGATION SUPPORT

- » Addendum to the Hollywood Park Redevelopment Project EIR | Inglewood CA
- » First Nandina Logistics Center EIR | Moreno Valley CA
- » World Logistics Center EIR (on behalf of MVUSD) | Moreno Valley CA
- » Litigation Support for Eastridge Shopping Center, LLC | San Jose CA
- » Church of the Woods Final EIR | San Bernardino County CA

EDUCATION

- » JD, Business Law, Whittier Law School, Costa Mesa
- » BS, Applied Ecology, University of California, Irvine

REGISTRATIONS

- » State Bar of California No. 262013

AFFILIATIONS

- » Association of Environmental Professionals (AEP)

Team member since 2011





NICOLE MORSE
Associate Principal
nmorse@placeworks.com

- » Planning Area 33 (Lots 105 and 107/108) General Plan Amendment and Zone Change | Irvine CA
- » Rio Santiago Project EIR | Orange CA

PRIOR EXPERIENCE

- » Historic Town Center Master Plan EIR | San Juan Capistrano CA
- » Northern Sphere Area EIR | Irvine CA
- » Planning Area 40/12 EIR | Irvine CA (EIR upheld in *Defend the Bay v. City of Irvine* (2004) 119 Cal.App.4th 1261)
- » Friends Christian High School EIR | Yorba Linda CA
- » Irvine Business Complex EIRs and Addendums (Kilroy, 2802 Kelvin, Central Park, The Plaza, Campus Center Apartments) | Irvine CA
- » Westside Lofts MND | Costa Mesa CA
- » Planning Area 17 (Quail Hill) EIR | Irvine CA
- » Friends Christian High School EIR | Yorba Linda CA
- » Culver Drive Realignment EA/MND | Irvine CA
- » California Institute for Telecommunications and Information Technology Cal Research Facility IS/MND (UCI) | Irvine CA

TEACHING

- » “Legal Challenges: Working with your Attorney” | Guest speaker, Environmental, Health & Safety Clearance for School Facilities course, UC Riverside Extension | 2014
- » “CEQA Basics” | Guest speaker, UC Irvine Extension | 2010

SPEAKING ENGAGEMENTS

- » “Bursting into Tiers: Getting the Most out of General Plan EIRs” | 2014 AEP CA State Conference | Huntington Beach, California
- » CEQA Basics and Legislative Update | California State Legislature | Sacramento CA
- » “Updates and Challenges to CEQA” | 2013 CASH Workshop: Charting the Legal Course: Navigating Potential Pitfalls for Your Local Bond Program | Costa Mesa CA
- » “Nuts & Bolts Panel: Cultural Resources Assessments in California” | 2012 OCAEP Luncheon | Tustin CA

LEADERSHIP AND COMMUNITY

- » OC Chapter Representative, AEP Legislative Committee | 2003–2013
- » Executive Vice President and Newsletter Editor | AEP Orange County Chapter | 2000–2003



ALICE HOUSEWORTH, AICP, LEED AP Senior Associate

Alice's focus on CEQA and NEPA compliance spans over 15 years and covers a variety of public and private sector projects. Her clear understanding and solid working knowledge of the environmental regulatory process and principles have been broadened by the complex and challenging projects she has managed. She has been responsible for document preparation and processing for projects involving transit, water facilities, coastal access, commercial, residential, shipping and ports, hillside development, large-scale mixed use, infrastructure (roads, railways), and schools. Her thorough, intelligible documents reflect her eye for consistency and detail and her commitment to quality. Alice also provides third-party review of EIRs prepared by other consultants.

A highly respected project manager, Alice directs the preparation of multidisciplinary environmental studies and analyses. She has prepared CEQA documents for development projects in the counties of Kern, Los Angeles, Riverside, San Bernardino, San Diego, and Orange, from a specific plan for a 7,110-acre planning area to a 14-unit condominium project. Alice has also completed nearly 60 environmental documents for new and expanded schools in 16 school districts.

HIGHLIGHTS OF EXPERIENCE

CEQA ENVIRONMENTAL SERVICES

- » 1802 Santa Monica Boulevard Mixed Use Project EIR | Santa Monica CA
- » Menifee General Plan EIR | Menifee CA
- » Orange Coast Memorial Medical Center EIR | Fountain Valley CA
- » Harvest Landing Specific Plan EIR | Perris CA
- » Little Saigon- Moran Street Specific Plan EIR | Westminster CA
- » Eastside Christian Church MND | Anaheim CA
- » East Orange General Plan and Santiago Hills II EIR | Orange CA
- » Brea Highlands Specific Plan EIR | Brea CA
- » Yorba Linda Friends Church Expansion EIR | Yorba Linda CA
- » Los Angeles Equestrian Center Events MND | Los Angeles CA
- » Frazier Park Estates EIR | Los Angeles and Kern Counties CA
- » Gosford Village EIR | Bakersfield CA
- » CenterLine Light Rail SDEIS/RDEIR and FEIS/EIR, Orange County Transportation Authority | Orange County CA
- » Bridge-to-Breakwater EIR, Port of Los Angeles | Los Angeles (San Pedro) CA
- » Port Police Headquarters, Maritime Studies Center, and Charter School EIR, Port of Los Angeles | Los Angeles (San Pedro) CA
- » Carbon-La Costa Beach Accessway MND, California State Coastal Conservancy | Malibu CA
- » Menifee 2013-2021 Housing Element EIR Addendum | Menifee CA
- » Cabrillo Way Marina Development Recirculated Supplemental EIR, Port of Los Angeles | Los Angeles (San Pedro) CA
- » Berth 240Y and 262 Auto Terminal Relocation MND, Port of Los Angeles | Los Angeles (San Pedro) CA
- » Fisherman's Village (Berths 87-90) Redevelopment MND, Port of Los Angeles | Los Angeles (San Pedro) CA

EDUCATION

- » BS, Urban & Regional Planning, California State Polytechnic University, Pomona
- » Certificate in Watershed Management, Chapman University
- » Certificate in Educational Facilities Planning, University of California, Riverside

CERTIFICATIONS

- » American Institute of Certified Planners
- » Leadership in Energy and Environmental Design (LEED®) Accredited Professional, US Green Building Council

AFFILIATIONS

- » American Planning Association
- » Association of Environmental Professionals, former Administrative Vice President
- » US Green Building Council, Orange County Chapter

Team member since 2005





ALICE HOUSEWORTH

Senior Associate

ahouseworth@placeworks.com

- » Malibu Road Beach Accessway MND, California State Coastal Conservancy | Malibu CA
- » Walnut Grove Specific Plan MND | Walnut CA
- » Moran/Bishop Senior Housing Complex (Saigon Villas) MND and Recirculated MND | Westminster CA
- » Lemongrass Residential Development MND | Fountain Valley CA
- » Summerstone Villas Residential Development MND | Fountain Valley CA
- » Habitat for Humanity Housing Development MND | Westminster CA
- » CenterStone at Towncenter Subdivision MND | Westminster CA
- » Snow Creek Village Specific Plan MND | Walnut CA
- » 45-Lot Jao Property Subdivision MND | Westminster CA
- » Planning Area 27 Zone Change and Master Plan EIR | Irvine CA
- » Occidental College MND & EA/FONSI | Los Angeles (Eagle Rock) CA
- » F3 Milestone for the Rio Salado Oeste and Va Shly'ay Akimel EIS, US Army Corps of Engineers | Phoenix AZ

NEPA COMPLIANCE

- » Occidental College MND & EA/FONSI | Eagle Rock CA
- » CenterLine Light Rail SDEIS/RDEIR and FEIS/EIR, Orange County Transportation Authority | Orange County CA
- » F3 Milestone for the Rio Salado Oeste and Va Shly'ay Akimel EIS, US Army Corps of Engineers | Phoenix AZ

INFRASTRUCTURE

- » Fairhaven/Lincoln and Santa Clara/ Lincoln Intersection Modifications- Supplement to the Santa Ana Second Main Track EIR | Santa Ana CA
- » Assessment District No. 161-Murrieta Hot Springs Road Extension MND, Riverside County Transportation and Land Management Agency | Murrieta CA
- » Robert B. Diemer Filtration Plant Improvements EIR, Metropolitan Water District of Southern California | Yorba Linda CA
- » El Chimisal Reservoir No. 3 MND, Rancho California Water District | Temecula CA
- » East Garden Grove-Wintersburg Flood Control Improvement EIR, OC Public Works | Orange County CA
- » Palos Verdes Road East / Bronco Drive Storm Drain Improvement Project MND | Rancho Palos Verdes CA
- » Hollywood Water Quality Improvement Project EIR, County of Los Angeles | Los Angeles CA

TECHNICAL STUDIES

- » South Region High School No. 8 Athletic Field Lighting Study | Los Angeles USD
- » Troy High School Parking Study | Fullerton Joint Union High School District
- » Pier 400 Maersk Sealand Shipping Gantry Cranes Visual Analysis Report, Port of Los Angeles | San Pedro CA
- » Evergreen Shipping Gantry Cranes Visual Analysis Report, Port of Los Angeles | San Pedro CA
- » Mammoth Orange Business Viability Study, California Department of Transportation District 6 | Madera County (Fairmead) CA

THIRD PARTY REVIEW

- » Ponte Vista DEIR Third-Party Review | Los Angeles USD
- » Wilshire Grand Redevelopment Project DEIR | Los Angeles CA

SCHOOL FACILITIES PLANNING

- » Environmental documentation for over 60 schools in 15 school districts

SPEAKING ENGAGEMENTS

- » "Green Teams and Garden Gnomes" | 2016 C.A.S.H. Conference | Sacramento CA



JORGE ESTRADA

Senior Associate

Jorge is an exceptionally diverse planner with a reputation for quality work and client satisfaction, experience with project management, and facility with both environmental and community planning and design. At PlaceWorks, Jorge focuses mostly on work for the Environmental team, but also spends a portion of his time on work for the Community Planning & Design team, demonstrating a breadth of perspective that is an asset to both. In addition to preparing and managing environmental documents and specific plans, Jorge also provides entitlement services for the public and private sectors. Jorge also provides in-house Spanish translations for an array of environmental and planning-related documents and materials. His confidence, high energy, and experience make him an invaluable team member and builder. A natural communicator, he is in demand for his client service skills.

HIGHLIGHTS OF EXPERIENCE

URBAN/COMPREHENSIVE PLANNING

- » Desert Hot Springs 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 GP Update Technical Background Report | Sierra Madre CA
- » Ravenswood/4 Corners TOD Specific Plan | East Palo Alto CA
- » Renaissance Specific Plan | Rialto CA
- » Oak Springs Ranch Specific Plan | Wildomar CA
- » Third-Party Land Use Consistency Analysis for Meridian Mountain Specific Plan EIR | San Diego County CA
- » University Heights Specific Plan | San Marcos CA
- » Ferber Ranch Specific Plan Amendment | Orange County CA
- » Garrett Ranch Specific Plan | Wildomar CA
- » Westminster Zoning Code Update | Westminster CA

CEQA ENVIRONMENTAL SERVICES

- » General Plan EIRs for: the cities of Temple City, Sierra Madre, Industry, Los Alamitos, San Clemente, Yucca Valley, and Clovis | Various Cities 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
- » San Juan Hotel and Villas EIR | San Juan Capistrano CA
- » Chapman Apartments MND | Orange CA
- » City Parkway Apartments MND | Orange CA
- » Temple City Crossroads Specific Plan EIR | Temple City CA
- » City of Hope Campus Specific Plan EIR | Duarte CA
- » Midtown Specific Plan EIR | Long Beach CA
- » Yorba Linda Gardens Residential Project 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

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

- » Wow Media Inc. Billboard Agreement MND | Inglewood CA
- » Westside Gateway MND | Costa Mesa CA
- » Specific Plan No. 3 MND | Walnut CA
- » ETCO Homes' Lakeview Apartments EIR | Yorba Linda CA
- » The Olson Company Townhomes on Washington Avenue MND | Orange CA
- » Covington Townhomes EIR Addendum | Yorba Linda CA
- » CollegeTown Specific Plan EIR | Fullerton 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
- » Meridian Specific Plan MND | Claremont 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
- » Ravenswood/4 Corners TOD Specific Plan EIR | East Palo Alto CA
- » Police and Public Works Facilities EIR | San Gabriel CA
- » Irvine CEQA Guidelines | Irvine CA
- » Great Park Neighborhoods Supplemental EIR | Irvine CA
- » Section 19 Specific Plan EIR | Rancho Mirage CA

ENTITLEMENT SERVICES

- » Christ Cathedral Framework Plan and Entitlements | Garden Grove CA
- » Temecula Valley Charter School Public Use Permit | Winchester CA
- » Third-Party Review of Recyclable Content Construction Materials Documentation for Various Development Projects in the Irvine Business Complex | Irvine CA
- » Glenarm Power Plant Repowering Project CUP and Variance | Pasadena CA
- » Stanton Homes Eastvale Residential Project GPA and Zone Change | Eastvale CA
- » Earl Scheib Paint and Body CUP | Canoga Park CA
- » CNG Bus Fueling Facility CUP | Capistrano USD
- » Coast Line Beauty College Variance | Fountain Valley CA
- » South Coast Collection Sign Program | Costa Mesa CA
- » Lyon Homes Residential Master Plan and Tract Map | Irvine CA
- » Stanton Plaza Specific Plan Phase II | Stanton CA



ELIZABETH KIM

Senior Associate

With more than 15 years of professional experience, Elizabeth has steadily developed her skills in environmental analysis, policy analysis, and municipal planning. Her position as a planning intern for the City of Glendale gave Elizabeth a hands-on knowledge of land use regulations and municipal policy implementation. She has worked extensively with school districts, managing environmental documentation and constraints mapping. Her responsibilities also include research, analysis, and report preparation for a variety of environmental and public policy efforts.

At PlaceWorks, Elizabeth worked on the Platinum Triangle Subsequent EIR for the City of Anaheim, a mixed-use project that required compliance with previously adopted documents and the integration of many technical studies into a consistent, easy-to-read public document. She assisted the Imperial Unified School District, which was dealing with new growth and development, to understand urban planning concepts and the environmental review process, and compiled information for a constraints map showing various environmental, health, and safety concerns. As project manager for an early education center and child development center, she navigated successfully through community opposition and frequent project changes.

HIGHLIGHTS OF EXPERIENCE

CEQA ENVIRONMENTAL SERVICES

- » Anaheim Canyon Specific Plan EIR | Anaheim CA
- » The Platinum Triangle Subsequent EIR | Anaheim CA
- » The Gene Autry Experience EIR | Anaheim CA
- » A-Town Stadium and Orangewood Condominium Project | Anaheim CA
- » 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 & 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

- » 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

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

- » 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 & 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 & 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



MICHAEL MILROY

Associate

Michael is known for his versatility and his in-depth understanding of environmental and planning issues. He is particularly knowledgeable about issues surrounding biological resources and is an important contributor to many of our projects. Michael provides effective, to-the-point analyses—both as project manager for mitigated negative declarations and negative declarations and as a team member for numerous EIRs. His projects cover a wide range, from large mixed-use projects to schools to residential, commercial, and industrial projects. Michael was involved with The Ontario Plan EIR, the City of Torrance General Plan EIR, and the Los Angeles County General Plan EIR.

HIGHLIGHTS OF EXPERIENCE

CEQA ENVIRONMENTAL SERVICES

- » Westminster 2006–2014 Housing Element IS/ND | Westminster CA
- » Garrett Ranch Specific Plan EIR | Hemet CA
- » Puente Hills Intermodal Facility EIR | Industry CA
- » Village Green Specific Plan EIR | Santa Ana CA
- » Harvest Landing Specific Plan EIR | Perris CA
- » Orange Coast Memorial Medical Center EIR | Fountain Valley CA
- » Greenspot Village & Marketplace Specific Plan EIR | Highland CA
- » Harry Sheppard Residential Project MND | San Bernardino CA
- » Los Altos Foods MND | Industry CA
- » FedEx Diesel Fuel Facility ND | Industry CA
- » Section 19 Specific Plan IS | Rancho Mirage CA
- » Bethsaida Senior Living Project | Tustin CA
- » Hemet Stock Farm Specific Plan EIR | Hemet CA
- » 6722 Rugby Avenue IS/MND | Huntington Park CA
- » 16901 Jamboree Residential Project EIR | Irvine CA
- » Great Park Supplemental EIR | Irvine CA
- » Irvine Technology Center/Greenlaw Partners EIR | Irvine CA
- » 109th Street Pool & Bathhouse Replacement EIR | Los Angeles CA

GENERAL PLAN EIRS

- » Torrance General Plan Update EIR | Torrance CA
- » Los Angeles County General Plan Update EIR | Los Angeles County CA
- » Ontario General Plan Update EIR | Ontario CA
- » El Monte General Plan & Zoning Code Update EIR | El Monte CA

SCHOOL FACILITIES PLANNING

- » South Region High School No. 14 EIR | Los Angeles USD
- » Valley Region Elementary School No. 10 EIR | Los Angeles USD
- » New 7–12 School | Coachella Valley USD
- » High School No. 5 EIR | Moreno Valley USD
- » Elementary School No. 24 and Middle School No. 7 EIR | Moreno Valley USD
- » Arcadia High School Modernization IS | Arcadia USD
- » Exemption review for multiple schools | Arcadia USD
- » Feasibility Study for New High School on Midway Drive | Escondido Union High School District

EDUCATION

- » MS, Interdisciplinary Studies/ Neuroscience, California State University, Long Beach
- » BS, Biological Science, California State University, Long Beach
- » Certificate in Environmental Management, University of California, Irvine

AFFILIATIONS

- » Association of Environmental Professionals

Team member since 2006

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RYAN POTTER, AICP

Associate

Ryan has a talent for understanding the complexity of a project or community and responding to that complexity with a multidisciplinary approach and an eye for detail. He performs a variety of tasks that revolve around ensuring that the environmental team's work is internally consistent and sensitive to external factors. Ryan draws from a diverse background that includes performing code compliance activities for municipal governments, designing urban infill and mixed use developments, and writing design guidelines for master-planned communities. This background has informed Ryan's work at PlaceWorks, where he has assisted with CEQA documents for major sporting facilities and specific plans in Southern California.

Ryan's greatest strength is his understanding of the relationship between regulation and project design. His skills related to AutoCAD, Adobe Suite software, hand-sketching, research, technical writing, and reading architectural plans make him a well-rounded member of the environmental team and allow him to be responsive to the special needs of clients.

HIGHLIGHTS OF EXPERIENCE

ENVIRONMENTAL PLANNING

- » Los Angeles County General Plan Update EIR | Los Angeles County CA
- » Antelope Valley Program EIR | Los Angeles County CA
- » CollegeTown Specific Plan EIR | Fullerton CA
- » Heritage Fields Supplemental EIR | Irvine CA
- » Honda Center Enhancement Project EIR | Anaheim CA
- » La Habra General Plan Update EIR | La Habra CA
- » Lincoln Avenue Specific Plan EIR | Pasadena CA
- » Pasadena General Plan Update EIR | Pasadena CA
- » San Clemente General Plan EIR | San Clemente CA
- » San Juan Hotel & Villas MND | San Juan Capistrano CA
- » Yucca Valley General Plan Update EIR | Yucca Valley CA

COMMUNITY PLANNING

- » Base Line Corridor VMT to BRT, SCAG Compass Blueprint Demonstration Project | Highland CA
- » Sierra Madre Technical Background Report | Sierra Madre CA
- » Yucca Valley Community Profile | Yucca Valley CA

DESIGN

- » WRCOG Subregional Sustainability Plan Framework | Riverside County CA

SPEAKING ENGAGEMENTS

- » "Avoiding the Unequal Burdens of the Past: The Future Role of Environmental Justice in CEQA" (Moderator) | 2018 State AEP Conference, Rancho Mirage, CA
- » "Bolstering Legal Defensibility: Case Law and Common Vulnerabilities to Challenges" (Online Course Guest Lecturer) | UC San Diego Extension, 2017
- » CEQA Essentials Workshop | Orange County AEP, 2014

EDUCATION

- » Master of Urban and Regional Planning, University of California, Irvine
- » BS, City and Regional Planning, California Polytechnic State University, San Luis Obispo

CERTIFICATIONS

- » American Institute of Certified Planners

AFFILIATIONS

- » American Planning Association
- » Association of Environmental Professionals

Team member since 2011



AWARDS

- » 2011 Hagman Scholar, UCLA Extension | 2011 Land Use Law and Planning Conference
- » 2011 Outstanding Professional Report, Department of Planning, Policy, and Design, UC Irvine
- » 2006 Outstanding Academic Award (project contributor and submission organizer), APACA | Templeton 2030 Community Plan and Downtown Vision
- » 2005 Service to Department Award, City and Regional Planning, Cal Poly San Luis Obispo

ACTIVITIES

- » Student Representative, APACA Orange County Section Board of Directors | 2010
- » President, Cal Poly Associated Students in Planning, Cal Poly San Luis Obispo | 2004 to 2005

LEADERSHIP AND COMMUNITY

- » Board Member, AEP Orange County, 2012 to 2016
- » Co-editor, Bank of America Low Income Housing Challenge, UC Irvine Submission, 2011
- » Conference Committee Member, 2014 State AEP Conference



RYAN POTTER

Associate

rpotter@placeworks.com



MICHAEL PAUL

Project Planner

Michael's passion and experience in working with the built environment, urban design, policy, and sustainability give him a solid foundation for environmental impact analysis and planning. Additionally, his enthusiasm for civic engagement makes him an effective liaison with the public. He also has experience with a variety of graphic tools—such as AutoCAD, SketchUp, GIS, and the Adobe Creative Suite—and produces sharp project graphics. He relies on a diverse background of community outreach, urban design, policy-making, and environmental analysis, which have shaped his writing and research ability. His skill set and passion to pursue the vision of PlaceWorks make him a valuable asset to both the environmental and planning teams.

HIGHLIGHTS OF EXPERIENCE

- » North School Reconstruction EIR | Hermosa Beach CA
- » Skyline Elementary School Reconstruction Project MND | Solana Beach CA
- » Solana Beach Child Development Center and District Office Exemption and Coastal Development Permit | Solana Beach CA
- » Building A Replacement Project Exemption and Coastal Development Permit | Solana Beach CA
- » La Costa Meadows Elementary School Reconstruction Project MND | Carlsbad CA
- » San Diego County Office of Education Solar Array Project Exemptions | San Diego County CA
- » Vallejo General Plan and Sonoma Boulevard Specific Plan EIR | Vallejo CA
- » De Anza Revitalization Plan | San Diego CA
- » Morena Corridor Specific Plan EIR | San Diego CA
- » Fiesta Island Master Plan Amendment EIR | San Diego CA
- » Alvin Dunn K-8 School Enhancement MND | San Marcos CA
- » Victor Elementary School No.20 | Victorville CA
- » Canyon Springs High School Athletic Complex EIR | Moreno Valley CA
- » Stone Ranch Elementary School Additions | Poway CA
- » Point Loma High School Whole Site Modernization and Athletic Facilities Upgrades Project | Point Loma CA
- » Removal of Old Schoolhouse EIR | Azusa CA
- » Indian Springs Performing Arts Center MND | Indian Springs CA
- » Waterman + Baseline Neighborhood Transformation Specific Plan EIR | San Bernardino CA
- » South Beach Restroom EIR | Coronado CA
- » Residential Care Facility EIR | Solana Beach CA
- » New Murray Middle School MND | Ridgecrest CA
- » Spencer Valley Parcel Acquisition Exemption | Wynola CA
- » Solar Array Projects for Margarita Middle School and Vintage Hills Elementary School Exemptions | Temecula CA
- » Huntington Middle School Athletic Center Modernization Project Exemption | San Marino CA
- » South High School Auditorium MND | Torrance CA
- » North High School Auditorium MND | Torrance CA
- » West High School Auditorium MND | Torrance CA

EDUCATION

- » BS, City and Regional Planning, California Polytechnic State University, San Luis Obispo

AFFILIATIONS

- » American Planning Association
- » Association of Environmental Professionals

Team member since 2015

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NICOLE VERMILION

Associate Principal, Air Quality/GHG & Noise

As Director of Air Quality, GHG & Noise Services, Nicole oversees project staffing and timing for the air quality, 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 greenhouse gas emissions inventories for individual projects as well as citywide emissions inventories for general plans.

Nicole frequently presents at conferences, including the APA California State Conference and the AEP California State Conference. She participated in the San Joaquin Valley Air Pollution Control District's CEQA GHG significance thresholds working group for development projects and beta-tested the South Coast Air Quality Management District's new 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, and she is working with the committee on a new white paper about post-2020 GHG thresholds.

HIGHLIGHTS OF EXPERIENCE

AIR QUALITY AND GREENHOUSE GAS ANALYSES

- » Valley Corridor Specific Plan EIR | County of San Bernardino CA
- » San Leandro Shoreline Development EIR | San Leandro CA
- » Air Quality and GHG Emissions Technical Report for the Town Center Marketplace (Rich Development Enterprises, LLC) | Menifee CA
- » Air Quality and GHG Emissions Technical Report for the Del Amo Financial Center Expansion (Muller Company) | Torrance CA
- » City of Industry Climate Action Plan | City of Industry CA
- » Butcher's Corner EIR | Sunnyvale CA
- » Hotel Project Sonoma EIR | City of Sonoma CA
- » Del Avenue Specific Plan EIR | Campbell CA
- » Millbrae Station Area Specific Plan EIR | Millbrae CA
- » Midtown Specific Plan EIR | Long Beach CA
- » Serramonte Shopping Center Expansion EIR | Daly City CA
- » Atherton Civic Center EIR | Atherton CA
- » Walnut Creek Downtown Specific Plan EIR | Walnut Creek CA
- » Antelope Valley Area Plan EIR | County of Los Angeles CA

CEQA ANALYSES

- » CollegeTown Specific Plan EIR | Fullerton CA
- » City of Irvine CEQA Manual | Irvine CA
- » Puente Hills Intermodal Facility EIR | Industry CA
- » Irvine Business Complex EIR and GHG Inventory | Irvine CA
- » UDR Los Alisos Apartments Mitigated Negative Declaration | Mission Viejo CA
- » North Hemet Specific Plan EIR | Hemet CA
- » City Ventures LLC Townhome Mitigated Negative Declaration | Claremont CA

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
- » Association of Environmental Professionals

Team member since 2004



NICOLE VERMILION
Associate Principal
nvermillion@placeworks.com

GENERAL PLAN EIRS

- » Los Alamitos General Plan EIR | Los Alamitos CA
- » Yucaipa General Plan EIR | Yucaipa CA
- » Yucca Valley General Plan EIR and GHG Inventory | Yucca Valley
- » The Ontario Plan EIR and GHG Inventory | Ontario CA
- » Torrance General Plan Update EIR and GHG Inventory | Torrance CA
- » Palm Springs General Plan Update EIR and GHG Inventory | Palm Springs CA
- » San Bernardino General Plan and Arrowhead Springs Specific Plan EIR | San Bernardino CA
- » Highland General Plan Update EIR | Highland CA
- » Rancho Mirage General Plan Update EIR | Rancho Mirage CA

ACTIVITIES

- » Climate Change Committee | California Association of Environmental Professionals
- » GHG Significance Thresholds Working Group | San Joaquin Valley Air Pollution Control District
- » CalEEMod Emissions Inventory Model Beta-Testing | South Coast Air Quality Management District

SPEAKING ENGAGEMENTS

- » "CEQA and Post-2020 GHG Emissions Reduction Planning," 2015 California Climate Action Planning Conference | Cal Poly San Luis Obispo
- » "Post-2020 Reduction Targets in Climate Action Plans," AEP Climate Change Committee | 2015 AEP CA State Conference | Santa Barbara CA
- » "Health Risk Challenges of Siting Housing near High-Volume Roadways" | 2014 APACA State Conference | Anaheim CA
- » "California Supplement to the US Protocol for Accounting and Reporting GHG Emissions" | 2014 AEP CA State Conference | Huntington Beach CA
- » "Climate Action Plans That Comply with CEQA" | 2014 AEP CA State Conference
- » "AEP's Climate Change Committee Presents 'The Idiot's Guide to Climate Action Planning'" | 2013 AEP CA State Conference | Los Angeles CA
- » "CEQA Basics Training" | OC Public Works, 2013
- » "Global Warming and Greenhouse Gases" | One-day course (ENSC 174), UC Riverside, Fall 2012
- » "Forecasting Community-Wide GHG Emissions and Setting Reduction Targets" | 2012 APACA State Conference | Rancho Mirage CA
- » "Community-Wide GHG Baseline Inventories" | 2011 APACA State Conference | Santa Barbara CA
- » "Innovations in Sustainability" Workshop | APACA Inland Empire Section, 2011
- » "The Baseline Inventory: What You Should Know before Preparing a GHG Reduction Plan" | 2011 AEP CA State Conference | Monterey CA

ARTICLES AND PUBLICATIONS

AEP CLIMATE CHANGE COMMITTEE WHITE PAPERS

- » "Beyond 2020: The Challenge of Greenhouse Gas Reduction Planning by Local Governments in California," March 2015
- » "Forecasting Community-Wide Greenhouse Gas Emissions and Setting Reduction Targets," May 2012
- » "California Community-Wide Greenhouse Gas Baseline Inventory Protocol," June 2011
- » "Tiering Off Climate Action Plans: Potential Advantages to Jurisdictions under the Proposed CEQA Guidelines," *Environmental Monitor* (AEP), Fall 2009
- » "Getting Serious on Global Warming," *Green Home Builder*, October 2007



FERNANDO SOTELO, PE, PTP

Senior Engineer, Transportation

Fernando is a registered traffic engineer in California and a certified transportation planner, with a master's degree in transportation engineering. He has extensive experience in CEQA and the technical aspects of transportation planning, including travel demand forecasting, traffic impact analyses, and parking demand studies. His professional experience with traffic and parking analyses includes several schools and a variety of land development uses, such as warehousing, mixed use, commercial, and recreation projects in southern and northern California. Fernando understands the complexities of transportation planning and plays a large role coordinating with subconsultants, often reviewing transportation studies and preparing transportation sections for EIRs for major projects such as general plan updates and specific plans. He focuses particular attention on issues such as vehicular circulation, site access, queuing, and pedestrian routes to school and safety. In addition to his experience in traffic, Fernando has prepared hundreds of technical studies for noise and air quality analyses on a variety of projects.

HIGHLIGHTS OF EXPERIENCE

TRAFFIC AND PARKING STUDIES

- » Claremont Hampton Inn Traffic Impact Analysis | Claremont CA
- » San Clemente High School Traffic Impact Analysis | San Clemente CA
- » Norwalk Fitness Village Shared Parking Analysis | Norwalk CA
- » Anaheim Digester Traffic and Parking Analysis | Anaheim CA
- » Crossroads Office Building Traffic Impact Analysis | Industry CA
- » Murray Middle School Traffic Impact Analysis | Ridgecrest CA
- » Industry Business Center Trip Generation Analysis | Industry CA
- » Transportation Analysis, San Joaquin River Recreational Area Master Plan | Fresno CA
- » Peer Review, City of Industry Traffic Impact Analysis | Industry CA
- » Summit Leadership Academy High Desert | Hesperia CA
- » Traffic Study for the Sycamore Academy | Wildomar CA
- » Traffic Study for the Orange County Educational Arts Academy | Santa Ana CA
- » Traffic Study for Community Library | Novato CA
- » Greenville/Banning Channel Improvements Traffic Analysis | Orange County CA
- » Walnut Drive South Roadway Improvements Traffic Analysis | Industry CA
- » Platinum Triangle Gateway Trip Generation Analysis | Anaheim CA
- » Glorietta Bay Boat Launch and Dock Improvements Traffic Analysis | Coronado CA
- » Telegraph Mixed-Use Project Trip Generation Study | Berkeley CA
- » Loudon Industrial Warehouse Traffic Impact Analysis | Industry CA
- » Don Julian Warehouse Traffic Impact Analysis | Industry CA
- » Solana Beach Dog Access and Parking Study | Solana Beach CA
- » Merit Academy Expansion Traffic Impact Analysis | El Cajon CA
- » Torrey Pines High School Traffic Impact Analysis | San Diego CA

EDUCATION

- » MS, Civil Engineering (Transportation), University of Southern California
- » BS, Naval Engineering, University of Sao Paulo, Brazil

REGISTRATION

- » California Registered Professional Traffic Engineer No. TR 2770

CERTIFICATIONS

- » Professional Transportation Planner No. 502

AFFILIATIONS

- » Institute of Transportation Engineers
- » Orange County Traffic Engineers Council
- » Institute of Noise Control Engineers

Team member since 2011

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JOSHUA CARMAN

Senior Associate

Joshua Carman has 17 years of experience in the field of acoustics and air quality and has participated in the environmental review process for many diverse projects in California, Washington, Nevada, and New York. Joshua prepares noise and air quality/greenhouse gas assessments for environmental impact studies (CEQA/NEPA) and technical noise studies for transportation projects using federal, state, regional, and local guidelines and methodology. His experience includes complex project- and program-level analyses of mixed-use development, traffic, transit, and transportation, community health risk assessments, vibration, industrial, infrastructure and utilities, telecommunications, hydroacoustics, and construction projects. He is certified in the use of the FHWA's Traffic Noise Prediction Model (TNM) and the US EPA AERMOD air dispersion model.

Joshua's project experience includes conducting the noise modeling, analysis and preparation of the noise study report for the Mid-County Parkway EIR/EIS, a 16-mile transportation corridor in Riverside County; the air quality study for the Cordes Ranch Specific Plan in Tracy; noise measurements for the Harry Tracy Water Treatment Plant in San Bruno; on-site vibration monitoring for the BART Rock Blanket Project in San Francisco; and noise and vibration measurements for a New York City Transit Authority subway extension.

PRIOR EXPERIENCE

- » Aperture Cellars Winery and Tasting Room GHG Assessment | Healdsburg CA
- » The Block Temporary Residence Project Community Risk and Noise Assessment | Santa Rosa CA
- » Dougherty Road Improvement Project Noise Assessment | Dublin CA
- » East Bay Municipal Utility District Summit Reservoir Noise & Vibration Monitoring | Berkeley CA
- » East Palo Alto Arts and Music Center Air Quality/GHG Assessment | East Palo Alto CA
- » East Palo Alto General Plan Update EIR | East Palo Alto CA
- » Forestville Town Park Ambient Noise Measurements | Forestville CA
- » Hattesen Solar Generation Facility Air Quality/GHG Assessment | Kings County CA
- » Kaiser Los Gatos Medical Office Building Air Quality/GHG Assessment | San Rafael CA
- » Lawrence Station Area Plan Air Quality/GHG Assessment | Santa Clara CA
- » Martinez General Plan Update EIR | Martinez CA
- » Mill District Mixed-Use Project Air Quality/GHG Assessment and Ambient Noise Measurements | Healdsburg CA
- » Modesto General Plan Update EIR | Modesto CA
- » Naval Base Kitsap at Bangor, Hydroacoustic and Construction Noise Monitoring | Silverdale WA
- » North Bayshore Precise Plan Air Quality/GHG Assessment | Mountain View CA
- » Route 101/De La Cruz Boulevard/Trimble Road Reconstruction Project Noise Study Report | Santa Clara County CA
- » Saint Mary's College Campus Master Plan Air Quality/GHG Assessment | Moraga CA

EDUCATION

- » BA, Environmental Studies
University of California, Santa Cruz

Team member since 2018





JOSHUA CARMAN

Senior Associate

jcarman@placeworks.com

- » San Carlos Tierra Linda School Air Quality/GHG Assessment | San Carlos CA
- » San Francisco Public Utilities Commission Regional Groundwater Storage and Recovery Project | Bay Area CA
- » Santa Clara County Civic Center Master Plan Air Quality/GHG Assessment | San Jose CA
- » Santa Rosa Junior College Science and Math Replacement Project Community Risk Assessment | Santa Rosa CA
- » Silicon Sage Mixed-Use Project Air Quality/GHG Assessment | Fremont CA
- » So Hay Mixed-Use Project Air Quality/GHG Assessment | Hayward CA
- » Solstice Sonoma Rural Lodging, Recreation and Event Facility GHG Assessment | Sonoma County CA
- » Stonegate Subdivision Air Quality/GHG Assessment | Chico CA
- » Southern Humboldt Park Air Quality/GHG Assessment | Humboldt County CA
- » SVCW Wastewater Treatment Plan Improvements Phase 2 Air Quality Assessment | Redwood City CA
- » Topgolf Entertainment Complex and Hotel Air Quality Assessment | San Jose CA
- » West Sacramento Corporation Yard Air Quality/GHG Assessment | Sacramento CA



JOHN VANG, JD

Senior Associate

John is a specialist 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, residential, and mixed uses.

John was a beta-tester for CalEEMod 2013, and he is 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. He also has experience preparing traffic and other sections for CEQA documents.

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

Team member since 2008

HIGHLIGHTS OF EXPERIENCE

CEQA ANALYSIS

- » Landmark Hotel EIR | San Carlos CA
- » San Juan Hotel & Villas MND | San Juan Capistrano 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
- » San Clemente General Plan EIR | San Clemente CA
- » Harbor Corridor Specific Plan EIR | Santa Ana CA
- » Greenspot Village & Marketplace Specific Plan EIR | Highland CA
- » Magnolia Residential Project EIR | Upland CA
- » Temple Industrial Warehouse/Office IS | Industry CA
- » Logistics Terminals, Inc., Development Plan & Zone Exception IS | Industry CA
- » Crummer Site Subdivision EIR | Malibu CA
- » Puente Hills Intermodal Facility EIR | Industry CA
- » The Platinum Triangle Subsequent EIRs | Anaheim CA
- » Fresno El Paseo Master Plan EIR | Fresno CA

TECHNICAL STUDIES

- » Landmark Hotel, Construction Health Risk Assessment Technical Report | San Carlos CA
- » Rancho Cucamonga Fire Protection District Fire Training Center, Air Quality and Greenhouse Gas Emissions Technical Study | Rancho Cucamonga CA
- » Sycamore Academy at 23151 Palomar Street, Greenhouse Gas Emissions Technical Memorandum | Wildomar CA
- » Serramonte Shopping Center Expansion Project, Construction Health Risk Assessment Technical Report | Daly City CA
- » Torrance Memorial Medical Center | Torrance CA
- » Coca-Cola Warehouse Expansion, Air Quality Memorandum | Orange CA
- » Potential Noise Impacts from Carlsbad New High School No. 2 on the Least Bell's Vireo and California Gnatcatcher Habitat, Technical Noise Memorandum | Carlsbad USD

ACTIVITIES

- » CalEEMod Emissions Inventory Model Beta-Testing | South Coast Air Quality Management District, 2012



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ALEXIS WHITAKER, LEED AP

Project Scientist

Alexis brings a strong scientific background and deep understanding of environmental systems to the environmental planning team. Alexis is passionate about the interplay between environmental systems and society. With a background in scientific research, Alexis contributes her technical skills in CalEEMod, GIS, and data management to any project she works on. Her work has focused on how science can inform environmental planning and policymaking. Alexis has completed air quality, greenhouse gas, and noise analyses for commercial, residential, and park projects. Additionally, she has applied her quantitative skill set to school projects, contributing to rail safety studies and air toxics health risk assessments. She is passionate about sustainability, and she is committed to producing high-quality results.

HIGHLIGHTS OF EXPERIENCE

AIR QUALITY & GHG ASSESSMENT

- » Muroc Unified School District Edwards AFB Campus MND, Rosamond CA
- » Olson East Street Townhomes EIR Addendum, Anaheim CA
- » Alviso Park Master Plan IS/MND, San Jose CA
- » The Forum at Rancho San Antonio EIR, Cupertino CA
- » Wiseburn Charter School EIR Addendum, El Segundo CA
- » The Marina Plaza Project IS/MND, Cupertino CA
- » Midcoast Multimodal Trail IS/MND, San Mateo County CA
- » Fire Station 57 & Public Safety Center IS/MND, San Rafael CA
- » San Juan Capistrano Hotel EIR Addendum, San Juan Capistrano CA
- » Heritage Middle School IS/MND, Oakland CA
- » Caliber Charter School IS/MND, Vallejo CA

NOISE ASSESSMENT

- » 1091 Industrial Road Project EIR, San Carlos CA
- » 500 Oregon Street Charter School IS/MND, Vallejo CA
- » Public Safety Building IS/MND, San Rafael CA
- » Scenic Boulevard Subdivision IS/MND, Cupertino CA
- » KIPP/Heritage Charter Middle School IS/MND, San Jose, CA

RISK ASSESSMENT

- » Hayward Unified School District Measure L Bond Program, Hayward CA
- » Ocean Charter Schools CEQA Services for Proposed New School at 12870 Panama Street, Los Angeles CA
- » Santa Rosa Southeast Greenway Phase I, Santa Rosa CA

PRIOR EXPERIENCE

PROGRAM ASSOCIATE AT THE ALLIANCE TO SAVE ENERGY

- » Partnered with K-12 schools and utilities to reduce energy consumption on school campuses. Conducted energy audits, led student workshops, and managed the program's social media presence.

EDUCATION

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

CERTIFICATIONS

- » Leadership in Energy and Environmental Design Accredited Professional

AFFILIATIONS

- » Association of Environmental Professionals

Team member since 2016



INTERN AT THE US ENVIRONMENTAL PROTECTION AGENCY

- » Supported three independent, congressionally-mandated Federal Advisory Committees that provide scientific and technical guidance to the EPA Administrator. Developed an outreach strategy to increase the engagement and participation of scientific associations, universities, and professional organizations in the committee creation process.



ALEXIS WHITAKER

Project Scientist

awhitaker@placeworks.com



SCOTT ASHLOCK, ASLA

Senior Associate

Scott's background in architecture and landscape architecture and 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.

Scott is adept at tackling a variety of complex issues, but his passion is landscape architecture and how to address the natural and built environment, from large master-planned communities to specific sites. He incorporates principles of Asian landscape design; drought-tolerant landscapes; California native plantings; and demonstration, educational, and healing gardens. He also has extensive experience with 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 can develop creative design solutions and carry them forward from concept to project completion.

HIGHLIGHTS OF EXPERIENCE

SPECIFIC PLANS AND OTHER PLANNING SERVICES

- » De Anza Park Revitalization Plan | San Diego CA
- » Tesoro Viejo | 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
- » Seven Oaks Business Park Design Guidelines | Bakersfield CA
- » Carmenita Truck Center Planning Services | Santa Fe Springs 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

MASTER PLANS

- » 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

LIGHTING AND VIEWSHED ANALYSIS

- » Yorba Linda High School Pool Lighting | Yorba Linda CA
- » The Forum Lighting and View Shed Analysis | Inglewood CA

AWARDS

- » 2010 Water Feature Design Competition | Aquatic Technologies

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



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YUE ZHANG

Assistant Designer

Yue provides design, research, and graphic production on a wide array of urban design and landscape project. Her work has mainly focused on stormwater management, low-water landscaping, and streetscape design. Yue specializes in graphic, document design, and illustrations that include maps, 3D models, and renderings. She is proficient with graphics programs such as Adobe Suite, AutoCAD, SketchUp, GIS, and 3D max.

Yue was the major research assistant in 2012 Landscape Architecture Foundation Case Study Investigation Program, in which she evaluated the performance benefits of four streetscape projects. During her master program, she presented a feasibility analysis for using constructed wetland system to treat and reclaim wastewater in City of Mount Pleasant, UT. This study will guide the construction of Mount Pleasant city wastewater treatment facilities.

HIGHLIGHTS OF EXPERIENCE

- » Newhall Ranch Master Plan | County of Los Angeles CA
- » CollegeTown Specific Plan | Fullerton CA
- » Irvine Spectrum Strategic Plan | Newport Beach CA
- » Fullerton Transit Loop Feasibility Study | Fullerton 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 | Madera County CA
- » Tesoro Del Valle | Santa Clarita CA
- » Oxford Place Development | Toronto CA
- » Glenwood Housing Foundation Landscape Design | Laguna Beach CA
- » Santa Ana High School Lighting Study | Santa Ana Ca
- » Garey High School Lighting Study | Pomona CA
- » Pomona High School Lighting Study | Pomona Ca
- » Westlake Village Site Plan | Westlake Village CA

EDUCATION

- » MA, Landscape Architecture, Utah State University
- » BEng., Landscape Architecture, Southwest Jiaotong University

AFFILIATIONS

- » American Society of Landscape Architects

Team member since 2012

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ALEX REYES

Project Designer

Alex's passion is for creating spaces that people enjoy. His keen observations of how people of all ages interact with spaces allow him to put together the individual pieces that create a great community. Working with the planning and design team, 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, lighting studies, and shade/shadow analyses for environmental documents.

EDUCATION

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

Team member since 2016

HIGHLIGHTS OF EXPERIENCE

LIGHTING ANALYSES AND VISUAL SIMULATIONS

- » 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 | Costa Mesa CA
- » Norwalk High School | Norwalk CA
- » Las Palmas Park and Pioneer Park Lighting Analysis | San Fernando CA
- » River Street Market Place MND/EIR | San Juan Capistrano 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

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STEVEN BUSH, PE

Senior Associate

A member of both the Environmental Sciences and the CEQA teams, Steve's eclectic skill set covers a wide range of technical services. He applies his knowledge and skills to field sampling for remediation projects and data analysis for health risk assessments, rail studies, and pipeline safety assessments. He also has extensive stormwater analysis and management experience, which is used to focus and clarify hydrology and water quality sections for CEQA documentation. As a member of the CEQA team's air quality and greenhouse gas assessment group, Steve has completed air quality and GHG analyses for a variety of projects, including residential development, stormwater outlets, and marsh areas. Additionally, Steve is proficient in different air quality modeling software such as CalEEMod2013 and AERMOD.

HIGHLIGHTS OF EXPERIENCE

ENVIRONMENTAL AND HEALTH RISK ASSESSMENTS

- » Clayton Valley Charter High School Preliminary Fatal Flaw Analysis, Concord CA
- » Tracy Learning Center (Charter School) HRA/Title 5 Review, Tracy CA
- » Wiseburn New High School EIR, Hawthorne CA
- » Health Risk Assessment and Railroad Safety Study for Martin Luther King Jr Middle School, Hayward 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
- » Aboveground Water Tank Safety Hazard Assessment, Waterstone Environmental, Inc.
- » Health Risk Assessment for Irvine Technology Center, Irvine CA
- » Pipeline Safety Hazard Assessment, Manteca CA
- » CNG and Propane Risk Assessment for Ramona Elementary, Moreno Valley 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
- » Air Quality and Greenhouse Gas Analyses for Ocean Outlets Maintenance Manual, Orange County Flood Control District
- » Air Quality and Greenhouse Gas Analyses for Breuner Marsh Restoration, Richmond CA

SITE INVESTIGATION

- » Environmental Oversight of Remedial Action Plan for LAUSD Central Region Elementary School No. 20, 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
- » Fontana USD High School Site No. 5, Fontana CA
- » Alessandro Boulevard and Kitching Street Alternative High School Site, Moreno Valley CA
- » High School No. 5 Alternate Sites EIR, Moreno Valley CA

EDUCATION

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

REGISTRATION

- » State of California Professional Engineer No. 83997

CERTIFICATIONS

- » 40 Hour HAZWOPER
- » CPR and First Aid

Team member since 2007

- » Citrus Heritage Middle School IS/MND, Riverside USD
- » Tri-City Community Day School IS/MND, San Bernardino County Superintendent of Schools
- » 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



STEVEN BUSH

Senior Associate

sbush@placeworks.com



CATHLEEN M. FITZGERALD, DEnv, PE, QSD/QSP

Senior Engineer

Cathy has nearly 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 has worked with various public and private sector clients in the United States, Japan, Taiwan, and Korea on licensing and environmental assessments for nuclear and fossil fuel power plants, hazards associated with solar thermal power projects, and the development of alternative energy sources. In addition, she has worked on numerous water projects in Africa, South America, and Central America.

Cathy conducts baseline health risk assessments, develops site-specific soil cleanup levels, uses vadose zone modeling to evaluate the potential threat to groundwater from soil contaminants, conducts groundwater modeling to evaluate natural attenuation of chemical plumes, and develops innovative groundwater remediation systems. In addition, she has prepared air quality and hydrology sections for numerous CEQA documents. Cathy is a Registered Professional Engineer in the states of California and Nevada, a Qualified SWPPP Developer/Practitioner in the State of California, and a Certified Environmental Manager in the State of Nevada.

HIGHLIGHTS OF EXPERIENCE

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
- » Air Toxics Health Risk Assessment | Irvine CA
- » Irvine Technology Center Health Risk Assessment | Irvine CA
- » Air Emissions/Risk Assessment, Puente Hills Intermodal Facility EIR | Industry 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
- » Rail Safety Study, John Glenn High School | Norwalk-La Mirada USD

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
- » State of Nevada Professional Engineer No. 10715
- » 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





CATHLEEN FITZGERALD

Senior Engineer

cfitzgerald@placeworks.com

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
- » Former dry-cleaning facility, vapor intrusion modeling | Northridge CA

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
- » Citrus Heritage Middle School IS/MND | Riverside USD
- » AZ Winter Mesa Towing Site Subdivision EIR, Hydrology Section | Malibu CA
- » Crummer Site Subdivision EIR | Malibu CA

HYDROLOGY STUDIES AND NPDES PERMITTING

- » 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

ARTICLES & PUBLICATIONS

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

SPEAKING ENGAGEMENTS

- » "CEQA Responsibilities in Assessing and Managing Risk from Alternative VOC Compounds" | South Coast Air Quality Management District Symposium, October 2014 | Diamond Bar CA
- » "Health Risk Challenges of Siting Housing Near High Volume Roadways" | 2014 APA State Conference | Anaheim CA
- » "Air Quality for Dummies" | 2014 AEP State Conference | Huntington Beach CA
- » "Health Risk Challenges of Siting Housing Near High Volume Roadways" | 2014 AEP State Conference | Huntington Beach CA
- » "Near Roadway Mitigation Measures" | South Coast Air Quality Management District Symposium, November 2013 | Diamond Bar CA
- » Guest Lecturer | "A Practical Guide for Obtaining Environmental Clearance for New & Expanding School Sites," Educational Facilities Certificate Program | UC Riverside Extension
- » "Environmental Protection or Smart Growth? Conflicts between Infill Development and Local Environmental Regulation" | 2006 AEP State Conference | Newport Beach CA



DINA EL CHAMMAS GASS, EIT

Project Engineer/Planner

Dina comes to PlaceWorks with eclectic experience in the fields of sustainability, environmental engineering, and sustainable watershed management. She has been 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.

Dina 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. As environmental team leader for an engineering contractor, she built an environmental management system that earned the company ISO 14001 certification. She also did research at the American University of Beirut on industrial waste management, water and wastewater treatment and reclamation, alternative fuels, and development of natural resources within an economically sustainable framework.

At PlaceWorks, Dina will perform air quality dispersion modelling, quantitative risk assessments, and assist with environmental and water resource engineering. She will also assist with general environmental analysis, contributing research, analysis, and review and preparing CEQA and NEPA compliance documents, including environmental impact report.

PRIOR EXPERIENCE

- » Crowe Creek State Revolving Fund Project | Fairfield, Iowa
- » 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

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

CERTIFICATIONS

- » Engineer in Training, #163247

AFFILIATIONS

- » Association of Environmental Professionals (AEP)

Team member since 2018



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ROBYN CHACONAS, EIT

Project Engineer

Robyn's collaborative and creative approach is anchored by a strong foundation of technical and leadership skills. Her practical experience in engineering, construction, permitting, and community development includes international and nonprofit projects. Robyn has also worked in the oil and gas industry, where she helped develop and implement technical designs and specifications in support of well abandonment and remediation programs. She is well versed in oil and gas permitting, regulatory compliance, underground injection control, oilfield waste management, and community outreach to inform stakeholders and foster public support.

At PlaceWorks, Robyn monitors construction sites for health and safety compliance and performs environmental site assessments.

HIGHLIGHTS OF EXPERIENCE

- » Venice High School Site Assessment | Los Angeles CA
- » Venice High School Remedial Action Planning | Los Angeles CA

PRIOR EXPERIENCE

- » Community Center Skatepark Design and Construction | Addis Ababa, Ethiopia
- » Pedestrian Suspension Bridge Construction | Rancheria, Nicaragua
- » Oil and Gas Permitting and Diagramming | Long Beach CA
- » Oil and Gas Remedial Action and Abandonment | Denver CO
- » Cogeneration Wastewater Facility Improvements | Boulder CO

EDUCATION

- » BS, Mechanical Engineering, Colorado School of Mines, Golden
- » OSHA 40-Hr HAZWOPER
- » OSHA 10-Hr Construction

CERTIFICATIONS

- » Engineer in Training, NCEES ID: 14-648-73 (October 2013)

AFFILIATIONS

- » Engineers without Borders

Team member since 2017

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MICHAEL WATSON, PG

Associate Geologist

With over a decade in the environmental consulting industry, Mike is proficient in providing field and office support to project managers performing site assessment and remediation. He performs site assessments, geohazard studies, 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

- » 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
- » 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 Citrus Creek Residential Development | Upland CA
- » 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 & STRATEGIC PLANNING

- » 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 Reabandonment, Crude Oil Pipeline Removal, Construction Response Services, and Construction Site Review Implementation for Harry Bridges Span K-8 | Los Angeles USD

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 WATSON

Associate Geologist

mwatson@placeworks.com

- » Operations and Maintenance Inspection and Monitoring Reports, Five-Year Review Report, and Decommissioning of Methane Mitigation System at Woodcrest Jr. High and Liberty Elementary | Chino Valley USD
- » Corrective Measures Study and Quarterly Groundwater Monitoring for Raymond A. Villa Fundamental Intermediate School | Santa Ana USD
- » Soil Vapor and Groundwater Monitoring, Soil Vapor Extraction System Monitoring and AQMD compliance for Former Sargent Industries Facility | Huntington Park CA

CEQA/TITLE 5 ASSESSMENTS

- » CollegeTown Specific Plan EIR | Fullerton CA
- » Anaheim Canyon Specific Plan EIR | Anaheim CA
- » Title 5 studies for various schools in Westminster and Huntington Beach | Westminster School District
- » City of El Monte General Plan | El Monte CA
- » City of Industry General Plan | Industry CA
- » Irvine Business Center | Irvine CA

PUBLICATIONS

- » Watson, M. J., and S. Jorgensen, 2001. 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.
- » Watson, M. J. and others, 2003. 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.
- » Watson, M.J., K.R. Bovard, R.M. Alvarez, and C.I. Gutierrez, 2007, 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.



DENISE CLENDENING, PhD

Associate Principal, Site Assessment Services

Denise has over 27 years of experience providing technical oversight and performing human health risk assessments, site assessments, and investigations of chemical waste at multiple sites including Resource Conservation & Recovery Act (RCRA) and Superfund sites. She is adept at applying alternatives that are economical yet protective of human health and the environment. She conducts realistic assessments and calculates target cleanup levels based on site-specific exposure scenarios. Her work has involved pesticides, heavy metals, solvents, and petroleum-contaminated soils. She assists multiple school districts in California with site assessment, public relations, and the Department of Toxic Substance Control (DTSC) school site approval process. She participates in public hearings and school board meetings and coordinates her projects with the CEQA process.

Before joining PlaceWorks, Denise managed large divestiture environmental due diligence projects for the electric power industry and was involved in numerous environmental projects for oil field operation. Her experience also includes the development and testing of risk assessment software and teaching training courses in risk assessment using different software programs.

Denise has established a very good reputation with regulatory agencies and negotiates risk-related issues on behalf of her clients. She is a member of the Los Angeles Regional Water Quality Control Board Underground Storage Tank Advisory Board and has extensive experience with site closure activities with the DTSC, Environmental Protection Agency, Regional Water Quality Control Boards, and local oversight agencies throughout California.

HIGHLIGHTS OF EXPERIENCE

ENVIRONMENTAL & HEALTH RISK ASSESSMENTS

- » Xerox Corporation Preliminary Environmental Assessment and Health Risk Assessment | Santa Ana CA
- » Human Health Risk Evaluation, Literature Research for American Petroleum Institute
- » City of Redlands Health Risk Assessment | Redlands CA
- » Caltrans Risk Assessment and Groundwater Impact Analysis | California
- » Risk Assessments and Indoor Air Sampling for Confidential Client(s) | Various Locations
- » Human Health & Ecological Risk Assessment – Technical Review | Various Locations
- » Landfill Risk Assessments | Various Locations
- » Risk Assessments for Pesticide Contaminated Soil | Various Locations
- » Human Health Risk Assessment for Confidential Mineral Resources Client | Arizona
- » Human Health Risk Assessment at Whites Point Nike Missile Site | Los Angeles County CA
- » Human Health Risk Assessment at Fort MacArthur | Los Angeles County CA

EDUCATION

- » PhD, Soil Physics, University of California, Riverside
- » MS, Soil Science, University of California, Riverside
- » BS, Geology, University of California, Riverside

CERTIFICATIONS

- » Oil Spill Response Training

AFFILIATIONS

- » Soil Science Society of America
- » American Geophysical Union
- » American Chemical Society
- » Society of Risk Analysis
- » Coalition of Adequate School Housing

Team member since 2005





DENISE CLENDENING

Associate Principal

dclendening@placeworks.com

SITE ASSESSMENTS

- » Site Remediation for Hull Middle School | Torrance CA
- » PEA for New High School, William S. Hart UHSD | Castaic CA
- » Phase I for Property at East Briar Drive | San Bernardino County CA
- » PEA for Stella Academy Middle School | Los Angeles CA
- » Phase I for Valley Boulevard Widening | City of Industry CA
- » Oil Field Preliminary Environmental Assessment | Culver City CA
- » Lead-Based Paint Evaluations | Various Locations
- » Cogeneration Facilities Permit Applications | Various Locations throughout California
- » NRG Energy Environmental Due Diligence Investigations | California
- » AES Environmental Due Diligence Work Plans | California
- » Remedial Investigation and Remedial Action for Jersey Avenue Elementary School Site (Congresswomen Grace Napolitano presented award for special congressional recognition for project), Little Lake City School District | City of Santa Fe Springs CA
- » Preliminary Environmental Assessments for over 100 school sites throughout California
- » Phase I ESA and PEAs for four school sites, Moreno Valley USD
- » Phase I ESAs, PEAs, SSIs and RAWs for eight school sites, San Bernardino County Superintendent of Schools
- » Phase I ESA for Elementary School No. 19, Rialto USD
- » PEA and SSI for the New High School No. 3 Site, Colton Joint USD
- » Phase I ESA and PEAs for four school sites, Lynwood USD
- » Phase I ESA for the Proposed Elementary School No. 8, San Ysidro School District
- » Phase I ESA for the Proposed K-8 Parker Dam School, Needles USD
- » PEAs for three school sites and environmental and legislative support services, Santa Ana USD
- » Phase I ESA, PSHA, and PEA for Community Day School, Eastside USD
- » PEAs for five school sites in Clovis | Clovis CA
- » PEA for redevelopment project for the City of South Gate | South Gate CA
- » Phase I ESA for Arrowhead Springs Resort I | San Bernardino CA
- » Phase I ESA for two Charter Schools for Green Dot Public Schools | Los Angeles CA
- » Phase I and Phase II ESA for Former Service Station | Los Angeles CA
- » Phase I ESAs, PEA, SSIs, and fill testing for multiple school sites, Pomona USD
- » PEA and methane gas testing, Encinitas USD
- » Phase I ESA and lead testing for multiple sites, Fontana USD
- » Proponent's Environmental Assessment for PUC | Long Beach CA
- » Initial Site Assessments for Street Widening Projects | Santa Ana CA
- » Phase I ESAs for Renaissance Community Fund | Corona CA

TITLE 5/CDE RISK ASSESSMENTS

- » Geohazard Assessment for Inglewood Site, Today's Fresh Start Charter School
- » PEAs and Title 5 Assessments for three school sites, Redlands USD
- » Title 5 Compliance Study Reports for four sites, Whittier Union High School District
- » Prairie Vista Lead Testing, Hawthorne USD
- » Environmental Support and Risk Assessment for school sites, San Dieguito Union High School District
- » Human Health Risk Assessment School Site, Pomona USD
- » Title 5 Hazard and Constraints Analysis for four school sites, Irvine USD
- » Title 5 Hazard and Constraints Analysis for school site, Rialto USD



KARL H. RODENBAUGH, DEnv

Senior Scientist

Karl's professional experience and education during the past 32 years have stressed a broad, interdisciplinary understanding of environmental science, natural resources, and regulatory compliance issues. He has been a technical liaison between public and private entities in the areas of water quality, public health, risk assessment, air quality, ecology, and hazardous waste management, and has been responsible for environmental assessment and field projects in the United States, Mexico, South America, Asia, and Europe. Karl has overseen assessments for groundwater, surface water, air, asbestos, and soil contamination. He has prepared Preliminary Environmental Assessments and Remedial Action Work Plans for numerous proposed school sites. He has also analyzed and developed plans and regulations for assessment and mitigation of air pollution impacts, classification of solid waste facility sites, and siting electric power plants and transmission lines.

Karl assessed the regulatory requirements, operational controls and health risk concerns of a proposal to reuse treated wastewater at school sites. He presented his findings to the school board for their consideration and approval of the proposal. He also recently completed a three-year project for a national electric co-op association that culminated in a comprehensive guidebook. This guide helps utility managers and staff to efficiently navigate the federal, state, and local regulatory requirements for siting electric power generation, transmission, and substation facilities. Karl also recently prepared the Utilities sections of various California Environmental Quality Assessment (CEQA) documents (EIRs) for city General Plan Updates and Special Plans.

HIGHLIGHTS OF EXPERIENCE

REGULATORY COMPLIANCE & STRATEGIC PLANNING

- » Evaluated regulatory requirements, operational controls, and health risks of a proposal to irrigate school sites with recycled water | Fillmore CA
- » Authored a guidebook to help electric co-ops navigate the siting process, avoid barriers and delays, and secure federal, state, and local approvals for siting electric facilities; prepared for a national association of co-op electric utilities | Arlington VA
- » Prepared over 50 radio frequency exposure assessments for proposed cell tower sites | California
- » Surveyed and evaluated all 50 state regulatory programs for siting/certification of electric transmission lines; a series of three studies from 1985 through 1990 prepared for a national association of investor-owned electric utilities | Washington DC
- » Managed a global compliance program for over 100 USTs, including agency interactions, site assessment, system upgrades, closure, remediation, and/or replacement with ASTs | Worldwide
- » Developed NPDES permit conditions for surface water discharges, hazardous waste treatment and Superfund facilities | Louisiana and Texas
- » Electric power plant and solid waste landfill, Storm Water Pollution Prevention Plans (SWPPPs) | Los Angeles County CA
- » Concord Tech Center SPCC Update and Regulatory Review, Bank of America
- » SPCC Plan for the Los Angeles Data Center, Bank of America

EDUCATION

- » DEnv, Environmental Science and Engineering, University of California, Los Angeles
- » MPH, Environmental Health Sciences, University of California, Los Angeles
- » BS, Biology, University of California, Riverside

CERTIFICATIONS

- » CA DPH Water Distribution Operator D2 (No. 41252)
- » CA DPH Water Treatment Operator T2 (No. 34781)

AFFILIATIONS

- » American Water Works Association
- » Environmental Science & Engineering Society
- » American Association for the Advancement of Science

Team member since 1983





KARL H. RODENBAUGH
Senior Scientist
krodenbaugh@placeworks.com

- » NPDES Permitting Assistance, Fillmore, Griffin Industries
- » Groundwater Sampling and Analysis for Construction Dewatering Permit Application, Griffin Industries
- » NPDES Monitoring and Reporting, Griffin Industries

SITE INVESTIGATION

- » Proposed sedimentation basin near a Superfund site, groundwater quality assessment | Ventura County CA
- » Soil gas survey and correlated soil boring program to characterize subsurface solvent contamination | Los Angeles County CA
- » Site Contamination and Indoor Air Investigation, Mykotronx, Inc. | Los Angeles CA
- » Site contamination investigation, closure-in-place and conversion of diesel USTs to emergency water storage for data center | San Francisco CA

ENVIRONMENTAL & HEALTH RISK ASSESSMENTS

- » 300-acre development, human health risk assessment, diesel exhaust particulate matter (PM10) construction emissions | Ventura County CA
- » Evaluation of pollutants in water supply wells, private water company | California and Missoula MT
- » Spill prevention control and countermeasure plans for aboveground storage tanks | California and Arizona
- » Crude oil processing facility, air quality health risk assessment and site environmental evaluation | Orange County CA
- » SCAQMD Emissions Report, Los Angeles Data Center, Bank of America
- » UST Well Decommissioning Research, San Francisco Data Center, Bank of America

SCHOOL FACILITIES PLANNING

- » Rio Vistas Elementary School DTSC SSI Report | Fillmore USD
- » Review Proposal to Discharge Recycled Wastewater to FUSD Athletic Fields | Fillmore CA
- » Review of LNG Plant Project on behalf of Long Beach USD
- » Review of Long Beach Airport Expansion on behalf of Long Beach USD
- » Camp Hi Hill NEPA Reports for USFS Permit Renewal on behalf of Long Beach USD
- » On-Call services for the Mountainview Power Plant Expansion and Airport Expansion | Redlands USD
- » On-Call services for Cell Tower Radiation Assessment | Santa Ana USD

ARTICLES & PUBLICATIONS

- » 2007. Siting Electric Generation and Transmission Facilities: A Guide to Securing Federal, State and Local Approvals. Prepared for the National Rural Electric Cooperative Association, Arlington, Virginia.
- » 1995. Environmental Compliance Manual. Submitted to Bank of America, Corporate Real Estate, San Francisco, California.
- » 1991. Regulatory, technical, and practical considerations for setting enforceable limits in surface water discharge (NPDES) permits. Issue paper prepared for NPC Services, Inc., Baton Rouge, Louisiana. Submitted to the US EPA, Washington, D.C.
- » 1990. Review of State-Level Electric Power Transmission Line Siting Programs. Prepared for the Edison Electric Institute (EEI), Washington, DC. One of a series of nationwide surveys of state regulations governing electric power transmission facility siting processes, including EMF rules, performed by Dr. Rodenbaugh.
- » 1986. Subsurface NAPLs [non-aqueous phase liquids] transport at the CSSI Arlington, Oregon, hazardous waste site. Discussion paper submitted to the US EPA Region X, Seattle, Washington.
- » 1983. Merifield, P. M., W. D. Dritschilo, D. A. Bailey, K. H. Rodenbaugh, V. M. J. Ryden, and P. B. Schumann. Enhancement of habitats for the Yuma clapper rail and desert pupfish, Salton Sea, California. UCLA Environmental Science and Engineering Report No. 83-52.



ROBERT KAIN

GeoSpatial Services Business Leader

Robert has over 15 years of planning experience, including 10 years of municipal planning experience with the Cities of Newport Beach and Dana Point. He is well-versed in advanced and current planning practices in both the public and private sector, and has an excellent understanding of the relationship between data management and its importance in achieving service delivery standards for the work of community development and public works departments.

Before joining PlaceWorks, Robert served as the manager of Community Design and GIS at Hogle-Ireland, where he managed and directed a team of professional urban designers, graphic artists, and GIS analysts in the production of a multitude of planning projects. Projects included the development of specific plans, design guidelines, place making and city identity building, economic development marketing collateral, website development, GIS land use analysis, policy map updates, and database integration.

HIGHLIGHTS OF EXPERIENCE

- » Century High School Athletic Field Improvements | Santa Ana CA
- » Diamond Ranch High School Remodel | Diamond Bar CA
- » DR Horton Residential Project | Claremont CA
- » Transit Loop Feasibility Study | Fullerton CA
- » Garey High School Remodel EIR | Pomona CA
- » Clovis General Plan Phases 4 and 5 | Clovis CA
- » City of Industry General Plan Update | Industry CA
- » Irvine Spectrum Strategic Planning | Irvine CA
- » Trail Assessment and GIS Mapping | Los Angeles County CA
- » La Habra General Plan Update | La Habra CA
- » Los Alamitos General Plan and EIR | Los Alamitos CA
- » Menifee New General Plan and EIR | Menifee CA
- » Pomona High School Remodel EIR | Pomona CA
- » San Bernardino County Housing Element | San Bernardino County CA
- » Town of Yucca Valley General Plan Update | Yucca Valley CA
- » Upland General Plan | Upland CA
- » Yucaipa 2035 General Plan Update and EIR | Yucaipa CA

PRIOR EXPERIENCE

- » Zoning Map Update | Rialto CA
- » City of Yorba Linda General Plan Land Use & Zoning Map Update | Yorba Linda CA
- » City of Hesperia General Plan Land Use & Zoning Map Update | Hesperia CA
- » Zoning Map Update | Nye County NV
- » Fire Mitigation Zone Mapping | Laguna Beach CA
- » Fire Station Response Zones Mapping | Laguna Beach CA
- » Marine Safety Zone Mapping | Laguna Beach CA
- » City of Riverside Sustainability Database | Riverside CA

AWARDS

- » 2014 SCAG Sustainability Excellence in Green Region | Lynwood Residential Design Guidelines

EDUCATION

- » BS, Urban and Regional Planning, California Polytechnic University, Pomona
- » AA, Architecture, Palomar College, San Marcos, CA

AFFILIATIONS

- » American Planning Association
- » Orange County GIS Users Group

Team member since 2012



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KIM HERKEWITZ

GIS Manager, Southern California

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. She combines GIS with other applications such as Rhino 3D/RhinoTerrain, Mapbox/TileMill, and Javascript/HTML5 to highlight crucial information and make it more accessible. With a strong sense of logic, she creates elegant GIS protocols for a certain project or a type of project so that the same analysis can be repeated with variables—without losing its integrity.

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 theming work for projects and presentation graphics. 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 CAD, SketchUp, Google Earth, Photoshop, InDesign, Illustrator, Dreamweaver, and Flash.

EDUCATION

» BS, Geography, California State University, Long Beach

Team member since 2006

HIGHLIGHTS OF EXPERIENCE

URBAN PLANNING

- » La Mesa Downtown Village Specific Plan | La Mesa CA
- » Rialto Airport Land Use Study | Rialto CA
- » Mammoth Crossings Planning Study and 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
- » Ferber Ranch Field Investigation | Orange County CA
- » Rio Bravo Ranch Site Plan Review | Bakersfield CA
- » Greenspot Village and Marketplace Specific Plan EIR | Highland CA
- » Hemet Stock Farm Specific Plan | Hemet CA

PROJECT BRANDING AND CREATIVE MEDIA

- » The Arboretum Specific Plan Project Branding and Graphics Package | Fontana CA
- » Artesia Corridor Specific Plan, Project Branding | Gardena CA
- » SCAG 2% Compass Blueprint Strategy Implementation Demonstration Projects: 3D Modeling and Visualization | Southern California

GRAPHIC DESIGN AND PACKAGING

- » Clovis General Plan Update and 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



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HALLEY GRUNDY

Project Planner

Halley has a passion for creating livable communities that are grounded by thoughtful and realistic design. Her background in architecture and real estate development make her well versed in the ins and outs of design as well as the reality of market constraints and opportunities. Both are reflected in her inventive problem-solving approach. Her strong graphics skills help to communicate these ideas in a user-friendly manner that resonates with a broad audience.

Before joining PlaceWorks, Halley gained valuable experience in private retail development. She worked with national corporate retailers including CVS Pharmacy, Sprouts Farmers Market, and Chipotle to strategically plan market entry and site selection, as well as to secure entitlements approvals, and manage the design process.

HIGHLIGHTS OF EXPERIENCE

- » Renaissance Specific Plan Amendment | Rialto CA
- » Valley Corridor Specific Plan | Bloomington CA
- » San Bernardino County General Plan | San Bernardino CA
- » Southeast Area Specific Plan | Long Beach CA
- » Quay Valley Master Plan | Kings County CA
- » De Anza Cove Revitalization Plan | San Diego CA
- » City of Carson Vision Plan | Carson CA
- » Seal Beach Tennis Center / Bluebell Park | Seal Beach CA

PRIOR EXPERIENCE

- » HighPointe Park | Thornton CO
- » NextCare Urgent Care | Thornton CO
- » Sprouts Farmers Market | Tulsa OK
- » Sprouts Farmers Market | Broken Arrow OK
- » Sprouts Farmers Market | Owasso OK
- » Sprouts Farmers Market | Rowlett TX
- » Retail Center | Moore OK
- » Retail Center | Bedford TX
- » CVS Pharmacy Strategy Planning and Site Selection | Phoenix MSA, AZ
- » CVS Pharmacy Strategy Planning and Site Selection | Salt Lake City MSA, UT
- » CVS Pharmacy Strategy Planning and Site Selection | Central Valley Region, CA
- » CVS Pharmacy Strategy Planning and Site Selection | San Francisco MSA, CA
- » CVS Pharmacy Strategy Planning and Site Selection | Los Angeles County CA
- » CVS Pharmacy Strategy Planning and Site Selection | Rural Areas, NM
- » CVS Pharmacy Entitlements | Various Locations throughout AZ, NM, NV

EDUCATION

- » BA, Architecture, Carnegie Mellon University

Team member since 2016

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William Delo AICP Principal-in-Charge

Mr. Delo is a Managing Principal of IBI Group and a Transportation Planner with over 16 years of experience in transportation planning and traffic engineering. Mr. Delo is an experienced project manager, responsible for the successful completion of numerous corridor studies to regional multi-modal transportation studies. His active transportation planning experience includes substantial work in the development of complete streets plans. His career experience has included extensive participation in public and agency outreach activities.

Representative Experience

Coast Highway Corridor Analysis, Oceanside, CA – On behalf of the City of Oceanside, IBI Group is working on a corridor analysis of Coast Highway in Oceanside, with the goal of transforming the street from a four lane auto-dominated corridor to a two-lane Complete Street. Proposed improvements include roundabouts, bike lanes, and improved sidewalks to increase the mobility and safety for all modes.

Orem State Street Corridor Master Plan, Orem, UT – Transportation task lead, examining the feasibility of implementing a multi-way boulevard with high capacity transit along State Street in the heart of Orem. Current roadway is control by UDOT and oriented towards automobile traffic. Study focusing on transforming the corridor to a complete street.

Arroyo Seco Parkway National Scenic Byway Corridor Management Plan, Los Angeles, CA – Mr. Delo was Deputy Project Manager and task lead for the transportation analysis for this project that involved the preparation of the Arroyo Seco Parkway Corridor Management Plan for Caltrans District 7. The Historic Arroyo Seco Parkway is typically cited as one of the first examples of a modern freeway. The traffic analysis included regional travel demand modeling, traffic impact analysis, and microsimulation of traffic conditions in the corridor to evaluate potential traffic operation and safety improvements proposed by the design team. The microsimulation effort was being completed by IBI Group using VISSIM.

Agua Caliente Section 14 Complete Streets Plan, Palm Springs, CA – Mr. Delo is the project manager for this study focused on the development of a Complete Streets plan and vision for the Section 14 Master Plan. This study is being conducted for the Agua Caliente Band of Cahuilla Indians. IBI's role includes the development of the Complete Streets chapter for the Master Plan and the completion of associated traffic and parking studies for proposed land use changes.

Evaluation of Pasadena Road Diets, Pasadena, CA – Mr. Delo was the project manager of study evaluating the performance of completed and planned road diet projects in the City of Pasadena. The analysis for the project included the completion of a multi-modal level of service analysis for each corridor, a SimTraffic simulation for a planned Road Diet, and a comprehensive report summarizing the findings of the technical analysis.

Education

B.A. (Environmental Analysis and Design),
University of California, Irvine, CA, 2000

Experience

2001–Present
IBI Group, Irvine, CA, Transportation
Planner/Associate

2000–2001
Civic Solutions, Inc. (City of Santa Monica, City of
Ontario, City of Rancho Santa Margarita),
Assistant Planner

1999–2000
Orange County Transportation Authority,
Orange, CA, Assistant Transportation Analyst

Memberships

American Planning Association

Awards and Publications

Certified Planner, American Institute of Certified
Planners #019993



Metro First and Last Mile Study, Los Angeles, CA – Mr. Delo is the deputy project manager for this study effort focused on developing a set of guidelines and policies for Metro and SCAG to follow in planning for first and last mile access to regional transit stations in Los Angeles County. The study includes examining conditions for bicycle and pedestrian access at 12 current Metro stations, and the development of design guidelines for future improvements.

Yosemite Mariposa Grove Visitor Shuttle Operations Plan, Yosemite, CA – Mr. Delo is the task lead for this study focused on developing an operating plan for a new shuttle service linking the Yosemite National Park South Entrance to the Mariposa Grove of Giant Sequoias. IBI is developing the operating plan based on visitation levels identified by the National Park Service and analyzing parking demand and traffic conditions associated with a proposed 275-space parking lot at the south entrance.

East Wilshire Avenue Bicycle Boulevard, Fullerton, CA – Project manager for this feasibility study examining alternatives for installing a bicycle boulevard along East Wilshire Avenue to link Downtown Fullerton and Cal State Fullerton. Project includes extensive community outreach and a two-week temporary mock-up of the preferred design concept.

Santa Ana General Plan Circulation Element, Santa Ana, CA – Mr. Delo is the deputy project manager of this current IBI Group effort to assist the City of Santa Ana in updating their General Plan Circulation Element. The update is being conducted to incorporate Complete Streets policies into the Element and to reflect current planning efforts for Streetcar in the city. The update is focused on rethinking the city's transportation network, focusing on moving people rather than cars, and making city streets safer for all users of the transportation system.

Michigan Avenue Neighborhood Greenway, Santa Monica, CA – Mr. Delo is IBI Group's task lead for the conceptual design element for this project, which is focused on the implementation of a neighborhood greenway along Michigan Avenue. The greenway would link the beach with Santa Monica High School and the Pico Union neighborhoods along Michigan Avenue. Strategies being evaluated include traffic calming, neighborhood traffic circles, and other bike improvements.

Districts 1 and 2 Bikeways Strategy, Orange County, CA – Building on the work performed in District 4, OCTA initiated regional bikeway planning efforts in Districts 1 and 2, an area including 13 cities in Western Orange County. Mr. Delo is the task lead for the development of the Feasibility Studies and is charged with overseeing the preparation of conceptual design plans for over 50 miles of bikeways in four separate corridors.

Figueroa Corridor Streetscape Plan, Los Angeles, CA – This project proposes to recreate the streetscape along Figueroa Street in Los Angeles between the Financial District/Staples Center and Exposition Park/USC. Primary project elements include a separated and protected bike lane, pedestrian improvements, and streetscape improvement. Mr. Delo is the task leader for the traffic analysis and traffic design portions of the work effort and is working closely with the Los Angeles Department of Transportation (LADOT) on the traffic study and traffic design elements.

College Connector Streetcar Feasibility Study, Fullerton, CA – Mr. Delo was the transportation task lead for IBI Group on this study evaluating the transportation and economic feasibility for a streetcar service linking Downtown Fullerton and California State University, Fullerton. The feasibility study evaluated alignment options, ridership demand, physical constraints, and transit technologies.

Berkeley Downtown Area Plan Transportation Analysis, Berkeley, CA – Mr. Delo was the project manager for this comprehensive traffic, parking, and transit analysis of Downtown Berkeley in support of an environmental impact report for the new Downtown Area Plan (DAP). Mr. Delo's work included an analysis of existing and future conditions for automobile traffic, transit services, pedestrian circulation, and bicycle circulation.



Mike Arizabal Project Manager/Senior Transportation Planner

Michael Arizabal is a senior transportation planner with practical analysis and management experience. He has led the technical work for numerous transportation planning and traffic engineering projects in Southern California, and is an expert on all traffic analysis software and tools. Mr. Arizabal has a broad background of professional experience, focusing on transportation planning and traffic engineering, and specializing in corridor analysis, site access/circulation, transit planning, active transportation application, technical reports in support of California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documentation, and traffic impact analysis of all modes of travel.

Representative Experience

Caltrans District 12, Interstate 5 from State Route 55 to State Route 57 HOV Improvement Project, Orange County, CA – Served as the primary technical analyst for the Project Approval/Environmental Document (PA/ED) phase of the HOV Improvement Project. The primary focus of this traffic assessment report was to provide a comprehensive and integrated analysis of the potential future operations of the four-mile section of the I-5 Freeway from the SR-55 to the SR-57, including freeway facilities, ramps, and local intersections. The purpose of the analysis was to inform the design of the freeway project based on Caltrans' Measures of Effectiveness (MOE) and levels of service (LOS). The strategies generally included the provision of a second HOV lane northbound and southbound with associated ramp and arterial improvements needed to accommodate the right-of-way for the HOV lanes. Specific strategies were employed to reduce bottlenecks at weaving sections of the freeway.

Orange County Transportation Authority (OCTA), State Route 55 (SR 55) Access Study, Costa Mesa, CA – Served as the primary staff in the analysis and identification of alternative transportation strategies through the Newport Boulevard (SR 55) corridor, from the current terminus of the SR 55 freeway south to 16th Street in Newport Beach. The current plan includes the construction of a limited-access freeway in this segment on an easterly alignment through homes and businesses in Costa Mesa. As a result of the significant potential impacts, the Orange County Transportation Authority (OCTA) facilitated a cooperative effort between Caltrans and the Cities of Costa Mesa and Newport Beach to identify alternatives. Using methodologies from each of the jurisdictions, seven alternative strategies were identified. As a result of the screening process, three strategies were recommended for further study.

Los Angeles County Metropolitan Transportation Authority (LACMTA), Green Line Extension AA, Los Angeles, CA – Assisting the environmental team by preparing the traffic and circulation impact analysis for the Alternatives Analysis (AA) Report. The analysis included impacts to the street network from the potential extension of the Metro Green Line through the Harbor Subdivision. The analysis also included an assessment of current and future parking facilities and transit system.

Education

B.S. (Civil Engineering)
University of California, Irvine, CA, 2004

Experience

2015–Present
IBI Group, Irvine, CA, Senior Transportation Planner

2009–2015
AECOM, Orange CA, Senior Transportation Planner

2004–2009
LSA Associates, Inc.,
Irvine, CA, Transportation Engineer

Memberships

Institute of Transportation Engineers (ITE)

American Society of Civil Engineers (ASCE)

Orange County Traffic Engineering Council (OCTEC)

References

OCTA Transit Centers Modernization and Parking Management Study, Cliff Thorne, 714-560-5975

Century Boulevard Reconstruction, Keith Lockard, 310-412-5383

Tehachapi City-Wide Traffic Model, Jay Schlosser, 661-822-2200



Los Angeles County Metropolitan Transportation Authority (LACMTA), Eastside Extension EIR/EIS, Los Angeles, CA – Assisting the environmental team by preparing the traffic and circulation impact analysis for the DEIR/DEIS. The traffic impact analysis evaluates intersection, highway, and roadway conditions for existing and future scenarios (with and without project), and any potential impacts to parking, bicycle/pedestrian facilities, freight, and transit. Mitigation measures to reduce or eliminate any impacts will be recommended.

City of Santa Ana General Plan Circulation Element, Santa Ana, CA – Mr. Arizabal led the technical effort to assist the City of Santa Ana in updating their General Plan Circulation Element. The update is being conducted to incorporate Complete Streets policies into the Element and to reflect current planning efforts for the Streetcar in the City. The update is focused on rethinking the City's transportation network, focusing on moving people rather than cars, and making City streets safer for all users of the transportation system.

Paso Robles Gateway Project, Traffic and Circulation Study, Paso Robles, CA – Served as the lead technical advisor in the peer review effort for the traffic and circulation study for the Paso Robles Gateway Project adjacent to the US 101/SR 46 West interchange. The project included a land use mix of hotel, commercial retail, and residential lots and focused on the interaction of all land uses and modes of travel. Work effort included coordination with Caltrans, City of Paso Robles, and County of San Luis Obispo.

Century Boulevard Reconstruction Project, Inglewood, CA – Mr. Arizabal served as the primary technical analyst on the Century Boulevard Reconstruction Project on behalf of the City of Inglewood and the Los Angeles County Metropolitan Authority. The purpose of the project was to enhance flow of traffic and increase level of safety for motorized vehicles and pedestrians alike. Other benefits included improved security enforcement as a result of the improved lighting illumination in the area, reduction of excess fuel emissions, which improves air quality, and calmer traffic flows. The traffic analysis investigated opportunities and constraints to provide a corridor that was consistent with the City's "Complete Streets" objective and vision - streets that intertwine all modes of traffic (vehicular, bicycle, pedestrian) while promoting enhanced mobility and safety.

Rancho Santiago Community College District, Santa Ana College Master Plan Traffic Study, Santa Ana, CA – Conducted traffic impact analysis for the proposed Master Plan build out of Santa Ana College in the City of Santa Ana. The traffic study identified the short- and long-term traffic impacts and determined mitigation as required for California Environmental Quality Act (CEQA) compliance and was prepared in accordance with the objectives and requirements of the City of Santa Ana's General Plan Circulation Element. Special analysis included a detailed site access evaluation and peak hour link analysis along study area roadway segments.

City of Anaheim, Fixed Guideway EIR/EIS, Anaheim, CA – Serving currently as the primary staff for traffic planning and operations for the Anaheim Fixed Guideway study. Conducted a technical review of the ridership forecasts for two project alternatives to determine preliminary traffic assignments and trip diversion. Currently preparing a traffic impact analysis consistent with the requirements of the City of Anaheim and Caltrans guidelines.

City of Placentia, Orange County Gateway (OCG) Draft EIS/EIR, Placentia, CA – Assisted the project team with the preparation of the traffic, transportation, pedestrian, and bicycle facilities section of the draft EIS/EIR. The analysis identified traffic and circulation impacts to state highways, local arterial streets, transit operations, and bicycle and pedestrian facilities within the OCG study area consistent with the CEQA guidelines Appendix G checklist. Measures of evaluation included daily traffic volumes, intersection levels of service (LOS), vehicular traffic delay estimates, rail volume and corresponding delay, transit disruption, and bicycle and pedestrian blockage. Project documentation was prepared in compliance with both the CEQA and the National Environmental Policy Act (NEPA).



Amy Frank P.E., LEED AP Transportation Engineer

Ms. Frank is a Transportation Engineer with over four years experience in the Land Development sector of Civil Engineering and five years of experience in Transportation Engineering, projects ranging from small-scale residential and commercial development to roles in roadway design, signal and striping design, stage construction layouts, bus stop projects, and other transit projects. Ms. Frank's area of expertise lies within signal design, stage construction planning, precise grading, wet utility plan and profile design, and limited exposure to; rough grading, hydrology, street plan and profile layouts. Project participation includes conceptual engineering, preliminary engineering, and final design. Software knowledge includes AutoCAD 2002, 2006, and 2008, 2011, and Microstation v8. Design software experience includes Land Desktop, InRoads, AutoTurn software, and WSPG Hydrology.

Representative Experience

MyFigueroa, Los Angeles, CA – Ms. Frank provided design support in the traffic signal and signing & striping design for the Figueroa Corridor Streetscape Project. Figueroa Street is a major thoroughfare that serves as an alternative to the Interstate 110 freeway in downtown Los Angeles. It also provides access to Staples Center, the Los Angeles Convention Center, Exposition Park, the University of Southern California (USC). The Los Angeles Department of Transportation (LADOT) is looking at ways to enhance Figueroa Street to better serve the mix of pedestrians, bicycles, vehicles, transit and businesses that utilize the corridor. Ms. Frank is responsible for the design support of 28 traffic signals to implement cycle tracks with protected right and left-turn phasing to separate bicycle and vehicular flows, and Class II bike lanes. The project is ongoing and the goal is to better serve pedestrians, cyclists, and transit riders by implementing a safe, inviting, and unique public realm.

Monrovia Station Square, Monrovia, CA – Ms. Frank provided design support in the signing and striping, traffic signal design, and traffic handling plans for the off-site improvements on the Monrovia Station Square Project. The Gold Line Foothill Extension Construction Authority (the "GLCA") is in the process of expanding the Gold Line light-rail system from its current terminus in East Pasadena to Azusa. As a result, the Gold Line Operations Campus, a GLCA public parking structure, and a station platform stop will be located in the City of Monrovia. This area is identified as the Station Square Transit Village Planned Development Area. Additionally, the City will be constructing public improvements in the off-site area to complement the on-site work at Station Square. The proposed improvements include: street improvements, undergrounding of utilities, freeway beautification, sidewalks, streetlights, signals, signing & striping, landscaping, bus stop improvements, and open space. The project is currently ongoing.

Education

B.S., Civil Engineering, University of Iowa, 2003

Experience

2008–Present

IBI Group, Irvine, CA, Transportation Engineer

2004 - 2008

RBF Consulting, Irvine, CA, Assistant Engineer, Design Engineer

2003 – 2004

Iowa Institute of Hydraulic Research, Iowa City, IA, Intern

2001 – 2001

HSR Associates, Madison, WI, Intern

Memberships & Registrations

American Society of Civil Engineers (ASCE)

Chi Epsilon Civil Engineering Honor Society

Registration

P.E. License

LEED AP



Crenshaw LRT, Los Angeles, CA – Ms. Frank provided design support for the advanced conceptual and preliminary engineering stages on the Crenshaw Light Rail Transit (LRT) project in Los Angeles, CA. The project is ongoing and includes engineering work to implement a light rail transit system that will provide an eight-mile long connection from the Metro Green Line at LAX to the Exposition Rail Line. The tasks performed included: preparation of striping and traffic control during construction plans, and providing design support for the CPUC Permit Application Drawings. All tasks followed a very challenging project timeline.

C-Street At Grade Crossing & Traffic Synchronization Improvement Project, San Diego, CA – Ms. Frank provided design support for the traffic signal and striping design on the C-Street project in San Diego, CA. The project is ongoing and includes signal work at three different intersections and new striping along the street-running light rail transit. The tasks performed included: aiding in the signal plan layout to safely handle both LRT/vehicular traffic in conjunction with pedestrians, and creating the accommodating striping plans.

I-5/Jamboree Road Widening, Irvine and Tustin, CA – Ms. Frank provided design support for the preliminary engineering stages on the I-5/Jamboree Road Widening Project in Irvine and Tustin, CA. The project is ongoing and includes engineering work to provide an additional lane along Jamboree Road in the bottleneck region between Michelle Drive and El Camino Real. The tasks performed included: gathering of as-built information, field inventories to verify the location of vaults/pull-boxes and signal equipment, preparation of the cross section and street profile plans, and compilation of the engineer's cost estimate. Various challenges associated with this project include: creating a design that results in minimal impact to the existing utilities, generating a stage construction schedule that will be most suitable for construction workers and traffic, and following a rather challenging project schedule.



David Chew Transportation Planner

Mr. Chew is a Transportation Planner at IBI Group with 6 years of experience in transportation planning and traffic engineering. His experience in planning and engineering includes the preparation of specific plans, long range transportation plans, traffic impact analyses, and transportation modeling. His skills include geospatial analysis and data visualization with ArcGIS, traffic analysis, modeling, and microsimulation using a range of traffic analysis and modeling software. As a transportation professional, Mr. Chew is current on CEQA and NEPA documentation including VMT legislation.

Representative Experience

Metro Green Line Extension Connectivity Study, Los Angeles, CA – The Southern California Association of Governments (SCAG), in conjunction with the Los Angeles County Metropolitan Transportation Authority (Metro) and the cities of Norwalk and Santa Fe Springs, initiated a planning study to identify and evaluate feasible alternatives for extending the Metro Green Line from its existing terminus to the Norwalk/Santa Fe Springs Metrolink Station. Mr. Chew is currently working with the SCAG and Metro to develop and model ridership estimates using the SCAG regional travel demand model for various scenarios and alternatives.

West Carson Transit Oriented District Specific Plan, West Carson, CA – IBI Group is conducting the traffic analysis for the West Carson Transit Oriented District Specific Plan in West Carson. The project area covers approximately 418 acres in the unincorporated area of West Carson. Mr Chew is conducting traffic analysis for baseline and future conditions using Intersection Capacity Utilization (ICU) methodologies and the SCAG regional traffic model.

Santa Ana/Garden Grove Streetcar Traffic Analysis, Santa Ana, CA – IBI Group is conducting updates to the traffic impact analysis for the Santa Ana/Garden Grove Fixed Guideway (Streetcar) project. Mr Chew is conducting baseline and future traffic impact analysis and microsimulation (VISSIM) with at-grade crossings and traffic signal priority to evaluate impacts on traffic conditions. Analyses include using Highway Capacity Manual (HCM) 2010 and Intersection Capacity Utilization (ICU) methodologies.

County of Orange Facilities Strategic Plan Traffic Analysis, Santa Ana, CA – IBI Group is conducting the traffic analysis for the County of Orange Facilities Strategic Plan in Santa Ana. The project includes the demolition, renovation, and construction of various government buildings. Mr Chew is conducting the traffic analysis for baseline and future conditions using Highway Capacity Manual (HCM) 2000 and Intersection Capacity Utilization (ICU) methodologies.

Coast Highway Corridor Parking Study, Oceanside, CA – IBI Group is conducting corridor analysis of Coast Highway from State Route 76 to the southern City Limits. The objective of the study is to examine the operational feasibility of roundabouts and changes in lane configurations to create a more pedestrian-friendly corridor. The traffic analysis is examining 2035 traffic volumes and land uses, consistent with a specific plan adopted for the corridor. The parking management plan is identifying revised parking standards, opportunity sites for public parking resources, and strategies for better managing parking demand in the corridor.

Education

M.U.P. (Masters of Urban Planning), California State University, San Jose, CA 2013

B.A. (Environmental Analysis and Design), University of California, Irvine, CA 2008

Experience

2015-Present

IBI Group, Irvine, CA Transportation Planner

2012-2015

CDM Smith, San Francisco, CA Transportation Planner

2011-2012

City of San Jose, San Jose, CA, Transportation Modeling and Analysis Intern

Memberships

American Planning Association



Oak Glen Creek Specific Plan Traffic Analysis, Yucaipa, CA – Mr. Chew conducted the traffic analysis for the Oak Glen Creek Specific Plan in Yucaipa. The project included the construction of residential units and various office related uses. Mr Chew conducted traffic analysis for baseline and future conditions using SANBAG's regional model and Highway Capacity Manual (HCM) 2000 methodologies.

Downtown Transit Layover Facility Traffic Analysis, San Diego, CA – Mr. Chew conducted the traffic analysis for the Downtown Transit Layover Facility Project in San Diego. The project included the construction of a bus layover facility with TOD development. The traffic analysis examined existing, opening year (2019), and future year (2035) traffic volumes for two potential site locations.

OCTA Transit Center Modernization and Parking Management Study, Orange County, CA – Mr. Chew is evaluating existing parking and pedestrian amenities (including access, security, and lighting) at local transit centers and park and ride facilities. The purpose of the project is to increase ridership by enhancing the passengers experience through improved security measures, passenger amenities, and parking management. Mr. Chew's role includes research, analysis, and mapping of various data for presentation and recommendations.

Metropolitan Bakersfield Transit Center Study, Bakersfield, CA – Mr. Chew worked with the Kern Council of Governments (Kern COG), in collaboration with Golden Empire Transit District (GET) and Kern Transit, to study and identify suitable locations for transit centers within Metropolitan Bakersfield. Mr. Chew provided support for demographic analysis, review of existing transit network, assistance with public outreach, application of projected employment and population growth, and GIS mapping and analysis of data.

Laguna Beach Downtown Specific Plan Area Parking Actual Demand Study, Laguna Beach, CA – Mr. Chew is working with the City of Laguna Beach to form the basis for minimum parking requirements relative to land use and provide recommendations to optimize usage of parking resources. Work efforts include analysis and GIS mapping of parking data and an evaluation of existing land uses to develop actual parking demand rates.

Santa Ana Regional Transportation Center Parking Management Strategies Study, Santa Ana, CA – Santa Ana Regional Transportation Center (SARTC) is a multi-modal transportation center, serving Metrolink commuter rail, Amtrak, inter-city bus, and local bus travelers. The station also includes restaurants and city offices. Working with the City of Santa Ana, Mr Chew provided analysis of existing parking demand for the station and identified appropriate pricing strategies for the station for existing and future conditions.

Roosevelt to Downtown HCT Project, Seattle, WA – Mr. Chew worked with the Seattle Department of Transportation (SDOT) to explore options for high capacity transit (HCT) along the Roosevelt to Downtown Corridor. The study evaluated all transit modes, including bus, rail, and pedestrian. Mr. Chew conducted a pedestrian analysis evaluating connectivity and overall quality of the pedestrian realm along the corridor.

MTC Value Priced Parking (VPP) Project, Oakland, CA – Mr Chew was an analyst working with the Metropolitan Transportation Commission (MTC) to conduct a regional policy analysis and develop a local jurisdiction toolbox. The Project's goal was to establish a regional parking database framework to structure the organization of and assess parking data; collect parking and related data; integrate data into the framework; build and use land use and transportation models to evaluate alternative approaches to regional parking pricing; and develop parking analysis tools for local jurisdictions.



Cathy Chea AICP Transportation Planner

Ms. Chea is a Transportation Planner at IBI Group who specializes in the strategic planning and implementation of multimodal transportation and TOD projects. Her experience includes projects ranging from transit planning, complete streets, multimodal corridor studies, TOD and station area planning, traffic impact studies, and parking studies. In addition, Ms. Chea's expertise also includes land use planning, geospatial analysis and data visualization with ArcGIS, and financial forecasting and analysis. Ms. Chea applies her background in transportation and land use planning to design truly balanced and sustainable transportation systems and communities.

Representative Experience

L.A. Metro Transit Supportive Planning Toolkit, Los Angeles, CA – IBI Group was tasked with assisting Metro in creating a Transit Supportive Planning Toolkit, an online resource for planning and implementing transit supportive projects in cities across Los Angeles County. The toolkit is designed to deliver immediate access to a comprehensive databank of regulatory and planning policy strategies ranging from land use, transportation, environmental, economic development, and more through an easy-to-use online platform. Ms. Chea served as the Mobility Lead for this project and was responsible for providing technical expertise in the development of the transit supportive policy and regulatory tools, best practice strategies, and case studies related to multimodal transportation, parking, and transportation demand management.

Orange County Active Transportation Plan, Orange County, CA – IBI Group was tasked with assisting the Orange County Transportation Authority (OCTA) in developing the first ever countywide Active Transportation Plan. Ms. Chea serves as the Active Transportation Planning Lead in this on-going project with OCTA, providing her technical expertise in the planning, design, prioritization, and implementation of active transportation projects. Ms. Chea is also responsible for overseeing tasks related to spatial and data analysis using ArcGIS.

City of Tustin Transit Circulator Feasibility Study, Tustin, CA – The City of Tustin is interested in studying the feasibility of implementing a local transit circulator service that would improve connectivity to key destinations. Ms. Chea was responsible for assessing existing transportation resources, analyzing demographic data and travel behavior to determine transit service needs, and developing and conducting community outreach surveys to better understand the mobility needs of the community. She was also responsible for providing technical support in the development of potential transit solutions and strategies for the City, which included analyzing the potential for micro-transit solutions and partnerships with TNCs.

Metro Vermont BRT Rail Conversion Feasibility Study, Los Angeles, CA – Metro is interested in evaluating two BRT concepts

Education

Masters of Urban and Regional Planning,
University of California, Irvine 2014

Bachelor of Arts Psychology,
University of California, Los Angeles, 2005

Experience

2014–Present

IBI Group, Irvine, CA, Transportation Planner

2013–2014

Long Beach Transit, Service Development Intern

2013

City of Sacramento, Community Development Intern

2008–2012

Bio-Rad Laboratories, Financial Analyst

2005–2008

Perry-Smith LLP, Senior Financial Audit Associate

Memberships

Women's Transportation Seminar

American Planning Association

Registrations

Certified Planner, American Institute of Certified Planners #29429



developed for the Vermont corridor and their potential for rail service conversion in the future. The project involves identifying potential opportunities and constraints in designing the BRT system to better facilitate future rail conversion. For this project, Ms. Chea is responsible for providing technical support in the analysis of project benefits/constraints, operating scenarios, cost effectiveness, preliminary traffic impacts, and potential parking loss. Ms. Chea is also responsible for identifying opportunities to improve first-last mile connections to the proposed stations as well as identifying opportunities to facilitate and promote transit-oriented communities.

SCAG Norwalk Green Line Extension, Norwalk, CA – SCAG, in conjunction with Metro and the Cities of Norwalk and Santa Fe Springs, has initiated a planning study to identify and evaluate feasible alternatives for extending the Metro Green Line east from its existing terminus at the Norwalk Station to connect to the Metro/Santa Fe Springs Metrolink Station. For this project Ms. Chea was responsible for assessing regional and local travel patterns, analyzing origin-destination data from the SCAG Traffic Model, identifying the corridor's key mobility challenges, quantifying existing and future baseline conditions, and evaluating local and regional demographics to determine the project's purpose and need.

Mariposa Grove Transit Implementation Plan, Yosemite National Park – In an effort to reduce vehicle miles traveled as well as to restore the natural environment and minimize the carbon footprint at the park, Yosemite National Park has contracted IBI Group to develop a new shuttle service that would transport park visitors between the South Entrance and Mariposa Grove. For this project, Ms. Chea was responsible for developing the Transit Implementation Plan, which details the shuttle service plan, operator runs, and operation and maintenance costs for ten different operating scenarios.

Long Beach Transit Safety Study, Long Beach, CA – Improving transit safety is a key goal of Long Beach Transit's daily operations. For this project, Ms. Chea was responsible for identifying location patterns of transit accidents using ArcGIS. Additionally, Ms. Chea also analyzed correlations between accident frequency, vehicle type, and accident type, which included accidents involving active modes of transportation. As a result of the study, six high accident risk corridors were identified throughout the City of Long Beach and the transit agency developed a new transit operator training program focusing on safety measures specific to the high risk corridors.

Riverside Streetcar Feasibility Study, Riverside, CA – The City of Riverside was interested in studying the feasibility of implementing a streetcar system that would connect the community with various key destinations throughout the city. For this project, Ms. Chea was responsible for providing technical support for the alternatives analysis phase of the project. She was responsible for analyzing the land use compatibility, noise impacts, connectivity to existing transit, as well as circulation and traffic impacts for each of the proposed streetcar routes. Ms. Chea was also responsible for providing data visualization and geo-spatial analysis using ArcGIS.

West Carson TOD Specific Plan, West Carson, CA – The West Carson TOD Specific Plan focuses on developing vibrant and healthy places and redesigning streets so they are safe and user friendly for all modes of transportation. The Plan also focuses on redesigning the existing streetscape to complement the proposed future land use in order to attract new investments that will further leverage the existing station. Ms. Chea was responsible for analyzing existing conditions related to the street, transit, bicycle, and pedestrian network, and identifying strategies that would complement the proposed land uses, improve multimodal connections and increase transit ridership. This task included providing in-depth corridor analyses, developing street design concepts, as well as identifying land use and transportation policies to facilitate a safe and efficient multimodal network.

Central Pointe Station Master Plan, South Salt Lake, UT –For this project Ms. Chea was responsible for developing first and last mile solutions for the transit station by analyzing existing bikeway, pedestrian, and transit infrastructure, and by identifying strategies that would not only enhance mobility, but also leverage existing infrastructure. Ms. Chea was also responsible for developing a set of parking management strategies to optimize the utilization of parking resources within the area.



Yonathan Esquivel E.I.T. Transportation Engineer

Mr. Esquivel is a Junior Transportation Engineer at IBI Group who has been involved in a variety of traffic/transportation engineering and transportation planning projects. His experience includes projects such as traffic impact analyses, circulation studies, transit feasibility studies, traffic control plans, and traffic signal design and modifications.

Representative Experience

TRIP Centennial Corridor, Bakersfield, CA – Transportation engineer assisting in the preparation of design plans for several elements of the local streets improvement package. The project involves an extension of State Route 58 beyond State Route 99 to provide a continuous route to the Interstate 5 freeway in Bakersfield, CA. The extension requires improvements to the local streets in order to accommodate the additional use of right-of-way for freeway mainline and ramp construction. Additionally, the Thomas Roads Improvement Program (TRIP), a cooperative effort between the City of Bakersfield, County of Kern, Caltrans and the Kern Council of Governments, is interested in re-purposing the remnant parcels of land along both sides of the freeway to create a Class I multi-use path. The Centennial Corridor Pedestrian and Bicycle Path Planning and Feasibility Study aimed to identify the best route for the proposed bicycle path. The local streets improvement plans involve extensive design of the new street profiles, sidewalks, ADA curb ramps, signing and striping, and tie-ins to existing ground.

Figuroa Corridor Streetscape Project, Los Angeles, CA – Transportation engineer assisting with development of traffic signal modification plans in addition to signing and striping plans. The Figuroa Corridor Streetscape Project explores streetscape opportunities along Figuroa Street between 7th Street and 41st Street. The project considered a range of improvements such as sidewalk widening, pedestrian plazas, landscaped parkways with street trees and pedestrian lighting, bike lanes, cycle tracks buffered by on-street parking, storm water infiltration, new transit stops, street furniture, and district signage.

Metro Gold Line Foothill Extension Phase I, Los Angeles, CA – Transportation engineer assisting in the preparation of conceptual design for parking garages for the Metro Gold Line Foothill Extension. The project extended the rail line from its previous terminus in Pasadena through the cities of Arcadia, Duarte, Irwindale, Monrovia and Azusa. Several alternative designs were developed to improve operational and cost efficiencies, garage location, orientation and design features. Elements of the work included preliminary site plans with access/egress locations, parking layout and internal circulation for both surface and garage facilities, rough order of magnitude (ROM) cost estimates, and for the garages – cross sections showing internal ramping system, elevation view, and identification of aesthetic enhancement features for the garages. All six facilities and their alternatives were designed to Los Angeles Metropolitan Transportation Authority (METRO) specifications and design criteria.

Education

B.S. Civil Engineering – Transportation Systems,
University of California – Irvine, Irvine, CA, 2016

Experience

July 2016 – Present

IBI Group, Irvine, CA, Junior Transportation Engineer

June 2014 – July 2016

IBI Group, Irvine, CA, Transportation Engineering Intern

June 2012 – September 2012

City of Riverside, Riverside, CA, Traffic Engineering Intern

Memberships

Engineer-In-Training (EIT), California Board of Professional Engineers and Land Surveyors, CA No. 160061

Institute of Transportation Engineers (ITE)

American Society of Civil Engineers (ASCE)



Wilshire Avenue Bike Boulevard, Los Angeles, CA – Traffic engineer assisting in the development of concept plans and cost estimates for a bike boulevard. The City of Fullerton is proposing to construct a bicycle boulevard along Wilshire Avenue near downtown Fullerton. The goal of the project is to improve bicycling conditions along the corridor and create an environment that allows for the safe and efficient movement of bicycle and vehicular traffic. The project also involved developing a bicycle boulevard handbook that will serve as a design reference for any future bicycle boulevard projects. As a part of the project, temporary traffic calming measures were implemented along the corridor to study their impacts on traffic volumes and speed.

Section 14 Circulation and Streetscape Plan, Palm Springs, CA – Traffic engineer assisting in the development of the circulation and streetscape component for the Section 14 Specific Plan. The plan provided Complete Street designations and concept plans for the lane configuration of the city network. Conceptual plans for bike facility striping and angled parking were provided; cost estimates for concept alternatives were developed as well.

Coast Highway Corridor Study, Oceanside, CA – Traffic engineer assisting in the traffic impact and VMT analyses. IBI Group was tasked with conducting a corridor analysis of Coast Highway from State Route 76 to the southern city limits. The objective of the study is to examine the operational feasibility of roundabouts and changes in lane configuration to transition the corridor to a Complete Streets configuration featuring bike lanes and other pedestrian amenities.

West Carson TOD Specific Plan, West Carson, CA – Traffic engineer assisting in the traffic impact and VMT analyses. The analyses considered the effects of project traffic in relation to the existing and proposed land use zoning adopted in the City of West Carson Specific Plan. The impact on study intersections was assessed, and mitigation measures proposed.

Irvine Unified School District Traffic Study, Irvine, CA – Traffic engineer assisting in the preparation of a traffic study for a proposed K-8 school in Irvine, California. The study was to assess the traffic impacts of the school in the future year conditions using ITAM-15 generated traffic. The study provided an intersection, queue, and link analysis of the study area.

Costa Mesa High School Stadium Traffic Study, Costa Mesa, CA – Traffic engineer assisting in the assessment of traffic impacts due to the addition of the proposed stadium. The Newport-Mesa Unified School District is planning to build an athletic stadium on the Costa Mesa High School (CMHS) campus. The stadium would be constructed where an existing track and field is currently located, providing 1,000 bleacher seats. Roadway modifications or changes to site access and circulation were not planned.

I-805/47th Street BRT/LRT Station PEAR and PSR-PDS, Los Angeles, CA – Technical analyst assisting in the preparation of transit ridership and transfer data. The project proposes to evaluate three alternatives (one in-line and two off-line station alternatives with their accompanying bus priority lane) to provide the BRT operation with a stop at the Orange Line 47th Street Trolley Station. The project purpose is to provide the nearby community with access to the new BRT service on the future I-805 Express Lanes to improve access to regional transit services, facilitate regional system connectivity between the Orange Line Trolley and I-805 BRT services, enhance community mobility, and improve access to jobs inside and outside of the community. As part of the project, IBI Group prepared conceptual station plans for the three alternatives with a level of detail sufficient to support the PSR-PDS to determine costs, right-of-way, transit and traffic impacts, and environmental impacts.

VTA Bus Facility Conceptual Plans, Santa Clara, CA – Traffic engineer assisting in the development of conceptual plans for transit facilities following the initial preparation for the Santa Clara Valley Transportation Authority (VTA) 2010 Facilities Master Plan by IBI Group, which examined the existing conditions at the bus maintenance, light rail maintenance, paratransit, and administrative facilities owned and operated by VTA. Concepts were to provide adequate facilities for VTA's future needs given plans for service expansion, changes to vehicle fleet mix, and changes to service patterns. Conceptual plans also quantified the facility improvements in order to provide cost estimates for the concept alternatives.





PALEONTOLOGY - ARCHAEOLOGY - HISTORY

SHERRI GUST, RPA

Principal Investigator for Archaeology and Paleontology

EDUCATION

1994 M. S., Anatomy (Evolutionary Morphology), University of Southern California, Los Angeles
1979 B. S., Anthropology (Physical), University of California, Davis

SUMMARY QUALIFICATIONS

Ms. Gust is a Registered Professional Archaeologist (RPA) with 36 years of experience. At Cogstone, she has managed numerous transportation-related projects and task orders for Caltrans and has experience with street, roadway, interchange, bridge, and grade separation projects involving archaeological and historic resources. She has managed multiple projects with Caltrans as the lead agency and is knowledgeable of the processes and procedures required to obtain NEPA, NHPA Section 106 and CEQA environmental approvals. Ms. Gust meets the qualifications required by the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* and the standards outlined in Attachment 1 to Caltrans Section 106 Programmatic Agreement with the FHWA; and Chapter 1, Volume 8, on paleontology and Chapter 2 on cultural resources, of the Caltrans Standard Environmental Reference (SER). She is accepted as a principal investigator for both prehistoric and historical archaeology by the State Office of Historic Preservation's Information Centers..

SELECTED PROJECTS

Purple Line Extension (Westside Subway), Metro/FTA, Los Angeles. The project involves extension of the subway from Wilshire/Western to the VA Facility in Westwood for 9 miles. Cogstone prepared the supplemental Archaeology and Architectural History Reports and the cultural and paleontological sections of the FEIS/FEIR. Cogstone subsequently prepared the cultural and paleontological mitigation and monitoring plans for the entire project. Currently providing monitoring and all other cultural and paleontological services for Section One of the project. Sub to WEST. Program Manager/QA&QC. 2011-present

SR-138 Palmdale Boulevard Improvements (Sierra Highway), Caltrans District 7 Palmdale, Los Angeles County, CA. The project involves widening and modifying three southbound lanes on Sierra Highway to Avenue R at the railroad crossing. Managed a cultural resources assessment to support the Project environmental documents (IS/MND) in compliance with NEPA and CEQA. Services for this Local Assistance Project, on behalf of the City of Palmdale, included records search, Sacred Lands File search, Tribal consultation, intensive-level field survey, finalization of the APE map in concurrence with Caltrans District 7, and preparation of an ASR technical report. Sub to Parsons. Program Manager/QA&QC. 2015-2016

High Desert Corridor, Caltrans Districts 7 & 8, Los Angeles and San Bernardino Counties, CA. The project was a proposed new 63 mile long freeway and rail line from SR 14 in Palmdale to SR 18 in Apple Valley. The documents produced were Historical Properties Survey Report, Archaeological Survey Report, Historical Resources Evaluation Report, Extended Phase I Testing Report for three sites, Extended Phase I and Archaeological Evaluation Report for 20 Phased Sites and one District, Supplemental Historic Properties Survey Report and Archaeological Survey Report, Finding of Effect, Programmatic Agreement, Historic Properties Treatment Plan and combined Paleontological Identification and Evaluation Report. Sub to Parsons Transportation. Program Manager/QA&QC. 2013-2015

Historical Sites Preservation, Veterans Affairs Long Beach Healthcare System, Long Beach, Los Angeles County, CA. The undertaking involved eleven projects, divided into two construction phases for improvements to the campus. Cogstone conducted evaluation of all buildings on campus and determined recommended none were eligible for the National Register and SHPO concurred. One National Register-listed prehistoric archaeological site, the Puvungna Indian Village, is known on the campus. Documents prepared were Evaluation Report, POA, MOA, HPTP with monitoring. Prime. Program Manager/QA&QC. 2014-15

Pasadena General Plan EIR, City of Pasadena, CA. The project was updating the city-wide general plan. Managed assessment work including record searches, Native American consultation, and research and prepared report with programmatic mitigation. Sub to Place Works. Program Manager/QA&QC. 2014

Alamitos Park, Caltrans District 7, Long Beach, Los Angeles County, CA. The City proposes to develop Alamitos Park and associated roadway improvements near the intersection of Martin Luther King Jr. Avenue and 7th Street. Prepared HPSR/ASR/HRER technical reports to Caltrans standards, including an Area of Potential Effects (APE) map of the 23.6-acre project for FHWA/Caltrans under compliance with Section 106 for the City of Long Beach. Sub to RB. Program Manager/QA&QC. 2013-2014

Westminster Avenue Improvements Project, Caltrans District 12, Seal Beach, Orange County, CA. Managed literature and Sacred Lands search, NAHC consultation, field survey, and technical reports (HPSR/ASR) for roadway and bicycle lane improvements on behalf of the City of Seal Beach. NHPA Section 106 compliance. QA&QC. 2013-2014

Santiago Canyon Bridges Repair, Trabuco Canyon, Orange County, CA. Provided a due diligence cultural resources record search and brief report to meet United States Army Corps of Engineers (USACE) requirements. Cultural tasks involved archaeological Phase I assessment including record search, Native American consultation, survey, impact analysis and recommendations. The purpose of the project is to repair damages in order to extend the longevity of nine bridges. Five bridges are subject to federal laws including Section 106 because they require USACE permits. The remaining four bridges are on county land and subject to state laws. The County of Orange is the CEQA lead agency. Sub to RBF Consulting. Program Manager/QA&QC. 2012-2013

Avenue R, Caltrans District 7, Palmdale, Los Angeles County, CA. Caltrans District 7, in cooperation with the City of Palmdale, proposed improvements of the intersection at East Avenue R and 10th Street East. Managed archaeological and historical record searches, Sacred Lands search, field survey. Prepared an Archaeological Survey Report (ASR) to Caltrans standards in compliance with CEQA. Sub to Galvin Preservation Associates. Principal Archaeologist. 2011

Avenue S, Caltrans District 7, Palmdale, Los Angeles County, CA. Conducted an assessment to determine the potential effects on archaeological and historical resources by proposed construction-related activities during improvements to Avenue S between 30th Street East and 45th Street East. Prepared a Historic Property Survey Report (HPSR) and Archaeological Survey Report (ASR) to Caltrans standards. The archaeological record search determined that there are no known resources and no known sacred lands within the Area of Potential Effects boundaries. Sub to Psomas. Program Manager/QA&QC. 2010-2011

Riverside Bridge Widening, Caltrans District 7, City of Los Angeles Department of Public Works, Bureau of Engineering, Bridge Improvement Program, Los Angeles County, CA. The project involved design improvements, including seismic retrofitting and widening. Managed paleontological and archaeological record searches, Phase I survey, and Native American Consultation. Prepared final ASR to Caltrans standards for project located near Griffith Park. Sub to Galvin Preservation Associates. Program Manager/QA&QC. 2007 & 2012

EDUCATION

- 1999 M.A., Anthropology (Archaeology), Harvard University, Cambridge
1995 B.A., Anthropology, University of Pennsylvania, Philadelphia

SUMMARY QUALIFICATIONS

Ms. Martinez is a qualified archaeologist with 21 years of experience in archaeological fieldwork, research, and curation. She has expertise in the planning, implementation, and completion of all phases of archaeological work and has participated in archaeological investigations as a crew member, tribal monitor, and principal researcher. She meets national standards in archaeology set by the Secretary of Interior's *Standards and Guidelines for Archaeology and Historic Preservation* and the standards outlined in Attachment 1 to Caltrans Section 106 Programmatic Agreement with the FHWA. Her experience also includes compliance with CEQA, NEPA, NHPA Sec 106, NAGPRA, SB 18, AB 52, California General Order 131-D exemption and other cultural resource laws. In addition, Ms. Martinez has vast experience in lab analysis and museum collections management. Ms. Martinez also has extensive experience consulting with Native American leaders and community members in a variety of contexts. Finally, Ms. Martinez is at the forefront of creating and implementing collaborative archaeological agendas at the State and National levels.

SELECTED PROJECTS

Fisher House and Golf Course, Mechanized Archaeology Survey, Veterans Affairs Long Beach Healthcare System, Long Beach, Los Angeles County, CA. In compliance with the Historic Property Treatment Plan, supervising an intensive-level archaeological survey utilizing ground penetrating radar and magnetometry to identify subsurface cultural debris, accurately map abandoned utilities, and locate a historic trash pit within the APE prior to redevelopment of the sites. Supervised all work, managed archaeological and Native American monitoring, wrote compliance reports. Principal Investigator. 2015-2017

Marina del Rey 18-Inch Waterline Replacement Phase IIIB Project, Los Angeles Department of Public Works, Marina del Rey, Los Angeles County, CA. Managed archaeological monitoring during ground disturbing activities for two alignments along Fiji Way and Via Marina. Oversaw writing of monitoring compliance report. Sub to Michael Baker Intl./RBF Consulting. Principal Archaeologist. 2015-2017

California State University, Long Beach, On-Call Archaeological Services, Physical Planning and Facilities Management, Long Beach, Los Angeles County, CA. Archaeological and Native American monitoring of excavations or trenching for public works and buildings projects. Improvements to athletic fields, recycling center, parking lots, roads, outdoor dining, racetrack, liberal arts and performing arts buildings. Project Manager/Principal Investigator. 2015-2017

Longboat Solar Photovoltaic, EDF Renewable Energy, Barstow and Lenwood, San Bernardino County, CA. Managed the cultural resources assessment. Conducted a cultural resources Phase I and Extended Phase I studies to support MND for this ~235-acre site. Archaeological and paleontological resources records search, Sacred Lands search, NAHC consultation. Drafted Mitigation measures and provide guidance on Native American consultation. Sub to Aspen Environmental Group. Sub to Environmental Intelligence. Project Manager. 2015-2017

Dune Palms Bridge, Caltrans District 8, La Quinta, Riverside County, CA. The project involves replacing a low water crossing at the Coachella Valley Storm Water Channel. Conducted supplemental archaeological survey and site documentation as part of Cogstone's larger effort involving a record search, sacred lands search, NAHC consultation, intensive field survey, and APE mapping. Sub to Parsons Brinckerhoff. Principal Archaeologist. 2015-2016



PALEONTOLOGY - ARCHAEOLOGY - HISTORY

KIMBERLY SCOTT

Principal Investigator for Paleontology

EDUCATION

2013 M.S., Biology with Paleontology Emphasis, California State University, San Bernardino
2000 B.S., Geology with Paleontology Emphasis, University of California, Los Angeles

SUMMARY QUALIFICATIONS

Ms. Scott has more than 18 years of experience in California paleontological resource management. She is a qualified geologist and field paleontologist with extensive survey, monitoring and fossil salvage experience. In addition, she has special skills in fossil preparation (cleaning and stabilization) and preparation of stratigraphic sections and other documentation for fossil localities. Ms. Scott serves as company safety officer and is the author of the company safety and paleontology manuals.

SELECTED PROJECTS

Los Angeles Metropolitan Transportation Authority, Purple Line Extension (Westside Subway), Exploratory Test Shaft, Los Angeles, CA. Supervised paleontological field monitoring of exploratory test shaft activities in the La Brea Deposit area using ground penetrating radar. Recovered and processed over 500 fossils. Sub to Parsons Brinckerhoff. Field and Laboratory Director. 2012-2014

Perris Valley Line, Metrolink, Riverside County Transportation Commission, Moreno Valley, Riverside County, CA. Currently supervising paleontological and archaeological monitoring for construction of four new stations, upgrading associated track and utility relocations. Sub to HDR Engineering. Field Director. 2013-2016

Elvira to Morena Double Track, San Diego Associate of Governments (SANDAG), San Diego County, CA. Conducted a paleontological resources sensitivity assessment. Sub to HDR Engineering. Field Director. 2012

High Desert Corridor/ SR 138 Widening Project, FHWA/Caltrans District 7/Los Angeles Metro, Los Angeles and San Bernardino Counties, CA. Co-author of the Combined Paleontological Identification and Evaluation Report (PIR/PER). Sub to Parsons. Principal Paleontologist. 2014

Caltrans District 8 On-Call, San Bernardino County, CA. Oversight of field crews for paleontological surveys, literature searches, and preparation of Paleontological Identification/Evaluation Reports (PIR/PER) for several highway and interchange improvement projects. Sub to Applied Earthworks. Field and Laboratory Director. 2004-ongoing

Caltrans District 6 On-Call, Merced, Madera, Tulare, Kings, and Kern Counties, CA. Oversight of field crews for paleontological task orders, under subcontract to URS Corporation (2010-2013) subsequently under subcontract to Parsons Transportation Group (2014-2017). Tasks include field evaluation of sediments, monitoring, fossil recovery, and preparation of a Paleontological Mitigation Report. Field and Laboratory Director. 2010-ongoing

McBean Park Drive Bridge Replacement, Caltrans District 3, Lincoln, Placer County, CA. Co-author of combined Paleontological Evaluation Report/ Paleontological Identification Report (PER/PIR) for NEPA and NHPA Sec 106 compliance. Sub to Quad Knopf/Quincy Engineering. Principal Paleontologist. 2014

I-205 Chrisman New Interchange, Tracy, San Joaquin County, CA. Prepared a Paleontological Identification Report (PIR) to identify any sensitive resources that may be impacted by construction activities in support of the project-related PA-ED. Sub to Dokken Engineering. Paleontologist/Co-Author. 2014

SR 178 Morning Drive Interchange, Bakersfield, Kern County, CA. Contributed to Paleontological Identification Report, Paleontological Evaluation Report and Paleontological Mitigation Plan. Supervised construction monitoring for 4-mile segment east of Bakersfield. Paleontology Field and Lab Director. 2007-2009; 2012-2015

EDUCATION

- 2011 M.A., Anthropology with a concentration in Archaeology, California State University, Fullerton.
- 2007 B.A., Anthropology with a minor in Public History and a certificate in Museum Studies, California State University, San Bernardino.

SUMMARY QUALIFICATIONS

Ms. Terry is a Registered Professional Archaeologist with ten years of experience in cultural resources management. She meets national standards in prehistoric and historic archaeology set by the Secretary of Interior's *Standards and Guidelines for Archaeology and Historic Preservation*. She has supervised large monitoring projects in the Southern California area, and served as a crew chief and assistant project director on a variety of archaeological field projects in California and the greater U.S. Southwest as well as written or contributed to archaeological assessments and project reports. Ms. Terry is well versed in the investigation of prehistoric and historic lithic use, debitage (flake) typologies, early 20th century consumer culture, human induced geomorphology, modified vernacular landscapes in architectural and public history, contact, post-contact, native and pioneer settlement patterns and subsistence strategies, and post-contact period ethnography. S

SELECTED PROJECTS

Cajon Creek Land Bank Project, City of San Bernardino, San Bernardino County Flood Control District, San Bernardino County, California. The San Bernardino County Flood Control District proposed the creation of a Wildlife and Habitat Preservation Bank (Land Bank) along the Cajon Creek Wash. Tasks included, records search, Native American scoping, pedestrian survey, and technical report. Supervised field work and prepared the report. Principal Investigator. 2017

Bear Springs Road and Other Roads Project, San Bernardino Department of Public Works, San Bernardino County, CA. The DPW Transportation Planning Division requested a cultural resources review for the routine roadway maintenance of Bear Springs Road and other Roads. Conducted intensive pedestrian survey of proposed Area of Potential Effect (APE) and staging areas and prepared the cultural resources report. Principal Investigator. 2017.

Pioneertown & Additional High Desert Roads Project, Pioneertown, Morongo Valley, Yucca Valley, and Joshua Tree, San Bernardino County, CA. The DPW Transportation Planning Division requested a cultural resources construction monitoring for the routine roadway maintenance of Pioneertown and other roads. Performed construction monitoring for the Project and prepared the construction monitoring report. Principal Investigator/Archaeologist. 2017.

Adolf Road and Other Roads, San Bernardino Department of Public Works San Bernardino County, CA. The DPW Transportation Planning Division cultural resources review for the routine roadway maintenance of Adolf Road and Other Roads. Conducted intensive pedestrian survey of proposed Area of Potential Impact and prepared the cultural resources report. Principal Investigator/Archaeologist. 2017.

Lake Mead National Recreation Area, National Park Service, Boulder City, NV. Performed monitoring, surveying, site recording, and conditions assessments and supervised interns. Instructed interns on data recovery procedures and provided quality assurance of field forms, logs, and data entry of field data into GIS, ASMIS, and general database applications. Completed site recording forms and filed them into the Lake Mead Cultural Resource Department's physical files and scanned virtual files. Produced detailed cultural resource NHPA Sec. 106 reports. Conducted record and document searches. Provided in-field artifact analysis utilizing modern typology and dating techniques. Contract Archaeologist. 2014-2016

Greg Mason

Principal/Senior Biologist

Summary of Qualifications

Mr. Mason is the Principal and Senior Biologist at Alden Environmental, Inc. He has over 20 years' experience working in the environmental field and has participated in hundreds of projects in San Diego County. His experience includes oversight of large- and small-scale mitigation compliance programs, including habitat restoration, sensitive species surveys, vegetation mapping, wetland delineations, construction monitoring, impact analysis, report preparation, project permitting, and project management. He has worked extensively with both public and private clients, in coordination with federal, state and local regulatory staff, in the implementation of mitigation and monitoring programs in the field. He assists clients in obtaining aquatic resources permits including U.S. Army Corps Section 404 Permits, RWQCB Section 401 Certifications, and CDFW 1600 Streambed Alteration Agreements. Through his permitting work, Mr. Mason also facilitates the Section 7 consultation process with the USFWS and negotiates conservation measures. Mr. Mason is permitted by the USFWS to conduct presence/absence surveys for quino checkerspot butterfly; San Diego, Riverside, vernal pool, Conservancy, and longhorn fairy shrimps; and vernal pool tadpole shrimp throughout the range of each species, and is also authorized to conduct dry season fairy shrimp analysis, identification, and culturing.

Education

Bachelor of Science, Natural Resources Planning & Interpretation- Humboldt State University, 1992

Registrations/Certifications/Licenses

- USFWS Threatened/ Endangered Wildlife Species Permit (quino checkerspot butterfly; San Diego, Riverside, vernal pool, Conservancy, and longhorn fairy shrimps; and vernal pool tadpole shrimp)
- USFWS authorized for dry season fairy shrimp analysis, identification, and culturing
- CDFW Scientific Collecting Permit SC-007619
- County of San Diego, Approved Biological Consultant and Approved Revegetation Planner

Additional Species Experience

- Arroyo Toad
- Flat-tailed Horned Lizard
- Least Bell's Vireo
- Burrowing Owl

Professional Affiliations

- California Native Plant Society
- Returned Peace Corps Volunteer Association
- Society of American Military Engineers

Deborah Clayton

Senior Biologist

Summary of Qualifications

Since 1990, Ms. Clayton has performed a variety of biological surveying and monitoring activities in San Diego, Imperial, Orange, Los Angeles, Riverside, San Bernardino, Ventura, and Kern counties. She is intimately familiar with the natural communities of southern California, in particular coastal sage scrub, chaparral, riparian, oak woodland, grassland, and desert communities. She has performed countless surveys for birds, including the coastal California gnatcatcher, the least Bell's vireo, and the burrowing owl, and has conducted more than 60 surveys for the Quino checkerspot butterfly (QCB). She also has conducted avian point counts and participated in avian migration field studies. She has extensive vegetation mapping experience and has assisted in numerous jurisdictional delineations. She has measured the growth and success of riparian and coastal sage scrub restoration projects and has monitored bird nesting during construction operations. Ms. Clayton has provided technical assistance to public agencies for CEQA/NEPA compliance and compliance with federal and state law regarding nesting birds. Ms. Clayton has prepared and technically reviewed a variety of biology reports including, but not limited to, biological technical reports, habitat conservation plans, mitigation plans, biological assessments, and biology sections of Environmental Assessments (EAs and Environmental Impact Reports/Environmental Impact Statements (EIR/EIS).

Education

Bachelor of Arts, Geography (Resources/Environment) –San Diego State University, 1990

Registrations/Certifications/Licenses

- County of San Diego, Approved Biologist
- U.S. Fish and Wildlife Endangered & Threatened Wildlife Species Permit
 - Coastal California gnatcatcher
 - Quino checkerspot butterfly

Additional Species Experience

- Arroyo Toad
- Flat-tailed Horned Lizard
- Least Bell's Vireo
- Burrowing Owl

Professional Affiliations

- San Diego Audubon Society

Tara Baxter

Biologist

Summary of Qualifications

Ms. Baxter is a wildlife ecologist, specializing in research and analysis of biological resources throughout southern California. Her experience includes both second and third-party construction and biological compliance monitoring, native habitat restoration, and ecological field surveys. She is certified by the California Department of Fish and Wildlife to survey for and handle Flat-tailed Horned lizard, currently holds a U.S. Fish and Wildlife Service recovery permit to survey for Coastal California Gnatcatcher, and her U.S. Fish and Wildlife Service recovery permit application to survey for the Quino Checkerspot Butterfly is currently under review and pending. Ms. Baxter is adept at identifying native bird, mammal, reptile, amphibian, and plant species; she specializes in birds where she has experience conducting Coastal California Gnatcatcher surveys, Least Bell's Vireo surveys, Southwestern Willow Flycatcher surveys, Brown-headed Cowbird surveys, Burrowing Owl surveys, raptor migration surveys, avian point count surveys, general nesting bird surveys, and she also has experience in bird banding. Ms. Baxter is also experienced in handling and transporting species requiring relocation during construction, where she has experience working on large-scale transmission, wind, and solar projects throughout southern California with a specialty in third-party helicopter compliance monitoring.

Education

Bachelor of Arts, Ecology and Evolutionary Biology- University of Colorado at Boulder, 2009

Registrations/Certifications/Licenses

- USFWS Recovery Permit for Coastal California Gnatcatcher, 2014-present
- USFWS, Recovery Permit Application Pending for Quino Checkerspot Butterfly, 2015-present
- California Department of Fish and Wildlife (CDFW), certified to handle and survey for flat-tailed horned lizard, 2012
- Marine Corps Base Camp Pendleton, Range Safety Office (RSO), 2012

Professional Affiliations

- Association of Environmental Professionals
- Western Field Ornithologists
- San Diego Zoological Society
- Desert Tortoise Council
- Friends of the Audubon Society
- Society of Conservation Biology

Kristen E. Schlech

Permit Specialist

Summary of Qualifications

Kristen Schlech is a Regulatory Specialist and Botanist with 30 years of professional experience in environmental consulting. She has been working in the California environmental industry for over 15 years and has coordinated activities with Biology, Planning, GIS and Engineering staff to produce support documentation for National Environmental Policy Act, California Environmental Quality Act, Endangered Species Act, California Endangered Species Act and Clean Water Act regulations. She has worked with a wide variety of clients and projects including renewable energy, water, public utilities, transportation, port districts, private developments, and local governments. Her experience includes permitting, writing, field surveys and delineations, CRAM assessments, and document management, as well as biological expertise in both terrestrial and marine habitats. Her technical specialties include botany, phycology, and cryptogamic botany. Ms. Schlech has extensive knowledge of southern California environmental issues through her participation in relevant workshops and classes that address regulatory and wetland topics. She has published numerous papers in algal taxonomy and has contributed sections to many research survey reports.

As a Regulatory Specialist, Kristen Schlech has overseen the regulatory process for dozens of projects and is responsible for the research, writing, assembly and submission of aquatic permit packages for U.S. Army Corps Section 404 Permits, RWQCB Section 401 Certifications, and CDFW 1600 Streambed Alteration Agreements.

Education

Bachelor of Science, Botany- University of Maryland, 1976

Masters of Science, Botany- University of Hawaii, 1983

Registrations/Certifications/Licenses

- National Park Service Collecting Permit No. CABR 2012-SCI-0015, 2013
- Southern California Botanists Symposium October 2012
- CNPS Conservation Conference January 2012
- Jepson Herbarium class in Desert Biological Soil Crusts, 2011
- CDFG Scientific Collecting Permit, No. 11516, 2011
- CRAM Practitioner, 2009
- California Rapid Assessment Method (CRAM) for Estuarine Systems, 2009
- California Rapid Assessment Method (CRAM) for Riverine Systems, 2009
- Wetland Regulation, Lorman Educational Series, San Diego, CA 2009
- Regulatory Permitting, Wetland Training Institute, San Diego, CA, 2006
- Wetlands Federal and State Regulations, Lorman Educational Series, San Diego, CA, 2005
- WTI delineator, 2004
- Wetlands Delineation Course, Wetland Training Institute, San Diego, CA, 2004
- California Wetlands Seminar Workshop, CLE International, San Diego, CA, 2003

Professional Affiliations

- SIGMA XI
- Phycological Society of America
- California Native Plant Society

Justin Palmer

GIS Specialist

Summary of Qualifications

Geographic Information Systems and graphics specialist with 16 years of project experience, including professional coordination with public and private clients, project managers, engineers, and planners to ensure that data, maps, and graphics produced accurately reflect the needs of the individual project. Experience includes more than 400 land development, resource management, restoration, transportation, education, and recreation projects. Introduction of enterprise technologies, products, and services to create efficient transfer of spatial data from the field into the office. Skills include coordinating and directing field data collection efforts, conversion of data into searchable spatial databases, overlay analyses of numerous data sources, GIS modeling, and preparation of highly accurate maps and figures.

Education

Bachelor of Arts, Geography, Natural Resource and Environmental Conservation- San Diego State University, 2001

Registrations/Certifications/Licenses

- GISP - certified geographic information systems (GIS) professional

Software Skillsets

- Esri ArcGis (Desktop and Online)
- AutoCAD, Adobe Creative Suite (Illustrator, Photoshop, InDesign)
- GPS (Trimble, Garmin)
- Microsoft Office

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