



Request for Qualifications (RFQ)
for Placement on
Qualified Environmental
Consultants List

City of
TORRANCE
California

Submitted by

E | P | D
SOLUTIONS, INC

February 27, 2026

Contact

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1. COVER LETTER

Attn: Robert Garcia, Planning Manager
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

Dear Mr. Garcia,

Environment Planning Development Solutions, Inc. (EPD Solutions, Inc., or “EPD”) appreciates the opportunity to submit this Statement of Qualifications to the City of Torrance in response to the City’s *Request for Qualifications (RFQ) for Placement on Qualified Environmental Consultants List*. EPD’s full-service environmental compliance and planning services team specializes in preparing legally defensible environmental compliance documents and technical analyses for complex planning, development, and infrastructure projects throughout California. Our team works collaboratively as a seamless extension of your staff, helping you efficiently and effectively guide land development projects from concept to completion. With active on-call contracts serving more than 50 cities, counties, and special districts across Southern California, EPD has refined an efficient, responsive approach to providing as-needed municipal support services. Our team excels at tailoring effective compliance and analysis solutions that meet a lead agency’s unique needs, from the rapid turnaround of expedited CEQA documentation to the preparation of highly specialized technical analyses that align with evolving State legislation and meet local and regional standards. We are interested in being placed on the City’s Qualified Environmental Consultants List because our team possesses the following strengths:

- **EPD’s team has proven local and regional experience in providing leading-edge technical and environmental compliance services to public agencies and private developers.** Founded in 2013, EPD has provided CEQA consulting services for thousands of projects in southern California and hundreds of projects in Los Angeles County, including the preparation and/or peer review of Categorical/Statutory Exemptions, Consistency Determinations, initial studies (ISs), negative/mitigated negative declarations (NDs/MNDs), environmental impact reports (EIRs), Addendums, and supporting technical studies for projects of all sizes and levels of complexity. We have direct experience supporting projects in the City of Torrance with environmental services, as we prepared CEQA documentation for the Brisbane Crossing Industrial Project (an IS/MND, completed in 2025), the 205th Street Torrance Warehouse Project (an IS/MND, completed in 2024), and the 2700 California Torrance Industrial Project (a Class 1 CEQA Exemption, completed in 2021). We are also currently preparing the IS/MND for the Westoria Residential Project, which is located southwest of the intersection of Torrance Boulevard and Western Avenue, in the Torrance Center South Complex. Our team has experience working with the City’s land use plans (including, but not limited to, the Torrance General Plan, Hawthorne Boulevard Corridor Specific Plan, and Housing Corridor Overlay), and success in navigating the City’s regulations, policies, ordinances, and administrative procedures.
- **EPD’s team offers the complete range of technical capabilities necessary to demonstrate full legal compliance with local, regional, State, and federal laws.** EPD’s in-house CEQA and Technical Services teams prepare and peer-review CEQA documentation, air quality/greenhouse gas (GHG) emissions analyses, energy analyses, traffic and vehicle miles traveled (VMT) analyses, level of service (LOS) analyses, parking and striping studies, biological resources studies and regulatory permit packages, noise impact analyses, and aesthetics/visual analyses including shade/shadow studies. We also maintain professional service agreements with more than 65 specialty firms to ensure that a cadre of experts in all required disciplines are readily available to address issues that may arise for our clients. For this SOQ, we have teamed with BFS Environmental Services who provide archaeological, historical, cultural, and paleontological resources services; PACE Advanced Water Engineering to provide hydrology, water quality, and stormwater management services; Ninyo and Moore who specialize in providing services related to hazards/hazardous materials and geotechnical resources;; and X Engineering, a civil engineering firm providing stormwater and utilities-related services. Our team is well regarded for our innovative CEQA streamlining strategies that accelerate the entitlement process and reduce costs, helping clients achieve timely and efficient project approvals.

- **EPD's team understands what it takes to implement complex, multi-faceted urban projects.** Our senior staff includes former public-sector planners from the City of Lake Forest, City of Manhattan Beach, Kern County, and Caltrans—professionals who are deeply familiar with public agency processes and expectations. This experience enables us to efficiently field and route incoming requests to the appropriate reviewing and responding agencies, maintain delivery schedules and response timelines, peer review documents and studies prepared by other consulting firms, and proactively function as an extension of your staff, working with you every step of the way. Our team is large enough to manage multiple simultaneous task orders, yet nimble enough to accelerate workflows and meet aggressive deadlines at any time.

Key individuals on EPD's team for this effort include the following:

- EPD Personnel:
 - **Jeremy Krout, CEO**
 - **Konnie Dobрева, Vice President of Environmental Planning**
 - **Meghan Macias, Director of Technical Services**
 - **Shawn Gatchel-Hernandez, Director of Biological Services**
 - **Terrance Smalls, Environmental Principal Planner**
 - **Chad Karns, Transportation Manager**
 - **Alex Garber, Technical Manager**
 - **Tina Yuan, Senior Air Quality and Noise Specialist**
 - **Renee Escario, Senior Associate**
 - **Meaghan Truman, Senior Environmental Planner**
 - **Tatiana Torres, Associate Environmental Planner**
- Subconsultants:
 - **BFSA Environmental Services – Archaeological, Historical, Cultural, and Paleontological Resources**
 - Jennifer Stropes, Vice President of California Operations/Principal Historian
 - Tracy Stropes, Vice President of Cultural Resources/Principal Archaeologist
 - Todd Wirths, Senior Paleontologist
 - Andrew Garrison, Senior Project Archaeologist
 - **PACE Advanced Water Engineering – Hydrology, Water Quality, and Stormwater Management**
 - Jose Cruz, Vice President/Division Manager-Stormwater Management
 - Ron Rovanseck, Vice President/Sr. Consulting Engineer
 - Andrew Ronnau, Vice President/Stormwater Management Technical Director
 - **Ninyo & Moore – Geotechnical and Hazardous Materials**
 - Ronald Hallum, Principal Geologist
 - David Kelly, Senior Project Environmental Scientist
 - Benjamin White, Project Geologist
 - **X Engineering – Stormwater and Utilities**
 - Larry Tortuya, Project Manager

EPD's headquarters is located in the City of Irvine, at **3333 Michelson Drive, Suite 500, Irvine, CA 92612**. We are always available to meet with you and your staff in person and look forward to discussing your future consulting needs in greater detail. I can be reached at **949-794-1183** or at konnie@epdsolutions.com, and I have full legal authority to bind EPD to all obligations described herein.

Thank you again for the opportunity to be added to your list of qualified firms.

Respectfully,

EPD Solutions, Inc.



Konnie Dobрева, JD, Vice President of Environmental Planning

2. FIRM INFORMATION

COMPANY OVERVIEW

Formed in 2013, EPD Solutions, Inc. (also known as Environment Planning Development Solutions, Inc., or “EPD” for short) is a full-service environmental planning and consulting firm dedicated to providing services of distinction, quality, and legal merit that optimize value and enhance the communities we serve. For 13 years, EPD has developed a unique breadth of experience in strategically advising municipalities through the environmental compliance process for complex planning and development projects, utilizing up-to-date practices that leverage existing environmental documents and streamline the overall approval process for subsequent efforts. The EPD team is ready to apply our extensive environmental, planning, engineering, and regulatory experience to help the City of Torrance achieve its short- and long-term strategic and comprehensive development and planning goals.

EPD has extensive experience in complying with CEQA, NEPA, and other applicable local, State, and federal environmental laws and regulations, and our team members have experience with all types of planning, development, and infrastructure projects, from residential infill projects to master-planned communities. EPD employs in-house air quality, GHG emissions, energy, visual simulation, noise, and transportation specialists/engineers and holds Master Service Agreements with more than 65 technical specialty firms so that we can provide nimble and responsive environmental compliance solutions for clients and deliver timely project documentation and ensure that our projects are never delayed by a workflow backlog. In many cases, these working relationships span the entire history of our company.

EPD’s primary service categories, which are described in further detail below, include Environmental Planning; Technical Services; Due Diligence, Entitlements, Development, and Construction Management; and Policy Planning and Development. Our integration of environmental planning, technical analyses, and development services provides our clients with a value-added approach that helps guide projects through the entire planning, analysis, and development process, and enables us to address a wide range of technical, legal, and policy issues on their behalf.

SERVICES PROVIDED

ENVIRONMENTAL SERVICES (CEQA AND NEPA COMPLIANCE)

EPD’s experience in implementing all aspects of the environmental process and our thorough understanding of the myriad federal, State, and local regulations that may apply to specific project undertakings facilitates the preparation of legally defensible documents and avoids costly delays in project implementation. EPD helps municipal clients balance environmental protection with the need to successfully implement efficient, beneficial, and cost-effective projects that improve residents’ quality of life and help cities demonstrate resilience and achieve long-term goals such as those related to population, VMT, and housing. EPD’s in-house experts have a deep understanding of environmental compliance and extensive project development and permit processing experience, as well as combined experience in peer reviewing and commenting on CEQA and NEPA documents, conducting scoping meetings, and facilitating public consensus and stakeholder engagement. Working as a team with our clients, EPD strategizes the environmental process from the initial planning stages to streamline timelines for achieving regulatory compliance. To that end, we prepare and process documentation that includes the following:

- Categorical/Statutory Exemptions and Categorical Exclusions
- Consistency Analyses and CEQA Addendums
- Initial Studies, Negative Declarations, and Mitigated Negative Declarations (MNDs)
- Environmental Assessments (EAs) and Findings of No Significant Impacts (FONSIs)
- Environmental Impact Reports (EIRs), Subsequent EIRs and Supplemental EIRs
- Environmental Impact Statements (EISs)
- Mitigation Plans & Compliance Monitoring
- Technical Studies
- Peer Review Memorandums
- Responses to Comments
- Findings of Fact
- Statements of Overriding Consideration
- Notices of Availability, Preparation, and Determination (NOAs, NOPs, NODs)

We approach the CEQA/NEPA process seeking to balance the need for environmental protection with the need for the successful implementation of efficient, beneficial, and profitable projects, and we are keenly aware of the need to objectively analyze environmental effects and fully disclose information to the public. We employ our expertise in helping clients resolve environmental and regulatory issues, which allows well-vetted projects to move forward expeditiously.

PUBLIC PARTICIPATION AND COMMUNITY OUTREACH

The EPD team has significant expertise in public participation and community outreach activities. Beyond the public participation required by law (such as CEQA noticing and required circulation and review timelines for draft CEQA documents), EPD regularly leads public workshops, charrettes, scoping meetings, and other community outreach efforts to maximize public involvement and maintain project alignment with a community's desired development outcomes. EPD coordinates and participates in public scoping meetings, public workshops, and/or public hearings as necessary for projects, with our level of participation tailored to the needs of each project. We can facilitate the preparation and mailing of notices and the development of detailed summaries of comments received to inform decision makers, and we regularly attend and present at Planning Commission and City Council workshops and hearings on behalf of our clients.

AGENCY CONSULTATION SERVICES

EPD's team includes experts who are qualified to lead consultation processes with applicable federal, State, and local agencies. We have recent applicable expertise in coordinating with local and regional Flood Control and Utilities Districts, the California Regional Water Quality Control Boards (RWQCBs), the California Department of Fish and Wildlife (CDFW), the Division of the State Architect (DSA), and Water Districts throughout southern California, as well as experience in coordinating with federal agencies such as the United States Army Corps of Engineers (USACE), US Environmental Protection Agency (EPA), US Fish and Wildlife Service (USFWS), and Federal Emergency Management Agency (FEMA). EPD also has extensive experience in conducting tribal consultations and can assist the City with organizing and facilitating required tribal consultations under SB 18 and AB 52.

TECHNICAL SERVICES

EPD's robust Technical Services team conducts studies and prepares impact analyses that facilitate transportation and infrastructure planning and minimize environmental impacts, and we prepare air quality, GHG emissions, and energy analyses, health risk assessments, noise impact analyses, and biological resources assessments and regulatory permitting packages that facilitate impact avoidance and mitigation. We have personnel with specialized experience conducting visual analyses and shade/shadow studies that assist communities in maintaining high-quality aesthetic environments and protecting community character. With EPD's all-encompassing approach, clients can rest assured that every facet of

the project is meticulously considered when crafting mitigation that will minimize impacts to the maximum extent feasible and alleviate significant public concerns.

TRAFFIC/TRANSPORTATION ENGINEERING AND ANALYSES

EPD recognizes the pivotal role that traffic-related matters play in a community and understands the risks to a project that transportation and vehicle miles traveled (VMT) impacts may present. EPD's transportation planners and engineers specialize in a wide range of transportation planning, traffic engineering, level of service (LOS) and VMT traffic studies, parking studies, and vehicular and pedestrian safety studies. EPD staff utilize traffic impact analysis software such as Vistro, Synchro, and TransCAD and are knowledgeable in the application of technical traffic analysis methodologies to projects of all types and sizes. EPD is also experienced with implementing local traffic analysis requirements for agencies throughout Orange County and California and with projects that have significant VMT/traffic impacts. We have extensive experience in the implementation of Senate Bill (SB) 743 requirements and have assisted local agencies with drafting defensible exemption thresholds for analyzing VMT-related impacts. We also help municipalities develop implementable mitigation measures that are defensible under CEQA and the Mitigation Fee Act, comply with City goals and policies, and are consistent with adopted mitigation fee programs. For example, we recently prepared the VMT Analysis for a residential project in the City of Riverside that had significant and unavoidable traffic-related impacts that could not be mitigated to less-than-significant levels. EPD created a residential-based commute trip reduction (CTR) program for implementation by the project homeowner's association that provided resources and transportation alternatives to project residents as well as long-term funding for a bus pass program. This mitigation measure was the first residential VMT mitigation program in the City of Riverside and will be used as a model for future residential VMT mitigation measures.

AIR QUALITY, ENERGY, AND GREENHOUSE GAS EMISSIONS ANALYSES AND HEALTH RISK ASSESSMENTS

Air quality/GHG emissions and human health risks have also become focal points on every project, which demands expert knowledge and the preparation of clear and concise analyses that include, when necessary, implementable mitigation measures. EPD's Technical Services team includes air quality specialists who are experienced in conducting Air Quality and GHG Assessments that comply with the South Coast Air Quality Management District (SCAQMD) requirements and guidance materials and with projects that have the potential to result in significant air quality impacts. EPD also prepares Health Risk Assessments (HRAs) and has working knowledge of SCAQMD HRA requirements, the Office of Environmental Health Hazard Assessment, and the California Air Resources Board HRA model, Hotspots Analysis Reporting Program (HARP).

NOISE AND VIBRATION IMPACT ASSESSMENTS

EPD's noise specialists are highly experienced in identifying and evaluating potential noise and vibration impacts associated with a wide range of development, municipal, and planning projects. Our comprehensive approach addresses both short-term construction noise and long-term operational effects, such as increased roadway traffic and on-site activities, with a focus on protecting nearby sensitive land uses. We begin by establishing the existing noise environment through targeted monitoring, supplemented by relevant prior studies and predictive modeling for traffic and rail sources. Construction-related noise impacts are assessed using project-specific or assumed equipment types and construction phasing, applying established modeling methodologies from the Federal Transit Administration (FTA), Federal Highway Administration (FHWA), and Caltrans. For roadway traffic noise, we utilize the FHWA-

approved Traffic Noise Model® (TNM®) Version 2.5, incorporating data provided by the project's traffic consultant to model both existing and future noise conditions. Rail noise impacts are evaluated using FTA-recommended modeling techniques. Operational noise from project-related activities is assessed using tailored analytical methods or advanced modeling tools appropriate to the project scope. For projects involving amplified noise sources—such as concert venues—we utilize SoundPLAN to conduct detailed simulations and evaluate potential impacts. All assessments are measured against CEQA significance thresholds and City-defined criteria to determine the level of impact. Where necessary, we develop practical and cost-effective mitigation strategies to reduce or avoid noise impacts, including noise-attenuating construction techniques, sound barriers, and strategic site design modifications to protect nearby sensitive receptors.

BIOLOGICAL RESOURCES AND REGULATORY PERMITTING

EPD's biological services include baseline biological resource assessments to support CEQA and land use entitlements, focused and protocol-level surveys for sensitive species, habitat evaluations for special-status plants and wildlife species, due diligence studies, consistency analyses, nesting bird surveys, various pre-construction clearance surveys for plants and wildlife species, and biological monitoring. In addition, our team of specialists conduct aquatic resource delineations in accordance with United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) requirements, riparian habitat assessments, and wetland delineations.

For projects with identified impacts to biological resources, EPD's team conducts impact analyses, recommends avoidance and minimization strategies, and prepares mitigation monitoring and reporting programs (MMRPs) consistent with CEQA, local ordinances, and State and federal agency guidance. Additionally, our team specializes in providing regulatory permitting services for project impacts to jurisdictional waters, wetlands, and listed species. The suite of services we provide includes the preparation of Habitat Mitigation Plans, Determination of Biological Equivalent or Superior Preservation Reports, entitlement of mitigation banks, and coordination with the wildlife agencies including the USACE, RWQCB, CDFW, United States Fish and Wildlife Service (USFWS), and local jurisdictions. For complex or phased projects, our services include the preparation of long-term habitat mitigation and monitoring plans, long-term management plans, conservation easement coordination, compliance monitoring, and integration of biological mitigation into Specific Plans, General Plan updates, and large-scale entitlement programs.

OTHER TECHNICAL SPECIALIST EVALUATIONS

Regardless of the topical area of concern, EPD has the ability to partner with a wide variety of project partners to ensure that the City's technical and specialty issues are fully addressed. EPD regularly collaborates with other experts in order to provide full, comprehensive environmental consulting services and we maintain professional service agreements with more than 65 specialty firms to ensure that a cadre of experts in all required disciplines are readily available to address issues that may arise for our clients. By maintaining longstanding relationships and partnering with other firms, we are able to avoid bottlenecks on availability that can occur from solely relying on in-house services, leading to more efficiently completed projects and connections throughout the industry that enhance the services we can provide for our clients. Additionally, having a large suite of firms that we partner with ensures that we are consistently able to handle projects that are cost-conscious and projects that are complex. To meet City and project needs, we routinely partner with firms specializing in biological resources, cultural resources, historic resources, fire risk evaluation, visual analysis, hazardous materials evaluations, and hydrology/water quality studies, including water supply analyses.

OTHER SERVICES

In addition to environmental planning and technical services consulting as described above, EPD's team also specializes in due diligence, entitlements, and development and construction management; policy planning and development; and extension of staff services including agency staff training.

DUE DILIGENCE, ENTITLEMENTS, DEVELOPMENT, AND CONSTRUCTION MANAGEMENT

Understanding a property's viability and the opportunities and constraints associated with achieving logistical coherence and design goals is a critical first step of the due diligence process that developers undertake. EPD seeks to understand our client's goals before embarking on due diligence activities so we can constantly measure a property's potential for achieving those goals. Through rigorous and tested means, we analyze issues such as physical obstacles to development, including but not limited to existing and planned infrastructure locations and capacities, biological, cultural and site constructability concerns, planning and development policies that could affect the viability of a project design or entitlement process, entitlement processing schedules, fee estimating, and social political considerations. We provide thorough and robust analyses in support of entitlement strategy-setting and financing packages, creating confidence in project viability, because we thoroughly understand the geographic, social, regulatory, and political landscapes in which our clients seek to develop projects.

EPD's proactive and unique approach results in the approval of successful entitlements for residential, industrial, commercial, and retail developments. We work with our clients to establish strategies that maximize future entitlement rights and reduce approval processing timelines, and we work with stakeholders and staff to reduce the risk of denial and provide optimal solutions to achieve the goals of clients and decisionmakers alike. This includes extensive community outreach and engagement and establishing long-term relationships that facilitate effective negotiations with local governments across California. EPD's clients not only work with us to facilitate and expedite all types of entitlement permits--our clients keep us on the project team after entitlements are complete to assist in drafting conditions of approval, ensure mitigation measure implementation and full regulatory compliance, and secure construction permits for grading, infrastructure, and building. In this role, we help prepare plans pursuant to entitlement requirements, submit plans, serve as the primary contact for the project team with local agencies, and manage plan submittals and plan checks. Our team is well-versed in entitlement planning under SB 330, leveraging opportunities to streamline approvals, apply zoning and density protections, ensure compliance with replacement housing requirements, utilize objective development standards, and secure pre-application protections to provide greater project certainty.

POLICY PLANNING AND DEVELOPMENT

EPD's policy planning and development strategy is based on collecting and synthesizing quantitative and qualitative data, applying advanced modeling tools and closely working with communities and stakeholders to understand policy influences on development at the regional and localized scales. We work for municipal and private clients to manage any size or type of policy planning effort, with the goal of being cost and time efficient throughout the policy development cycle. EPD's team understands the historical and current regulatory requirements that pertain to policy development. Our team helps cities and counties create thoughtful, defensible, and practical plans, policies, and ordinances that enhance the environmental and economic sustainability of the community and meet funding requirements at the regional, State, and federal levels. Examples of services provided under this category include the preparation of General Plans and General Plan Amendments, Master Plans, Specific Plans and Specific

Plan Amendments, Area Plans, Housing Elements, Planned Unit Developments, Zoning Codes, and Zone Changes and the timely integration of appropriate environmental documentation under CEQA and NEPA.

EXTENSION OF STAFF/PLANNING SERVICES, INCLUDING SPECIALIZED STAFF TRAINING

EPD's versatile team of planners routinely supports municipal clients with a wide range of traditional planning services, functioning seamlessly as an extension of City staff. The broad experience of EPD's staff members enables EPD to peer review applicant-prepared CEQA/NEPA documents and technical analyses, prepare interdepartmental memos and staff reports, develop Conditions of Approval, draft resolutions and ordinances, Findings, and Resolutions, and present before decision-making bodies on behalf of the cities we serve. Our team assists decision-makers at every level of the planning organization—from Associate to Principal Planners in both Current and Advanced Planning. This includes advising on the appropriate level of environmental documentation, supporting cities in adopting standards that reflect up-to-date State legislation, and pivoting to more traditional, comprehensive documentation for complex or controversial projects where a robust administrative record is essential.

EPD's planning staff also has expertise to assist with planning-related tasks such as, but not limited to, conducting research on various land use and planning issues, assisting City staff in reviewing applications and/or the review of applications and plans for completeness and adequacy.

EPD prioritizes knowledge-sharing and capacity-building for the municipalities we support. As part of our comprehensive approach, we design training programs tailored to the specific needs of agency staff. Topics include foundational CEQA concepts, annual legislative updates, Housing Element requirements, and the use of streamlining provisions, such as tiering from certified Program- and Project-level EIRs. EPD's team also hosts interactive workshops, seminars, and individualized mentorship programs, covering both technical and regulatory developments that are geographically tailored to each agency's needs.

FINANCIAL AND OPERATIONAL STABILITY

EPD is capable of demonstrating financial and operational stability and maintains sufficient named and designated staff to fulfill the full scope of services. Our multidisciplinary team is structured to provide redundancy among qualified personnel, ensuring continuity of work and uninterrupted project delivery in the event of staff illness, employment changes, or other unforeseen circumstances. Key technical roles are supported by multiple experienced professionals who are familiar with each project's objectives, regulatory context, and schedule. Should the City require further documentation of EPD's financial and operational stability, we would be happy to provide it.

CONSULTING TEAM

ORGANIZATIONAL CHART

EPD's 64 professional staff members are divided into Environmental Planning (15), Technical Services (15), Development and Construction (19), and Operations (15) teams. The following organizational chart depicts EPD's professional services team who would be support projects in the City of Torrance. Resumes for EPD's key personnel and subconsultants are included in **Appendix A**.



KEY EPD PERSONNEL

All of EPD's principals and senior leaders have public sector experience and understand the unique challenges and needs of public agencies. The following are experience summaries of the key personnel who would lead the delivery of high-quality environmental, planning, and technical services to the City. Resumes for these key personnel are included in **Appendix A**.

Jeremy Krout, AICP, LEED GA, CEO

Jeremy, the founder of EPD, has experience in both the public and private sectors, which has allowed him opportunities to prepare and manage environmental documents and entitlements for projects with high levels of complexity. Jeremy's experience spans a diverse range of land use planning and entitlement projects, due diligence studies, general plan amendments, zone changes, EIRs, development agreements, and construction projects. He is well known in the consulting industry for bringing a problem-solving approach and extensive real-world experience in preparing CEQA and NEPA documents based on sound research, well-articulated strategies, and many successes on exigent projects.

Konnie Dobрева, JD, Vice President of Environmental Planning

Konnie has over 25 years of public- and private-sector planning and legal experience, including preparing environmental documents for General Plans, Housing Elements, small-scale residential, high-density residential, large master planned communities, hotels, commercial office complex, large logistical warehouses and other industrial uses, restaurant/retail, commercial shopping centers, solar, infrastructure, and mixed-use. Her education and extensive experience make her a keen strategist and effective writer of legally defensible documents, and she has prepared and reviewed hundreds of documents in compliance with CEQA and NEPA.

Konnie earned her Juris Doctorate from Pepperdine University School of Law, where she specialized in alternative dispute resolution. She is a frequent lecturer on CEQA for the Association of Environmental Professionals (AEP) and brings a great depth of understanding of the CEQA process. Konnie has worked on numerous high-profile CEQA projects across the greater Los Angeles region, helping Southern California cities make defensible streamlining decisions that expedite project approvals while minimizing public controversy. She also leads EPD's Training Services practice, providing tailored instruction to developers, planners, attorneys, and local agencies, adapting content to align with each group's priorities and needs.

Konnie will ensure that EPD remains highly responsive to the City's needs throughout the term of this agreement. She will promptly mobilize EPD's technical specialists to address incoming service requests and will work closely with Terrance Smalls and Meghan Macias to ensure that staff and resources are efficiently allocated to fully support each task—ranging from straightforward assignments to the most complex, multi-disciplinary efforts.

Meghan Macias, TE, Director of Technical Services

Meghan leads EPD's Technical Services team, preparing analyses and planning documents related to transportation, air quality, GHG emissions, and energy. She has a proven track record of managing complicated and controversial projects to achieve defensible and implementable solutions to technical issues, obtained from over 20 years of experience in the transportation planning field, and she has worked on hundreds of projects throughout California including land development, infrastructure, active transportation, and Master, Specific, and General Plans. Meghan is a licensed California Traffic Engineer (#2697), and has overseen all types of traffic analysis services, including the preparation of traffic impact

assessments (TIAs) and parking analyses; forecasting future traffic generation using ADT, LOS, and VMT; developing traffic mitigation measure recommendations and fair share calculations; and coordinating the preparation of intersection design plans, traffic signal design plans, and other related services. Meghan is experienced in applying regional and local requirements to traffic analyses, such as city- and county-specific VMT and Traffic Impact Analysis Guidelines.

Shawn Gatchel-Hernandez, *Director of Biological Services*

Shawn has over 20 years of experience providing environmental and biological regulatory compliance services for local and regional development and infrastructure projects throughout California. She has successfully entitled mitigation and conservation banks throughout Southern California and is highly adept at identifying effective mitigation solutions to address direct and indirect project impacts on biological resources. Shawn has a thorough understanding of Southern California biological regulations as well as extensive experience with both CEQA and NEPA compliance. As a former CDFW Technical Specialist, she conducts California Rapid Assessment Method (CRAM) analyses, jurisdictional delineations, habitat assessments, and biological resources analyses and prepares regulatory permit applications, mitigation and monitoring plans, and mitigation banking documents. Shawn maintains excellent relationships with State and federal resource agency staff and specializes in coordinating and building consensus with planning staff and regulatory agencies throughout the project entitlement process.

Terrance Smalls, *Environmental Principal Planner*

Terrance Smalls is a seasoned urban planning professional with over a decade of experience dedicated to enhancing communities through strategic planning and resource management. With a background in urban planning and extensive experience in environmental assessment and policy formulation, Terrance has been instrumental in guiding large-scale projects towards compliance with regulatory standards while minimizing ecological impact. While a Supervising Planner at Kern County's Planning and Natural Resources Department, he led the Advanced Planning Unit and spearheaded the development of the Kern County General Plan Update. During his tenure with the United States Navy Naval Facilities Engineering Command (NAVFAC), Terrance played a pivotal role in coordinating engineering projects and supporting over 140 tenant commands across multiple sprawling naval installations, both stateside and abroad. His contributions were instrumental in the successful execution of multi-million-dollar construction projects and the development of comprehensive plans to optimize infrastructure utilization. Terrance manages EPD's Peer Review Services practice, providing expert Quality Assurance/Quality Control review of technical studies and CEQA/NEPA documentation for our municipal clients. Most recently, he provided peer review services for the City of Irvine, evaluating technical analyses and CEQA documents for five separate projects under EPD's master services agreement with the City.

Chad Karns, *Transportation Manager*

Chad has 25 years of experience in all aspects of transportation engineering, specializing in traffic engineering and transportation planning, with expertise involving the preparation of over 225 traffic impact studies, corridor studies, and transportation planning analyses. His work includes impact analyses for proposed residential and commercial development projects, as well as local and state roadway and highway systems in multiple states. Chad has dedicated most of his career evaluating traffic operations ranging from individual intersection analyses to freeway corridor alternatives analyses and city-wide evaluations. He has also built and maintained several traffic models for cities, prepared roadway designs and signing/stripping plans, designed traffic signals, and prepared preliminary and final design submittals through the PS&E deliverable process for projects ranging from 20 million to 1 billion dollars. Chad also

spent time in the field inspecting and confirming design standards for the construction of numerous roadway and bridge projects.

Alex Garber, *Technical Manager*

Alex has extensive experience in the areas of environmental and traffic planning and analysis and air quality, energy, and GHG emissions analysis and was responsible for starting the air quality, energy, GHG, and HRA disciplines for EPD's Technical Services team. Alex works on a variety of projects including residential, industrial, commercial, institutional, solar utility, mixed-use development, and specific plans, providing expertise in the aforementioned technical disciplines as well as with CEQA compliance. He has prepared project- and program-level air quality, energy, and GHG emissions impact analyses and health risk assessments for cities in Los Angeles County and throughout Southern California. He is familiar and experienced with the requirements of the SCAQMD.

Tina Yuan, *Senior Air Quality and Noise Specialist*

Tina is an environmental planning professional with over four years of specialized experience preparing air quality, GHG emissions, noise, and energy consumption analyses for major infrastructure and development projects. She ensures regulatory compliance with CEQA and NEPA and has authored more than 100 technical studies supporting environmental documentation for residential, commercial, mixed-use, transit centers, bridge construction, industrial facilities, and long-range planning projects. Tina has led the quantification of GHG emissions reductions for community-scale initiatives such as Climate Action Plans and urban greening programs. She is adept at delivering regulatory-compliant technical reports, leading emissions and noise modeling, and advancing climate policy efforts. Her technical expertise includes the use of AERMOD (air dispersion modeling), CalEEMod (emissions estimator model), RCNM (construction noise modeling), and FHWA-RD-77-108 (traffic noise modeling), along with GIS (ArcMap) and programming tools such as MATLAB and Python (Pandas, NumPy, Matplotlib) for environmental data analysis across diverse planning contexts.

Renee Escario, *Senior Associate*

Renee is a seasoned environmental planner and project manager with 25 years of experience leading CEQA and NEPA compliance efforts for complex and high-visibility development projects throughout California. Her background includes managing environmental documentation for a wide array of project types, including industrial facilities, residential developments, commercial centers, and public infrastructure. Renee's strengths lie in her ability to coordinate multidisciplinary teams, maintain strong client relationships, and deliver technically sound and legally defensible environmental documents under tight schedules. At EPD, Renee supports both public agencies and private developers by managing the preparation of Initial Studies, NDs/MNDs, EIRs, CEQA Exemptions, Addendums, and Consistency Checklists. Her approach emphasizes close collaboration with agency staff, consultants, and stakeholders to ensure environmental compliance is seamlessly integrated into entitlement strategies. She is skilled at navigating politically sensitive and complex projects, often serving as the lead facilitator at public hearings and stakeholder meetings.

Meaghan Truman, *Senior Environmental Planner*

Meaghan has experience in the areas of environmental planning, entitlements, and policy planning and is an expert in CEQA. She has worked on a wide variety of projects and environmental documents including CEQA Initial Studies, NDs/MNDs, EIRs, Exemptions, and Addendums, for projects throughout southern California. Meaghan brings a unique perspective and skill set to the EPD team with previous experience

working for the City of Manhattan Beach Community Development Department. She has provided her technical expertise on a wide variety of development and utility projects for public and private sector clients, including industrial, residential, and program-level projects and is a leading CEQA practitioner on EPD's Environmental Planning team.

Tatiana Torres, Associate Environmental Planner

Tatiana is an experienced environmental planner with a background in CEQA and NEPA compliance, technical document preparation, and project management for both public and private sector clients. She has successfully led and supported the development of a wide array of environmental documents, including Categorical Exemptions, Initial Studies, Mitigated Negative Declarations, Environmental Impact Reports, Addenda, Categorical Exclusions, Environmental Assessments, and Findings of No Significant Impact. Tatiana brings valuable public-sector insight from her previous roles at the California Department of Transportation (Caltrans), where she served as an Associate Environmental Planner and Environmental Scientist. Her experience includes managing environmental compliance for transportation infrastructure, pavement rehabilitation, utility encroachment, and interchange projects. Her technical knowledge and leadership ensure that CEQA and NEPA documentation is completed thoroughly, accurately, and on schedule.

SUBCONSULTANTS

EPD regularly collaborates with other experts in order to provide comprehensive consulting services to our client base. By maintaining longstanding relationships and partnering with other firms, we avoid bottlenecks on availability that can occur from solely relying on in-house services, maximizing efficiency and connections throughout the industry that enhance the services we provide.

The following firms have a history of successful collaboration on projects in the region and a quality of work that meets EPD's exacting standards. Detailed resumes for these key personnel are provided in **Appendix A**. A more detailed description of each firm is provided in the *Subconsultants* section of this SOQ, below.

BFSA ENVIRONMENTAL SERVICES – ARCHAEOLOGICAL, HISTORICAL, CULTURAL, AND PALEONTOLOGICAL RESOURCES



BFSA Environmental Services (BFSA) provides specialized archaeological, paleontological, biological, and historical services throughout the western United States. The combined experience of the principal consultants and associates represents more than one hundred years of involvement in the study of the history and prehistory of this region.

BFSA principals, senior staff, and directors have decades of professional experience in cultural resources management. Each senior staff member exceeds the Secretary of the Interior's Professional Qualification Standards, with a range of expertise in environmental compliance laws and regulations, including CEQA, NEPA, SEPA, and NHPA. Through their experience, our technical experts can provide comprehensive assessments and appropriate recommendations while considering our clients' budgets and time constraints. EPD has collaborated with BFSA Environmental Services (BFSA) on more than 200 projects throughout southern California since our firm's inception.

BFSA's team for this SOQ includes the following key personnel:

- **Jennifer Stropes, BA, MS, RPA, Vice President of California Operations/Principal Historian:** Jennifer has over 20 years of experience in cultural resource management, with experience in report writing, editing and production, recordation and evaluation of historic resources, construction monitoring management, field survey and excavation crew coordination, and laboratory management. She is a Registered Professional Archaeologist (RPA) and conducts faunal, prehistoric, and historic laboratory analysis, historic structure significance eligibility evaluations, and prehistoric and historic cultural resource report writing for both CEQA- and NEPA-level compliance.
- **Tracy Stropes, MA, RPA, Vice President of Cultural Resources/Principal Archaeologist:** Tracy has over 33 years of experience in cultural resource management, report authorship, lithic analysis, laboratory management, Native American consultation, and technical report editing for numerous projects throughout the United States. He has conducted cultural resource surveys, archaeological site testing and evaluations for National Register eligibility and CEQA compliance, mitigation of resources through data recovery for archaeological sites, budget and report preparation, and direction of crews of all sizes for projects ranging in duration from a single-day site visit to multiple years. Tracy has served as project archaeologist for hundreds of projects and composed data recovery and preservation programs for sites throughout the western United States for both CEQA- and NEPA- level compliance.
- **Todd Wirths, MS, PG, Senior Paleontologist:** Todd has more than 28 years of professional experience as a senior-level paleontologist throughout southern California. He is also a certified California Professional Geologist. At BFSa, Todd conducts on-site paleontological monitoring, trains and supervises junior staff, and performs all research and reporting duties for locations throughout Los Angeles, Ventura, San Bernardino, Riverside, Orange, San Diego, and Imperial Counties. Todd was formerly a senior project manager conducting environmental investigations and remediation projects for petroleum hydrocarbon impacted sites across southern California.
- **Andrew Garrison, MA, RPA, Senior Project Archaeologist:** Andrew has served as project archaeologist for BFSa since 2017 and has over 15 years of experience in cultural resource management. He has experience with both historical and archaeological projects, supervising and performing fieldwork including archaeological survey, monitoring, site testing, comprehensive site records checks, and historic building assessments. He conducts all phases of cultural resource investigations for local, State, and federal agencies including National Register and CEQA-level projects, interacting with clients, subconsultants, and lead agencies.

PACE ADVANCED WATER ENGINEERING – HYDROLOGY, WATER QUALITY, AND STORMWATER MANAGEMENT



Pacific Advanced Civil Engineering, Inc. (PACE) is an approximately 100-person specialized civil engineering firm dedicated to providing advanced water engineering solutions through technical analysis, design, and applied research. PACE offers a wide range of applied engineering services and research related to water, wastewater, and stormwater management and water resource permitting and regulatory compliance to ensure projects are both economically viable and environmentally sustainable. PACE’s clients rely on their expertise in hydrology, hydraulics, and watershed and stormwater management to help them develop practical solutions to challenging problems. PACE’s team has extensive experience with urban stormwater facilities and natural water quality treatment systems, including complex hydrology and hydraulics, urban drainage planning, sediment transport, geomorphology, floodplain analysis, watershed characterization, stormwater quality treatment, hydrologic mitigation, computer modeling, water chemistry, and the design of innovative stormwater solutions.

Key personnel from PACE for this SOQ include the following:

- **Jose Cruz, MS, PE, QSD/QSP, Vice President/Division Manager – Stormwater Management:** Jose has over 20 years of experience in stormwater management, working with municipal agencies, flood control districts, and private landowners. He specializes in sediment transport, hydrology/hydraulics modeling, and stormwater infrastructure design, with advanced expertise in stream/channel systems, floodplain management, and FEMA regulatory processes (CLOMRs/LOMRs). Jose has led planning, design, construction support, and as-built certification for numerous southern California projects, including quality control and inspections. As Stormwater Management Division Manager, he mentors staff, ensures technical excellence, and actively manages projects.
- **Ron Rovanseck, PhD, PE, LEED AP, Vice President/Sr. Consulting Engineer:** Ron has a wide variety of Civil and Water Resources Engineering experience spanning back to 1990, including design, analysis, review, and technical presentations. His experience includes analysis of stormwater impacts, design of stormwater management systems and best management practices (BMPs), stormwater master planning, river and creek engineering and restoration, and the design of lakes and lake communities. In addition, Ron has experience with pollution control technologies for combined sewers, non-point source pollution control, and the hydrology of both urban and undeveloped areas. Other experience includes researching stormwater BMP design as a visiting scientist with the US EPA.
- **Andrew Ronnau, PhD, PE, Vice President/Stormwater Management Technical Director:** Andrew has extensive experience working with numerical and mathematical models for engineering problems. He has a PhD in Civil Engineering, with an emphasis in numerical modeling. He has experience in analysis and design for stormwater management, including hydrology, hydraulics, storm drain networks, open channels, culverts, detention and retention basins, flood routing, BMPs, Water Quality Management Plans (WQMPs), and Master Drainage Plans. Andrew is proficient with the HEC-1, HEC-HMS, HEC-RAS, HEC-GeoRAS, AES, FLO-2D, and XP-SWMM software packages.

NINYO & MOORE – GEOTECHNICAL AND HAZARDOUS MATERIALS



Ninyo & Moore, founded in 1986, is a California-based corporation specializing in environmental and geotechnical engineering services. Over nearly four decades, the firm has grown to more than 1,700 professionals across 35 U.S. offices,

offering expertise in geotechnical engineering, geology, environmental science, and regulatory compliance. Their team includes registered geotechnical engineers and geologists, certified specialists in asbestos, lead, industrial hygiene, and safety, all committed to delivering responsive service and exceeding client expectations.

Ninyo & Moore’s environmental expertise includes performing Hazardous Materials Assessments (HMAs) and Phase I Environmental Site Assessments (ESAs) for CEQA document input, Aerially-Deposited Lead (ADL) studies for right of way projects, preparing Lead Compliance Plans for construction operations in lead impacted areas, conducting other surface and subsurface soil, groundwater, materials and vapor sampling programs and contaminated site remediation. Ninyo & Moore’s geotechnical group provides services during the planning, design, value engineering, construction and post-construction phases of projects, including earthquake and fault studies, earthwork and grading, dam characterization, foundation design, geologic hazard evaluations, hydrogeologic evaluations, landslide evaluations, liquefaction, pavement design, seismic design and seismic hazard assessments, slope stability, and materials testing.

Key personnel from Ninyo & Moore for this SOQ include the following:

- **Ronald Hallum, PG, CEG, Principal Geologist:** Ronald provides geotechnical services for a variety of projects such as reservoirs, railroads, highways, hospitals, schools, pipelines, treatment plants,

tunnels, landslide and fault evaluations, and other public and private works. His responsibilities at Ninyo & Moore include preliminary and final review of findings, conclusions, recommendations, and project deliverables; review of current guidelines, regulations, and technologies; managing geotechnical and geologic field evaluations; supervision and training of the geologic staff; conducting geologic and geologic hazards evaluations; performing and reviewing geologic mapping and research; analyzing field and laboratory data; and authoring and reviewing geotechnical and geologic reports.

- **David Kelly, CAC, CRIE, LRC, Senior Project Environmental Scientist:** David has experience performing hazardous building materials services (asbestos, lead, and Universal Waste Rule), moisture and mold surveys, indoor air quality evaluations, and other hazardous materials surveys, including abatement monitoring oversight. He is a California Division of Occupational Safety & Health Certified Asbestos Site Surveillance Technician, and a California Department of Health Lead Related Construction Sampling Technician. David performs these environmental tasks for water agencies, transportation agencies, K-12 school districts, college districts, and large commercial and industrial clients. In addition, he prepares technical reports for investigations.
- **Benjamin White, Project Geologist:** As a Project Geologist with Ninyo & Moore, Benjamin assists in the performance of Phase I and II Environmental Site Assessments, Third- Party Environmental Peer Review Services, Air Quality Monitoring, Groundwater and Soil Sampling, Human Health Risk Assessments, and the production of Health & Safety Plans. He is very familiar with soil vapor and indoor air screening levels and toxicity reference values, interpreting historical aerial photography for potential environmental concerns, basic surveying and Geographic Information Systems data workflows, and serving clients in escrow so that lender requirements regarding environmental due diligence and liability are addressed satisfactorily. Benjamin meets the definition of an Environmental Professional as defined by §312.10 of 40 CFR 312 for conducting All Appropriate Inquiries.

X ENGINEERING – STORMWATER AND UTILITIES



Founded in 2018, X Engineering & Consulting, Inc. (X Engineering) is a boutique civil engineering and geomatics design firm focused on public works infrastructure and land development for public agencies and municipalities as well as

private entities. X Engineering implements thoughtful, technically sound and environmentally sensitive designs to create enduring products that meet our clients’ goals and make positive contributions to our community. Their growing portfolio includes geomatics services, public improvements, stormwater management, master plan communities, mixed-use, and hospitality projects throughout California.

Key personnel from X Engineering include the following:

- **Larry Tortuya, PE, ENV SP, CFM, Project Manager,** has been providing comprehensive environmental and stormwater management engineering services throughout the state of California and other similar services for more than two decades. He has worked as part of a collaborative design team creating initial Studies, EIRs, Mitigated Negative Declarations (MNDs), jurisdictional delineations, storm drain master plans, PS&Es, floodplain management studies, and writing hydrology and hydraulics reports for both the public and private sectors. Since supporting the City of Torrance on multiple projects, described below, Larry has developed a thorough understanding of the City’s regulations, policies, ordinances, and procedures.
 - City of Torrance Prioritization of Parkway BMPs for Dominguez Channel/Harbors Toxics TMDL Feasibility Study: As Project Manager, Larry supported the SCWP Technical Resource Program (TRP) for the Prioritization of Parkway BMPs for Dominguez Channel/Harbors Toxics TMDL

Feasibility Study. Successful delivery of the project on time resulted in the SCWP application submittal for the 2023-2024 fiscal year.

- City of Torrance Citywide Storm Drain Replacement and Installation – Regina Alley: Larry served as the Project Manager providing engineering design services for a six-block stretch of Regina Alley to include alley surface rehabilitation, catch basins, RCP, manhole junctions, and grated drop inlets. The goal of this project is to repair the alley and provide conveyance of stormwater runoff through the alley such that public health and safety are enhanced.
- City of Torrance Beach Cities Green Streets: Larry was the Assistant Project Manager for the development of green streets in the Beach Cities of Torrance, Redondo Beach, Hermosa Beach, and Manhattan Beach to capture runoff generated from the 85th percentile storm event so that it does not reach the surf zone, as identified in the Beach Cities Enhanced Watershed Management Plan. A variety of BMPs, including porous pavement; catch basin trash screens; biofiltration/ bioretention systems; natural systems such as vegetated curb extensions, planters, swales, and rain gardens; and drywells are being designed to intercept, filter, and retain runoff between various locations. This project addresses water quality issues in the Santa Monica Bay, including TMDLs for dry- and wet-weather bacteria, nearshore and offshore debris, and toxic chemicals such as DDT and PCB that often result in beach closures.
- City of Torrance Stormwater Basin & Treatment Wetlands Enhancement and Final Expansion: This project received awards from the APWA, ASCE, ENR, CASQA, and Storm Water Solutions magazine. Larry was the Assistant Project Manager developing final design PS&Es to increase the stormwater capture capacity, From 2011 to 2015, Larry designed two treatment wetlands, three infiltration basins, and 300 feet of pressured storm drain piping to retain, treat, and infiltrate stormwater runoff to help the City comply with the Santa Monica Bay Beaches Bacteria TMDL. Using the stormwater for irrigation reduces the potable water demand by approximately 2,800,000 gallons annually. This project resulted in a benefit for stormwater capture increasing basin capacity from dry-weather only to capturing the water quality volume for the watershed, while staying within the budget of the original project.

3. QUALIFICATIONS AND EXPERIENCE

ON-CALL SERVICES

EPD has extensive experience providing on-call environmental planning services to jurisdictions throughout California. Since the company was founded, EPD has been the only on-call environmental consultant for the South Orange County Community College District, and EPD is the City of Redlands’ sole on-call environmental consultant for all City-initiated projects. EPD also provides on-call environmental and planning consulting services to Community Development and Planning Departments in the following jurisdictions:

- City of Anaheim
- City of Berkeley
- City of Brea
- City of Cerritos
- City of Colton
- City of Costa Mesa
- City of Covina
- City of Downey
- City of Fontana
- City of Garden Grove
- City of Hanford
- City of Highland
- City of Irvine
- City of La Habra
- City of La Mesa
- City of Laguna Niguel
- City of Lake Elsinore
- City of Los Angeles
- City of Menifee
- City of Ontario
- City of Orange
- City of Palmdale
- City of Palm Desert
- City of Rancho Cucamonga
- City of Redlands
- City of Richmond
- City of Riverside
- City of Rosemead
- City of San Fernando
- City of San Jacinto
- City of San Juan Capistrano
- City of San Marcos
- City of Santa Ana
- City of Santa Fe Springs
- City of Tustin
- City of Whittier
- City of Wildomar
- City of Yorba Linda
- City of Yucaipa
- County of Colusa
- County of Los Angeles
- County of Riverside
- County of San Diego
- Orange Unified School District
- Port of San Diego
- San Luis Obispo COG
- South Orange County Community College District
- Town of Apple Valley
- Town of Yucca Valley

PROJECT EXAMPLES

The following project examples showcase EPD’s experience in delivering CEQA compliance solutions to clients throughout southern California, including those for and near the City of Torrance. Detailed client references with additional project examples are included in the *References* section of this SOQ.

Westoria Residential – City of Torrance

Scope of Work: CEQA Compliance (IS/MND), Technical Studies | **Timeline:** 2025 – Ongoing
Project Description: EPD is currently assisting the City of Torrance with CEQA compliance for the Westoria Residential Project. The Project site is located in the Torrance Center South Complex, a multi-use commercial property that is developed with a total of five two-story buildings that provide a total of 242,965 square feet (SF) of office use. The Project site includes the two northernmost office buildings as well as the building in the southeast corner of the site, which makes up a total building area of 145,420 square feet (SF). The Project applicant is proposing to demolish the three existing structures on-site and redevelop the 7.82-acre site with 335 residential units. The residential units would be developed within two sub-areas, one developed with 98 four story townhome units, and one featuring 237 multi-family units within a six-story building and associated improvements. EPD is currently preparing the IS/MND and supporting technical studies including the LOS and VMT screening memos,

air quality, GHG, energy, and health risk analyses, and noise and vibration impact analysis. We are also overseeing the preparation of the cultural and biological resource studies.

Contact: Leo Oorts, Planning Manager | LOorts@TorranceCA.gov | (310) 618-5925

Brisbane Crossing Industrial Project – City of Torrance

Scope of Work: CEQA Compliance (IS/MND), Technical Studies | **Timeline:** 2024 – 2025

Project Description: EPD provided CEQA compliance services to the City of Torrance for the Brisbane Crossing Industrial Project, which proposed to demolish the existing structures on an 8.2-net-acre site and redevelop it with two speculative light industrial warehouse buildings supporting warehousing, manufacturing, and office uses. Additional improvements to the site would include landscaping, utility connections, stormwater facilities, street improvements, and pavement of parking areas and drive aisles. EPD prepared the IS/MND and supporting technical studies, including the air quality, energy, and GHG analysis, and oversaw the preparation of the archaeological and paleontological resource studies, biological records search, and noise and vibration impact analysis.

Contact: Leo Oorts, Planning Manager | LOorts@TorranceCA.gov | (310) 618-5925

205th Street Torrance Warehouse Project – City of Torrance

Scope of Work: CEQA Compliance (IS/MND), Technical Studies, Entitlements | **Timeline:** 2021 – 2024

Project Description: EPD obtained entitlements for a 132,425 SF warehouse building in Torrance. The project entitlement involved obtaining a Conditional Use Permit (CUP) for the operation of a new warehouse building in addition to a Division of Lot for consolidation purposes. EPD also completed an IS/MND for the project and prepared the traffic impact analysis, trip analysis, GHG emissions analysis, noise impact analysis, energy use calculations, health risk assessment, cultural/paleo assessment, construction health risk assessment, and geotechnical analysis. Finally, EPD led community outreach efforts, including sending required mailings to local residents, and we managed the project design consultants including the civil engineer and architect.

Contact: Yolanda Gomez, Planning Associate | ygomez@torranceca.gov | (310) 618-5990

2700 California Torrance Industrial Project – City of Torrance

Scope of Work: CEQA Compliance (Class 1 CEQA Exemption) | **Timeline:** 2021 – 2021

Project Description: EPD prepared a Class 1 CEQA Exemption for the 2700 California Torrance Project, which proposed modifying two existing light industrial buildings and operating a light industrial storage and warehouse facility. The two existing buildings, on a 6.31-acre site, totaled 135,054 SF and were previously used as a manufacturing facility. The proposed modifications included the demolition of a portion of one of the buildings to convert the industrial manufacturing building into a one-story self-storage building. The second building would be divided into two buildings, including a two-story self-storage building, and the other half would remain with existing industrial warehouse uses with interior improvements. The project qualified for a Class 1 CEQA Exemption for minor alterations of an existing structure with similar uses.

Contact: Ricardo Rivas, SCIND California Point LLC | ricardo@staleypoint.com

Mission Villas Residential Project – City of Rosemead

Scope of Work: CEQA Compliance (IS/MND) | **Timeline:** 2022 – 2023

Project Description: EPD worked with the project applicant and the City of Rosemead, which served as the CEQA Lead Agency, to prepare an IS/MND for a residential project that proposed to construct 37 two-story dwelling units on a 3.44-acre site, inclusive of 29 single family homes and eight duplex units. EPD collaborated with the City to revise the document based on comments from the applicant and

various City departments and assisted the City in preparing and mailing notices of the availability of the environmental document. EPD prepared the traffic studies and the air quality, energy, and GHG emissions impact analysis and coordinated the preparation of a biological assessment, cultural resources assessment, and noise study.

Contact: Annie Lao, Senior Planner | ALao@cityofrosemead.org | (626) 569-2144

Avila Townhome Project – City of El Monte

Scope of Work: CEQA Compliance (Class 32 CEQA Exemption) and Technical Studies | **Timeline:** 2021 – 2022

Project Description: EPD prepared a Class 32 CEQA Exemption for Brandywine Homes for this project in the City of El Monte. The project proposed demolishing the existing on-site structures, which included three commercial buildings and paved parking on a 2.12-acre project site, and constructing six 3-story residential buildings, a commercial pedestrian plaza, and associated infrastructure and parking. Technical studies EPD prepared in support of the Class 32 Exemption Checklist included an air quality, energy, and GHG emissions analysis and a trip generation and VMT screening analysis. EPD also oversaw the cultural resources and noise impact assessments.

Contact: Angela Meyer, VP, Development | angela@brandywine-homes.com | (949) 377-4791

16323 Shoemaker Avenue Industrial Project – City of Cerritos

Scope of Work: CEQA Compliance (IS/MND) and Technical Studies | **Timeline:** 2022 – 2023

Project Description: This project proposed to demolish an existing building, surface parking, and related infrastructure on a 7.21-acre site and construct a one-story, 159,627 SF warehouse building and related landscaping, sidewalks, utility connections, stormwater facilities, and paved parking and driveways. EPD prepared the IS/MND, which included mitigation for impacts on biological resources, geological and paleontological resources, and tribal cultural resources. EPD prepared the Traffic Impact Analysis and coordinated preparation of the air quality, health risk, GHG emissions, and energy impact assessment reports, cultural resources study, paleontological assessment, and noise and vibration report.

Contact: Sandy Cisneros, Planning Manager | scisneros@cerritos.us | (562) 916-1201

Zest 2.0 at 747 N Barranca – City of Covina

Scope of Work: CEQA Compliance (Class 32 and Section 15182 Exemption), Technical Studies | **Timeline:** 2023 – 2024

Project Description: EPD contracted with the City of Covina to prepare a Class 32 and Section 15182 CEQA exemption for the proposed development of 75 single-family attached residential units on a 2.77-acre site with a density of 27.1 dwelling units per acre. EPD prepared the traffic studies and the air quality, energy, and greenhouse gas impact analysis and coordinated the preparation of the cultural resources assessment and noise study.

Contact: Mercenia Lugo, Planning Division Manager | MLugo@covinaca.gov | (626) 384-5473

Covina Bowl Project – City of Covina

Scope of Work: CEQA Compliance (EIR), Technical Studies | **Timeline:** 2019 – 2021

Project Description: EPD contracted with the City of Covina to prepare the EIR and supporting technical studies for the Covina Bowl Specific Plan, which established a land use, development, and implementation framework for the enhancement and redevelopment of a 7.5-acre site. The project consisted of the implementation of a Specific Plan to establish a master-planned, mixed-use development that includes a high-density residential community, as well as the adaptive reuse of a historic bowling alley for commercial uses. In addition, applications for a Tentative Tract Map and a site Plan Review were filed with the City to develop a 5.75-acre portion of the subject property with 113

residential units and 12,000 SF of commercial space. The EIR included a significant and unavoidable impact determination for the substantial adverse change to a historical resource because it involved demolishing a building eligible for designation as a City landmark. It still, however, included mitigation measures to mitigate cultural resource impacts to the fullest extent possible, with the inclusion of a Rehabilitation Plan to preserve structural integrity, documentation, interpretive program, local designation, and an Architectural Historian of Record.

Contact: Brian Lee | BLee@covinaca.gov | (626) 384-5450

Griswold Residential Project – County of Los Angeles

Scope of Work: CEQA Compliance Streamlined EIR with VMT focus) | **Timeline:** 2020 – 2023

Project Description: This project proposed to demolish existing vacant school buildings and redevelop the project site with 68 detached residential condominiums. EPD completed an Initial Study that scoped out the majority of environmental topics, except for transportation. EPD then prepared a focused EIR that evaluated in depth the project’s transportation impacts, including significant and unavoidable VMT impacts with mitigation measures based on the GHG mitigation measures published by the California Air Pollution Control Officers Association (CAPCOA). The NOD for the project was filed in September 2023.

Contact: Erica Aguirre, Principal Planner | EAguirre@planning.lacounty.gov | (213) 974-6433

Slater Avenue Mixed-Use Project – City of Fountain Valley

Scope of Work: Entitlements, CEQA Compliance (IS/MND), Technical Studies | **Timeline:** 2020 – 2022

Project Description: This project proposed to demolish three existing buildings and construct one mixed-use multi-family residential building with 270 residential units, a restaurant with 5,000 SF of indoor dining space and 2,000 SF of outdoor dining space, a 1,660 SF art gallery, a parking garage, and amenities. The project included a Development Code Amendment to create a new mixed-use zone, a General Plan Amendment to change the land use designation of the site, and a Zoning Change to change the site’s zoning from Local Business to Mixed Use. The project included a density bonus for provision of affordable housing. EPD prepared the IS/MND for the project, as well as technical studies including air quality and GHG analysis, energy analysis, noise impact analysis, traffic impact analysis, and cultural and paleontological resources assessment, and conducted entitlement management.

Contact: Steven Ayers, Principal Planner | Steven.Ayers@fountainvalley.org | (714) 593-4431

Bixby Avenue Apartments – City of Garden Grove

Scope of Work: CEQA Compliance (Class 32 CEQA Exemption) | **Timeline:** 2022 – 2023

Project Description: EPD assisted in providing technical analysis and CEQA services for the proposed development of a 27-unit apartment community in support of a Class 32 infill exemption. EPD prepared an LOS and VMT screening analysis, air quality report, managed all technical studies, and coordinated closely with the City of Garden Grove during the environmental compliance process.

Contact: Huong Ly, Associate Planner | huongl@ggcity.org | (714) 741-5312

Related Bristol Specific Plan – City of Santa Ana

Scope of Work: CEQA Compliance (Supplemental EIR), Technical Studies Peer Review | **Timeline:** 2020 – 2024

Project Description: EPD conducted a peer review of Applicant-prepared technical studies and prepared a Supplemental EIR for the Related Bristol Specific Plan, which proposes to accommodate development of 3,750 residential units, 350,000 sq. ft. of commercial space, 250 hotel rooms, and 200

senior care units on a 41-acre site within the John Wayne Airport (JWA) Notification Area. The Project will be developed in three phases, from 2026 to 2036. The CEQA approach involved preparation of a Supplemental Program EIR to the Final Recirculated Draft Environmental Impact Report for the Santa Ana General Plan Update, which was certified in 2022. EPD assisted the City in filing a consistency determination requesting the Airport Land Use Commission (ALUC) to review the project for consistency with the Airport Environs Land Use Plan (AELUP) and in preparing a Federal Aviation Administration (FAA) application for the project (Form 7460-1 Determination of No Hazard). EPD also managed the preparation of a Project Market Assessment, Development Feasibility Analysis, and Community Benefits Analysis and worked closely with the City staff and the applicant team under the direction of the City attorney, to develop the CEQA approach and circulate the public review Draft EIR within 6 months of project initiation, which kept this project on schedule and within budget. The project is planned to be developed in three phases from 2026 to 2036.

Contact: Ali Pezeshkpour, Community Development Director |

APezeshkpour@santa-ana.org | (714) 647-5882

Snug Harbor Surf Park Project – *City of Newport Beach*

Scope of Work: CEQA Compliance (EIR) and Technical Studies/Peer Review | **Timeline:** 2024 – 2025

Project Description: EPD expedited the preparation of an EIR for a proposed 15.08-acre surf park on a portion of the Newport Beach Golf Course. The Snug Harbor Surf Park Project would redevelop the center portion of the NB Golf Course with approximately 5 acres of surf lagoons. The lagoons would be surrounded by viewing platforms, seating, three warming pools, and a spa. The Project includes a three-story clubhouse building containing a reception area, surf academy, fitness facility, yoga center, administration offices, staff areas, locker rooms, retail store, restaurant, a coffee bar/snack shack, and other incidental uses. The Project also includes a two-story athlete accommodation building that would provide 20 units. Each unit would contain a bed, bathroom, closet, and a patio space facing the surf lagoon. EPD peer reviewed the technical studies prepared by the Applicant’s consultants and prepared an expedited EIR pursuant to CEQA. The project was unanimously approved by the City of Newport Beach Planning Commission and was approved by City Council in October 2025. EPD proactively analyzed a reduced project alternative without a General Plan Amendment in order to ensure the EIR would be flexible enough – given the public opposition to the project – to allow for future reductions to square footage, which is allowing this project to proceed in the face of tremendous opposition and a ballot initiative against the project.

Contact: Joselyn Perez, Senior Planner | JPerez@newportbeachca.gov | (949) 644-3312

4. SCHEDULE OF WORK

EPD understands that on-call service agreements encompass a wide range of project types and sizes, each requiring a tailored approach to CEQA and NEPA compliance that streamlines the environmental review and approval process. Our philosophy of client service is built on readiness, experience, and communication. We craft strategies and schedules that are specifically aligned with each client's needs, reducing delays, maximizing public input at key milestones, and focusing attention on the most critical issues.

EPD recognizes the demands on our clients' time and prioritizes efficiency and accountability at every step. From project initiation, we emphasize innovation in processing information, developing strategies, and clearly defining roles and responsibilities. Our team holds itself accountable to the schedules and milestones established by our clients, ensuring timely, defensible, and high-quality deliverables.

PROJECT MANAGEMENT APPROACH FOR ON-CALL SERVICES

Drawing on extensive experience preparing and peer-reviewing CEQA and NEPA documents and technical studies, EPD has developed a management approach that facilitates, expedites, and simplifies the environmental compliance process. Key elements of this approach include:

- Establishing clear roles, responsibilities, and open lines of communication to ensure high-quality deliverables and adherence to schedule and budget.
- Maintaining a single senior point of contact for coordination and assigning staff who remain with each project from start to finish.
- Holding regular team meetings to provide updates, identify and resolve data gaps, and keep projects moving efficiently toward approval and construction.
- Developing technical strategies and outlining multiple “what-if” paths to anticipate challenges and minimize surprises.
- Assigning seasoned practitioners who are recognized experts in their fields—individuals familiar to agency staff, respected by decision makers, and current on the latest regulations and legal precedents.
- Delivering well-vetted, thoroughly reviewed work products that undergo senior-level quality control prior to submittal.
- Resolving inconsistencies proactively and collaboratively to avoid delays and maintain project momentum.
- Maintaining flexibility to adjust course as needed at the client's direction while communicating the implications, alternatives, and potential outcomes of any change.
- Identifying potential environmental impacts early in the process to enable development of innovative design, mitigation, and environmental solutions.
- Sustaining strong working relationships with City, County, and State agencies with jurisdiction over resources of concern.

EPD's on-call clients value project managers who are responsive, resourceful, and proactive—able to adapt quickly to changing circumstances and deliver creative, effective solutions under pressure. Our commitment to responsiveness and efficiency drives repeat success and long-term client partnerships. We rely on proven methods and templates that have demonstrated success, allowing us to deliver consistent, high-quality results. EPD also maintains a deep bench of in-house and external expertise, cultivated through long-standing partnerships with trusted specialists who share our commitment to excellence and our ability to manage multiple complex projects simultaneously.

PROJECT APPROACH

EPD's overall approach to project management, public participation, and quality control is described below. We apply these principles to all of our projects, appropriately tailoring the specific services we provide to the varying needs of each project to meet the project objectives and achieve the desired outcomes for our public agency clientele.

PROJECT MANAGEMENT, SUPPORT, AND STAFF MEETINGS

EPD recognizes that availability and responsiveness are a top priority for on-call municipal clients. EPD's Project Manager oversees the flow of project information and assures that the quality of all work products meets EPD, client, and regulatory standards. This includes notifying agency staff of issues as they are encountered and forming collaborative partnerships with agency staff to expeditiously resolve them. EPD's Project Manager maintains agendas and meeting minutes for scheduled meetings, establishes and maintains the project delivery schedule, oversees the budget using cutting edge technology that enables real-time evaluation of hours spent by staff type and by task, and coordinates with agency staff, subconsultants, and stakeholders throughout the performance period for each project, with the overall goal of delivering projects on time and within budget.

Realizing that face-to-face interaction is often necessary to achieve project goals and facilitate team collaboration on more complicated tasks, EPD can facilitate in person meetings or provide video conference links that enable agency staff and project team members to discuss project performance at appropriate milestones in the project process. Projects are typically managed by principal- and senior-level staff with more than 10 years of project management experience, which helps ensure the smooth and timely exchange of project information and the resolution of issues as they arise. EPD's team is available for evening or weekend public meetings and can help facilitate community outreach programs for more complex planning and development efforts. EPD has a flexible approach to collaborating with municipal clients, and we can adjust staffing on a project-specific basis to better meet the City's needs or to assist in expediting delivery timelines to meet funding deadlines or align with City Council meeting schedules.

PROJECT CONTROLS

Cost Controls

EPD maintains rigorous internal controls and management systems to ensure that projects are completed within approved budgets, schedules, and scopes. Our approach provides real-time visibility into project performance, enabling our team to maintain strict cost control, immediately address misalignments, and deliver accurate, timely invoices. EPD utilizes Deltek Vantagepoint, an enterprise resource planning system tailored for professional services firms that enables budget management, expenditure tracking, and cost forecasting, boosting visibility and efficiency. This platform allows Project Managers and senior leadership to instantly review project budgets, labor utilization, subconsultant costs, and contract balances daily, ensuring that all work aligns with authorized task orders and client expectations. Project invoices are generated directly from Deltek Vantagepoint and undergo a three-step internal review: first by the Project Manager to verify scope and task completion, then by the senior director overseeing the program of services, and finally by the Controller to confirm accuracy and consistency with approved budget and contract terms. This tiered review process ensures that all invoices are clear, compliant, and submitted promptly to the appropriate reviewing authorities.

Schedule Controls

Using Deltek’s dashboard and reporting tools, EPD monitors project performance in real time, comparing actual versus budgeted hours, direct expenses, and schedule milestones. Regular internal progress reviews reinforce accountability and provide opportunities for early corrective actions, when appropriate. At-a-glance monitoring also gives visibility to EPD’s managers and leaders to enable accurate workload forecasting and balancing, which is particularly useful when managing multiple simultaneous project deliveries for our municipal on-call clients. EPD’s team employs a combination of strategies to meet all scheduled commitments, including detailed work plans with defined milestones, deliverables, and review periods; weekly project status meetings to track progress and coordinate with City staff; real-time task tracking and forecasting in Deltek Vantagepoint to monitor upcoming deadlines and staff workloads; and proactive communication and issue resolution to prevent delays and maintain schedule integrity. By combining the capabilities of Deltek Vantagepoint with disciplined management practices and transparent client communication, EPD ensures all projects are delivered within approved budgets, schedules, and scopes.

QUALITY CONTROL/QUALITY ASSURANCE

Quality control and assurance is deeply integrated into EPD’s project delivery processes. EPD conducts weekly team meetings to share project updates and ensure that support is deployed where needed. As project documentation is finalized for internal review, it undergoes a robust technical, peer, and Project Manager review to ensure accuracy, completion, and organization of information prior to sending to clients. EPD’s standard QA/QC process is also supported by in-house editorial and management-level legal review to ensure that EPD’s environmental and planning documents are legally defensible and can be easily understood by the average lay person.

ENVIRONMENTAL REVIEW

Services for environmental review projects may include, but are not limited to, the distribution and filing of environmental noticing, and preparation of reports such as the following related to CEQA and NEPA:

- Initial Study
- Notice of Preparation
- Notice of Availability
- Notice of Determination
- Categorical Exemption
- Negative Declaration
- Consistency Determinations
- Mitigative Negative Declaration
- Environmental Impact Report
- EIR Addendum, Supplemental EIR, Subsequent EIR
- Mitigation & Monitoring Program
- Responses to Comments
- Findings of Fact
- Statement of Overriding Considerations
- Staff Reports
- NEPA Compliance Documents (EA/FONSI; EIS; RODs)
- Administrative Record Documentation

EPD’s approach to environmental analysis and regulation compliance is to assess projects early and often against environmental requirements and be an active participant with the City as projects are proposed, considered, and implemented. Our goal is to help you streamline the environmental review process by guiding and informing the design, approval, and construction processes to avoid significant environmental effects to extent feasible, limit project delays, reduce costs, and prevent unforeseen issues from arising related to environmental compliance.

Task 1. Project Initiation. EPD will respond to requests for services with a project-specific Scope of Work and Cost Estimate. When assigned a project pursuant to this RFQ, EPD will develop a project environmental compliance strategy in close coordination with the City. This will come from an early and thorough assessment of the environmental and regulatory conditions in which the project will be

considered. EPD will review project plans and site conditions for CEQA streamlining opportunities and exemption options and coordinate with City staff to establish roles and protocols to guide communication between staff and EPD. In addition, EPD has extensive experience in conducting tribal consultations and can assist the City with organizing and facilitating required tribal consultations under SB 18 and AB 52.

Task 2. Preparation and Peer Review of Technical Studies. EPD provides in-house services, as well as contracts with technical consultants, to provide regulatory compliance support and prepare supporting documents or peer reviews to meet compensatory mitigation requirements as required. These technical studies and reviews will be provided to complete the environmental review or for City and development projects as needed, including but not limited to:

- Air Quality Study
- Biological Assessments
- Cultural Resources Assessment
- Environmental Site Assessments
- Economic/Market Study
- Geological/Soil Study
- GHG Assessment
- Health Risk Assessment
- Historical Resources
- Hydrology/Water Quality
- Noise Impact Study
- Parking Study
- Water Supply Assessment
- Utility/Sewer Study
- Traffic Study

Task 3. Initial Study. Concurrent to identifying technical experts responsible for the preparation of necessary environmental studies, EPD will prepare or review the Initial Study (IS) checklist to determine the appropriate CEQA documentation for the project. Our research conducted as part of this task, in close collaboration with our technical team, will assure a comprehensive Draft Initial Study is conducted, and potential issues are identified upfront, as well as opportunities to avoid such issues through project design refinements. EPD will advise the City early on if the project involves a federal nexus and requires NEPA documentation, in which case, an Environmental Assessment will be prepared.

Task 4. Administrative and Public Review Draft ND, MND, or EIR. EPD will initiate preparation of the draft CEQA documentation upon completion of the Draft Initial Study. EPD will prescribe avoidance, minimization, and mitigation measures as needed that are effective and feasible. To expedite the process, we prepare a complete administrative draft document for review and comment, which is more efficient than submittal of selected sections on an incremental basis. Adequate time will be provided in the project schedule for the City’s review of the administrative and public review drafts of the documents. Additionally, EPD will prepare and distribute all required public notices and mailings including, but not limited to, the NOC, NOA (for EIRs), and the NOI to Adopt a Negative Declaration. If the project requires NEPA, EPD will prepare and distribute the finding of no significant impact (FONSI) or Environmental Impact Statement (EIS), as needed. EPD will also upload the CEQA documents and notices to the State Clearinghouse on behalf of the City.

Task 5. Response to Comments, Final MND or EIR, and MMRP. Following the close of a public comment period, EPD will review any comments regarding the contents of the environmental document. A strategy meeting will be held with the City to discuss the comments, the City’s preferred format for responses, and to identify data needs. If necessary, the draft environmental document will be revised to reflect any substantial changes made in Response to Comments. If the project requires an EIS, Response to Comments/Final EIS will be prepared. A Record of Decision will be filed as well. EPD can coordinate all required EPA filings, Federal Register notices, and agency and public review processes. A Mitigation Monitoring and Reporting Program (MMRP) will be prepared identifying any significant impacts, mitigation measures, the time at which each measure will need to be conducted, the entity responsible for implementing the mitigation, and the department/agency responsible for monitoring the mitigation effort and ensuring its success.

Task 6. Findings and Statement of Overriding Consideration. For adoption of CEQA documentation, EPD will prepare all necessary CEQA findings of fact and as necessary, statement of overriding considerations. A strategy meeting will be held with the City to discuss the findings, the City’s preferred format, and to identify data needs.

Task 7. Noticing. EPD will initiate preparation of all appropriate and required notices such as public notices, Scoping Meetings, NOP, NOC, NOI, NOD, and NOE. EPD will also upload files to the State Clearinghouse on behalf of the City.

Timelines. Timelines will vary from project to project based on available information, necessary studies, noticing requirements, project design changes, and agency schedules. EPD will work with the City up front to develop a detailed and efficient timeline and will maintain regular communication with the City in anticipation of circumstances that may result in modified schedules. The following table gives examples of estimated timelines for some types of CEQA documents.

CEQA/NEPA Documentation Examples	Timeline*
Exemptions	6-8 weeks
Streamlining documents (15183 checklists, addendums, etc.)	4-6 months
Initial Studies, (Mitigated) Negative Declarations, Environmental Assessments	4-8 months
EIR/EIS (focused, full, project/program-level, etc.)	8-18 months

**Timelines given are approximate estimates and will vary depending on project complexity.*

EXAMPLE SCHEDULE

Please see **Appendix B** for a sample schedule from the Snug Harbor Surf Park Project EIR that EPD prepared for the City of Newport Beach. The Project was initiated in September 2024, and the Project was approved, EIR certified, and NOD filed in October 2025. A description of the project is included above, under the *Qualifications and Experience, Project Examples* section, and the expedited EIR preparation schedule for this project is included as **Appendix B** of this SOQ.

5. SUBCONSULTANTS

As described under the *Consulting Team* section above, EPD regularly collaborates with other firms to provide robust, comprehensive environmental consulting services to clients. To supplement our in-house team of specialists, we have invited the following specialty firms to team with EPD in providing services to the City of Torrance.

BFSA ENVIRONMENTAL SERVICES – ARCHAEOLOGICAL, HISTORICAL, CULTURAL, AND PALEONTOLOGICAL RESOURCES



BFSA has been operating since 1977 as Brian F. Smith and Associates and since 2022 as BFSA Environmental Services, a Perennial Company. Since 1977, BFSA has been providing environmental consulting services to public and private clients for archaeological, paleontological, biological, and historical projects across the western United States. The combined experience of the principal consultants and associates represents more than one hundred years of involvement in the study of the history and prehistory of this region.

BFSA provides a range of environmental services in compliance with local, state, and federal environmental regulatory requirements and is one of the oldest and most experienced environmental firms in California. The BFSA team has managed projects for all levels of industry from single homeowners to global companies. Since 1977, BFSA has completed over 5,200 projects in the western United States across California, Arizona, Washington, Nevada, Idaho, Texas, Montana, Wyoming, and Baja California.

BFSA has the largest continuously operational cultural resource staff in southern California and, as a result, can meet the staffing needs of any project no matter how large or small. BFSA often conducts multiple large-scale projects simultaneously, serving the needs of all their clients while maintaining and delivering high-quality products on schedule.

The following sections provide more information on the specific services that BFSA provides.

Archaeological Services: BFSA provides industry-leading cultural and historic resource management services for a wide range of projects, including residential development, commercial development, and infrastructure projects. Since 1977, BFSA has successfully completed thousands of cultural and historic resource management projects throughout the western United States for CEQA-, SEPA-, and NEPA-level compliance.

- Archaeological Survey, Excavation, Data Recovery, and Monitoring
- Research Designs and Work Plans
- Due Diligence Research and Analysis
- Section 106, NEPA, CEQA, and SEPA Compliance
- National Register and California Register Eligibility Evaluation and Documentation
- Native American Consultation, including AB 52, SB 18, and Section 106 Assistance
- Impact Assessment, Mitigation Implementation, and Reporting
- Historic Preservation Planning
- Regulatory Agency Coordination
- Compliance Monitoring (Construction Phase)
- Federal Agency Third Party Review
- Ethnographic Studies

- Worker Environmental Awareness Programs (WEAPs)
- Management Planning Documents
- Programmatic Agreements and Memorandum of Agreements
- EIR and EIS Support
- Public Outreach and Assistance
- Historic Property Treatment Plans

Paleontological Services: BFSA provides industry-leading paleontological resource management services for a wide range of projects, including residential development, commercial development, and infrastructure projects. BFSA has a long history of successfully completing hundreds of paleontological projects throughout California. All geological aspects of BFSA's paleontological monitoring and mitigation programs are overseen by a registered California Professional Geologist as required by California State law.

- Records Review
- Field Reconnaissance
- Sensitivity Assessment
- Stratigraphic Profiling
- Paleontological Assessments, Mitigation Plans, and Reports
- Paleontological Surveys
- Construction Compliance Monitoring
- Fossil Salvage
- Fossil Preparation, Identification, and Documentation
- Paleontological Resources Impact Mitigation Program (PRIMP)
- Museum Repository Coordination for Fossil Curation
- Third Party Review
- Due Diligence Research and Analysis
- Worker Environmental Awareness Programs (WEAPs)
- Interpretive Exhibits and Presentations
- Federal and State Agency Coordination and Compliance

Historic Preservation Services: BFSA's team of historians and architectural historians provide a wide range of skills to assist clients with historic structure evaluations and preservation solutions. BFSA is qualified to conduct studies under federal, state (CEQA), and local agency guidelines and protocols. These projects include historic residences, large public structures, and historical research of individuals and large geographic areas.

- City of San Diego Bulletin 580 Preliminary Studies
- Historical Resource Technical Reports (HRTRs)
- Historical Resource Research Reports (HRRRs)
- Historic Architecture Survey Reports
- Historic Property Survey Reports
- Historic Structure Assessment Reports
- CEQA/NEPA Historic Resource/Property Analysis
- Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) Documentation and Photography
- Determinations of Eligibility
- Department of Parks and Recreation Forms
- National Parks Services Secretary of the Interior's Standards Compliance

- Section 106 Technical Analysis
- Historic Preservation Treatment Plans
- Historic Context Statements
- Mills Act Report Preparation
- Architectural Surveys
- Design Review (Residential/Commercial) in Compliance with the Secretary of the Interior's Standards
- Archival and Historical Research/Documentation
- Museum Support
- Public Outreach

PACE ADVANCED WATER ENGINEERING – HYDROLOGY, WATER QUALITY, AND STORMWATER MANAGEMENT

Pacific Advanced Civil Engineering, Inc. (PACE) is an approximately 100-person specialized civil engineering firm (Corporation) dedicated to providing advanced water engineering solutions through technical analysis, design, and applied research. PACE offers a wide range of applied engineering services and research related to water, wastewater, and stormwater management and water resource permitting and regulatory compliance to ensure projects are both economically viable and environmentally sustainable. PACE's engineering approach focuses on solving unique, real-world challenges supported by leading-edge specialized technical capabilities. PACE's clients rely on their expertise in hydrology, hydraulics, and watershed management to help them develop practical solutions to challenging problems. PACE is unique from other engineering firms by balancing advanced engineering analysis and design with applied research and laboratory investigation.

PACE is highly specialized in watershed and stormwater management. Their team has extensive experience with urban stormwater facilities and natural water quality treatment systems, including complex hydrology and hydraulics, urban drainage planning, sediment transport, geomorphology, floodplain analysis, watershed characterization, stormwater quality treatment, hydrologic mitigation, computer modeling, water chemistry, and the design of innovative stormwater solutions. PACE uses advanced, state-of-the-art analytical tools to develop comprehensive solutions to complex stormwater challenges.

PACE has the staff and resources to complete every project in a timely and successful manner. Their team regularly delivers both large- and small-scale projects for public and private sector clientele. Every project is treated as a priority, and PACE employs techniques to ensure both large-and small-scale projects are executed meeting all objectives cost effectively. Over 90% of PACE employees are based in Southern California, ensuring a strong pool of local resources. Assigned project team members are further supported with vast internal resources that can be directed toward the project, as needed to support technical and project production objectives.

Relevant Project Experience:

- City of Anaheim OC River Walk Project: PACE led a team of consultants to design a river enhancement program for a 2-mile reach of the Santa Ana River from Ball Road to Orangewood Avenue, including two impoundments to improve groundwater recharge and provide water recreational opportunities within the river corridor while maintaining flood control functionality. The project EIR and Master Plan documents are currently being developed as part of the first phase of design.
- City of Anaheim Brookhurst Street Widening Project: PACE provided engineering services to prepare a Water Quality Management Plan (WQMP), Storm Water Pollution Prevention Plan (SWPPP), and

Caltrans Storm Water Data Report (SWDR) for the widening of a three-quarter-mile section of a major arterial roadway.

- City of Anaheim Well Surveys and Rehabilitation: PACE partnered with Anaheim Public Utilities to evaluate four existing water wells and identify rehabilitation options to maximize their useful life span and reliability.
- Orange County Public Works Watershed Infiltration and Hydromodification Management Plan (WIHMP): PACE performed a watershed planning analysis of all the regional watersheds within the County using sophisticated GIS tools. The project resulted in a dynamic planning tool that provides watershed-specific support for addressing water quality, hydromodification, water supply, and habitat protection issues.
- City of Irwindale Arrow Avenue Tilt-Up Building: PACE provided peer review of the hydrology/drainage and water quality reports to determine if there would be any significant environmental impacts and support the CEQA documentation for this project.

Related On-Call Contract Experience:

- City of Anaheim Public Works On-Call Sewer & Storm Drain Civil Engineering (2019–Present)
- City of Anaheim Public Utilities Department Planning, Resources, and Design Professional Consulting Services (2022–Present)
- City of Anaheim As-Needed Professional Consulting Services to Support the Water Engineering Division and Other Public Utilities Department Programs (2013–2016)
- Orange County Flood Control District On-Call Support Services for Watershed Planning and Engineering (2012–2018)
- City of Lancaster Multi-Year Professional Services for Drainage, Hydrology and Hydraulic Engineering (2018–Present)
- City of Seal Beach Public Works Department On-Call Professional Engineering / Design / Management Services (2024–Present)
- Metropolitan Water District of Southern California On-Call Hydraulics Technical Services (2018–2021)
- Los Angeles County Public Works On-Call Consultant Services for Implementation and Other Support for Safe, Clean Water Program (2022–Present)
- Riverside County Flood Control and Water Conservation District On-Call Professional Services for Hydrology and Hydraulics (2018–Present)
- San Bernardino County Department of Public Works On-Call Professional Services for Hydrology and Hydraulics (2022–Present)

NINYO AND MOORE – GEOTECHNICAL AND HAZARDOUS MATERIALS



Ninyo & Moore, founded in 1986, is a California-based corporation specializing in environmental and geotechnical engineering services for governmental and commercial clients. Over nearly four decades, the firm has grown to more than

1,700 professionals across 35 United States offices, offering expertise in geotechnical engineering, geology, environmental science, and regulatory compliance. Their team includes registered geotechnical engineers and geologists, certified specialists in asbestos, lead, industrial hygiene, and safety, all committed to delivering responsive service and exceeding client expectations. The key staff has the resources to fulfill the scopes of services, and if needed can be readily replaced if necessary due to its large group of professionals available at any given time. Ninyo & Moore is financially stable and solvent and has been rated financially strong by Dun & Bradstreet (Number 15-410-4079).

Ninyo & Moore’s environmental expertise includes performing Hazardous Materials Assessments (HMAs) and Phase I Environmental Site Assessments (ESAs) for CEQA document input, Aerially-Deposited Lead (ADL) studies for right of way projects, preparing Lead Compliance Plans for construction operations in lead impacted areas, conducting other surface and subsurface soil, groundwater, materials and vapor sampling programs and contaminated site remediation. Many of Ninyo & Moore’s staff are certified under the Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) certifications, and the firm has a robust Industrial Hygiene/Safety practice which includes senior personnel with Certified Industrial Hygienist (CIH), Certified Safety Professional (CSP), and other registrations.

Ninyo & Moore’s geotechnical group provides services during the planning, design, value engineering, construction and post-construction phases of projects. These services include earthquake and fault studies, earthwork and grading, dam characterization, foundation design, geologic hazard evaluations, hydrogeologic evaluations, landslide evaluations, liquefaction, pavement design, seismic design and seismic hazard assessments, and slope stability. The company’s materials testing and inspection group provides special inspection of asphalt, bolt torque, concrete field placement, batch plant, structural steel and steel shop fabrication, fireproofing, masonry, reinforcing steel, and prestress concrete; compressive strength testing of concrete, grout, and masonry; field compaction testing; flexural strength of concrete beams; asphalt testing; concrete testing; soils testing; and reinforcing steel testing.

X ENGINEERING – STORMWATER AND UTILITIES



X Engineering & Consulting, Inc. (X Engineering) is a boutique civil engineering and geomatics design firm focused on major infrastructure and land development projects for public agencies and municipalities as well as private entities. X

Engineering implements thoughtful, technically sound, and environmentally sensitive designs to create enduring products that meet clients’ goals and make positive contributions to communities. The founders of X Engineering envisioned a practice that values collaboration, professionalism, innovation, experience and integrity. They believe that when a diverse team with fresh perspectives works together in an environment that is both challenging and rewarding, exceptional results are achieved.

Founded in 2018, X Engineering has continually evolved, launching the X Geomatics practice in 2022 and expanding into Northern California in 2024, with their Sacramento office. X Engineering currently maintains a strong financial position with no outstanding or pending judgments. The firm currently consists of over 50 total employees extending its reach and impact, including 12 Professional Engineers/Professional Land Surveyors and 11 Engineers-in-Training/Land-Surveyors-in-Training. X Engineering’s growing portfolio includes public improvements, geomatics services, stormwater management, master plan communities, mixed-use, and hospitality projects throughout Orange, San Diego, Riverside, San Bernardino, Los Angeles, and most recently Sacramento and Solano Counties.

X Engineering represents the intersection of civil engineering, public works, land development, and client experience. Together, these form the foundation for the work they do.

6. WORK SAMPLES

Please see the following links to the CEQANet project pages for environmental documents prepared by EPD as the primary author:

1. Snug Harbor Surf Park Project EIR – City of Newport Beach, completed in 2025; project description included in the *Project Examples* section, above. Expedited EIR project schedule included in Appendix B.
 - <https://ceqanet.lci.ca.gov/Project/2024110238>
2. Three simultaneous EIRs implementing the City’s Housing Element Update – City of Tustin, completed in 2025; project descriptions included in the *References* section, below.
 - A. Tustin Legacy Specific Plan Amendment: <https://ceqanet.lci.ca.gov/Project/1994071005>
 - B. The Market Place Rezone Project: <https://ceqanet.lci.ca.gov/Project/2024020969>
 - C. Enderle Center Rezone Project: <https://ceqanet.lci.ca.gov/Project/2024020747>
3. Related Bristol Specific Plan – City of Santa Ana, completed in 2024; project description included in *Project Examples* section, above.
 - <https://ceqanet.lci.ca.gov/2020029087/10>
4. Brisbane Crossing Industrial Project IS/MND – City of Torrance, completed in 2025; project description included in *Project Examples* section, above.
 - <https://ceqanet.lci.ca.gov/Project/2025060451>
5. 2700 California Torrance Industrial Project Class 1 CEQA Exemption – City of Torrance, completed in 2021; project description included in *Project Examples* section, above.
 - *Not online; please see the PDF copy on the flash drive included with this SOQ.*

PDF copies of the Public Review Draft EIRs, MND, and Exemption (without Appendices) for these projects are also provided on the flash drive submitted with this SOQ.

7. REFERENCES

Reference #1. Enderle Center Rezone, Tustin Legacy Specific Plan Amendment, and Market Place Rezone Concurrent EIRs and Technical Studies (3) – City of Tustin (2023 – 2025)

Client Reference:

Raymond Barragan, Principal Planner | rbarragan@tustinca.org | (714) 573-3016
 City of Tustin Community Development Department, 300 Centennial Way, Tustin, CA 92780

Description of Projects and Services:

While under contract with the City of Tustin to provide On-call Environmental Analysis, Entitlement, Due Diligence, Traffic/Transportation, Air Quality, and Other Development-related and Technical Services, EPD prepared two expedited EIRs and one Supplemental EIR concurrently for the City of Tustin's three major rezone efforts related to their approved Housing Element shortfall sites. The EIRs analyzed the potential addition of 4,970 dwelling units spread out over two neighborhoods of the Tustin Legacy Specific Plan, the allowance of up to 900 units over 18 acres of the existing Tustin Market Place, and potential development of 413 units over approximately seven acres of Tustin's existing Enderle Center commercial site. Each project required preparation of an independent VMT Study, Traffic Impact Assessment, Air Quality Study, Noise Study, and Cultural Study to support the CEQA findings. All three EIRs were prepared and circulated for public review within one year of the kickoff date with the City. EPD worked closely with the City to ensure that the City met the state's three-year rezone requirement of shortfall sites identified within their certified housing element.

EPD also prepared the traffic analysis for these projects and oversaw preparation of the additional supporting technical analyses. The Tustin Legacy Specific Plan amendment included the analysis of 49 intersections and data collection and review for 75 roadway segments; the Enderle Center Overlay Zone included the analysis of 12 intersections, and review and data collection of seven roadway segments; and the Market Place Overlay Zone included the analysis of 22 intersections, and review and data collection of 25 roadway segments. Circulation updates to the roadway network as a part of the General Plan were reflected in the TIA. Complete VMT analyses were conducted for the Tustin Legacy Specific Plan and Market Place Overlay Zone using the Irvine Transportation Analysis Model (ITAM), and for the Enderle Center Overlay Zone using the Orange County Transportation Analysis Model (OCTAM). One challenge encountered was the need to maintain consistency with previous traffic forecasts prepared for the Tustin Legacy Specific Plan, which were prepared using a traffic model maintained by the City of Irvine. The Irvine model had been updated to reflect new horizon years and new planned land use and circulation network scenarios. Additionally, the trip rates in the model were proprietary rates maintained by the adjacent City, and not necessarily consistent with ITE trip rates. Extensive cross-checking was needed to ensure that previously planned improvements would still be valid with the updated traffic forecasts. EPD worked closely with the City of Irvine's modeling consultant to ensure that the updated model included an accurate representation of the project and the previously approved Specific Plans.

Stakeholder engagement was a critical component of the environmental compliance process, as another agency, a local community college district currently developing a site within the Specific Plan with a Development Agreement, was actively engaged in the environmental review process with the intention of ensuring that their existing/previous approvals and agreements with the City would not be adversely affected by the proposed projects. EPD's management team worked closely with the cities of Tustin and Irvine, the City of Irvine's modeling consultant, and the South Orange County Community

College District to ensure that existing approvals and previous planning efforts would remain relevant and consistent and to ensure that new impacts were identified and appropriately mitigated through the planning process.

Reference #2. Covina Recreation Village – City of Covina (2021 – 2024)

Client Reference:

Brian Lee, Director of Community Development | Blee@covinaca.gov | (626) 384-5450
City of Covina, 125 E College Street, Covina, CA 91723

Description of Project and Services:

EPD provides environmental review (CEQA/NEPA) and specialized housing consultant services to the City of Covina under an on-call agreement that extends from 2019-2026. We have completed nine projects for the City to date, including the Covina Recreation Village Project, for which EPD completed a Class 32 CEQA Exemption and NEPA Environmental Assessment. This project proposed the adaptive reuse of two existing warehouse buildings on a 2.5-acre site with a recreation village which included interior and exterior improvements such as a dog park, pocket park, library, City Parks & Recreation offices, and an indoor recreation complex. The project was a qualified infill development for which EPD prepared a Class 32 CEQA Exemption. After the CEQA documentation was completed, the City received Community Project Funding Grant monies under the auspices of the United States Department of Housing and Urban Development (HUD), so EPD prepared a NEPA Environmental Assessment under the direction of HUD.

Reference #3. On-Call CEQA Compliance and Technical Services Including Third-Party Peer Review – City of Irvine (2025)

Client Reference:

Hernan DeSantos, Senior Planner | hdesantos@cityofirvine.org | (949) 724-6441
Eric Martin | ErMartin@cityofirvine.org | (949) 724-7519
1 Civic Center Plaza, Irvine, CA 92606

Description of Projects and Services:

EPD is an On-call Program Member for the City of Irvine Environmental Impact Analysis and Traffic Studies Specialty Areas for a five-year period commencing in 2024. Under this on-call agreement, EPD has provided peer review services for eight City of Irvine CEQA projects, including the PA 25 Residential Project EIR Addendum, PA 51 Trails and Transit-Oriented Development CEQA Addendum, Discovery Park 15183 CEQA Consistency Analysis, and Von Karman Creative Campus (VKCC) Residential Project Technical Studies. The PA 25 Residential Project EIR Addendum proposed a General Plan Amendment and Zone Change and would allow for the development of up to 2,500 residential units. The PA 51 Project proposed a Zone Change and an additional 1,300 residential units by converting a limited amount of previously vested non-residential entitlements based on an equivalent trip basis. The Discovery Park Project proposed 1,858 residential apartment units and required approvals of a Master Plan, Vesting Tentative Tract Map, and Development Agreement, Affordable Housing Plan. The Von Karman Project would develop 420 residential apartment units along with accessory retail use, parking, recreational, and resident-serving amenities. EPD peer reviewed the CEQA analyses for these large residential projects for accuracy, consistency, and adherence to CEQA requirements.

8. OTHER

Familiarity with City Plans and Procedures: As shown under the *Qualifications and Experience* section above, EPD has experience working on multiple projects within the City of Torrance, in addition to our deep understanding of the Southern California region provided by our extensive experience over the last decade and the location of our headquarters in Irvine. EPD's experience working on City of Torrance CEQA projects lends us a familiarity with the City's General Plan, zoning, approvals process, and City-specific CEQA templates, particularly as they relate to industrial and residential projects.

Disclosures: EPD is not involved in any litigation in connection to our professional services.

Conflicts of Interest with Current or Anticipated City Projects: As explained under the *Qualifications and Experience* section, above, EPD is currently providing CEQA compliance services for the City of Torrance on the Westoria Residential project.

9. HOURLY RATES

EPD SOLUTIONS, INC.

Job Title	Hourly Rate
Environmental Planning and Compliance	
Vice President	\$370
Principal Planner / Sr. Manager	\$300
Director of Biological Resources	\$265
Biologist	\$145
Senior Project Manager / Environmental Planner	\$250
Associate Project Manager / Environmental Planner II/III	\$200
Associate Project Manager / Environmental Planner I	\$190
Assistant Planner	\$165
Project Coordinator II	\$150
Project Coordinator I	\$135
Development and Construction	
Vice President	\$390
Director of Construction Management / Sr. Director Project Services	\$350
Director of Development	\$275
Senior Project Manager	\$250
Project Manager II	\$225
Junior Project Manager / Project Manager I	\$210
Assistant Project Manager II	\$165
Project Coordinator III	\$165
Project Coordinator II	\$155
Project Coordinator I	\$135
Technical Services	
Director of Technical Services	\$325
Technical Manager / Transportation Manager	\$265
Transportation Engineer / Planner	\$200
Assistant Transportation Planner II	\$165
Assistant Transportation Planner I	\$150
Technical Specialist II	\$175
Technical Specialist I	\$135
Administrative Support / Corporate	
President / Principal / Expert Witness	\$400
Graphics and GIS Support	\$195
Technical Editor	\$165
Executive Coordinator / Administrative Support (Office, Clerical, Reprographics, Accounting)	\$150 - \$195
<p>Note: Reimbursable project/task order-related expenses, including appropriate out-of-pocket costs such as travel expenses for in-person meetings and site visits, permit fees payable to resource agencies, governmental fees, blueprinting costs, delivery charges, etc., are generally invoiced at cost plus 15% excluding travel time, consistent with City requirements. These fees and costs are not included in our rate sheet or within any estimates, quotations, or contracts.</p> <p>Unless otherwise negotiated, EPD's hourly billing rates shall be subject to an annual escalation of 3%, applied on each anniversary of the Notice to Proceed.</p>	

SUBCONSULTANTS

BFSA ENVIRONMENTAL SERVICES

2026 Schedule of Hourly Rates

BFSA Environmental Services

BFSA Environmental Services (BFSA), a Perennial Environmental company, is located at 14010 Poway Road, Suite A, Poway, CA 92064. Our schedule of hourly rates listed below represents our standard charges for consulting services associated with archaeology, history, paleontology, Native American consultation, and biology.

<u>Consulting Services</u>	<u>Hourly Rate</u>
Principal Consultant	\$ 235.00
Project Manager III	\$ 180.00
Project Manager II.....	\$ 155.00
Project Manager I.....	\$ 130.00
Project Coordinator	\$ 125.00
Senior Historian.....	\$ 155.00
Historian	\$ 115.00
Research Assistant.....	\$ 98.00
Senior Archaeologist	\$ 155.00
Project Archaeologist	\$ 115.00
Archaeological Field Technician II.....	\$ 105.00
Archaeological Field Technician I	\$ 90.50
Laboratory Supervisor.....	\$ 125.00
Laboratory Technician II.....	\$ 100.00
Laboratory Technician I.....	\$ 90.50
Senior Paleontologist.....	\$ 145.00
Paleontologist II	\$ 115.00
Paleontologist I.....	\$ 100.00
Biological Consultant	\$ 155.00
Field Biologist.....	\$ 155.00
Field Biological Technician	\$ 155.00
Field Supervisor	\$ 125.00
Archaeological/Paleontological Field Monitor II	\$ 100.00
Archaeological/Paleontological Field Monitor I	\$ 90.50
Native American Monitor	Varies
Support Services	
GIS/GPS Mapping Services, Production/Implementation	\$ 120.00
Graphics Artist/Draftsperson.....	\$ 85.00
Word Processor/Editor	\$ 67.50
Senior Editor.....	\$ 100.50

Reimbursable Items: Copy Charges (B/W- \$0.08/copy; Color \$0.90/copy); mileage (IRS Rate); postage/delivery charges; and any scanning/binding of documents will be charged at the clerical support rate. Other approved expenses will be billed with receipt and a 10% markup.

Per Diem: Per diem charges will coincide with federal allowances for the specific projects engaged.

PACE ADVANCED WATER ENGINEERING



2026 HOURLY LABOR RATES*

Principal	\$324
Sr. Project Manager / Sr. Consulting Engineer	\$281
Project Manager / Consulting Engineer / Sr. I&C Specialist	\$270
Sr. GIS Analyst/Manager	\$276
Sr. Electrical Engineer	\$265
Sr. Project Engineer / Sr. Design Engineer	\$229
Project Engineer / Design Engineer II / Electrical Engineer	\$206
Instrumentation & Controls Specialist	\$200
Sr. CAD Designer	\$189
Design Engineer	\$162
CAD Designer / GIS Analyst	\$157
Technical Editor	\$135
Graphic Designer	\$135
Project Coordinator	\$113
Administrative Support	\$108
Assistant Designer	\$92
G.P.S. Survey Unit (w/ Operator)	\$314
Expert Witness / Legal Consultation	\$400 + Exp.

*Note: Rates will escalate by 3% annually.

REIMBURSABLE EXPENSE RATES**

	Units	Cost
Travel		
Mileage (Per Mile)	Mile	\$0.70
Airfare, Auto Rental, Hotel		At Cost
Misc. Travel (Parking, tax, tolls, meals, etc.)		At Cost
Per Diem (Contract Rate)	DAY	Contract Rate
Outside Reproduction		At Cost
Shipping (FedEx, UPS, Courier, etc.)		At Cost
Misc. (Review Fees, Specific Charges)		At Cost
Reproduction (In-House)		
Sheet Bond - B/W Prints and Copies – All sizes (8 ½ x 11 to 12 x18)	SF	\$0.16
Sheet - Color Prints and Copies – All sizes	SF	\$1.20
Sheet - Glossy Color Print/Photo – All sizes	SF	\$2.60
Roll - Plots and Copies (Roll Paper)		
- Bond (B/W)	SF	\$0.88
- Bond (Color)	SF	\$1.56
Roll - Vellum or Mylar Plots	SF	\$2.60
Roll - Glossy Color Plot Exhibits (Roll Paper)	SF	\$3.12
Report 3-Ring Binders		
< 1.5"	EA	\$10.40
1.5" to 3"	EA	\$15.60
> 3"	EA	\$26.00
Coil or GBC Punch Binding	EA	\$1.04

**Note: All reimbursable expenses will be invoiced at the above rates + 10%

NINYO & MOORE

Schedule of Fees

Hourly Charges for Personnel

Professional Staff

Principal Engineer/Geologist/Environmental Scientist/Certified Industrial Hygienist	\$ 250
Senior Engineer/Geologist/Environmental Scientist	\$ 235
Senior Project Engineer/Geologist/Environmental Scientist	\$ 220
Project Engineer/Geologist/Environmental Scientist	\$ 210
Senior Staff Engineer/Geologist/Environmental Scientist	\$ 200
Staff Engineer/Geologist/Environmental Scientist	\$ 180
GIS Analyst	\$ 160
Technical Illustrator/CAD Operator	\$ 140

Field Staff

Certified Asbestos/Lead Technician	\$ 220
Field Operations Manager	\$ 150
Nondestructive Examination Technician (UT, MT, LP)	\$ 145
Supervisory Technician	\$ 140
Special Inspector (Concrete, Masonry, Structural Steel, Welding, and Fireproofing)	\$ 135
Senior Technician	\$ 135
Technician	\$ 130

Administrative Staff

Information Specialist	\$ 120
Geotechnical/Environmental/Laboratory Assistant	\$ 120
Data Processor	\$ 95

Other Charges

Concrete Coring Equipment (includes technician)	\$ 190/hr
Anchor Load Test Equipment (includes technician)	\$ 190/hr
GPR Equipment	\$ 180/hr
Inclinometer	\$ 100/hr
Hand Auger Equipment	\$ 80/hr
Rebar Locator (Pachometer)	\$ 25/hr
Vapor Emission Kit	\$ 65/kit
Nuclear Density Gauge	\$ 15/hr
X-Ray Fluorescence	\$ 70/hr
PID/FID	\$ 25/hr
Air Sampling Pump	\$ 10/hr
Field Vehicle	\$ 15/hr
Equipment	\$ 15/hr
Expert Witness Testimony	\$ 450/hr
Direct Expenses	Cost plus 15 %
Special equipment charges will be provided upon request.	

Notes

Technicians and special inspectors, are charged at a 4-hour minimum, and 8-hour minimum for hours exceeding 4 hours. Overtime rates at 1.5 times the regular rates will be charged for work performed in excess of 8 hours in one day Monday through Friday and all day on Saturday. Rates at twice the regular rates will be charged for all work in excess of 12 hours in one day, all day Sunday and on holidays.

Our rates will be adjusted in conjunction with the increase in the Prevailing Wage Determination during the life of the project, as applicable.

The terms and conditions are included in Ninyo & Moore's Work Authorization and Agreement form.

Schedule of Fees for Laboratory Testing

SOILS

Atterberg Limits, D 4318, CT 204	\$ 170
California Bearing Ratio (CBR), D 1883	\$ 550
Chloride and Sulfate Content, CT 417 & CT 422	\$ 175
Consolidation, D 2435, CT 219	\$ 300
Consolidation, Hydro-Collapse only, D 2435	\$ 150
Consolidation – Time Rate, D 2435, CT 219	\$ 200
Direct Shear – Remolded, D 3080	\$ 350
Direct Shear – Undisturbed, D 3080	\$ 300
Durability Index, CT 229	\$ 175
Expansion Index, D 4829, IBC 18-3	\$ 190
Expansion Potential (Method A), D 4546	\$ 170
Geofabric Tensile and Elongation Test, D 4632	\$ 200
Hydraulic Conductivity, D 5084	\$ 350
Hydrometer Analysis, D 6913, CT 203	\$ 220
Moisture, Ash, & Organic Matter of Peat/Organic Soils	\$ 120
Moisture Only, D 2216, CT 226	\$ 35
Moisture and Density, D 2937	\$ 45
Permeability, CH, D 2434, CT 220	\$ 300
pH and Resistivity, CT 643	\$ 175
Proctor Density D1557, D 698, CT 216, AASHTO T-180	\$ 220
Proctor Density with Rock Correction D 1557	\$ 340
R-value, D 2844, CT 301	\$ 375
Sand Equivalent, D 2419, CT 217	\$ 125
Sieve Analysis, D 6913, CT 202	\$ 145
Sieve Analysis, 200 Wash, D 1140, CT 202	\$ 100
Specific Gravity, D 854	\$ 125
Thermal Resistivity (ASTM 5334, IEEE 442)	\$ 925
Triaxial Shear, C.D, D 4767, T 297	\$ 550
Triaxial Shear, C.U., w/pore pressure, D 4767, T 2297 per pt	\$ 450
Triaxial Shear, C.U., w/o pore pressure, D 4767, T 2297 per pt	\$ 350
Triaxial Shear, U.U., D 2850	\$ 250
Unconfined Compression, D 2166, T 208	\$ 180

MASONRY

Brick Absorption, 24-hour submersion, 5-hr boiling, 7-day, C 67	\$ 70
Brick Compression Test, C 67	\$ 55
Brick Efflorescence, C 67	\$ 55
Brick Modulus of Rupture, C 67	\$ 50
Brick Moisture as received, C 67	\$ 45
Brick Saturation Coefficient, C 67	\$ 60
Concrete Block Compression Test, 8x8x16, C 140	\$ 70
Concrete Block Conformance Package, C 90	\$ 500
Concrete Block Linear Shrinkage, C 426	\$ 200
Concrete Block Unit Weight and Absorption, C 140	\$ 70
Cores, Compression or Shear Bond, CA Code	\$ 70
Masonry Grout, 3x3x6 prism compression, C 39	\$ 45
Masonry Mortar, 2x2 cube compression, C 109	\$ 35
Masonry Prism, half size, compression, C 1019	\$ 120
Masonry Prism, Full size, compression, C 1019	\$ 200

REINFORCING AND STRUCTURAL STEEL

Chemical Analysis, A 36, A 615	\$ 135
Fireproofing Density Test, UBC 7-6	\$ 90
Hardness Test, Rockwell, A 370	\$ 80
High Strength Bolt, Nut & Washer Conformance, per assembly, A 325	\$ 150
Mechanically Spliced Reinforcing Tensile Test, ACI	\$ 175
Pre-Stress Strand (7 wire), A 416	\$ 170
Reinforcing Tensile or Bend up to No. 11, A 615 & A 706	\$ 75
Structural Steel Tensile Test: Up to 200,000 lbs., A 370	\$ 90
Welded Reinforcing Tensile Test: Up to No. 11 bars, ACI	\$ 80

CONCRETE

Compression Tests, 6x12 Cylinder, C 39	\$ 35
Concrete Mix Design Review, Job Spec	\$ 300
Concrete Mix Design, per Trial Batch, 6 cylinder, ACI	\$ 850
Concrete Cores, Compression (excludes sampling), C 42	\$ 120
Drying Shrinkage, C 157	\$ 400
Flexural Test, C 78	\$ 85
Flexural Test, C 293	\$ 85
Flexural Test, CT 523	\$ 95
Gunite/Shotcrete, Panels, 3 cut cores per panel and test, ACI	\$ 275
Lightweight Concrete Fill, Compression, C 495	\$ 80
Petrographic Analysis, C 856	\$ 2,000
Restrained Expansion of Shrinkage Compensation	\$ 450
Splitting Tensile Strength, C 496	\$ 100
3x6 Grout, (CLSM), C 39	\$ 55
2x2x2 Non-Shrink Grout, C 109	\$ 55

ASPHALT

Air Voids, T 269	\$ 85
Asphalt Mix Design, Caltrans (incl. Aggregate Quality)	\$ 4,500
Asphalt Mix Design Review, Job Spec	\$ 180
Dust Proportioning, CT LP-4	\$ 85
Extraction, % Asphalt, including Gradation, D 2172, CT 382	\$ 250
Extraction, % Asphalt without Gradation, D 2172, CT 382	\$ 150
Film Stripping, CT 302	\$ 120
Hveem Stability and Unit Weight D 1560, T 246, CT 366	\$ 225
Marshall Stability, Flow and Unit Weight, T 245	\$ 240
Maximum Theoretical Unit Weight, D 2041, CT 309	\$ 150
Moisture Content, CT 370	\$ 95
Moisture Susceptibility and Tensile Stress Ratio, T 238, CT 371	\$ 1,000
Slurry Wet Track Abrasion, D 3910	\$ 150
Superpave, Asphalt Mix Verification (incl. Aggregate Quality)	\$ 4,900
Superpave, Gyration Unit Wt., T 312	\$ 100
Superpave, Hamburg Wheel, 20,000 passes, T 324	\$ 1,000
Unit Weight sample or core, D 2726, CT 308	\$ 100
Voids in Mineral Aggregate, (VMA) CT LP-2	\$ 90
Voids filled with Asphalt, (VFA) CT LP-3	\$ 90
Wax Density, D 1188	\$ 140

AGGREGATES

Clay Lumps and Friable Particles, C 142	\$ 180
Cleaness Value, CT 227	\$ 180
Crushed Particles, CT 205	\$ 175
Durability, Coarse or Fine, CT 229	\$ 205
Fine Aggregate Angularity, ASTM C 1252, T 304, CT 234	\$ 180
Flat and Elongated Particle, D 4791	\$ 220
Lightweight Particles, C 123	\$ 180
Los Angeles Abrasion, C 131 or C 535	\$ 200
Material Finer than No. 200 Sieve by Washing, C 117	\$ 90
Organic Impurities, C 40	\$ 90
Potential Alkali Reactivity, Mortar Bar Method, Coarse, C 1260	\$ 1,250
Potential Alkali Reactivity, Mortar Bar Method, Fine, C 1260	\$ 950
Potential Reactivity of Aggregate (Chemical Method), C 289	\$ 475
Sand Equivalent, T 176, CT 217	\$ 125
Sieve Analysis, Coarse Aggregate, T 27, C 136	\$ 120
Sieve Analysis, Fine Aggregate (including wash), T 27, C 136	\$ 145
Sodium Sulfate Soundness, C 88	\$ 450
Specific Gravity and Absorption, Coarse, C 127, CT 206	\$ 115
Specific Gravity and Absorption, Fine, C 128, CT 207	\$ 175

ROOFING

Roofing Tile Absorption, (set of 5), C 67	\$ 250
Roofing Tile Strength Test, (set of 5), C 67	\$ 250

Special preparation of standard test specimens will be charged at the technician's hourly rate.
Ninyo & Moore is accredited to perform the AASHTO equivalent of many ASTM test procedures.

X ENGINEERING

BILLING RATE TABLE 2026

X ENGINEERING & CONSULTING, INC.

Engineering	Hourly Rate
Principal	\$265
Senior Project Manager / Senior Engineering Manager	\$218
Mapping Manager	\$203
Project Manager	\$195
Senior Engineer / Associate Project Manager / Storm Water Manager	\$186
Chief of Parties / Project Engineer	\$179
Staff Engineer	\$155
Designer / Mapping Technician / Storm Water Specialist	\$152
Associate Engineer / Associate Surveyor / Geomatics Associate / Survey Apprentice	\$133
Project Coordinator	\$120
Engineering Intern / Geomatics Intern	\$105
3-Person Survey Crew	\$416
2-Person Survey Crew	\$378
1-Person Survey Crew	\$347

2% Escalation Yearly

Rate table subject to change annually without notification.

APPENDIX A: RESUMES

EPD SOLUTIONS, INC.

- **Jeremy Krout, MCP, AICP, LEED GA, *President/CEO***
- **Konnie Dobрева, JD, *Vice President of Environmental Planning***
- **Meghan Macias, TE, *Director of Technical Services***
- **Shawn Gatchel-Hernandez, *Director of Biological Services***
- **Terrance Smalls, MCP, *Environmental Principal Planner***
- **Chad Karns, *Transportation Manager***
- **Renee Escario, *Senior Associate/Project Manager***
- **Alex Garber, *Technical Manager***
- **Meaghan Truman, *Senior Environmental Planner***
- **Tina Yuan, MS, *Senior Air Quality & Noise Specialist***
- **Tatiana Torres, *Associate Environmental Planner***

SUBCONSULTANTS

BFSA ENVIRONMENTAL SERVICES

- **Jennifer Stropes, BA, MS, RPA, *Vice President of California Operations/Principal Historian***
- **Tracy Stropes, MA, RPA, *Vice President of Cultural Resources/Principal Archaeologist***
- **Todd Wirths, MS, PG, *Senior Paleontologist***
- **Andrew Garrison, MA, RPA, *Senior Project Archaeologist***

NINYO AND MOORE

- **Ronald Hallum, PG, CEG, *Principal Geologist***
- **David Kelly, CAC, CRIE, LRC, *Senior Project Environmental Scientist***
- **Benjamin White, *Project Geologist***

PACE ADVANCED WATER ENGINEERING

- **Jose Cruz, MS, PE, QSD/QSP, *Vice President/Division Manager – Stormwater Management***
- **Ron Roansek, PHD, PE, LEED AP, *Vice President/Sr. Consulting Engineer***
- **Andrew Ronnau, PHD, PE, *Vice President/Stormwater Management Technical Director***

X ENGINEERING

- **Larry Tortuya, PE, ENV SP, CFM, *Project Manager***

Jeremy Krout, MCP, AICP, LEED GA

President/CEO

REPRESENTATIVE PROJECTS

TUSTIN HOUSING ELEMENT IS/ND, CITY OF TUSTIN

EPD prepared the Initial Study and Negative Declaration for the City of Tustin's Housing Element 6th Cycle Update, as well as provided Housing Element advisory services and supporting technical studies.

TUSTIN LEGACY SPECIFIC PLAN AMENDMENT SEIR, THE MARKETPLACE EIR, AND ENDERLE CENTER EIR, CITY OF TUSTIN

EOD prepared three simultaneous EIRs for the City of Tustin implementing the City's Housing Element. The EIRs analyzed the potential addition of 4,970 dwelling units spread out over two neighborhoods of the Tustin Legacy Specific Plan, the allowance of up to 900 units over 18 acres of the existing Tustin Marketplace, and potential development of 413 units over approximately 7 acres of Tustin's existing Enderle Center commercial site. The projects were prepared and successfully completed under an expedited schedule.

MENIFEE ARES WAREHOUSE EIR, CITY OF MENIFEE

EPD prepared the EIR for the Menifee Ares Warehouse, which proposed development of a new high cube industrial warehouse facility on a 28-acre site. EPD also prepared technical studies and provided AB 52 assistance for the project.

MONTEBELLO TOWNHOMES

EPD managed entitlements, including a Tentative Tract Map and Planned Development District, and prepared a detailed environmental checklist in support of a Class 32 Infill Development Categorical Exemption for 80 condos on a 3.7-acre site in the City of Montebello.

PROFILE

Jeremy is the founder of EPD Solutions, Inc., and has over 20 years of experience in urban, environmental, and policy planning; project management; and real estate entitlement and development in both the public and private sectors. He has successfully managed many regionally significant and complex projects in these fields, leveraging his knowledge of federal, state and local government regulations, natural interpersonal and negotiation skills, public presentation strengths, detail-oriented approach to project design oversight, and team leadership abilities. His wide-ranging and multifaceted experience on infill residential, master planned communities, affordable housing, education, public and private redevelopment, transportation, mining, solar, recreation, hospitality and industrial projects has developed and honed his skills in entitlement strategy and implementation and environmental compliance. Jeremy's experience spans a diverse range of uniquely complex land use planning and entitlement projects, due diligence studies, general plan amendments, zone changes, and construction projects, including large scale residential projects, new hard rock quarry mines, and utility-scale solar facilities. His clients rely on his problem-solving approach and extensive real-world experience in creating entitlement documents based on sound research and well-articulated strategies, as well as his many successes on exigent projects.

EDUCATION PROFILE

Master of City and Regional Planning (MCP)

California Polytechnic State University, San Luis Obispo

Dual Bachelor of Arts Degrees, Geography and Environmental Studies

University of California, Santa Barbara

PROFESSIONAL AFFILIATIONS

American Planning Association (APA)

Building Industry Association (BIA)

Urban Land Institute (ULI)

California Association of Environmental Professionals (AEP)

Certified Green Building Professional, Build It Green

Board of Directors, Wooden Floor

TENURE

CEO/President, EPD Solutions, Inc., 2013-present

Principal, RGP Planning & Development Services, 2004-2013

Planner, City of Lake Forest Community Development, 2002-2004

ADVANCED TECHNOLOGY & EDUCATION PARK MASTER PLAN, LONG-RANGE PLAN, CONCEPT PLANS, AND CEQA COMPLIANCE, CITY OF TUSTIN

ATEP is a new 60-acre community college campus for the South Orange County Community College District in Tustin, on the site of the former/decommissioned US MCAS Tustin Helicopter Base. EPD staff prepared a range of project related documents, including short- and long-range plans for site facility development, a concept plan document (similar in scope to a specific plan) for City of Tustin approval, and environmental documentation, including a Mitigated Negative Declaration and several EIR Addenda. Jeremy provided QA/QC for environmental documentation.

GEMINI SOLAR PROJECT, CLARK COUNTY, NEVADA

690-MW solar power plant on 7,000 acres. EPD coordinated entitlements through the Bureau of Land Management and various other federal agencies, as well as local and state agencies. EPD coordinated preparation of a NEPA Environmental Impact Statement with supporting technical studies and engineering plans and reports.

CENTENNIAL PARK SOLAR & SHERWOOD PARK SOLAR (PV), CITY OF PASO ROBLES

Canopy solar photovoltaic power plants. EPD managed the entitlement of a Conditional Use Permit and prepared an MND. EPD processed approvals for solar panels mounted on parking lot canopies at two public parks.

TWELVE OAKS WINERY RESORT, RIVERSIDE COUNTY

286-key winery resort and 96- lot

residential subdivision on 1,100 acres. EPD managed entitlements, including a Conditional Use Permit and Tentative Tract Map, prepared a Mitigated Negative Declaration (MND), and peer reviewed technical studies.

DOWNTOWN COMMERCIAL CORE SPECIFIC PLAN & PROGRAM EIR, CITY OF TUSTIN

Jeremy oversaw the preparation of a Specific Plan with detailed Design Guidelines, with attendant development standards and public realm improvements, and a Program EIR to accommodate the addition of 887 residential units and 300,000 sq. ft. of commercial space in Old Town Tustin, with attendant development standards and public realm improvements. EPD also peer reviewed the technical studies prepared by other technical consultants.

901 E. SOUTH STREET ENVIRONMENTAL CHECKLIST, CITY OF ANAHEIM

546 homes on a 20.6-acre site. EPD prepared an Infill Environmental Checklist (CEQA Guidelines Appendix N) to comply with CEQA requirements for this project, which included the demolition of 340,000 sq. ft. of industrial buildings and replacement with a medium- to high-density residential community. To support use of this checklist, EPD included an analysis of the project's compliance with the Performance Standards contained in Appendix M of the CEQA Guidelines.

COLONY COMMERCE CENTER EAST, CITY OF ONTARIO

1.9 million sq. ft. of industrial buildings on 94 acres. EPD prepared an EIR for a Specific Plan and other entitlements. Important areas of assessment included historic resources, health risks and residential adjacencies, tribal cultural resources, and biological resources. The project was carefully watched by

anti-development groups who threatened to challenge the project's approval.

CLAREMONT GENERAL PLAN HOUSING ELEMENT EIR ADDENDUM, CITY OF CLAREMONT

EPD was selected to prepare an EIR Addendum for the City of Claremont's General Plan Housing Element update. The addendum provides a detailed analysis of two potential residential development sites in order to minimize future analysis requirements for affordable housing development on those sites. EPD's role required close coordination with the City Attorney and detailed analysis of traffic impacts.

HAMPTON INN CLAREMONT SPECIFIC PLAN, CITY OF CLAREMONT

EPD prepared a Specific Plan for the redevelopment of existing commercial uses with a 121-key, four-story hotel on a 4-acre site.

BRODIAEA BUSINESS CENTER, CITY OF MORENO VALLEY

100,000 sq. ft. industrial building on 6.7 acres. EPD managed entitlements, including a Plot Plan and Variance, prepared an Addendum to an MND, and peer reviewed technical studies. EPD also managed post-entitlement permitting and management of design team, including civil engineer, architect, landscape architect, and dry utilities consultant.

HARVILL INDUSTRIAL CENTER, RIVERSIDE COUNTY

424,000 sq. ft. industrial building on 21.3 acres. EPD managed the entitlement of a Major Plot Plan, prepared an MND, and peer reviewed technical studies.

SIMON RANCH RESERVOIR, CITY OF TUSTIN

Demolition of 1.4-million-gallon underground reservoir and replacement with 1-million gallon aboveground reservoir. EPD prepared an MND and conducted multiple community meetings and outreach with stakeholders. Outreach meetings led to design alternations to satisfy community concerns and obtain support, resulting in no opposing comments at the City Council hearing.

ENCANTO, CITY OF LAKE FOREST

52 single-family homes on 5.5 acres. EPD managed entitlements, including a General Plan Amendment, Zone Change, Tentative Tract Map, Site Development Permit, and Development Agreement. The project involved a change in land uses to accommodate a residential development on an undeveloped parcel at the edge of an industrial park. EPD managed outreach with local industrial users and the owner’s association governing the property to obtain support for this change of land use, which required a vote of the association members. EPD’s tasks included direct one-on-one meetings with numerous affected individuals and extensive coordination with City staff, City Council, and Planning Commission.

ARTISAN ALLEY AT THE DIAMOND, CITY OF LAKE ELSINORE

EPD prepared an EIR Addendum and technical studies analyzing a proposed 95,000 sq. ft. commercial center and 130-key hotel on 11.3 acres. EPD’s technical team prepared a shared parking assessment and trip generation analysis.

LOS OLIVOS 48-UNIT RESIDENTIAL PROJECT, RIVERSIDE COUNTY

48 homes on a 12.6-acre site. EPD managed entitlements, including a Zone

Change and Tentative Tract Map, and prepared an MND. EPD processed Airport Land Use Commission review and approval of the project, and also coordinated review by the County’s Environmental Programs Division as part of the required Habitat Assessment and Negotiation Strategy (HANS) in compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

METROPOLITAN STATE HOSPITAL MODERNIZATION, PROJECT MND, CITY OF NORWALK

On behalf of the Department of General Services/DSH, EPD evaluated various modernization projects proposed by the Department of State Hospitals to allow an increased bed capacity at the facility for the mentally ill. EPD prepared an IS/MND and a traffic study for the project. EPD also conducted multiple community meetings with adjacent residents, workshops with City staff, and a public hearing on behalf of DGS/DSH. EPD also provided Spanish-language translation services at community meetings and issued bilingual publications and notices. Jeremy was responsible for QA/QC of the environmental document.

THE RETREAT, ORANGE COUNTY

88 senior housing units on a 3.7-acre portion of a 5.7-acre Monastery in Midway City. EPD managed entitlements, including a Zone Change, Site Development Permit, and Use Permit. EPD prepared graphics and analyses to support the development, which exceeds the base height limit for this zoning district and the permitted base density for this General Plan designation. EPD prepared a traffic study for the project and peer reviewed other technical studies. EPD also provided post-entitlement support for permitting and conditions compliance.

PACIFICA SAN JUAN, CITY OF SAN JUAN CAPISTRANO

EPD managed Architectural Control applications for five tracts containing 186 single-family homes and 70 townhomes within a previously-approved master-planned development. The development was stalled by economic problems and remained only partially developed for seven years before the restart of development. The new developer of the site sought revised architectural styles and new grading plans to suit current demand.

CITY LANE TOWNHOMES, CITY OF MISSION VIEJO

EPD also managed review of a distinctive, ocean view, three-story architectural product featuring 60 condos on 2.9 acres in the City of Mission Viejo. EPD managed entitlements including a General Plan Amendment, Zone Change, and Development Code Amendment, prepared an Addendum to a Mitigated Negative Declaration, and peer reviewed technical studies.

RRG ANTELOPE VALLEY SOLAR PROJECT EIR, COUNTIES OF KERN AND LOS ANGELES

EPD prepared a project-level EIR for this 650 MW solar photovoltaic power plant on 4,782 acres that span the Kern County/Los Angeles County boundary and required the coordination of the two County Planning Departments, with Kern County serving as Lead Agency and Los Angeles County as a Responsible Agency. Nearly 2,000 acres of the site overly the Antelope Valley Water Bank spreading grounds, resulting in unique conditions, which require special foundation designs. Due to the size of the site, aesthetics impacts were of community concern, including views from the nationally recognized Pacific Crest Trail. EPD staff created professional visual

simulations to accurately and thoroughly analyze this potential impact. Other major issues impacting the project included the presence of Prime Farmland with Williamson Act contracts, and the potential presence of sensitive biological species on the project site and vicinity.

PEDLEY CROSSINGS, CITY OF JURUPA VALLEY

EPD prepared an EIR for a 300,000 sq. ft. commercial center on 30 acres in Jurupa Valley, including an analysis of the blasting of rock on the site and the offsite export of 1.8 million cubic yards of material. The EIR contained detailed impact analyses for vibration, noise, traffic, and cultural resources.

EL PASEO, 147 CONDOS, CITY OF LAKE FOREST

EPD managed entitlements, including a General Plan Amendment, Zone Change, Tentative Tract Map, Site Development Permit, and Development Agreement for a 147-unit condominium project that was controversial because it proposed to redevelop a defunct auto dealership, resulting in the perceived loss of a tax-generating use. EPD coordinated with City staff, elected officials, and the broader community to explain the benefits of the redevelopment and conversion of the site to residential uses, building support for the project. EPD completed similar entitlement activities for an adjacent property under development by a different developer.

CAMEO, COUNTY OF LOS ANGELES

Jeremy managed entitlements including a Zone Change, Vesting Tentative Tract Map, and Conditional Use Permit, and prepared an IS/MND for the proposed construction of 91 single-family homes on 13.9 acres in unincorporated Los Angeles County (East La Mirada).

HEMET SOLAR, CITY OF HEMET

EPD managed entitlement of a Conditional Use Permit, prepared a Mitigated Negative Declaration, and peer reviewed technical studies for a proposed 20-MW solar power plant on 105 acres in Hemet. EPD also managed a significant public outreach effort. Due to the site's location within and below the runway approach to Hemet Airport, EPD completed a Federal Aviation Administration Obstruction Evaluation and obtained Airport Land Use Commission approvals. EPD also coordinated extensively with Southern California Edison and the City's public works department to underground utility lines fronting the project, and managed the preparation of engineering plans for a widened roadway and right-of-way landscape improvements.

WHITE ROAD, DUNCAN ROAD, AND PINON HILLS SOLAR, COUNTY OF SAN BERNARDINO

EPD was selected to provide entitlement support and CEQA documentation for three solar power plant projects, ranging from 20 to 35 acres in size, on vacant school district properties. EPD managed entitlement of a Conditional Use Permit and prepared a Mitigated Negative Declaration for each site. EPD also conducted extensive outreach with the public and with County officials. Finally, EPD served as construction permitting manager and oversaw the processing of grading, building, street improvement, and other permits with the County and the Division of the State Architect.

NORCO HOUSING ELEMENT, CITY OF NORCO

EPD conducted data analysis of City of Norco socioeconomic and housing demographics and assisted the City in preparing their housing element to meet the 6th Cycle RHNA allocation criteria

and requirements. EPD prepared a Affirmatively Affordable Fair Housing study and measures in compliance with HCD guidance and also coordinated with HCD to successfully achieve certification and approval of the City's Housing Element with HCD and City Council.

PALOMINO BUSINESS PARK, CITY OF NORCO

The Palomino Business Park project was formerly an old egg processing plant—Hidden Villa Ranch facility—on approximately 110 acres of land within the City of Norco. It proposed to construct a mix of industrial, commercial, and office uses. The business park would include 35 light industrial buildings and three commercial buildings with both commercial and office uses totaling approximately 2,050,000 sq. ft. of new building space. EPD prepared a project-specific EIR on behalf of the City of Norco.

PARKRIDGE AVE, CITY OF NORCO

An applicant was seeking approval of a Site Plan, Tentative Parcel Map, and Grading Plans from the City of Norco to demolish an existing recreation vehicle storage lot and develop the Parkridge Avenue Business Park featuring six industrial buildings totaling 80,066 sq. ft. (proposed project). The proposed project would demolish all pavement on the project site and leave the existing concrete walls along the southern property lines in place. The industrial business park would consist of six new speculative industrial buildings and a parking lot. The buildings would be utilized for warehousing/distribution uses. EPD prepared a CEQA Class 32 Exemption on behalf of the City.

**General Plans and
Development Codes**

**CITY OF GUADALUPE ZONING
CODE AND SUBDIVISION CODE**

City of Guadalupe

**CITY OF SIGNAL HILL
COMPREHENSIVE UPDATES TO
GENERAL PLAN CIRCULATION,
SAFETY AND NOISE ELEMENTS**

City of Signal Hill

**Management of
Development Projects**

**PASEOS AT THE FOOTHILL RANCH
VILLAGE GENERAL PLAN
AMENDMENT**

Commercial-Auto Center to Residential), Zone Change, Development Agreement, Tentative Tract Map, Site Development Plan and Successful of Referendum Effort, City of Lake Forest

**TOWN CENTRE RESIDENTIAL
COMMUNITY AT THE FOOTHILL
RANCH VILLAGE GENERAL PLAN
AMENDMENT**

Commercial-Auto Center to Residential), Zone Change, Development Agreement, Vesting Tentative Tract Map, Site Development Plan and Blocking of Referendum Effort, City of Lake Forest

**CRESTRIDGE COMMUNITY
TENTATIVE TRACT MAP AND
MAJOR GRADING PERMIT**

City of Rancho Palos Verdes

**SUMMERWIND COMMUNITY ZONE
CHANGE AND TENTATIVE TRACT
MAP ON BROWNFIELD SITE**

City of Brea

**HEMET 63 GENERAL PLAN
AMENDMENT AND ZONE CHANGE
AND AIRPORT LAND USE
COMPATIBILITY ANALYSIS**

City of Hemet

**FAIR OAKS VILLAGE 465-UNIT
MAJOR DEVELOPMENT PLAN AND
EIR**

City of Sunnyvale

**VALANTE SPECIFIC PLAN
TENTATIVE TRACT MAP, ZONE
CHANGE**

County of Riverside

**ENCANTO COMMUNITY GENERAL
PLAN AMENDMENT**

Commercial to Residential), Zone Change, Tentative Tract Map, Initial Study/MND, and Construction Management, City of Menifee

**WHISLER RANCH TENTATIVE
TRACT MAP AND CUP**

City of Lake Forest

**THE OAKS TENTATIVE TRACT MAP
AND CUP FOR AN EQUESTRIAN
CENTER**

City of San Juan Capistrano

**EL TORO ROAD REDEVELOPMENT
AND TRAFFIC IMPROVEMENT
PROJEC**

City of Lake Forest

**THE ORCHARD SHOPPING CENTER
SITE DEVELOPMENT PLAN AND EIR
MANAGEMENT**

City of Lake Forest

**OPPORTUNITIES STUDY GENERAL
PLAN AMENDMENT, SPECIFIC PLAN
AMENDMENT AND ZONE CHANGE**

City of Lake Forest

**Specific Plans and
Community Visioning**

**GREATER TEHACHAPI AREA
SPECIFIC & COMMUNITY PLAN,
PUBLIC PARTICIPATION PROGRAM,
AND PROGRAM EIR**

275 square miles, Kern County

**SUMMERLY SPECIFIC PLAN
AMENDMENT AND TENTATIVE
TRACT MAP AMENDMENT**

City of Lake Elsinore

**INDIAN WELLS VALLEY
COMMUNITY PARTICIPATION
PROGRAM AND VISIONING REPORT**

Kern County

**LAS CORTES SPECIFIC PLAN AND
TENTATIVE TRACT MAP**

City of Oxnard

**CANYON HILLS ESTATES GPA,
SPECIFIC PLAN, TRACT MAP AND
ANNEXATION PROGRAM EIR**

City of Lake Elsinore

**SOCCCD ADVANCED TECHNOLOGY
& EDUCATION PARK (ATEP) LONG
RANGE FACILITIES AND
EDUCATION MASTER PLAN INITIAL
STUDY/ADDENDUM TO MCAS
TUSTIN EIR**

City of Tustin

**SOCCCD ATEP CONCEPT PLAN
LONG RANGE FACILITIES AND
EDUCATION MASTER PLAN INITIAL
STUDY/ADDENDUM TO MCAS
TUSTIN EIR**

City of Tustin

Konstanza Dobreva, JD

Vice President of Environmental Planning

REPRESENTATIVE PROJECTS

COVINA RECREATION VILLAGE CEQA AND NEPA COMPLIANCE, CITY OF COVINA

Konnie led the CEQA compliance for this project, which proposed the adaptive reuse of two existing warehouse buildings with a recreation village inclusive of a dog park, pocket park, library, City Parks & Recreation offices, and an indoor recreation complex. The project was a qualified infill development for which EPD prepared a Class 32 CEQA Exemption. The City then received Community Project Funding Grant monies under HUD, for which EPD then prepared a NEPA Environmental Assessment for the project.

TUSTIN HOUSING ELEMENT IS/ND, CITY OF TUSTIN

Konnie led the preparation of the Initial Study and Negative Declaration for the City of Tustin's Housing Element 6th Cycle Update.

TUSTIN LEGACY SPECIFIC PLAN AMENDMENT SEIR, THE MARKETPLACE EIR, AND ENDERLE CENTER EIR, CITY OF TUSTIN

Konnie provided senior management and CEQA review for the CEQA analysis and preparation of three simultaneous EIRs for the City of Tustin implementing the City's Housing Element. The EIRs analyzed the potential addition of 4,970 dwelling units spread out over two neighborhoods of the Tustin Legacy Specific Plan, the allowance of up to 900 units over 18 acres of the existing Tustin Marketplace, and potential development of 413 units over approximately 7 acres of Tustin's existing Enderle Center commercial site. The projects were prepared and successfully completed under an expedited schedule.

PROFILE

Konnie's more than 25 years of public and private sector planning and legal experience have made her an expert in entitlements, environmental and policy planning, a keen analyst and an effective writer of environmental documents. She has managed and prepared environmental documents for a diverse range of projects and clients: small-scale residential and large planned communities, commercial office, industrial, mixed-use, and schools. In law school, Konnie specialized in alternative dispute resolution. She clerked for two private law firms and the Thousand Oaks City Attorney's Office. She was also a full-time extern for the Honorable Warren J. Ferguson, 9th Circuit Court of Appeals. Konnie has been a planner with the City of Lake Forest and a planning consultant for the cities of Irvine, Anaheim, and Rancho Santa Margarita. Her duties included project management, evaluating development proposals, presenting staff reports and resolutions before the Zoning Administrator and Planning Commission, evaluating grading and building plans, and environmental review and documentation. Konnie's diverse planning and legal experience provides her with a unique understanding of planning and zoning law and the California Environmental Quality Act (CEQA). She is a frequent lecturer on CEQA for the Association of Environmental Professionals (AEP) Advanced CEQA Workshop and CEQA Basics Workshop, which provides training to many of the area developers, agency planners and attorneys.

EDUCATION PROFILE

Juris Doctor

Pepperdine University, Caruso School of Law

Bachelor of Arts, cum laude, Environmental Analysis & Design, Minor in Urban & Regional Planning

University of California, Irvine

Certificate in Alternative Dispute Resolution

Pepperdine University, Straus Institute

PROFESSIONAL AFFILIATIONS

Board of Directors, Orange County Association of Environmental Professionals (AEP)

Co-chair, AEP Professionals State Conference (2005 and 2014)

TENURE

VP of Environmental Planning, EPD Solutions, Inc., 2020-present
Director of Environmental Planning, EPD Solutions, Inc., 2014-2020

Senior Planner, PlaceWorks, 2004-2014

Planning Consultant, Cities of Irvine, Anaheim, Rancho Santa Margarita
Planner, City of Lake Forest

BRISBANE CROSSING INDUSTRIAL PROJECT IS/MND, CITY OF TORRANCE

Konnie led EPD’s team in the preparation of an MND for this project, which proposed redevelopment of a site with two speculative light industrial warehouse buildings. EPD also prepared the supporting technical studies, including the air quality, energy, and GHG analysis, and oversaw the preparation of the archaeological and paleontological resource studies, biological records search, and noise and vibration impact analysis.

WESTORIA RESIDENTIAL IS/MND, CITY OF TORRANCE

(In Progress)

Konnie is providing senior CEQA guidance for this project, for which EPD is preparing the IS/MND. The project proposes redevelopment of a commercial property with 335 residential units. EPD is also preparing technical studies including the LOS and VMT screening memos, air quality, GHG, energy, and health risk analyses, and noise and vibration impact analysis, and overseeing the preparation of the cultural and biological resource studies.

205TH ST TORRANCE WAREHOUSE IS/MND, CITY OF TORRANCE

Konnie provided senior CEQA guidance on this project, for which EPD obtained entitlements and completed the IS/MND. The project proposed development of a 132,425 SF warehouse building in Torrance. EPD also prepared/coordinated the supporting studies analyzing impacts related to traffic, GHG, noise, energy, health risk, cultural and paleontological resources, and geology. EPD led community outreach efforts and managed the project design consultants including the civil engineer and architect.

2700 CALIFORNIA TORRANCE INDUSTRIAL PROJECT CLASS 1 CEQA EXEMPTION, CITY OF TORRANCE

Konnie provided senior CEQA guidance for this project, for which EPD prepared the Class 1 CEQA Exemption. The project proposed modifying two existing light industrial buildings and operating a light industrial storage and warehouse facility. The project qualified for a Class 1 CEQA Exemption for minor alterations of an existing structure with similar uses.

MISSION VILLAS RESIDENTIAL IS/MND, CITY OF ROSEMEAD

Konnie led EPD’s team in preparing the IS/MND for this residential project proposing development of 27 housing units on a 3.44-acre site. EPD prepared the traffic studies and air quality, energy, and GHG analysis and coordinated the biological, cultural, and noise studies, and assisted the City with noticing.

ZEST 2.0 AT 747 N BARRANCA, CITY OF COVINA

Konnie was lead preparer for this Class 32 CEQA Exemption. The project proposed development of 75 single-family attached residential units on a 2.77-acre site. EPD also prepared/coordinated the associated technical studies, analyzing air quality, energy, GHG, cultural resources, and noise impacts.

BOWERY MIXED-USE PROJECT EIR, CITY OF SANTA ANA

Konnie was the lead preparer of an EIR and EPD’s primary coordinator with the City of Santa Ana to accommodate the addition of 1,150 residential units and 80,000 sq. ft. of retail and restaurant commercial space. EPD coordinated the preparation of the technical studies and environmental documents, including a traffic impact analysis that evaluated 57

intersections within three affected cities: Santa Ana, Tustin, and Irvine.

19026 GOLDENWEST ST COMMERCIAL PROJECT EIR ADDENDUM, CITY OF HUNTINGTON BEACH

Konnie provided senior CEQA review for this Addendum to the Holly-Seacliff General Plan Amendment EIR. The project proposed the subdivisions of a 1.33-acre site into two lots for a fuel center and car wash development.

MENIFEE ARES WAREHOUSE EIR, CITY OF MENIFEE

Konnie provided senior review for the CEQA analysis and EIR preparation for the Menifee Ares Warehouse, which proposed development of a new high cube industrial warehouse facility on a 28-acre site. EPD also prepared technical studies and provided AB 52 assistance for the project.

COLONY COMMERCE CENTER EAST SPECIFIC PLAN AND EIR, CITY OF ONTARIO

Konnie was lead preparer of an EIR for a Specific Plan and related development entitlements for over 1.9 million sq. ft. of industrial uses on a 94-acre site in Ontario. She also managed the preparation of technical studies in support of the EIR. Areas of concern included historic resources within the Ontario Ranch, health risks and residential adjacencies, tribal cultural resources, and biological resources.

CLAREMONT GENERAL PLAN HOUSING ELEMENT EIR ADDENDUM, CITY OF CLAREMONT

Konnie was lead preparer of an EIR Addendum for the City of Claremont’s General Plan Housing Element Update. The Addendum provided a detailed analysis of two potential residential development sites in order to minimize future analysis requirements for affordable housing development. The

project required close coordination with the City Attorney and an in-depth analysis of traffic impacts.

DOWNTOWN COMMERCIAL CORE SPECIFIC PLAN AND EIR, CITY OF TUSTIN

Konnie was lead preparer of an EIR and EPD’s primary coordinator with the City of Tustin on the effort to accommodate the addition of 887 residential units and 300,000 sq. ft. of commercial space in Old Town Tustin. Her role involved collaboration with Tustin on the focused development and coordination of technical studies and environmental documents and the creation of a functional and comprehensive Program EIR and subsequent MMRP designed to foster proper mixed-use development. This project required community engagement through formal and ad-hoc community and business meetings, in which EPD played a key role facilitating. EPD was awarded the 2019 Award of Merit for Economic Planning and Development from the Orange Section of the American Planning Association for our work on this project.

METROPOLITAN STATE HOSPITAL MODERNIZATION PROJECT IS/MND, CITY OF NORWALK

Working on behalf of the Department of General Services (DGS)/Department of State Hospitals (DSH), Konnie served as lead preparer of an IS/MND in support of an institution modernization project in Norwalk. EPD conducted multiple community meetings with adjacent residents, workshops with Norwalk staff, and a public hearing on behalf of DGS/DSH. EPD also provided Spanish-language translation services at community meetings and issued bilingual publications and notices.

SHEA/BAKER RANCH AREA PLAN SUPPLEMENTAL EIR, CITY OF LAKE FOREST

Konnie prepared a Supplemental EIR

(SEIR) for the Opportunities Study Area (OSA) Shea/Baker Ranch master-planned community. The 386-acre project site was one of seven sites analyzed in the OSA Program EIR, which was certified in 2008. The SEIR tiered off the OSA Program EIR was prepared to streamline the CEQA processes, focusing the analysis in the areas of air quality and Global Climate Change – those not discussed in the OSA Program EIR.

WHISLER RANCH EIR ADDENDUM, CITY OF LAKE FOREST

Konnie prepared environmental documentation for 68 single-family detached homes on a hillside located west of the intersection of Osterman Road and Regency Lane in Lake Forest. The approximately 13-acre project site was undeveloped and part of the Lake Forest Opportunities Study EIR. After the Initial Study was completed and most major issues were thoroughly analyzed, it was determined that an Addendum to the Opportunity Study EIR was the most appropriate and defensible approach because the project’s environmental issues did not require new mitigation measures. This expedited the environmental review and the project was promptly approved by Planning Commission and City Council.

PALOMINO BUSINESS PARK EIR, CITY OF NORCO

Konnie was lead preparer of an EIR for a project that proposed to redevelop approximately 110 acres of land in Norco for a new business park with industrial, commercial, and office uses. The project included 2.05 million sq. ft. of new building space and related on- and offsite improvements. EPD managed the preparation of technical studies in support of the EIR. Important areas of impact assessment included biological resources, energy, greenhouse gas emissions, and

hydrology and water quality.

SNUG HARBOR SURF PARK PROJECT, CITY OF NEWPORT BEACH

Konnie provided senior CEQA oversight for the preparation of the EIR for a 15.08-acre recreational development in Newport Beach. She led the team in ensuring the EIR adequately addressed potential impacts to water resources, traffic, and community character. Her work supported CEQA compliance for a high-profile public-facing project.

VINTAGE LOFTS MND, CITY OF TUSTIN

Konnie was lead preparer of an MND for a 140-unit condominium development replacing an industrial use in Old Town Tustin. She also managed an extensive public outreach process to obtain community support.

VILLAGE 605 EIR ADDENDUM, CITY OF LOS ALAMITOS

Konnie was lead preparer of an EIR Addendum that analyzed the Village 605 project, which included demolition of two office buildings and a vesting tentative tract map, major conditional use permit, and major site plan review to construct a 113,880 sq. ft. commercial center on approximately 9.6 acres alongside Interstate 605 (I-605). The project was across the street from single-family residential and adjacent to a middle school, a freeway on-ramp, and Los Alamitos City Hall. Due to the site’s elevation drop and distance from the I-605, a freeway pylon sign was proposed on the site to provide visibility to travelers on the freeway. The EIR Addendum substantiated that the commercial center was consistent with the scope and type of development analyzed on the project site as part of the Los Alamitos General Plan EIR. The primary environmental issues involved traffic; construction and operational

noise; aesthetics; light, glare, and shading (from the project's pylon sign); and land use compatibility.

LOS ANGELES COUNTY GENERAL PLAN EIR, LOS ANGELES COUNTY

Konnie managed the preparation of a Program EIR that analyzed the comprehensive update to the 1980 Los Angeles County General Plan. The General Plan serves the entire 2,656 square mile unincorporated area of the County. For specific areas of the County, the General Plan included 15 community-level plans. The EIR evaluated the environmental impacts of the General Plan Update, including the addition of new elements, technical changes, and reorganization to reflect current information and new legal requirements. Konnie also assisted the County in determining the ultimate population, housing, and employment projections for the buildout of the proposed land use plan. The buildout exercise and EIR were particularly challenging given the size and complexity of the county's land use plan (including the 15 disparate community-level plans).

THE PLATINUM TRIANGLE EIR, CITY OF ANAHEIM

The Platinum Triangle is 820 acres and home to such landmarks as Angel Stadium, Honda Center, and the Grove of Anaheim. The Platinum Triangle Master Plan is part of an effort to attract residents and businesses, making Anaheim a desirable urban community as well as a popular vacation spot. Konnie worked on the Subsequent Environmental Impact Report No. 2, which analyzed proposed amendments to the Anaheim General Plan and to the Platinum Triangle Mixed-Use Overlay Zone and Master Land Use Plan that would increase allowable residential, office, and commercial space. The master plan envisioned the

development of the Anaheim Regional Transportation Intermodal Center, which would complement local urban communities such as A-Town and The Experience at Gene Autry Way by providing alternative transportation and making Anaheim a hub of Southern California. The increased intensity would have the potential to impact public services, traffic, and utilities, which was thoroughly analyzed in the EIR.

CARDINAL GLASS EXPANSION, CITY OF MORENO VALLEY

Konnie prepared an Addendum to a CEQA Negative Declaration for a 49,682 square-foot addition to the Cardinal Glass plant in the City of Moreno Valley. The project expanded the manufacturing capacity of glass tempering facility to increase plant productivity. Associated improvements included rerouting of a water main along the site's northern boundary, a new storm drain line, a new sanitary side sewer connection to the existing onsite sewer service line, new concrete and asphalt paving, and modifications to the existing retention/infiltration basin north of the existing building. The proposed improvements were built on a 6.37-acre portion of the overall 18.37-acre site.

PEDLEY CROSSINGS SHOPPING CENTER EIR, CITY OF JURUPA VALLEY

Konnie prepared an EIR for the Pedley Crossings Shopping Center. The project, approved in 2015, consists of 12 buildings and approximately 266,000 square feet of space for retail, restaurant, and fuel center uses adjacent to existing mobile homes in the city of Jurupa Valley. A major element of the project, and of the environmental analysis, was evaluating the impact of site preparation activities, which will require the use of explosives to blast rock and the export of 1.8 million cubic

yards of material. In addition to writing the EIR and conducting multiple community meetings, EPD prepared a comprehensive analysis of air quality, noise, and GHG resulting from construction and operation of the shopping center. These analyses were particularly complex due to the project's two-year grading, blasting, and soil export schedule, adjacent to sensitive receptors.

PACIFIC GOLF CLUB AND RESIDENTIAL DEVELOPMENT, CITY OF SAN CLEMENTE

Konnie was the project manager for an EIR for the Pacific Golf and Residential Project, located within the eastern portion of the city of San Clemente. The proposed project consisted of a General Plan Amendment (Open Space, Parks & Recreation, and Growth Management Elements), Specific Plan Amendment, Site Development Permit, and Tentative Tract No. 16910 to allow for the construction of up to 224 residential units on approximately 52 acres of the 248-acre project site. The project applicant was pursuing, in collaboration with the Gary Player Design Group, a redesign and reconfiguration of the golf course from its current 27-hole layout to a traditional 18-hole golf course. The project was approved and the EIR certified in 2007, but the approval was overturned in 2008 by a voter-initiated referendum.

PIPELINE AVENUE RESIDENTIAL IS/MND, COUNTY OF SAN BERNARDINO

Konnie was lead preparer of an IS/MND analyzing a proposed 36-unit single-family residential subdivision that required County approval of a General Plan Amendment; a Planned Development Permit (Preliminary and Final); and a Tentative Tract Map. Several land planning and compatibility issues were addressed, including the

project's adjacency to the Southern Pacific Railroad line, location within the Sphere of Influence of the City of Chino, and impacts associated with the proposed removal of native oak trees.

CAMEO, COUNTY OF LOS ANGELES

Konnie assisted with the preparation of an IS/MND for 91 single-family detached condos on an infill site in South Whittier. EPD also processed entitlements and managed public outreach activities for this project, which is located in unincorporated Los Angeles County.

WELL 28 IS/MND, CITY OF ORANGE PUBLIC WORKS DEPARTMENT

Konnie prepared an IS/MND for a City of Orange Public Works project that included the demolition and removal of existing asphalt and the construction of a new water well ("Well 28"), with a pumping station, utility building, Southern California Edison (SCE) transformer, and a passive mini park on a 0.36-acre site in the Old Towne Orange Historic District. The well needed to be drilled to a depth of approximately 1,000 linear feet below ground surface, and drilling activity had to occur 24 hours a day, 7 days a week, for a period of three weeks in order to reach that depth. In addition to preparing the CEQA documentation, Konnie oversaw the preparation of the noise and vibration analysis, air quality and GHG analysis; cultural and paleontological resources assessment; energy analysis; geotechnical evaluation; Phase I Environmental Site Assessment; trip generation; and well design report.

NORTH GLENDORA RESERVOIR REPLACEMENT IS/MND, CITY OF GLENDORA PUBLIC WORKS DEPARTMENT

Konnie prepared the IS/MND and supporting technical studies for the

North Glendora Reservoir Replacement Project in Glendora. The project involved replacing a leaking 0.3-million-gallon (MG) bolted steel reservoir with two new 0.3 MG welded steel reservoirs to increase reliability for the City's Zone 3A water system. EPD conducted technical analyses for air quality, biological and cultural resources, hydrology, and noise, and coordinated the public review and response to comments on the IS/MND. EPD also authored the MMRP, Errata, and Final MND, which incorporated detailed responses to comments from agencies and environmental groups.

BRADBURY ROAD WIDENING PROJECT, CITY OF BRADBURY

Konnie oversaw the preparation of an IS/MND for the proposed widening of Bradbury Road (Wildrose Avenue) from 24 feet to 36 feet in the City of Bradbury. EPD conducted technical analysis to assess impacts related to air quality, biological resources, noise, cultural resources, and aesthetics, and coordinated closely with City staff and design engineers to analyze the effects of roadway regrading, retaining wall construction, and tree removals, ensuring consistency with the City's General Plan and Design Guidelines.

EDISON AND WALKER RANCH, CITY OF ONTARIO

EPD is providing entitlement and CEQA compliance services for the Walker Ranch Specific Plan, a 79.2-acre residential development in the City of Ontario that proposes up to 1,557 housing units across seven planning areas. Konnie is overseeing the preparation of the EIR, coordination of tribal consultation under AB 52 and SB 18, preparation of supporting documents for the General Plan Amendment, Tentative Tract Map, Development Agreement, and cancellation of a Williamson Act

contract. EPD has overseen coordination with utilities and public service providers and is supporting the City through all entitlement and CEQA milestones, ensuring comprehensive technical coverage and streamlined approvals.

SIMON RANCH RESERVOIR PROJECT IS/MND, CITY OF TUSTIN WATER SERVICES DIVISION

Konnie prepared an IS/MND and led multiple community meetings and stakeholder outreach efforts for the Simon Ranch Reservoir Replacement Project for the City of Tustin Water Services Division. The project involved the demolition and replacement of a 1.4 MG reservoir, which provides domestic water to the area, with a new 1-MG aboveground reservoir and associated improvements, including a new pump station and construction of offsite pipelines. Replacement of the reservoir and upgrade of supporting components remedied deteriorating infrastructure as well as increased fire flow to meet fire protection requirements for the area. Outreach meetings led to design alternations to satisfy community concerns and obtain support, resulting in no opposing comments at the City Council hearing.

LOS OLIVOS 48-UNIT RESIDENTIAL PROJECT, RIVERSIDE COUNTY

48 homes on a 12.6-acre site. EPD managed entitlements, including a Zone Change and Tentative Tract Map, and prepared an MND. EPD processed Airport Land Use Commission review and approval of the project, and also coordinated review by the County's Environmental Programs Division as part of the required Habitat Assessment and Negotiation Strategy (HANS) in compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

Meghan Macias, TE

Director of Technical Services

REPRESENTATIVE PROJECTS

TUSTIN LEGACY SPECIFIC PLAN AMENDMENT SEIR, THE MARKETPLACE EIR, AND ENDERLE CENTER EIR, CITY OF TUSTIN

Meghan acted as the lead project manager for a transportation impact analyses for three concurrent Environmental Impact Reports (EIRs) implementing the City of Tustin’s Housing Element Update: the Tustin Legacy Specific Plan Amendment SEIR, The Marketplace EIR, and the Enderle Center EIR. Her work included detailed traffic impact analyses (TIAs), vehicle miles traveled (VMT) assessments in accordance with SB 743, and level of service (LOS) evaluations. Meghan’s coordinated approach ensured consistency across the EIRs while addressing the unique transportation characteristics of each site, supporting the city’s long-term housing and land use planning objectives.

DEVELOPMENT OF VMT-BASED SCREENING THRESHOLDS (INCLUDING GHG-BASED THRESHOLDS FOR VMT GUIDELINES), CITY OF REDLANDS

Meghan led the preparation of VMT-based screening thresholds, incorporating greenhouse gas emission metrics and CEQA streamlining provisions. Her analysis was used by the city to update its local CEQA guidelines in compliance with SB 743, providing a defensible framework for evaluating future development projects.

ETHANAC AND BARNETT WAREHOUSE CEQA, CITY OF MENIFEE

Meghan led the team in preparing the VMT Screening Analysis and Traffic Impact Analysis for this project in support of the IS/MND that EPD also prepared. The project proposed a speculative industrial development within two industrial buildings on a 13.89-acre site.

PROFILE

Meghan leads a diverse team of analysts and engineers in delivering high-level technical support across multiple disciplines, including transportation planning, air quality, greenhouse gas emissions, energy, noise, and health risk assessments. Meghan oversees the integration of technical studies into broader environmental documentation efforts, ensuring coordination between disciplines and consistency across deliverables. She is adept at managing multiple concurrent studies and teams, often under accelerated timelines, and is known for her responsiveness, thoroughness, and collaborative approach. With more than two decades of professional experience, Meghan has built a reputation for producing clear, defensible, and actionable analyses that support land development, infrastructure, and policy planning projects statewide. She plays a central role in aligning technical outputs with CEQA and NEPA compliance requirements, facilitating entitlement approvals, and navigating complex environmental regulatory frameworks.

Meghan is trusted resource for SB 743 implementation and vehicle miles traveled (VMT) analysis, having supported jurisdictions and private clients alike in adopting and applying innovative approaches to transportation impact evaluation. Her deep understanding of travel demand modeling, traffic operations, and regional transportation policy enables her to bridge the gap between environmental review and mobility planning.

EDUCATION PROFILE

Master of Urban and Regional Planning

University of California, Irvine

Bachelor of Arts in Geography

California State University, Fullerton

PROFESSIONAL AFFILIATIONS

Orange County Association of Environmental Professionals (AEP), Treasurer

Institute of Transportation Engineers (ITE)

Member of ITE Transportation Capacity and Mobility Task Force

Member of ITE SB743 Task Force

Orange County Traffic Engineering Council (OCTEC)

CERTIFICATION

California Traffic Engineer 2697

TENURE

Director of Technical Services, EPD Solutions, Inc., 2017-present

Transportation Planning Manager, Transpo Group, 2014-2017

Principal, LSA Associates, 1999-2014

RHNA REZONE PROJECT VMT ANALYSIS, CITY OF REDLANDS

Meghan managed VMT and traffic studies to support Housing Element implementation and rezoning strategies, including site-specific evaluations for thousands of proposed housing units. Her work helped agencies demonstrate environmental compliance while planning for RHNA obligations.

THE BOWERY MIXED-USE PROJECT, CITY OF SANTA ANA

Meghan prepared a traffic study in coordination with the City of Santa Ana to accommodate the addition of 1,150 residential units and 80,000 sq. ft. of retail and restaurant commercial space. The traffic study included analysis of 57 intersections and their existing, opening year, and cumulative conditions within the cities of Santa Ana, Tustin, and Irvine.

BLOOMINGTON BUSINESS PARK, SAN BERNARDINO COUNTY

Meghan oversaw traffic impact and VMT analyses for a large-scale logistics park totaling approximately two (2) million sq. ft. Her work included truck circulation design, mitigation measures, and CEQA coordination with county agencies and consultants.

SADDLEBACK STADIUM EIR ADDENDUM, CITY OF MISSION VIEJO

Meghan prepared a traffic study in support of an EIR Addendum for a proposed 8,000-seat stadium. Her work included intersection capacity analysis, event traffic forecasting, and coordination with the college district and City to align transportation solutions with campus master planning.

LA VERNE ELEMENTARY PREP ACADEMY, CITY OF HESPERIA

Meghan prepared a traffic study for a proposed 450-student charter school in Hesperia. The analysis included analysis of 10 intersections and evaluation of

queuing during drop-off and pick-up operations.

GEMINI SOLAR PROJECT, CLARK COUNTY, NEVADA

For one of the largest planned solar facilities in the U.S. (690 MW), Meghan provided transportation planning support including workforce trip generation analysis, rural access planning, and coordination with regional highway agencies.

RIVERDALE RESIDENTIAL, CITY OF ANAHEIM

Meghan prepared a traffic study for the Riverdale residential project, which proposed the construction of 75 single-family homes in place of a private elementary school.

HERITAGE PARK MASTER PLAN TRAFFIC IMPACT ANALYSIS AND VMT EVALUATION, CITY OF IRVINE

Meghan led the transportation evaluation for a large-scale park master plan, assessing existing and future VMT, active transportation access, and multimodal circulation patterns to support sustainable recreational development.

ALTA VISTA SPECIFIC PLAN AMENDMENT, CITY OF PLACENTIA

Meghan prepared a focused traffic analysis for a specific plan amendment proposing 54 residential units and 10,500 sq. ft. of restaurant space. Her work included trip generation, intersection LOS evaluation, and coordination with city staff to ensure transportation impacts remained consistent with previous planning assumptions.

CHINO FRANCIS ESTATES, CITY OF CHINO

For this residential development of 43 single-family homes, Meghan conducted a traffic impact study that assessed trip generation, neighborhood traffic conditions, and potential mitigation needs.

Her findings supported the project's entitlement process and compliance with city traffic study guidelines.

HIGHWAY 46 LOGISTICS CENTER, KERN COUNTY

Meghan managed the transportation analysis for a major 2 million sq. ft. logistics center in Kern County. Her responsibilities included evaluating heavy truck circulation, highway access, VMT analysis, and CEQA transportation compliance. The project required coordination with Caltrans and county planning staff due to its regional scale and goods movement profile.

301 TENNESSEE STREET, CITY OF REDLANDS

Meghan prepared a traffic impact analysis for a proposed 197,397 sq. ft. general light industrial development. The study evaluated project-generated trips, nearby intersection operations, and compliance with city traffic thresholds. Her analysis also incorporated vehicle miles traveled (VMT) screening and truck circulation review to support CEQA clearance and project approvals.

MENIFEE ARES WAREHOUSE, CITY OF MENIFEE

Meghan led the team in preparing a Focused Traffic Impact Analysis for this project in support of the EIR, which EPD also prepared, analyzing the proposed development of a new high cube industrial warehouse facility on a 28-acre site.

IVY AT DANVILLE TRAFFIC IMPACT ANALYSIS AND VMT ANALYSIS, TOWN OF DANVILLE

Meghan led the team in preparing the Traffic Impact Analysis and VMT Screening Analysis for this project, which proposed development of an assisted senior living facility.

Shawn Gatchel-Hernandez

Director of Biological Services

REPRESENTATIVE PROJECTS

WESTORIA RESIDENTIAL BIOLOGICAL RECORDS SEARCH
City of Torrance

2421 W 205TH ST TORRANCE BIOLOGICAL RECORDS SEARCH
City of Torrance

COVINA SCHOOL SITE GENERAL BIOLOGICAL ASSESSMENT
City of Covina

NWC TELEGRAPH & SFS WAREHOUSE PROJECT GENERAL BIOLOGICAL ASSESSMENT
City of Santa Fe Springs

NEC FREEMAN & TELEGRAPH SFS INDUSTRIAL PROJECT GENERAL BIOLOGICAL ASSESSMENT
City of Santa Fe Springs

TRADE AND COMMERCE WAREHOUSE PROJECT GENERAL BIOLOGICAL ASSESSMENT
City of Palmdale

QUAIL VALLEY PARK GENERAL BIOLOGICAL ASSESSMENT
City of Menifee

WINCHESTER RIDGE SPECIFIC PLAN AMENDMENT GENERAL BIOLOGICAL ASSESSMENT/MSHCP CONSISTENCY ANALYSIS, JURISDICTIONAL DELINEATION FIELD SURVEYS AND REPORT, BURROWING OWL SURVEYS, AND DBESP REPORT
Riverside County

CHASE ROAD RESIDENTIAL GENERAL BIOLOGICAL ASSESSMENT
City of Fontana

PROFILE

Shawn has over 20 years of experience providing environmental and biological regulatory compliance services for local and regional development and infrastructure projects throughout California. She has successfully entitled mitigation and conservation banks throughout Southern California and is highly adept at identifying effective mitigation solutions to address direct and indirect project impacts on biological resources. Shawn has a thorough understanding of Southern California biological regulations, including but not limited to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and San Diego Biology Guidelines, and San Diego County Multiple Species Conservation Program (MSCP), as well as extensive experience with both CEQA and NEPA compliance. She conducts California Rapid Assessment Method (CRAM) analyses, jurisdictional delineations, habitat assessments, and biological resources analyses and prepares regulatory permit applications, mitigation and monitoring plans, and mitigation banking documents. Shawn maintains excellent relationships with State and federal resource agency staff and specializes in coordinating and building consensus with planning staff and regulatory agencies throughout the project entitlement process.

EDUCATION PROFILE

Master of Environmental Law

University of California, Los Angeles (in progress)

Bachelor of Arts, English

University of California, Riverside

TRAINING AND CERTIFICATIONS

MSHCP Implementation Training for Biological Consultants, 2018
California Rapid Assessment (CRAM) Methodology, Trained Practitioner, Riverine Wetland Class Module, 2014
Wetland Delineation Training, Wetland Training Institute, 2003
1600 Permitting for CEQA, CDFG, 2002

TENURE

Director of Biological Services, EPD Solutions, Inc., 2026-present
Principal Environmental Manager & Regulatory Specialist, Hernandez Environmental Services, 2014-2025
Senior Environmental Manager, VCS Environmental, 2012-2015
Environmental Professional – Owner, Regulatory Permitting Specialists, 2005-2012
Environmental Analyst, Tom Dodson & Associates, 2003-2005
Environmental Specialist, Albert A. Webb Associates, 2002-2003
Scientific Aide, California Department of Fish & Game, 2001-2002

KNOX BUSINESS PARK BIOLOGICAL RESOURCES STUDY, JURISDICTIONAL DELINEATION, MSCHCP COMPLIANCE, DBESP, AND REGULATORY COMPLIANCE STRATEGY, RIVERSIDE COUNTY, CA

The proposed Knox Business Park Project would construct two separate warehouse facilities with associated offices and parking facilities. Shawn oversaw the preparation of a Biological Resources Study, Jurisdictional/Wetland Delineation, and Determination of Biologically Equivalent or Superior Preservation (DBESP) Report for the project. Shawn coordinated with the project proponent, County of Riverside staff, and wildlife agencies on the potential requirements for a DBESP, U.S. Army Corps of Engineers (USACE) Section 404 Permit, California Department of Fish and Wildlife (CDFW) Section 1602 Streambed Alteration Agreement, and Regional Water Quality Control Board (RWQCB) Section 401 Water Quality Certification, and obtained the necessary regulatory permits from the wildlife agencies for the project.

LOS OLIVOS (TTM 37294) BIOLOGICAL RESOURCES STUDY, JURISDICTIONAL DELINEATION, RIPARIAN BIRD SURVEYS, MSHCP COMPLIANCE, AND REGULATORY STRATEGY, RIVERSIDE COUNTY, CA

The proposed Los Olivos Residential Development would construct 48 single-family residential lots on a 12.6-acre site outside of the City of Murrieta. Shawn oversaw the preparation of a Biological Resources Study and Jurisdictional Delineation and conducted riparian bird surveys and focused burrowing owl surveys in compliance with the Western Riverside County MSHCP. Shawn coordinated with the project proponent and Riverside County Transportation Commission on the interplay between the proposed extension of Clinton Keith Road and the proposed residential development and with County of Riverside staff, Western

Riverside County RCA, and resource agency staff to resolve conflicts between the proposed development and the MSHCP conservation goals established for the cell group in which the project was located.

TESLA POWERED 55 PLUS SMART HOME COMMUNITY BIOLOGICAL RESOURCES STUDY, JURISDICTIONAL DELINEATION, MSHCP COMPLIANCE, DBESP, AND REGULATORY STRATEGY, RIVERSIDE COUNTY, CA

The proposed Tesla Powered 55 Plus Smart Home Community consisted of the construction of a 55 plus luxury mobile home park. Shawn oversaw the preparation of a Biological Resources Study, Jurisdictional Delineation, and DBESP Report for the project. She also coordinated with County of Riverside staff and the Western Riverside County Regional Conservation Authority (RCA) on utilizing existing MSHCP conservation lands for mitigating impacts to MSHCP Criteria Area Plant Species Survey Area (CAPSSA) species. Shawn coordinated with the project proponent, Western Riverside County RCA, and wildlife agencies on the potential requirements for a DBESP, CDFW Section 1602 Streambed Alteration Agreement, and RWQCB Waste Discharge Requirements. Further, she prepared a Mitigated Negative Declaration and coordinated the preparation of technical studies. (2018-2024)

WATERSEDGE MITIGATION BANK ENTITLEMENT, REGULATORY STRATEGY AND PERMITTING, BIOLOGICAL ASSESSMENT, JURISDICTIONAL DELINEATION, AND FOCUSED SPECIES SURVEYS, RIVERSIDE COUNTY, CA

The proposed Watersedge Mitigation Bank will create and restore Waters of the State and Covered Habitats that will be used to mitigate for habitat loss as a result of implementing development projects in the region. Shawn prepared the Bank

entitlement documents, obtained regulatory approvals, coordinated with wildlife agency staff throughout the Bank entitlement process, and oversaw the biological services for this project, which included conducting a biological assessment, focused species surveys, and jurisdictional delineation for the Bank property. (2018 – 2025)

SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT SCHOOL IMPROVEMENTS PROJECT GENERAL BIOLOGICAL ASSESSMENTS, CITY OF SAN BERNARDINO

The San Bernardino City Unified School District proposed the expansion and improvement of thirteen existing school sites. Shawn prepared the General Biological Resources Assessments for each of the thirteen sites. (2024 – 2025)

MESQUITE MINE EXPANSION PROJECT GENERAL BIOLOGICAL ASSESSMENTS, JURISDICTIONAL DELINEATIONS, FOCUSED DESERT TORTOISE, BURROWING OWL, AND BOTANICAL SURVEYS, REGULATORY STRATEGY, AND REGULATORY PERMITTING (USFWS SECTION 7), BRAWLEY, IMPERIAL COUNTY, CA

Western Mesquite Mine is an actively expanding gold mine. Shawn oversaw the biological assessments, focused species surveys, and jurisdictional delineations for the mine expansion areas. The project required consultation with USFWS, CDFW, and U.S. Bureau of Land Management (BLM) staff to re-initiate consultation with USFWS and CDFW to increase take of Desert Tortoise. Shawn supported the Desert Tortoise Presence/Absence Surveys on the mine site and the relocation and monitoring of desert tortoise found on the mine site. In addition, Shawn advised and obtained regulatory approvals for expansion activities under Clean Water Act Section 404 and 401, CDFW Section 1602, Porter Cologne, USFWS Section 7 Consultation, and CDFW 2081. (2016 – 2025)

Additional Specialized Training

Soil Formation, Structure and Chemistry,
University of Washington Botanic Gardens
School of Environmental and Forest
Sciences, College of the Environment,
2025

Digging into Soil Biology and Ecology,
University of Washington Botanic Gardens
School of Environmental and Forest
Sciences, College of the Environment,
2025

Understanding Soil Water, University of
Washington Botanic Gardens School of
Environmental and Forest Sciences,
College of the Environment, 2025

Soil Conditions and Management
Considerations, University of Washington
Botanic Gardens School of Environmental
and Forest Sciences, College of the
Environment, 2025

Soil Management and Remediation
Techniques, University of Washington
Botanic Gardens School of Environmental
and Forest Sciences, College of the
Environment, 2025

CEQA Essentials Workshop, Association
of Environmental Professionals, 2024

Navigable Waters Protection Rule Training
Presentation, 2020

Commercial Cannabis Permitting
Workshop, 2020

Land Use and Environmental Planning:
CEQA, the Subdivision Map Act, and Local
Zoning Laws, U.C. Riverside Extension,
2003

CEQA Workshop, Association of
Environmental Planners, 2003

Terrance Smalls, MCP

Environmental Principal Planner

REPRESENTATIVE PROJECTS

DISCOVERY PARK RESIDENTIAL PROJECT, CEQA 15183 PEER REVIEW, CITY OF IRVINE

Terrance peer reviewed the 15183 Consistency Justification for the Discovery Park project, a proposed 1,858-unit residential development within Planning Area 31. He oversaw the technical review of supporting documents, including air quality and GHG emissions, health risk assessment, and biological resources, ensuring that the project's impacts were fully addressed within the framework of the City's General Plan EIR. His responsibilities included verifying that the exemption was appropriately supported, confirming that no new or more severe impacts would occur, and ensuring consistency between the justification, technical studies, and project plans.

PA 25 RESIDENTIAL PROJECT, ADDENDUM PEER REVIEW, CITY OF IRVINE

Terrance led the peer review of the CEQA Addendum for the PA 25 Residential Project in the City of Irvine, which proposed the development of up to 2,500 residential units within the University Research Center. He oversaw the review of technical studies addressing air quality, GHG emissions, biological resources, geotechnical conditions, hydrology, water quality, and site contamination. Terrance ensured that the Addendum properly tiered from the City's 2045 General Plan EIR in accordance with CEQA Guidelines Section 15164, and that the project's environmental impacts were fully disclosed and mitigated where necessary. He provided strategic feedback and written edits to improve the Addendum's clarity, consistency, and legal robustness.

MENIFEE ARES WAREHOUSE EIR, CITY OF MENIFEE

Terrance provided senior review and CEQA guidance for EPD's preparation of the EIR and technical studies for this project, which proposed development of a new high cube industrial warehouse on a 28.27-acre site.

PROFILE

Terrance is a seasoned city and urban planning professional with over a decade of experience dedicated to enhancing communities through strategic planning and environmental stewardship. With a foundation in urban planning and deep expertise in environmental assessment and policy formulation, Terrance has guided numerous large-scale projects through the complexities of regulatory compliance while supporting long-term sustainability goals. His work reflects a commitment to balancing economic development with the preservation of natural resources.

Terrance possesses extensive experience preparing CEQA and NEPA documents and overseeing the full spectrum of environmental review processes—from technical documentation to implementation and compliance monitoring. His collaborative, solutions-oriented approach has been instrumental in delivering innovative planning strategies that meet agency requirements while aligning with client objectives. He has worked across a variety of sectors, including infrastructure, renewable energy, military facilities, and regional planning.

Terrance spent nearly a decade serving with the United States Navy's Naval Facilities Engineering Command (NAVFAC), where he honed his skills in environmental compliance, infrastructure planning, and project coordination. As a Community Planner and Asset Management Lead, he supported over 140 tenant commands across major naval installations both in the U.S. and overseas. His responsibilities included managing complex construction efforts, optimizing infrastructure utilization, and coordinating planning initiatives across multiple stakeholder groups.

His dedication to excellence has been recognized through multiple commendations, including the prestigious NAVFAC Excellence Award. Terrance is known for fostering collaboration across diverse technical and institutional partners, ensuring the successful delivery of high-impact projects that are resilient, environmentally responsible, and strategically aligned with broader community goals.

EDUCATION

Master of City Planning (MCP)
San Diego State University

Bachelor of Arts, Political Science
University of California

TENURE

Environmental Principal Planner, EPD Solutions, Inc., 2024-present
Supervising Planner, Kern County, 2017-2024
Asset Management Lead/Community Plans Liaison Officer,
Naval Facilities Engineering Command, 2007-2016

**WESTORIA RESIDENTIAL IS/MND
CITY OF TORRANCE** *(In Progress)*

Terrance is providing senior CEQA guidance for this project, which proposes redevelopment of a commercial property with 335 residential units and for which EPD is currently preparing the IS/MND. EPD is also preparing technical studies including the LOS and VMT screening memos, air quality, GHG, energy, and health risk analyses, and noise and vibration impact analysis, and overseeing the preparation of the cultural and biological resource studies.

**19026 GOLDENWEST ST COMMERCIAL
PROJECT EIR ADDENDUM,
CITY OF HUNTINGTON BEACH**

Terrance provided senior review and CEQA guidance for this project, for which EPD prepared an EIR Addendum to the Holly-Seacliff General Plan Amendment EIR and prepared associated technical studies. The project proposed the subdivision of a 1.33-acre site into two lots for development of a fuel center and car wash, and involved approval of a Tentative Parcel Map, General Plan Amendment, and Specific Plan Amendment.

**1500 QUAIL STREET RESIDENTIAL
PROJECT, CITY OF NEWPORT BEACH**

Terrance is preparing CEQA documentation for a residential redevelopment project under SB 330 and streamlining provisions. His work includes verifying project eligibility, assessing consistency with existing planning policies, and facilitating entitlement review under an infill exemption framework.

**PA 51 TRAILS AND TRANSIT-
ORIENTED DEVELOPMENT CEQA
ADDENDUM PEER REVIEW,
CITY OF IRVINE**

Terrance peer reviewed the Addendum to the 2012 Subsequent Supplemental EIR for the Planning Area 51 Trails and Transit-Oriented Development project. Acting on behalf of the City, he oversaw the review of technical studies including air

quality, greenhouse gas emissions, noise, and lighting, ensuring consistency with CEQA requirements and City policies. He evaluated the Addendum for proper tiering, legal adequacy, and internal consistency with the prior certified EIR. Terrance also prepared detailed written comments, coordinated with City staff, and provided redline revisions to strengthen the Addendum's legal defensibility.

**VON KARMAN CREATIVE CAMPUS
(VKCC) RESIDENTIAL PROJECT, CEQA
SECTION 15183 PEER REVIEW,
CITY OF IRVINE**

Terrance served as the lead reviewer for the CEQA 15183 Consistency Justification for the Von Karman Creative Campus (VKCC) Residential Project in Planning Area 1 of the City of Irvine. He oversaw the review of all supporting technical studies and personally conducted the review of the project's noise analysis. His evaluation ensured that the exemption was fully supported by evidence showing no new or more severe environmental impacts beyond those analyzed in the City's General Plan EIR. Terrance verified that the project was consistent with adopted mitigation measures and development policies, and he prepared detailed comments to ensure the exemption met CEQA requirements for streamlined review. (2025)

**EDWARDS AIR FORCE BASE SOLAR
PROJECT, KERN COUNTY**

Terrance served as a lead planner for the joint NEPA/CEQA compliance process for a utility-scale solar project at Edwards Air Force Base. His responsibilities included preparing an Environmental Impact Statement (EIS) and Environmental Impact Report (EIR) to assess potential impacts of the solar facility and associated infrastructure. He coordinated between federal, state, and local agencies to ensure environmental review consistency and addressed issues such as habitat preservation, military airspace compatibility, and renewable energy integration.

**HIGHWAY 46 WAREHOUSE
PROJECT, KERN COUNTY**

Terrance managed the Environmental Impact Report (EIR) for a major logistics and warehouse development along the Highway 46 corridor. His work included traffic, air quality, noise, and land use impact assessments. The EIR supported the County's review of a high-visibility industrial project and helped guide mitigation strategies to address potential environmental and community concerns.

**CARBON TERRAVALT I CARBON
CAPTURE & SEQUESTRATION
PROJECT, KERN COUNTY**

Terrance served as the lead environmental planner for the EIR of the Carbon TerraVault I project—one of California's early carbon capture and sequestration (CCS) initiatives. He coordinated technical studies on geologic storage, air quality, seismic risk, and water resources, ensuring a comprehensive environmental review. His leadership supported the County's goals of advancing innovative climate technologies in line with state emissions reduction targets.

**RECOLOGY BLOSSOM VALLEY
ORGANICS PROJECT, KERN COUNTY**

Terrance prepared the Environmental Impact Report for a proposed organics recycling and composting facility. His analysis addressed potential impacts to air quality, biological resources, water supply, and waste management infrastructure, supporting Kern County's goals for sustainable waste diversion and circular economy solutions.

**SOUTH KERN COMPOSTING
MANUFACTURING PROJECT,
KERN COUNTY**

Terrance led the CEQA review for a large-scale composting operation in southern Kern County. His role involved managing interdisciplinary technical studies and

identifying mitigation strategies to minimize environmental effects on adjacent agricultural and residential areas.

MOJAVE MICRO MILL PROJECT, KERN COUNTY

Terrance served as the lead environmental planner overseeing the preparation of an Environmental Impact Report (EIR) for a proposed steel micro mill facility in the Mojave region of unincorporated Kern County. The project introduced a new heavy industrial use to a historically underutilized area and required detailed evaluation of air quality and greenhouse gas emissions, freight rail and truck circulation, utility infrastructure, and land use compatibility. Terrance managed coordination between County departments, the applicant’s technical team, and CEQA subconsultants to ensure the document met legal standards and addressed all potential environmental impacts. The project was brought before the Kern County Board of Supervisors and was ultimately approved in 2024, establishing a foundation for industrial diversification and job creation in the region. (2024)

WESTSIDE INDUSTRIAL PROJECT, KERN COUNTY

Terrance led the environmental review for a major industrial development on the west side of Kern County. The project involved coordination of technical studies addressing noise, traffic, and air quality, ensuring that the EIR met CEQA requirements and stakeholder expectations.

BORON COMMERCIAL DEVELOPMENT PROJECT, KERN COUNTY

Terrance supported CEQA review for a commercial development project in Boron, addressing land use compatibility, utility infrastructure, and regional transportation access. His role included preparing environmental documentation to facilitate entitlements and permitting.

MH/60 REALIGNMENT PROJECT, NAVAL BASE CORONADO, SAN DIEGO COUNTY

Terrance led the NEPA review for the MH/60 helicopter realignment project at Naval Base Coronado, culminating in the preparation of an Environmental Assessment (EA) and Finding of No Significant Impact (FONSI). His work included analysis of operational noise, air quality, transportation, and land use compatibility. He facilitated cross-agency coordination to ensure timely delivery of documentation to support mission-critical aviation operations.

P742 BACHELORS ENLISTED QUARTERS, NAVAL BASE CORONADO, SAN DIEGO COUNTY

Terrance managed NEPA documentation for the construction of new Bachelors Enlisted Quarters (BEQ) under the P742 project. The effort involved site selection analysis, resource impact assessments, and agency consultation to support new military housing development. His work contributed to efficient project approval and alignment with Department of Defense sustainability and livability goals.

P880 MH60 HANGAR PROJECT, NAVAL BASE CORONADO, SAN DIEGO COUNTY

Terrance prepared NEPA documentation for the P880 MH60 hangar facility, evaluating potential environmental effects of expanded helicopter maintenance and storage infrastructure. His responsibilities included environmental impact analysis, stakeholder engagement, and coordination with NAVFAC to meet operational and environmental performance standards.

NAVAL BASE CORONADO ACTIVITY OVERVIEW PLAN P750 VADM, NAVAL BASE CORONADO, SAN DIEGO COUNTY

Terrance supported the environmental review for the P750 Vice Admiral-level Activity Overview Plan, a strategic planning

document guiding base development and mission alignment. He provided NEPA compliance expertise, evaluating long-term environmental impacts of proposed facility upgrades and operational changes. His contributions helped establish a comprehensive planning framework that balanced military readiness with environmental protection.

MARTIN FITNESS CENTER P909 MH60 SIMULATOR FACILITY, NAVAL BASE CORONADO, SAN DIEGO COUNTY

Terrance prepared NEPA documentation for the Martin Fitness Center (P909) and MH60 Simulator Facility at Naval Base Coronado. His analysis covered facility siting, land use compatibility, operational impacts, and compliance with applicable environmental standards. The project facilitated enhanced military readiness through improved training and support infrastructure.

RUNWAY PAVING PROJECT, NAVAL AIR STATION NORTH ISLAND (NAVAL BASE CORONADO)

Terrance served as the project planner for a runway paving and rehabilitation effort at Naval Air Station North Island in 2016. Acting on behalf of the U.S. Navy, he prepared all required documentation to support funding procurement and project approval, including compliance with Department of Defense planning criteria and federal budgetary protocols. His responsibilities included site planning, coordination with base operations, and ensuring the project met applicable federal and state regulatory requirements, including NEPA and environmental compliance. Terrance also provided general oversight of the project’s budget and scope, supporting successful execution of critical infrastructure improvements for one of the Navy’s most active airfields.

Chad Karns

Transportation Manager

REPRESENTATIVE PROJECTS

IVY AT DANVILLE TRAFFIC IMPACT ANALYSIS AND VMT ANALYSIS

Town of Danville

PALM GOLDENWEST TIA AND VMT ANALYSIS

City of Huntington Beach

17326 EDWARDS CERRITOS TRAFFIC IMPACT ANALYSIS, VMT ANALYSIS, AND FULL TRAFFIC SIGNAL WARRANT ANALYSIS

City of Cerritos

TRAFFIC DATA COLLECTION AND SYNCHRO DATABASE DEVELOPMENT

City of San Diego

BASELINE RESIDENTIAL LOS, VMT, AND QUEUEING ANALYSIS

City of Fontana

SAN MARCOS SUB-AREA MODEL

City of San Marcos

BAKER LAKE ELSINORE INDUSTRIAL PROJECT TRAFFIC IMPACT ANALYSIS

City of Lake Elsinore (in progress)

EDISON AND WALKER TRAFFIC IMPACT ANALYSIS

City of Ontario (in progress)

ROSAMOND 116 RESIDENTIAL, UNINCORPORATED COMMUNITY OF ROSAMOND TIA

Kern County

INTERCHANGE MODIFICATION REPORT (IMR) I-90, SH-41 INTERCHANGE

ITD District 1, Idaho

PROFILE

Chad is a seasoned transportation engineering professional with over 27 years of experience specializing in traffic operations, transportation planning, and roadway design. He has successfully managed and written more than 200 traffic impact studies, corridor evaluations, and transportation planning analyses for residential, commercial, and infrastructure projects across eight states. Chad’s expertise spans from localized intersection analysis to large-scale freeway corridor studies and citywide transportation master plans. His deep understanding of both public and private sector requirements has made him a trusted advisor for clients ranging from city planning departments, state highway districts to state transportation agencies.

Chad has led the preparation of Plans, Specifications, and Estimates (PS&E) for major transportation projects valued between \$20 million and \$1 billion. His design work includes traffic signal systems, signing and striping plans, and temporary traffic control strategies. He brings a data-driven approach to traffic signal warrant assessments, intersection control evaluations, and corridor-level modeling, utilizing software such as Synchro, SimTraffic, Vistro, Sidra and AutoCAD to develop practical, feasible and constructible designs. His comprehensive knowledge of CEQA/NEPA transportation thresholds and jurisdictional requirements ensures seamless integration of planning and engineering deliverables.

At EPD, Chad has a senior leadership role in mentoring transportation staff, guiding project strategy, and ensuring the technical quality of all traffic engineering/transportation planning projects. He is known for his responsive coordination with agency staff, project stakeholders, and multidisciplinary teams to navigate entitlement processes, secure approvals, and implement high-impact mobility improvements. His ability to translate complex transportation data into actionable solutions continues to support the success of regional infrastructure initiatives and private development projects alike.

EDUCATION PROFILE

University of Evansville, Indiana

PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers (ITE)

TENURE

Transportation Manager, EPD Solutions, Inc., 2024-present
Sr. Designer III, Transportation Planner, David Evans & Associates, 2007-2024
Sr. Designer / Traffic Analyst, Carter Burgess, 2003-2007
Designer / Traffic Analyst, RBF Consulting, 2000-2003

WESTORIA RESIDENTIAL LOS AND VMT SCREENING, CITY OF TORRANCE

(In Progress) Chad oversaw the preparation of the LOS and VMT Screening Memos supporting the IS/MND for this project, which proposes redevelopment of a commercial property with 335 residential units.

PALM GOLDENWEST TIA, CITY OF HUNTINGTON BEACH *(In Progress)*

Chad is leading the preparation of a Traffic Impact Analysis (TIA) and Vehicle Miles Traveled (VMT) Analysis to support the Specific Plan Amendment and Environmental Impact Report (EIR) for this mixed-use project. The study includes 28 study intersections spanning Goldenwest Street, Garfield Avenue, Seapoint Street, and PCH. Signal warrant evaluations at three new PCH access points, supported by Caltrans coordination. Adjusted coastal traffic counts using Caltrans PeMS data to reflect seasonal peak conditions. VMT modeling based on OCTAM (Orange County Transportation Analysis Model) per City's 2023 guidelines. EPD continued involvement will include coordinating directly with City staff and Caltrans District 12 to ensure consistency with state and local transportation standards.

17326 EDWARDS RAOD WAREHOUSE TIA, VMT, LOS, CITY OF CERRITOS

Chad led the preparation of a Traffic Impact Analysis (TIA) and Vehicle Miles Traveled (VMT) Assessment to evaluate potential traffic and circulation impacts associated with the proposed redevelopment. He also led the detailed analysis of trip generation, and level of service (LOS) at 8 key intersections within the surrounding network, including Artesia Boulevard, Edwards Road, Marquardt Avenue, and Carmenita Road. A full traffic signal warrant analysis in accordance with the California Manual on Uniform Traffic Control Devices (CAMUTCD) was prepared to evaluate a potential traffic signal to provide access to the site.

TRAFFIC DATA COLLECTION AND SYNCHRO DATABASE DEVELOPMENT, CITY OF SAN DIEGO

Chad oversaw traffic data collection and built Synchro models to support operational analysis for multiple intersections across San Diego. His work informed future corridor-level modeling, signal timing optimization, and transportation planning efforts.

BASELINE RESIDENTIAL PROJECT, CITY OF FONTANA

Chad managed LOS, VMT, and queueing analyses for a 54-unit attached residential project in Fontana. His work supported entitlement processing and demonstrated CEQA compliance for local and cumulative traffic impacts. (2024)

BAKER LAKE ELSINORE INDUSTRIAL PROJECT, CITY OF LAKE ELSINORE

(In Progress) Chad is currently overseeing the Traffic Impact Analysis and VMT for an industrial development in Lake Elsinore, evaluating truck circulation, site access, LOS impacts, and mitigation strategies to support City and Caltrans review.

NORTH BOYER DEVELOPMENT, CITY OF SANDPOINT, IDAHO

Chad led the preparation of a Traffic Impact Analysis to support entitlements for a mixed-use development along the North Boyer corridor. His study evaluated LOS/delay at key intersections, site access, and regional circulation impacts within the growing Sandpoint community.

I-90, SH-41 INTERCHANGE MODIFICATION, ITD DISTRICT 1, IDAHO

Chad supported development of an Interchange Modification Report for the I-90 and SH-41 interchange, conducting freeway and ramp operations analysis, traffic forecasting, and design coordination to guide improvements aligned with FHWA and ITD requirements for a Single Point Urban Interchange (SPUI) currently under construction.

TRANSPORTATION MASTER PLAN UPDATE, 2017-2018, CITY OF POST FALLS, IDAHO

Chad facilitated the update of the City's Transportation Master Plan, performing corridor modeling, growth projections, and prioritization of capital improvement projects. His work helped define a phased infrastructure investment strategy responsive to development trends and mobility needs.

CITY OF RATHDRUM TRANSPORTATION PLAN, CITY OF RATHDRUM, IDAHO

Chad prepared the comprehensive transportation plan for the City of Rathdrum, analyzing existing traffic conditions, multimodal connectivity, and future development impacts. His recommendations guided roadway classifications, safety enhancements, and long-range infrastructure planning improvements.

PARKS ROAD INTERCHANGE FRONTAGE RD, ITD DISTRICT 1, IDAHO

Chad conducted a traffic impact study to evaluate circulation and access impacts from proposed frontage road development near the Parks Road interchange. His analysis supported ITD's evaluation of operational efficiency, safety, and potential ramp improvements.

BONNERS FERRY TRANSPORTATION PLAN, CITY OF BONNERS FERRY, IDAHO

Chad developed a community-based transportation plan for Bonners Ferry, integrating local roadway needs, safety considerations, and future growth into a unified mobility framework. His work supported the City's planning, funding, and infrastructure coordination efforts. Chad presented the Transportation Plan to Council for approval.

SPIRIT LAKE TRANSPORTATION PLAN, CITY OF SPIRIT LAKE, IDAHO

Chad led the transportation planning process for Spirit Lake, producing a long-range plan that addressed roadway function, traffic operations, pedestrian safety, and network expansion to support future development.

LOVE'S TRAVEL STOP, CITY OF POST FALLS, IDAHO

Chad prepared a TIA for a new Love's Travel Stop, addressing heavy truck volumes, site access configurations, and mitigation strategies for highway-adjacent intersections. His work supported timely project approval and infrastructure coordination.

PRAIRIE CROSSING, CITY OF POST FALLS, IDAHO

Chad completed a Traffic Impact Analysis evaluating residential and commercial traffic generation, intersection operations, and circulation improvements necessary to accommodate phased project buildout.

22ND AVE SPEED SURVEY, 16TH/BETTMAN/DICKEY CORRIDOR SPEED SURVEY, AND PARK RD BETWEEN 8TH AVE AND BEVERLY DR, CITY OF SPOKANE VALLEY

Chad analyzed data from engineering speed surveys along corridors in Spokane Valley, evaluating roadway characteristics, development patterns, and 85th percentile speeds in accordance with Washington Administrative Code. His findings supported data-driven speed limit recommendations and local traffic calming initiatives. (2018)

ROADWAY DESIGN, IDAHO TRANSPORTATION DEPARTMENT

Chad provided comprehensive design support for ITD projects ranging from \$20 million to \$1 billion, developing traffic signal, signing, and striping plans

and traffic control plans from preliminary through final design. He also performed field inspections to ensure construction compliance with state roadway and bridge standards. (2010-2024)

OLYMPIA GROUP, CLARK COUNTY, NEVADA

Chad led the master traffic study for a 2,700-acre mixed-use development proposed by Olympia Group in Clark County. The study involved comprehensive modeling of regional traffic impacts, phasing strategies, and multimodal access planning. He coordinated with local agencies and consultants to evaluate roadway capacity, identify infrastructure improvements, and ensure the plan aligned with regional transportation goals and land use patterns. His work supported entitlements and long-range planning for one of the largest proposed developments in the Las Vegas Valley.

MULTI-WAY STOP AND TRAFFIC SIGNAL WARRANT ANALYSES, CLARK COUNTY, NEVADA

Chad conducted multi-way stop and traffic signal warrant analyses at multiple intersections throughout Clark County. His evaluations used MUTCD criteria and local standards to assess signalization needs, improve intersection safety, and guide countywide infrastructure investments.

COYOTE SPRINGS, CLARK COUNTY, NEVADA

Chad prepared a Master Traffic Impact Analysis for the 42,000-acre Coyote Springs master-planned community, along with an internal circulation study for a 9,500-acre development phase. His work involved long-range modeling, internal street network planning, and coordination with NDOT and county agencies to support phased growth and regional mobility.

PRESCOTT VALLEY GENERAL PLAN UPDATE, PRESCOTT VALLEY, ARIZONA

As the lead transportation planner, Chad contributed to the circulation element of the Prescott Valley General Plan Update. He evaluated existing conditions, future roadway needs, and multimodal connectivity to support long-term community development and infrastructure planning.

ROSAMOND 116 RESIDENTIAL – UNINCORPORATED COMMUNITY OF ROSAMOND, KERN COUNTY

Chad managed and oversaw the Traffic Impact Analysis for a proposed 116-unit multifamily duplex community in the unincorporated community of Rosamond. His work addressed vehicle trip impacts, Level of Service (LOS) analysis, and CEQA transportation compliance. (2025)

IVY AT DANVILLE TRAFFIC IMPACT ANALYSIS AND VMT ANALYSIS, CITY OF DANVILLE

For a new residential development, Chad managed and oversaw a Traffic Impact Analysis and Vehicle Miles Traveled (VMT) analysis to comply with SB 743 requirements. His analysis helped the City assess project-induced traffic impacts and determine appropriate mitigation measures.

EDISON AND WALKER RESIDENTIAL PROJECT, CITY OF ONTARIO

(In Progress) Chad is managing the traffic analysis for a large planned residential development (approximately 900 units) at Edison and Walker. His responsibilities include trip generation assessment, intersection LOS analysis, evaluating the need for signal upgrades or operational enhancements, General Plan buildout conditions and fair share contributions at study intersections.

Alex Garber

Technical Manager

REPRESENTATIVE PROJECTS

2700 CALIFORNIA TORRANCE INDUSTRIAL PROJECT AIR QUALITY AND GHG ANALYSIS
City of Torrance

BRISBANE CROSSING INDUSTRIAL PROJECT AIR QUALITY, ENERGY, GHG ANALYSIS
City of Torrance

205TH ST TORRANCE WAREHOUSE TRIP GENERATION
City of Torrance

WESTORIA RESIDENTIAL AIR QUALITY, GHG, ENERGY, AND HEALTH RISK ANALYSES
City of Torrance

MISSION VILLAS RESIDENTIAL AIR QUALITY, ENERGY, AND GHG ANALYSIS
City of Rosemead

GOLDENWEST STREET COMMERCIAL PROJECT EIR ADDENDUM AND AIR QUALITY, ENERGY, GHG ANALYSIS
City of Huntington Beach

VICTOR VALLEY COLLEGE STUDENT HOUSING PROJECT
City of Victorville

TRADE AND COMMERCE AIR QUALITY, ENERGY, GHG IMPACT ANALYSIS
City of Palmdale

PALMDALE LOGISTICS TIA
City of Palmdale

PROFILE

Alex has more than six years of experience in environmental and transportation planning, and five years of specialized expertise in air quality, greenhouse gas (GHG), energy, and health risk assessment (HRA) analysis. He has been instrumental in building and leading EPD's in-house technical practice for air quality, energy, GHG, and HRA services, expanding the firm's capabilities and elevating the quality of its CEQA and NEPA environmental documentation. Alex has contributed technical expertise to a wide variety of projects across California, including residential, commercial, industrial, institutional, and solar utility developments, as well as large-scale mixed-use and specific plans. He is highly skilled in vehicle miles traveled (VMT) and level of service (LOS) studies, intersection and roadway segment analysis, and parking demand evaluations, having led traffic impact assessments for complex projects involving impacts at more than 50 intersections.

Alex also brings a strong mentoring and leadership presence to EPD, having developed internal training programs to strengthen the transportation and environmental planning skills of junior staff. His spatial analysis expertise using GIS software enhances the clarity and impact of environmental findings. Outside of project work, Alex is an active leader in the environmental planning community, serving as the Orange County Chapter Director for the California Association of Environmental Professionals (AEP). He has also moderated and spoken on expert panels at the AEP State Conference, addressing cutting-edge topics in transportation and cumulative impact analysis. Through both his project work and professional service, Alex continues to advance the field of environmental planning with thoughtful analysis and innovative leadership.

EDUCATION PROFILE

Bachelor of Arts, Environmental Studies
University of California, Santa Cruz

Environmental Management Certification
University of California, Irvine

PROFESSIONAL AFFILIATIONS

Board Member: Association of Environmental Professionals (AEP)
Orange County Traffic Engineering Council (OCTEC)
Golden Key Society

TENURE

Senior Technical Planner, EPD Solutions, Inc., 2023-present
Transportation Planner, EPD Solutions, Inc., 2021-2023
Environmental Planner, EPD Solutions, Inc., 2019-2021
NEPA & GIS Technician Intern, NOAA Marine Fisheries, 2016-2018

2700 CALIFORNIA TORRANCE INDUSTRIAL PROJECT AIR QUALITY AND GHG ANALYSIS, CITY OF TORRANCE

Alex prepared the Air Quality and GHG Comparison Analysis for this project, which proposed modifying two existing light industrial and operating a light industrial storage and warehouse facility and for which EPD prepared a Class 1 CEQA Exemption. Alex’s analysis compared emissions from existing uses to estimated emissions from the proposed project. The analysis showed that the project would result in net negative emission compared to existing uses and thus not result in significant air quality or GHG impacts.

BRISBANE CROSSING INDUSTRIAL PROJECT AIR QUALITY, ENERGY, GHG ANALYSIS, CITY OF TORRANCE

Alex prepared the air quality, energy, and GHG analysis for this project, which proposed redevelopment of a site with two speculative light industrial warehouse buildings and for which EPD prepared the IS/MND.

205TH ST TORRANCE WAREHOUSE TRIP GENERATION, CITY OF TORRANCE

Alex prepared the trip generation analysis for this project, which proposed a 132,425 SF warehouse building in Torrance and for which EPD prepared the IS/MND and supporting technical studies.

WESTORIA RESIDENTIAL AIR QUALITY, GHG, ENERGY, AND HEALTH RISK ANALYSES, CITY OF TORRANCE

(In Progress)

Alex is overseeing the preparation of the air quality, GHG, energy, and health risk analyses for this project, which proposes redevelopment of a commercial property with 335 residential units and for which EPD is preparing the IS/MND.

MISSION VILLAS RESIDENTIAL AIR QUALITY, ENERGY, AND GHG ANALYSIS, CITY OF ROSEMEAD

Alex prepared the air quality, energy, and GHG analysis for this project, which proposed development of 27 housing units on a 3.44-acre site, and for which EPD prepared the IS/MND.

ZEST 2.0 AT 747 N BARRANCA AIR QUALITY, ENERGY, GHG ANALYSIS, CITY OF COVINA

Alex prepared the air quality, energy, and GHG analysis for this project, which proposed development of 75 single-family attached residential units on a 2.77-acre site and for which EPD prepared a Class 32 CEQA Exemption.

VICTOR VALLEY COLLEGE STUDENT HOUSING PROJECT, CITY OF VICTORVILLE

Alex contributed to the CEQA documentation for a new student housing development at Victor Valley College. His work included preparing technical analyses focused on air quality, greenhouse gas emissions, and energy impacts to ensure regulatory compliance and support campus expansion. Alex collaborated with college representatives and consultants to address project-specific environmental concerns and streamline approvals.

TRADE AND COMMERCE AIR QUALITY, ENERGY, GHG IMPACT ANALYSIS, CITY OF PALMDALE

Alex led the preparation of air quality, energy, and greenhouse gas analyses in support of a CEQA 15183 exemption for a proposed commercial development. His work ensured consistency with General Plan EIR assumptions and provided a defensible basis for streamlining under CEQA. He coordinated closely with City staff and the project team to address emissions thresholds and energy efficiency metrics.

BLOOMINGTON BUSINESS PARK SPECIFIC PLAN TIA AND EIR, COUNTY OF SAN BERNARDINO

Alex supported both the traffic analysis and environmental review for the Bloomington Business Park Specific Plan, a multi-phase industrial development in San Bernardino County. He conducted detailed traffic impact analysis and contributed to the EIR’s air quality and energy sections. His technical expertise helped guide the County through CEQA compliance for one of its largest industrial planning efforts.

BAKER ELECTRIC VEHICLE CHARGING STATION PROJECT, COUNTY OF SAN BERNARDINO

Alex prepared technical CEQA documentation for an EV charging station development in the unincorporated community of Baker. His work included preparation of an Initial Study and coordination of air quality, greenhouse gas, and energy assessments. Alex helped ensure streamlined environmental review for this infrastructure project advancing California’s clean transportation goals.

DIMENSION LUA TRUST SOLAR PROJECT AIR QUALITY AND GHG IMPACT ANALYSIS, COUNTY OF SAN BERNARDINO

Alex prepared focused air quality and greenhouse gas impact analyses for a proposed solar energy facility in rural San Bernardino County. His technical evaluation addressed construction-phase emissions and long-term clean energy generation benefits, aligning with County climate action goals. He collaborated with environmental consultants and County planners to ensure CEQA defensibility.

GLEN HELEN SPECIFIC PLAN AMENDMENT, PHASE 2, FREEDOM ACRES, COUNTY OF SAN BERNARDINO

Alex supported the CEQA review for a Specific Plan Amendment to expand residential and recreational uses within the Glen Helen area. He contributed to the project's traffic and air quality analysis, evaluating potential impacts from new circulation patterns and land use changes. His work helped shape mitigation strategies that supported project approval while maintaining environmental performance.

SANTA ANA / LIVE OAK WAREHOUSE TIA AND AIR QUALITY, ENERGY, GHG REPORT, CITY OF FONTANA

Alex led the preparation of a Traffic Impact Analysis and environmental technical studies for a warehouse development at the intersection of Santa Ana Avenue and Live Oak Avenue. He developed trip generation estimates, analyzed LOS at key intersections, and authored air quality, energy, and GHG reports in accordance with City and South Coast AQMD standards. His coordinated approach helped align the project with CEQA requirements and supported agency review.

5705 NORTH INDUSTRIAL PKWY, CITY OF SAN BERNARDINO

Alex supported CEQA compliance for a 105,670 sq. ft. industrial warehouse project on a 6.91-acre site in San Bernardino. He prepared technical studies including air quality, greenhouse gas emissions, energy usage, and health risk assessment (HRA), and collaborated closely with the entitlement and permitting team. His work contributed to the successful preparation of the Initial Study/Mitigated Negative Declaration (IS/MND) and ensured the project met City and state regulatory standards.

CHASE ROAD RESIDENTIAL 15183 CEQA CHECKLIST, CITY OF FONTANA

Alex supported environmental review

for the Chase Road Residential project, which proposed the development of single-family homes in the City of Fontana. He prepared the CEQA Section 15183 checklist to confirm consistency with the City's General Plan EIR and conducted technical analyses in air quality, greenhouse gas emissions, and energy use. Alex also assisted with transportation review and coordinated with City staff to facilitate a streamlined entitlement process.

ALTHEA AVE RESIDENTIAL CEQA EXEMPTION, CITY OF RIALTO

Alex supported CEQA clearance for the Althea Avenue Residential project, which involved the development of new housing on an infill site in the City of Rialto. He prepared technical studies in air quality, greenhouse gas emissions, and energy to support a Class 32 Infill Exemption. Alex worked closely with the project team to ensure compliance with CEQA requirements and helped deliver documentation that facilitated timely project approval.

CSG SOLAR PROJECTS TRAFFIC ANALYSIS AND AIR QUALITY AND GHG REPORT, KINGS COUNTY AND TULARE COUNTY

Alex contributed technical studies for multiple utility-scale solar projects across Kings and Tulare Counties. He prepared traffic analyses to assess construction vehicle impacts and authored air quality and greenhouse gas reports in alignment with regional air district policies. His work helped facilitate environmental approvals for renewable energy infrastructure in rural jurisdictions.

SUNNYMEAD MARIJUANA DISPENSARY CEQA EXEMPTION, CITY OF MORENO VALLEY

Alex supported CEQA compliance for a cannabis retail facility in Moreno

Valley, preparing a Categorical Exemption under CEQA Guidelines Section 15301. He coordinated with City planning staff, verified land use consistency, and documented that the project would not trigger exceptions to the exemption. His efforts enabled the City to process entitlements efficiently under streamlined environmental review.

PACIFICA ALESSANDRO TRAFFIC ANALYSIS AND AIR QUALITY, ENERGY, AND GHG REPORT, CITY OF MORENO VALLEY

Alex prepared the traffic impact analysis and environmental technical studies for the Pacifica Alessandro residential development. His work included evaluating project-level VMT, vehicle trip impacts, air quality emissions, energy use, and GHG contributions in accordance with CEQA thresholds. He coordinated with City staff and consultants to support environmental documentation and entitlement approvals.

TEMECULA VALLEY CHARTER SCHOOL TIA, COUNTY OF RIVERSIDE

Alex led the traffic impact analysis for the proposed Temecula Valley Charter School campus. He developed trip generation estimates based on comparable facilities, analyzed intersection and access point operations, and recommended improvements to ensure safe school circulation and compliance with County requirements.

THE BOWERY TRAFFIC IMPACT ANALYSIS, CITY OF SANTA ANA

For The Bowery, a high-density mixed-use development, Alex conducted a comprehensive traffic study addressing impacts to major intersections and freeway ramps in central Santa Ana. His analysis

supported the project's EIR and CEQA transportation thresholds, helping secure entitlements for a key infill housing initiative.

KIA DEALERSHIP MND, CITY OF MORENO VALLEY

Alex supported the preparation of technical studies for a Mitigated Negative Declaration for a new Kia dealership project. He contributed air quality, energy, and GHG analyses, ensuring consistency with regional environmental thresholds and addressing potential construction-phase impacts.

PAVILION PLAZA TRAFFIC IMPACT ANALYSIS, CITY OF GARDEN GROVE

Alex completed a traffic impact study for a commercial redevelopment at Pavilion Plaza. His analysis assessed the effects of proposed drive-through restaurant uses on nearby intersections and evaluated queuing and site access. Recommendations informed City review and project design refinements.

GEMINI SOLAR DUE DILIGENCE, CLARK COUNTY, NEVADA

Alex contributed to the environmental due diligence for a proposed utility-scale solar project in Clark County. He evaluated transportation and air quality feasibility, identifying potential permitting risks and regulatory triggers for CEQA and NEPA compliance.

WORLDS GYM SHARED PARKING STUDY, CITY OF COSTA MESA

Alex prepared a shared parking analysis for a new fitness center at an existing commercial center. He conducted peak demand forecasting using Urban Land Institute methodologies and evaluated parking adequacy under mixed-use conditions

to support the City's planning review.

VIRGO SOLAR FEASIBILITY DUE DILIGENCE, NYE COUNTY, NEVADA

Alex supported feasibility and environmental due diligence for the Virgo Solar Project, a utility-scale renewable energy development. His responsibilities included preliminary screening of air quality, greenhouse gas, and transportation-related considerations to identify permitting needs and potential constraints under NEPA and local jurisdictional guidelines.

TEMECULA WINERY AIR QUALITY, ENERGY, GHG REPORT, COUNTY OF RIVERSIDE

Alex prepared an air quality, energy, and greenhouse gas emissions analysis for a proposed winery in Temecula Valley. The report supported CEQA documentation by evaluating construction and operational emissions and identifying applicable mitigation strategies to ensure regional compliance.

CORNERSTONE BIBLE CHURCH TRAFFIC ANALYSIS, CITY OF GLENDORA

For a proposed church expansion, Alex conducted a focused traffic analysis to assess peak period operations, site access circulation, and parking demands. His recommendations helped streamline project review and informed entitlement decisions by the City.

NANCY RIDGE INDUSTRIAL PROJECT AIR QUALITY/GHG ANALYSIS, CITY OF SAN DIEGO

Alex completed technical studies for a light industrial redevelopment in San Diego, evaluating construction-related emissions and long-term GHG impacts in accordance with the City's CEQA

Significance Determination Thresholds. His work supported a streamlined review process.

RIO VISTA SPECIFIC PLAN TRAFFIC IMPACT ANALYSIS, CITY OF JURUPA VALLEY

Alex supported the Traffic Impact Analysis for the Rio Vista Specific Plan, a large-scale mixed-use development in the City of Jurupa Valley. He developed trip generation forecasts, analyzed intersection operations, and coordinated closely with City engineers to ensure compliance with CEQA and local traffic standards. His work informed circulation planning and supported the project's entitlement approvals.

RIO VISTA SPECIFIC PLAN UPDATE TRAFFIC IMPACT ANALYSIS, CITY OF JURUPA VALLEY

Alex prepared a comprehensive traffic study for the Rio Vista Specific Plan update, analyzing roadway network improvements and trip impacts from long-range land use changes. His findings supported environmental clearance and informed phased infrastructure planning.

30700 RANCHO VIEJO (SWALLOWS CREEK) INDUSTRIAL PROJECT TRAFFIC IMPACT ANALYSIS, CITY OF SAN JUAN CAPISTRANO

Alex led the traffic impact analysis for the Swallows Creek industrial project, a warehouse and logistics facility. He evaluated regional access via the I-5 corridor and developed recommendations for intersection improvements and circulation design.

SLATER AVE MIXED-USE PROJECT AIR QUALITY, ENERGY, AND GHG ANALYSIS, CITY OF FOUNTAIN VALLEY

Alex prepared technical environmental studies for a mixed-use development

along Slater Avenue. His analysis assessed regional air pollutant emissions, energy demand, and long-term GHG impacts to ensure compliance with City-adopted CEQA thresholds and sustainability goals.

BIXBY AVE MIXED-USE PROJECT AIR QUALITY, ENERGY, AND GHG ANALYSIS, CITY OF GARDEN GROVE

Alex prepared CEQA-compliant technical studies for a proposed mixed-use development on Bixby Avenue. His analysis evaluated construction and operational emissions, energy consumption, and long-term greenhouse gas impacts, ensuring the project aligned with local sustainability objectives and regional air quality standards.

MAGNOLIA TANK FARM AIR QUALITY ANALYSIS AND EIR PEER REVIEW, CITY OF HUNTINGTON BEACH

Alex supported peer review of air quality technical documents for the Magnolia Tank Farm redevelopment EIR. His review ensured consistency with SCAQMD guidelines, validated assumptions used in emission modeling, and provided targeted recommendations to strengthen the EIR's environmental analysis.

SANTA ANA CHURCH REDEVELOPMENT AIR QUALITY, ENERGY, GHG IMPACT ANALYSIS, CITY OF SANTA ANA

Alex led the preparation of environmental technical studies for the redevelopment of a church property into a residential community. His work included evaluating emissions, energy usage, and GHG impacts under CEQA, coordinating closely with City staff to support streamlined project approval.

SOUTH COAST TECHNOLOGY CENTER PEER REVIEW OF TECHNICAL STUDIES AND 15183 CEQA EXEMPTION, CITY OF SANTA ANA

Alex conducted a peer review of traffic, air quality, and GHG technical studies and provided documentation supporting CEQA Section 15183 exemption findings. His review ensured the project's consistency with the City's General Plan EIR, enabling use of streamlined environmental procedures.

Renee Escario

Senior Associate/Project Manager

REPRESENTATIVE PROJECTS

**SNUG HARBOR SURF PARK
PROJECT EIR**

City of Newport Beach

**RIDER COMMERCE CENTER
INDUSTRIAL PROJECT MND**

County of Riverside

**SADDLEBACK STADIUM EIR
ADDENDUM**

City of Mission Viejo

**TWELVE OAKS WINERY
RESORT MND**

County of Riverside

LOS OLIVOS RESIDENTIAL MND

County of Riverside

**DOWNTOWN COMMERCIAL
CORE SPECIFIC PLAN
PROGRAM EIR**

City of Orange

**901 E. SOUTH STREET
RESIDENTIAL PROJECT INFILL
ENVIRONMENTAL CHECKLIST**

City of Anaheim

**COLONY COMMERCE CENTER
EAST**

INDUSTRIAL PROJECT EIR

City of Ontario

**CLAREMONT GENERAL PLAN
HOUSING ELEMENT EIR**

ADDENDUM

City of Claremont

CHINO FRANCIS ESTATES MND

City of Chino

**BRODIAEA BUSINESS CENTER
MND ADDENDUM**

City of Moreno Valley

PROFILE

Renee is a seasoned environmental planner and project manager with experience leading CEQA and NEPA compliance efforts for complex and high-visibility development projects throughout California. Her background includes managing environmental documentation for a wide array of project types, including industrial facilities, residential developments, commercial centers, and public infrastructure. Renee's strengths lie in her ability to coordinate multidisciplinary teams, maintain strong client relationships, and deliver technically sound and legally defensible environmental documents under tight schedules.

At EPD Solutions, Renee supports both public agencies and private developers by managing the preparation of Initial Studies, Mitigated Negative Declarations, Environmental Impact Reports, and CEQA addenda. Her approach emphasizes close collaboration with agency staff, consultants, and stakeholders to ensure environmental compliance is seamlessly integrated into entitlement strategies. She is skilled at navigating politically sensitive and complex projects, often serving as the lead facilitator at public hearings and stakeholder meetings.

Renee's portfolio includes high-profile projects such as the Downtown Commercial Core Specific Plan Program EIR (City of Orange), the Pedley Crossings Commercial Project EIR (City of Jurupa Valley), and the Colony Commerce Center East EIR (City of Ontario). Her experience also includes successful CEQA clearance for infill, mixed-use, and solar development projects. With her detailed knowledge of CEQA procedure and strong communication skills, Renee is a trusted advisor to clients pursuing responsible growth and community-oriented development.

EDUCATION PROFILE

Bachelor of Arts, Philosophy and Political Science

University of Delaware

PROFESSIONAL AFFILIATIONS

California Association of Environmental Professionals (AEP)

American Planning Association (APA)

TENURE

Senior Associate/Project Manager, EPD Solutions, Inc., 2016-Present

Environmental Consultant, RE Consulting, 2014-Present

Sr. Managing Associate, Environmental Science Associates, 2012-2016

Sr. Project Manager/Sr. Associate, ICF International, 2011-2012

Environmental Planning Consultant, Long Beach USD, 2010

Sr. Project Manager/Environmental Planner, LSA Associates, 2001-2010

**SNUG HARBOR SURF PARK PROJECT
EIR, CITY OF NEWPORT BEACH**

The Snug Harbor Surf Park project proposed 15.08-acre surf park on a portion of the Newport Beach Golf Course. It would redevelop the center portion of the NB Golf Course with approximately 5 acres of surf lagoons, a three-story clubhouse building containing a reception area, surf academy, fitness facility, yoga center, administration offices, staff areas, locker rooms, retail store, restaurant, a coffee bar/snack shack, and a two-story athlete accommodation building with 20 units. Renee was the CEQA Project Manager for this project and led the preparation of an expedited EIR as well as peer review of associated technical studies. The project was unanimously approved by the City of Newport Beach Planning Commission and was approved by City Council in October 2025.

**RIDER COMMERCE CENTER
INDUSTRIAL PROJECT MND, COUNTY
OF RIVERSIDE**

Renee managed the preparation of a Mitigated Negative Declaration (MND) for the industrial development in Riverside County. She coordinated technical studies, facilitated agency and applicant communication, and ensured compliance with CEQA requirements for environmental review and mitigation. Her leadership helped streamline entitlement approvals and deliver a defensible environmental document on schedule.

**SADDLEBACK STADIUM EIR
ADDENDUM, CITY OF MISSION VIEJO**

Renee oversaw the preparation of an EIR Addendum evaluating proposed changes to a previously approved development. She assessed potential environmental impacts under CEQA and coordinated closely with City staff to ensure the addendum remained consistent with the certified EIR while addressing community and stakeholder concerns.

**TWELVE OAKS WINERY RESORT
MND, COUNTY OF RIVERSIDE**

Renee led environmental documentation for a proposed winery resort, preparing a comprehensive Initial Study and MND that addressed issues such as aesthetics, biological resources, traffic, and noise. Her proactive coordination with the project team and regulatory agencies facilitated timely public review and entitlement processing.

**LOS OLIVOS RESIDENTIAL MND,
COUNTY OF RIVERSIDE**

Renee led environmental review for the Los Olivos residential development, preparing CEQA documentation and ensuring compliance with land use compatibility and regional growth policies.

**DOWNTOWN COMMERCIAL CORE
SPECIFIC PLAN PROGRAM EIR,
CITY OF ORANGE**

Renee supported preparation of a Program Environmental Impact Report (EIR) for the City of Orange's Downtown Commercial Core Specific Plan. She helped evaluate cumulative and program-level impacts for future land use changes, facilitating community engagement and aligning the plan with long-term sustainability goals.

**901 E. SOUTH STREET RESIDENTIAL
PROJECT INFILL ENVIRONMENTAL
CHECKLIST, CITY OF ANAHEIM**

Renee completed an infill environmental checklist to streamline CEQA review for a residential infill project, demonstrating the project's consistency with the City's General Plan and CEQA streamlining provisions.

**COLONY COMMERCE CENTER EAST
INDUSTRIAL PROJECT EIR, CITY OF
ONTARIO**

Renee supported the full EIR for the industrial center, addressing key issues such as air quality, traffic, and noise impacts, while coordinating closely with

consultants and city staff.

**CLAREMONT GENERAL PLAN
HOUSING ELEMENT EIR ADDENDUM,
CITY OF CLAREMONT**

Renee prepared an addendum to the EIR for Claremont's Housing Element Update, evaluating environmental effects of rezoning and compliance with RHNA obligations.

**CHINO FRANCIS ESTATES MND,
CITY OF CHINO**

She managed CEQA documentation for a 43-unit residential subdivision, coordinating with city planning staff and ensuring compliance with local development standards.

**BRODIAEA BUSINESS CENTER MND
ADDENDUM, CITY OF MORENO
VALLEY**

Renee led an MND addendum to assess changes to the Brodiaea Business Center project, ensuring consistency with prior CEQA findings and updated project details.

**HARVILL INDUSTRIAL CENTER MND,
COUNTY OF RIVERSIDE**

She managed the MND for the Harvill Industrial Center, supporting entitlements for logistics development and evaluating site-specific air quality and traffic impacts.

**SIMON RANCH RESERVOIR MND,
CITY OF TUSTIN**

Renee prepared the MND for a public utility project, addressing infrastructure construction impacts and facilitating public agency coordination.

**VILLAGE 605 COMMERCIAL PROJECT
EIR ADDENDUM, CITY OF LOS
ALAMITOS**

Renee provided CEQA services for an addendum addressing changes to a previously approved commercial project. Her work focused on traffic, air quality, and noise.

MONTEBELLO TOWNHOMES INITIAL STUDY, CITY OF MONTEBELLO

She prepared the Initial Study for a townhome project, analyzing aesthetics, circulation, and consistency with zoning and land use plans.

VINTAGE LOFTS RESIDENTIAL PROJECT MND, CITY OF TUSTIN

Renee led the MND process for a multifamily residential development, coordinating technical studies and facilitating public review.

METROPOLITAN STATE HOSPITAL MODERNIZATION MND, CITY OF NORWALK

She managed the MND for facility modernization, addressing construction impacts and operational changes for the state hospital campus.

CARDINAL GLASS INDUSTRIAL PROJECT ND ADDENDUM, CITY OF MORENO VALLEY

Renee supported an addendum for CEQA documentation associated with Cardinal Glass, evaluating modifications to a previously approved project.

CITY LANE 60-UNIT TOWNHOMES MND ADDENDUM, CITY OF MISSION VIEJO

She prepared an MND addendum for a residential project, ensuring environmental compliance and consistency with city planning goals.

CALTRANS FONTANA SOLAR PV MND, CITY OF FONTANA

Renee managed CEQA documentation for a Caltrans-led solar project, addressing utility-scale infrastructure within state right-of-way.

PIPELINE AVE RESIDENTIAL PROJECT MND, COUNTY OF SAN BERNARDINO

She oversaw the MND for a residential subdivision, addressing land use, biological resources, and stormwater runoff concerns.

PEDLEY CROSSINGS COMMERCIAL PROJECT EIR, CITY OF JURUPA VALLEY

Renee contributed to the EIR for a commercial development, managing technical analysis and coordinating with city departments to meet CEQA compliance.

HERITAGE MIXED USE DEVELOPMENT EIR, CITY OF SANTA ANA

Renee was the lead EIR preparer for this project, which will redevelop an 18.84-acre light industrial/warehousing/office site into a mixed-use development that would provide 1,221 multi-family apartments, 12,675 square feet of retail commercial space, and 5,415 square feet of restaurant space, and a two-story 56,000 square foot office building.

BALDWIN PARK DOWNTOWN TOD SPECIFIC PLAN EIR, CITY OF BALDWIN PARK

Renee was the lead EIR preparer for this Specific Plan, which includes the build-out of a transit-oriented community within 115 acres of downtown Baldwin Park. The Specific Plan would accommodate up to 833 additional residential units and 289,000 square feet of non-residential uses, taking the form of infill development and adaptive reuse proximate to a Metrolink Station.

THE MET RESIDENTIAL DEVELOPMENT IS/MND, CITY OF SANTA ANA

Renee was the lead preparer of an MND for The Met, a 284-unit multifamily development on 3.1 acres in Santa Ana.

FOOTHILL RANCH WALMART EXPANSION EIR, CITY OF LAKE FOREST

Renee was the lead EIR preparer for a 41,000-square-foot expansion of an existing 136,000-square-foot Walmart store.

Meaghan Truman

Senior Environmental Planner

REPRESENTATIVE PROJECTS

TUSTIN HOUSING ELEMENT IS/ND, CITY OF TUSTIN
City of Tustin

PA 25 RESIDENTIAL PROJECT EIR ADDENDUM AND TECHNICAL STUDY PEER REVIEW
City of Irvine

VON KARMAN CREATIVE CAMPUS RESIDENTIAL PROJECT CEQA EXEMPTION AND TECHNICAL STUDY PEER REVIEW
City of Irvine

RELATED BRISTOL SPECIFIC PLAN EIR
City of Santa Ana

GRISWOLD RESIDENTIAL PROJECT EIR
County of Los Angeles

WHITTRAM 2 SAN BERNARDINO COUNTY INDUSTRIAL PROJECT 15183
County of San Bernardino

FEDEX PARKING EXPANSION (HOLLY 2 & 3) INDUSTRIAL PROJECT 15183
County of San Bernardino

TRANSIT VILLAGES SPECIFIC PLAN EIR
City of Redlands

STATE STREET VILLAGE SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA)
City of Redlands

PROFILE

Meaghan is a highly skilled environmental planner with deep expertise in CEQA compliance, entitlement processing, and policy planning. With a well-rounded background spanning both public and private sectors, she has prepared a wide variety of environmental documents including Initial Studies, Mitigated Negative Declarations (MNDs), Environmental Impact Reports (EIRs), CEQA exemptions, and addenda. Meaghan’s project portfolio reflects her versatility and includes business centers, residential communities, mixed-use developments, and transit-oriented projects, demonstrating her ability to navigate the unique environmental and regulatory challenges of each development type. Her technical precision and understanding of land use and environmental policy make her a valuable asset to clients and regulatory agencies alike.

Meaghan has been especially active in supporting the environmental review of projects throughout the Inland Empire, where she has led or contributed to major efforts such as the Bloomington Business Park in San Bernardino County, large-scale industrial and commercial developments in Fontana, and the Transit Villages Specific Plan in the City of Redlands. These projects have required rigorous CEQA analysis and have involved coordination with multiple jurisdictions, transportation agencies, and utility providers. Meaghan’s ability to manage environmental documentation for complex, large-scale developments has earned her the trust of clients and helped ensure timely project approvals.

Before joining EPD Solutions, Meaghan served in the Community Development Department at the City of Manhattan Beach, gaining firsthand experience with local government planning processes and community engagement. Her familiarity with municipal operations enhances her ability to interpret agency expectations and deliver clear, actionable documents that support effective decision-making.

EDUCATION PROFILE

Bachelor of Arts in Environmental Studies
Loyola Marymount University

PROFESSIONAL AFFILIATIONS

Board of Directors, Orange County Association of Environmental Professionals (AEP)

TENURE

Associate Environmental Planner, EPD Solutions, Inc., 2022-Present
Assistant Environmental Planner, EPD Solutions, Inc., 2020-2022
Environmental Sustainability Intern, City of Manhattan Beach, 2019-2020

RELATED BRISTOL SPECIFIC PLAN PROJECT, CITY OF SANTA ANA

Meaghan prepared and managed the CEQA documentation for the Related Bristol Specific Plan, a multi-phase mixed-use development in the City of Santa Ana. She managed preparation of the Environmental Impact Report (EIR) and peer reviewed all of the technical studies for the project.

Meaghan assisted City staff in hosting the scoping meeting with approximately 100 attendees.

GRISWOLD RESIDENTIAL PROJECT, COUNTY OF LOS ANGELES

Meaghan supported CEQA documentation for the Griswold Residential Project, a development proposing new single-family homes in unincorporated Los Angeles County. She contributed to the preparation of the Environmental Impact Report (EIR), including evaluation of potential impacts to air quality, greenhouse gas emissions, traffic, and biological resources. Meaghan worked closely with County staff and technical consultants to ensure that the document met CEQA requirements and aligned with the County's broader housing and land use objectives.

SNUG HARBOR SURF PARK PROJECT, CITY OF NEWPORT BEACH

Meaghan assisted in the preparation of the EIR for the 15.08-acre recreational development in Newport Beach. Her responsibilities included peer reviewing technical studies and contributing to the EIR to address potential impacts to water resources, traffic, and community character. Her work supported CEQA compliance for a high-profile public-facing project.

205TH ST TORRANCE WAREHOUSE, CITY OF TORRANCE

Meaghan assisted in the preparation of the IS/MND for this 132,425 SF

warehouse building in Torrance. EPD also prepared/coordinated the supporting studies analyzing impacts related to traffic, GHG, noise, energy, health risk, cultural and paleontological resources, and geology, and led community outreach efforts and managed the project design consultants including the civil engineer and architect.

2700 CALIFORNIA STREET PROJECT, CITY OF TORRANCE

Meaghan prepared CEQA documentation, assisting with the justification and filing of a Class 1 Categorical Exemption. Her review focused on confirming the project's eligibility under CEQA guidelines for existing facilities and coordinating with City staff to support ministerial approvals.

ZEST 2.0 AT 747 N BARRANCA, CITY OF COVINA

Meaghan assisted with the preparation of a Class 32 CEQA Exemption for this development of 75 single-family attached residential units on a 2.77-acre site. EPD also prepared/coordinated the associated technical studies, analyzing air quality, energy, GHG, cultural resources, and noise impacts.

BLOOMINGTON BUSINESS PARK, COUNTY OF SAN BERNARDINO

Meaghan prepared and managed the CEQA documentation for the Bloomington Business Park Specific Plan, a multi-phase industrial development in unincorporated San Bernardino County. She contributed to the preparation of the Environmental Impact Report (EIR), coordinating closely with County staff and technical consultants to address key issues such as air quality, GHG emissions, and land use compatibility.

WELL 28 IS/MND, CITY OF ORANGE PUBLIC WORKS DEPARTMENT

Meaghan prepared the IS/MND for a City

of Orange Public Works project that included the demolition and removal of existing asphalt and the construction of a new water well ("Well 28"), with a pumping station, utility building, SCE transformer, and a passive mini park on a 0.36-acre site in the Old Towne Orange Historic District. In addition to preparing the CEQA documentation, Meaghan oversaw the preparation of the noise and vibration analysis, air quality and GHG analysis; cultural and paleontological resources assessment; energy analysis; geotechnical evaluation; Phase I Environmental Site Assessment; trip generation; and well design report.

FEDEX PARKING EXPANSION (HOLLY 2 & 3) INDUSTRIAL PROJECT, COUNTY OF SAN BERNARDINO

Meaghan contributed to the CEQA documentation for the FedEx Parking Expansion (Holly 2 & 3) project, involving expanded parking and circulation improvements to support existing industrial operations in unincorporated San Bernardino County. She assisted in preparing the 15183 Exemption and coordinated technical input related to air quality, traffic, and noise. Her work supported timely review and CEQA clearance for logistics infrastructure vital to regional goods movement.

TRANSIT VILLAGES SPECIFIC PLAN, CITY OF REDLANDS

Meaghan prepared environmental documentation for the Transit Villages Specific Plan, a transformative land use plan designed to support mixed-use and transit-oriented development near the Redlands Passenger Rail Line. She managed and drafted the EIR and supported coordination with the City and project consultants to evaluate impacts related to traffic, cultural resources, and noise. Her work supported a planning vision focused on sustainable mobility and urban infill.

**STATE STREET VILLAGE,
CITY OF REDLANDS**

Meaghan supported preparation of a Sustainable Communities Environmental Assessment (SCEA) for the State Street Village project, a mixed-use residential development located near the City's downtown rail station. Her work facilitated expedited environmental review and helped advance a transit-oriented project aligned with the City's sustainability and housing goals.

THE GRAND, CITY OF REDLANDS

Meaghan assisted in the preparation of a Sustainable Communities Environmental Assessment (SCEA) for The Grand, a high-density residential development near the Redlands rail corridor. She contributed to technical documentation in support of CEQA streamlining, including analysis of air quality, greenhouse gas emissions, traffic, and land use consistency. Her work supported the City's goals for smart growth and facilitated expedited environmental review for a key housing development in a transit-priority area.

**14387 VALLEY BLVD & 16025 SLOVER
AVE PROJECT,
CITY OF FONTANA**

For two major industrial developments in Fontana, Meaghan contributed to CEQA documentation and entitlement coordination. She supported preparation of Initial Studies and managed technical studies addressing traffic, air quality, and biological resources. Meaghan worked directly with City staff and applicants to respond to comments and ensure timely processing of approvals.

**COVINA BOWL SPECIFIC PLAN EIR,
CITY OF COVINA**

Meaghan provided CEQA support for the Covina Bowl Specific Plan, which proposed mixed-use redevelopment on a historically significant site. She assisted with the preparation of the EIR, including

analysis of historical resources, traffic, and aesthetics. Her involvement helped facilitate the City's review process and preserve the integrity of a landmark community asset while accommodating growth.

**PREZERO SUPPLEMENTAL IS/MND,
CITY OF JURUPA VALLEY**

Meaghan supported the preparation of a Supplemental Initial Study/Mitigated Negative Declaration (IS/MND) for an expansion of the PreZero recycling and waste management facility. She coordinated with technical consultants and City staff to evaluate changes in project scope, addressing key environmental topics including air quality, traffic, and noise. Her work ensured CEQA compliance while supporting timely processing of an essential industrial infrastructure upgrade.

**FOREST HOME CHRISTIAN
CONFERENCE CENTER, SAN
BERNARDINO COUNTY**

Meaghan contributed to environmental documentation for the Forest Home Christian Conference Center, located in a sensitive mountain area of San Bernardino County. She supported the Initial Study process, focusing on biological resources, wildfire risk, and hydrology. Her work helped balance the center's operational needs with CEQA compliance and resource protection in a high-hazard environmental setting.

**WELL 28 INSTALLATION IS/MND AND
TECHNICAL STUDIES,
CITY OF ORANGE**

Meaghan prepared the IS/MND and coordinated technical studies for the installation of Well 28 in the City of Orange. She supported analysis of potential impacts to hydrology, noise, and cultural resources, contributing to a complete IS/MND.

**PARKRIDGE AVENUE BUSINESS
PARK, CITY OF NORCO**

Meaghan supported preparation of a Class 32 Infill Exemption for the Parkridge Avenue Business Park. Her work involved verifying CEQA exemption criteria and assisting with documentation that supported infill development consistent with City plans.

**PORT OF LOS ANGELES JOHN
GIBSON TRUCKING PROJECT, PORT
OF LOS ANGELES**

Meaghan supported CEQA compliance for the John Gibson Trucking Project, which involves development of a truck and chassis parking lot within the Port of Los Angeles. She contributed to the Environmental Impact Report (EIR), focusing on cumulative and localized impacts such as air quality, traffic, and environmental justice within the port-adjacent community.

**RED HILL SPECIFIC PLAN
ADDENDUM – RED HILL MIXED-USE
PROJECT, CITY OF TUSTIN**

Meaghan prepared an Addendum to the Red Hill Specific Plan EIR for a proposed mixed-use redevelopment project. She evaluated proposed changes in relation to the certified EIR, ensuring no new or more severe impacts would result. Her work enabled the City to move forward with a streamlined CEQA process while supporting infill housing and commercial revitalization.

Tina Yuan, MS

Senior Air Quality & Noise Specialist

REPRESENTATIVE PROJECTS

WESTORIA RESIDENTIAL NOISE AND VIBRATION IMPACT ANALYSIS

City of Torrance

GOLDENWEST STREET COMMERCIAL HB CEQA EXEMPTION AND TECHNICAL STUDIES (AIR QUALITY AND GHG EMISSIONS ANALYSES)

City of Huntington Beach

VON KARMAN CREATIVE CAMPUS (VKCC) RESIDENTIAL PROJECT AIR QUALITY AND NOISE STUDY PEER REVIEW

City of Costa Mesa

HIVE LIVE PROEJCT AIR QUALITY AND GHG IMPACT ANALYSIS

City of Costa Mesa

NORWALK TRANSIT VILLAGE PROJECT AIR QUALITY AND GHG IMPACT ANALYSIS

City of Costa Mesa

MISSION VILLAGE SHOPPING CENTER PROJECT AIR QUALITY AND NOISE ANALYSIS

City of Jurupa Valley

VAN BUREN BLVD LANDSCAPE SERVICES AIR QUALITY, ENERGY, AND GHG EMISSIONS ANALYSIS AND HEALTH RISK ASSESSMENT

County of Riverside

THE VINEYARDS RESIDENTIAL PROJECT AND SPECIFIC PLAN AMENDMENT AIR QUALITY, GHG EMISSIONS, ENERGY, AND HEALTH RISK ANALYSES

City of Murrieta

PROFILE

Tina is an environmental planning professional with over four years of specialized experience in air quality, greenhouse gas (GHG), noise, and energy consumption analysis for major infrastructure and development projects. She ensures regulatory compliance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) and has authored more than 100 technical studies supporting environmental documentation. Her work has supported the environmental clearance of a wide range of public and private sector developments, including residential, commercial, mixed-use, transit centers, bridge construction, industrial facilities, and long-range planning projects.

Tina has led the quantification of GHG emissions reductions for community-scale initiatives such as Climate Action Plans and urban greening programs. She is adept at delivering regulatory-compliant technical reports, leading emissions and noise modeling, and advancing climate policy efforts. Her technical expertise includes use of AERMOD (air dispersion modeling), CalEEMod (emissions estimator model), RCNM (construction noise modeling), and FHWA-RD-77-108 (traffic noise modeling), along with GIS (ArcMap) and programming tools such as MATLAB and Python (Pandas, NumPy, Matplotlib) for environmental data analysis across diverse planning contexts.

CO-AUTHORED AND PUBLISHED

Impact of 4th of July Fireworks on Spatiotemporal PM2.5 Concentrations in California Based on the Purple Air Sensor Network: Implication for Policy and Environmental Justice

EDUCATION PROFILE

Master of Science, Environmental Studies
University of Southern California, Los Angeles

Bachelor of Science, Environmental Science
University of Arizona, Tucson

PROFESSIONAL AFFILIATIONS

Board Member: Association of Environmental Professionals (AEP)

TENURE

Senior Air Quality Specialist, EPD Solutions, Inc., 2025-present
Air Quality and Noise Specialist, Michael Baker International, 2021-2025
Research Assistant, University of California, Irvine, 2020-2021

YORBA LINDA HOUSING ELEMENT AIR QUALITY IMPACT ANALYSIS AND NOISE AND VIBRATION IMPACT ANALYSIS

City of Yorba Linda

THE CAMINO SCHOOL NOISE ANALYSIS AND MEMORANDUM

City of Laguna Woods

TECHNOLOGY DRIVE SITE DUE DILIGENCE SERVICES AND NOISE AND VIBRATION IMPACT ANALYSIS

City of Irvine

VKCC RESIDENTIAL PROJECT PEER REVIEW OF CEQA 15183 EXEMPTION AND TECHNICAL STUDIES

City of Irvine

2003 E CIENEGA CEQA EXEMPTION AND TECHNICAL STUDIES (AIR QUALITY AND NOISE IMPACT ANALYSES)

City of Covina

SIMPSON ROAD PROJECT CEQA REDUCED PROJECT MEMORANDUM

City of Hemet

EDISON AND WALKER GHG EMISSIONS ANALYSIS AND EIR

City of Ontario

TELEGRAPH AND SANTA FE SPRINGS PROJECT AIR QUALITY IMPACT ANALYSIS

City of Santa Fe Springs

GOODMAN GATEWAY DUE DILIGENCE-LEVEL AND OPERATIONAL HEALTH RISK ASSESSMENTS

City of Santa Fe Springs

MENIFEE 27 RESIDENTIAL PROJECT AIR QUALITY IMPACT ANALYSIS

City of Menifee

BELLFLOWER SELF STORAGE AIR QUALITY, NOISE, AND VIBRATION ANALYSES

City of Bellflower

MONTERRA PROJECT / COTTONWOOD GPA WEBB AIR QUALITY, GHG EMISSIONS, NOISE, AND VIBRATION IMPACT ANALYSES

City of Moreno Valley

7844 CITRUS AVENUE AIR QUALITY IMPACT ANALYSIS

City of Fontana

SUNNYCREEK CARLSBAD AIR QUALITY AND GHG EMISSIONS ANALYSIS

City of Carlsbad

NORTH TUSTIN STREET PROJECT AIR QUALITY AND GHG EMISSIONS ANALYSIS

City of Tustin

MASSACHUSETTS AVENUE WAREHOUSE PROJECT EIR

City of Riverside

540 WOODBURY AVENUE NOISE AND VIBRATION IMPACT ANALYSIS

City of Altadena

VESTAR – TUSTIN LEGACY GHG EMISSIONS ANALYSIS

City of Tustin

OLIVE AVENUE RESIDENTIAL PROJECT AIR QUALITY IMPACT ANALYSIS AND CONSTRUCTION HEALTH RISK ASSESSMENT

Winchester, Unincorporated

Riverside County

MASTER PLAN UPDATE EIR

California State University

CLIMATE ACTION PLAN UPDATE

County of Riverside

Tatiana Torres

Associate Environmental Planner

REPRESENTATIVE PROJECTS

BRISBANE CROSSING INDUSTRIAL PROJECT IS/MND

City of Torrance

WESTORIA RESIDENTIAL IS/MND

City of Torrance

COACHELLA I-10 PAVEMENT REHABILITATION PROJECT IS/MND AND EA/FONSI

Caltrans

BLYTHE I-10 PAVEMENT REHABILITATION PROJECT IS/MND AND EA/FONSI

Caltrans

PERRIS VALLEY PIPELINE EXEMPTION AND ENCROACHMENT PERMIT

Caltrans

PALMDALE LOGISTICS CENTER EIR

City of Palmdale

TRADE AND COMMERCE 15183 CEQA EXEMPTION

City of Palmdale

1021 EDINGER AVENUE BILLBOARD CONVERSION PROJECT CEQA COMPLIANCE

City of Tustin

THE TUSTIN MARKETPLACE HOUSING OVERLAY EIR

City of Tustin

ENDERLE CENTER REZONE / HOUSING OVERLAY EIR

City of Tustin

11234 RUSH STREET CEQA EXEMPTION

City of South El Monte

PROFILE

Tatiana is an experienced environmental planner with a background in CEQA and NEPA compliance, technical document preparation, and project management for both public and private sector clients. She has successfully led and supported the development of a wide array of environmental documents, including Categorical Exemptions, Initial Studies, Mitigated Negative Declarations, Environmental Impact Reports, Addenda, Categorical Exclusions, Environmental Assessments, and Findings of No Significant Impact.

Tatiana brings valuable public-sector insight from her previous roles at the California Department of Transportation (Caltrans), where she served as an Associate Environmental Planner and Environmental Scientist. Her experience includes managing environmental compliance for transportation infrastructure, pavement rehabilitation, utility encroachment, and interchange projects. Her technical knowledge and leadership ensure that CEQA and NEPA documentation is completed thoroughly, accurately, and on schedule.

At EPD Solutions, Tatiana applies her expertise to development, infrastructure, and rehabilitation projects across Southern California. She is known for her proactive coordination with agency stakeholders and consultants, ensuring successful environmental clearance for a broad range of project types. Her academic foundation in environmental science and policy further enhances her ability to support complex, multi-disciplinary efforts.

EDUCATION PROFILE

Master of Liberal Arts, Global Development Practice *(in progress)*
Harvard University

Graduate Certificate, Environmental Policy and International Development
Harvard University

Bachelor of Arts, Environmental Science and Policy
California State University, Long Beach

PROFESSIONAL AFFILIATIONS

Inland Empire Environmental Leadership Academy,
California State University San Marcos

Caltrans Certified NEPA Quality Control Reviewer (2022)

TENURE

Associate Environmental Planner II, EPD Solutions, Inc., 2024-present
Environmental Scientist, Caltrans, 2022-2023
Associate Environmental Planner, Caltrans, 2018-2022

BRISBANE CROSSING INDUSTRIAL PROJECT IS/MND

Tatiana served as EPD’s Project Manager and prepared the IS/MND for this project, which proposed redevelopment of a site with two speculative light industrial warehouse buildings. EPD also prepared the supporting technical studies, including the air quality, energy, and GHG analysis, and oversaw the preparation of the archaeological and paleontological resource studies, biological records search, and noise and vibration impact analysis.

WESTORIA RESIDENTIAL IS/MND CITY OF TORRANCE

(In Progress)

Tatiana is currently assisting the City of Torrance with preparation of the IS/MND for this project, which proposes redevelopment of a commercial property with 335 residential units. EPD is also preparing technical studies including the LOS and VMT screening memos, air quality, GHG, energy, and health risk analyses, and noise and vibration impact analysis, and overseeing the preparation of the cultural and biological resource studies.

COACHELLA I-10 PAVEMENT REHABILITATION PROJECT IS/MND AND EA/FONSI, CALTRANS

Prepared joint CEQA/NEPA documentation including an IS/MND and Environmental Assessment for critical pavement improvements along I-10 in the Coachella Valley. Evaluated community impacts, traffic, air quality, and biological resources to support project approvals.

BLYTHE I-10 PAVEMENT REHABILITATION PROJECT IS/MND AND EA/FONSI, CALTRANS

Tatiana led the preparation of CEQA and NEPA environmental documents—including an Initial Study/Mitigated Negative Declaration (IS/MND) and Environmental Assessment/Finding of No

Significant Impact (EA/FONSI)—for a major Caltrans pavement rehabilitation project along Interstate 10 near Blythe. Her work addressed both local and regional mobility needs, coordinating closely with staff to ensure timely and compliant environmental clearance under both state and federal regulations.

VIA CAMPO DIGITAL BILLBOARD CLASS 32 EXEMPTION, CITY OF MONTEBELLO

Tatiana prepared CEQA documentation for a proposed digital billboard project, securing a Class 32 Categorical Exemption. She evaluated key environmental considerations including visual character, traffic safety, and land use policy consistency. Her coordination with city staff ensured the exemption was defensible and aligned with city regulatory protocols.

PALMDALE LOGISTICS CENTER EIR, CITY OF PALMDALE

Tatiana supported the preparation of the Environmental Impact Report (EIR) for a major logistics center in the City of Palmdale. Her responsibilities included managing coordination between technical consultants and city planners, reviewing CEQA documentation, and ensuring timely delivery of a comprehensive environmental analysis in support of project entitlements.

TRADE AND COMMERCE 15183 CEQA EXEMPTION, CITY OF PALMDALE

Tatiana assisted in the development of CEQA streamlining documentation under Section 15183 for a commercial project consistent with the City of Palmdale’s adopted General Plan EIR. Her work involved verifying land use conformity, assessing environmental criteria, and coordinating with city staff to ensure eligibility for streamlined CEQA processing.

NORTHWEST CORNER OF TELEGRAPH AND SANTA FE SPRINGS EIR, CITY OF SANTA FE SPRINGS

Tatiana contributed to the preparation of an Environmental Impact Report (EIR) for a redevelopment project at the northwest corner of Telegraph Road and Santa Fe Springs Road. The project proposed a new industrial use on a previously developed commercial site. Tatiana coordinated with technical consultants and city staff to evaluate potential impacts related to air quality, noise, traffic, and land use compatibility. Her efforts supported timely preparation of the Draft and Final EIR, ensuring the project’s environmental clearance aligned with CEQA requirements and local planning objectives.

17326 EDWARDS ROAD CEQA EXEMPTION, CITY OF CERRITOS

Tatiana facilitated CEQA compliance for an industrial reuse project by preparing a Class 32 Categorical Exemption. She worked closely with city planning staff to evaluate environmental criteria and ensure a streamlined review process, supporting timely entitlement approvals for the proposed development.

11234 RUSH STREET CEQA EXEMPTION, CITY OF SOUTH EL MONTE

Tatiana prepared CEQA exemption documentation for an infill development project and coordinated with city staff to support the entitlement process. Her work focused on verifying land use compatibility and environmental thresholds to ensure compliance with Class 32 Exemption criteria.

Jennifer R.K. Stropes, BA, MS, RPA

Vice President of California Operations / Principal Historian

BRIEF PROFILE:

Jennifer R.K. Stropes has over 20 years of experience in cultural resource management, with experience in report writing, editing and production, recordation and evaluation of historic resources, construction monitoring management, field survey and excavation crew coordination, and laboratory management. Ms. Stropes is a Registered Professional Archaeologist (RPA) and conducts faunal, prehistoric, and historic laboratory analysis, historic structure significance eligibility evaluations, and prehistoric and historic cultural resource report writing for both CEQA- and NEPA-level compliance.

RELEVANT EXPERIENCE:

[500, 512, and 520 Midvale Avenue Project](#)

Historic Structure Assessment for the 500, 512, and 520 Midvale Avenue Project, Los Angeles, California (APNs 4363-010-010, -011, and -012) (2025)

[510-512 ½ West 31st Street, 3111-3115 South Flower Street, and 3117-3119 South Flower Street Project](#)

Historic Structure Assessment for 510-512 ½ West 31st Street, 3111-3115 South Flower Street, and 3117-3119 South Flower Street Project, Los Angeles, California (2025)

[3100 Fujita Street/23615 Telo Avenue Building](#)

Historic Structure Assessment for the 3100 Fujita Street/23615 Telo Avenue Building, City of Torrance, Los Angeles County, California (APN 7377-004-042) (2023)

[Merrill Commerce Center Project, City of Ontario, California](#)

Historic Context Statement for Dairy Industry Individuals or Families Within the Merrill Commerce Center Specific Plan Project prepared for the City of Ontario Planning Department. (2022)

[Residences at 800 Coast Project, City of San Diego, California](#)

Historic American Buildings Survey for Dorothy Cottage (827 Coast Blvd South) prepared for the City of San Diego. (2021)



Office Location:
Poway

Qualifications/License:
Registered Professional
Archaeologist

OSHA HAZWOPER
40-hour trained; current
8-hour annual refresher

Relevant Experience:
20 years

Education:
Master of
Science, Cultural
Resource
Management
Archaeology, St.
Cloud State
University, St.
Cloud, MN

Bachelor of Arts,
Anthropology,
UC Santa Cruz, CA

Tracy A. Stropes, M.A., RPA

Vice President of Cultural Resources/ Principal Archaeologist

BRIEF PROFILE:

Tracy A. Stropes has over 33 years of experience in cultural resource management, report authorship, lithic analysis, laboratory management, Native American consultation, and technical report editing for numerous projects throughout the United States. Mr. Stropes has conducted cultural resource surveys, archaeological site testing and evaluations for National Register eligibility and CEQA compliance, mitigation of resources through data recovery for archaeological sites, budget and report preparation, and direction of crews of all sizes for projects ranging in duration from a single-day site visit to multiple years. Mr. Stropes has served as project archaeologist for hundreds of projects and composed data recovery and preservation programs for sites throughout the western United States for both CEQA- and NEPA-level compliance.

RELEVANT EXPERIENCE:

[17-21 Jib Street Project](#)

Phase I Archaeological Assessment for the 17-21 Jib Street Project, City of Los Angeles, Los Angeles County, California (2025)

[Port of Los Angeles Truck Lot Project, Los Angeles County](#)

A Phase I and II Cultural Resources Study for the Port of Los Angeles Truck Lot Project (2024)

[General Drive Industrial Park Project](#)

A Section 106 (NHPA) Historic Resource Study for the General Drive Industrial Park Project, SPL-2019-00588, Riverside County, California (APNs 163-400-010, -012, -013, -014, -016, and -017) (2023)

[The Oak Creek Canyon Project](#)

A Section 106 (NHPA) Historic Resource Study for the Oak Creek Canyon Project, City of Wildomar, Riverside County, California (2023)

[12247 Elliott Avenue](#)

Cultural Resources Study for the 12247 Elliott Avenue Project, El Monte, California (2021)



Office Location:

Poway

Qualifications/License:

Riverside County
Certified Archaeologist

San Diego County
Certified Archaeologist

OSHA HAZWOPER
40-hour trained; current
8-hour annual refresher

Relevant Experience:

33 years

Education:

Master of Arts,
Anthropology, San
Diego State
University, CA

Bachelor of Science,
Anthropology, UC
Riverside, CA

Todd A. Wirths, MS, PG

Senior Paleontologist

BRIEF PROFILE:

Todd Wirths has more than 28 years of professional experience as a senior-level paleontologist throughout southern California. He is also a certified California Professional Geologist. At BFSAs, Todd conducts on-site paleontological monitoring, trains and supervises junior staff, and performs all research and reporting duties for locations throughout Los Angeles, Ventura, San Bernardino, Riverside, Orange, San Diego, and Imperial Counties. Todd was formerly a senior project manager conducting environmental investigations and remediation projects for petroleum hydrocarbon impacted sites across southern California.



RELEVANT EXPERIENCE:

[Westoria \(Torrance Townhomes Project\)](#)

Paleontological Records Search for the Westoria (Torrance Townhomes) Project, City of Torrance, Los Angeles County, California (APNs 7355-032-010 to -012) (2025)

[9700-9740 West Pico Boulevard Project](#)

Paleontological Assessment for the 9700-9740 West Pico Boulevard Project, City of Los Angeles, Los Angeles County, California (2025)

[1055 Sandhill Project](#)

Results of Paleontological Monitoring of the 1055 Sandhill Project, City of Carson, Los Angeles County, California (2025)

[5300 Oakdale Avenue](#)

Paleontological Assessment for the 5300 Oakdale Avenue Project, City of Los Angeles, Los Angeles County, California (2024)

[The Standard Project](#)

Results of Paleontological Monitoring of The Standard Project, 3900 South Figueroa Street, City of Los Angeles, California (ENV-2016-1892-EIR) (2024)

[Moss Street Beach Access Improvements Project](#)

Paleontological Resources Monitoring Report for the Moss Street Beach Access Improvements Project, City of Laguna Beach, California (CIP 21-9461) (2024)

Office Location:

Poway

Qualifications/License:

California Professional Geologist #7588, 2003

Riverside County Approved Paleontologist

San Diego County Qualified Paleontologist

Orange County Certified Paleontologist

OSHA HAZWOPER 40-hour trained; current 8-hour annual refresher

Relevant Experience:

28 years

Education:

Master of Science, Geological Sciences, SDSU, CA

Bachelor of Arts, Earth Sciences, UC Santa Cruz, CA

Andrew J. Garrison, M.A., RPA

Senior Project Archaeologist

BRIEF PROFILE:

Andrew J. Garrison has served as project archaeologist for BFSFA since 2017 and has over 15 years of experience in cultural resource management. Mr. Garrison has experience with both historical and archaeological projects, supervising and performing fieldwork including archaeological survey, monitoring, site testing, comprehensive site records checks, and historic building assessments. Mr. Garrison conducts all phases of cultural resource investigations for local, state, and federal agencies including National Register and CEQA-level projects, interacting with clients, subconsultants, and lead agencies.



RELEVANT EXPERIENCE:

Preuss Rod Project

Phase I Archaeological Assessment for the Preuss Road Project, City of Los Angeles, Los Angeles County, California (2025)

2411 North Glassell Street

Cultural Resources Study for the 2411 North Glassell Street Project, City of Orange, Orange County, California (2025)

9700-9740 West Pico Boulevard Project

Phase I Archaeological Assessment for the 9700-9740 West Pico Boulevard Project, City of Los Angeles, Los Angeles County, California (2025)

Met At LA Project

Phase I Archaeological Assessment for the Met at LA Project, City of Los Angeles, Los Angeles County, California (2024)

5300 Oakdale Avenue Project

Phase I Archaeological Assessment for the 5300 Oakdale Avenue Project, City of Los Angeles (APNs 2164-008-001, -005, -006, and -007) (2023)

Prologis Port Logistics 7 Project

Cultural Resources Study for the Prologis Port Logistics 7 Project, City of Torrance, California (2021)

Office Location:

Poway

Qualifications/License:

Riverside County Certified Archaeologist

Orange County Certified Archaeologist

OSHA HAZWOPER 40-hour trained; current 8-hour annual refresher

Relevant Experience:

15 years

Education:

Master of Arts, Public History, UC Riverside, CA

Bachelor of Science, Anthropology, UC Riverside, CA

Bachelor of Arts, History, UC Riverside, CA



Ronald Hallum,

PG, CEG

Principal Geologist

Mr. Hallum provides geotechnical services for a variety of projects such as reservoirs, railroads, highways, hospitals, schools, pipelines, treatment plants, tunnels, landslide and fault evaluations, and other public and private works. Mr. Hallum's responsibilities at Ninyo & Moore include preliminary and final review of findings, conclusions, recommendations, and project deliverables; review of current guidelines, regulations, and technologies; managing geotechnical and geologic field evaluations; supervision and training of the geologic staff; conducting geologic and geologic hazards evaluations; performing and reviewing geologic mapping and research; analyzing field and laboratory data; and authoring and reviewing geotechnical and geologic reports.



EXPERIENCE

30 Years with Firm
40 Years Total



EDUCATION

B.S., Geology, San Diego State University



REGISTRATIONS

Professional Geologist,
California, No. 4766

Certified Engineering Geologist,
California, No. 1484



PROFESSIONAL AFFILIATIONS

Association of Environmental and
Engineering Geologists

Geological Society of America

San Diego Association of Geologists

REFERENCES

Roger Chung, PE, CFM, ENV SP, QSD/P,
F. ASCE

Associate Principal
BKF ENGINEERS

d 949.526.8457 m 949.491.5615

Sam A. Hout, P.E.

Principal

Hout Construction

Phone 949.374.2553 (Cell)

Jimmy Medellin, P.E.*, QSD

Surface Water Manager, US West Water
AECOM

M +1-714-679-7857



PROJECT EXPERIENCE

Los Angeles Zoo Vision Plan Project, Los Angeles, California: Served as Principal Geologist performing a preliminary geological hazards evaluation for the Los Angeles Zoo Vision Plan Project located at 5333 West Zoo Drive in Los Angeles, California. The purpose of the study was to provide a preliminary evaluation of the potential geological hazards in compliance with the California Environmental Quality Act (CEQA). The City is proposing the Los Angeles Zoo Vision Plan (Vision Plan) to guide physical transformation and improvement of operations of the Los Angeles Zoo and Botanical Gardens. The Vision Plan would serve as the blueprint for transformation and modernization of the Zoo over the next 20 years.

City of Los Angeles, On-Call Geotechnical and Environmental Consulting Services: Serving as Principal Geologist providing on-call geotechnical and environmental services contract with the City of Los Angeles Bureau of Engineering, Geotechnical Division. Services include geotechnical design, evaluation, environmental hazardous materials evaluation, and geotechnical construction support services. These projects include fire stations, recreational facilities, community centers, and various street projects.

Barren Ridge Transmission Line, Los Angeles and Kern Counties: Senior geologist during the preliminary geotechnical evaluation for the Barren Ridge Renewable Energy Transmission Project for the City of Los Angeles Department of Water and Power. The project consists of the construction of a new 230 kV transmission line that extends approximately 60 miles south from the Barren Ridge Switching Station, located north of the town of Mojave, to the Haskell Canyon Switching Station, located north of the city of Santa Clarita. A total of 304 new transmission towers were designed and constructed in areas ranging from desert soils to mountain rock locations. The transmission line crosses the San Andreas fault and Ninyo & Moore provided design mitigation measures for severe ground shaking and ground rupture

Doheny Village Plan, Dana Point, CA: Principal Geologist during the preliminary geotechnical evaluation of the Doheny Village Plan project

Ronald Hallum,

Principal Geologist

The Doheny Village consists of approximately 80 acres and is bounded on the north by the city of San Juan Capistrano and Interstate 5 (I-5), on the east by the I-5 off-ramp to Pacific Coast Highway, and on the west by a railroad right-of-way and San Juan Creek. The site is currently occupied by a mixed-use of residential, commercial and light industrial developments. The mixed-use project involves creation of a development plan with alternatives for future build-out of the project area. The plan calls for mixed-use residential, commercial, and industrial development.

Country Club of the Desert EIR, La Quinta, CA: Project Geologist during a preliminary geotechnical evaluation for an EIR for the Country Club of the Desert project. The site comprises approximately 988 acres located in the southwestern portion of the City of La Quinta. The site is bounded by Jefferson Street, Monroe Street, Avenue 52, and the Coachella Canal. The site will consist of a private residential and golf resort planned development. Three 18-hole golf courses with a clubhouse and associated facilities are planned. Residential development was constructed within the golf course areas and will consist of 275 custom units, 410 detached single-family units, and 335 detached villas. Services included a site reconnaissance; review of available geologic, geotechnical, and hydrogeologic maps, and literature pertaining to the site; review of historic stereoscopic aerial photographs; and preparation of a final report. Geotechnical issues addressed included local and regional seismicity, presence of shallow groundwater, potential for liquefaction, and land subsidence due to groundwater withdrawal. Preliminary conclusions and recommendation for site seismicity, grading, construction, and additional subsurface evaluations were also provided.

Solana Beach Towne Centre, Solana Beach, CA: Project Geologist for services performed for the geotechnical portion of an EIR. The development consisted of construction of a 40,000 SF movie theater on the northern portion of the site, a 50,000 SF office building along the western edge of the property, 11,923 SF of retail and restaurant space northeast of the theater, and a three-level parking garage. Services included a site reconnaissance of the property and vicinity, review of available geologic, geotechnical, and hydrogeological maps and literature pertaining to the site, review of regulatory agency information, review of historic stereoscopic aerial photographs, and preparation of a written report. Geotechnical issues addressed in our study have included local and regional seismicity, presence of shallow groundwater along Stevens Creek, and slope stability. Preliminary conclusions and recommendations for site seismicity, grading, construction, and additional subsurface evaluations were provided.

San Diego Convention Center Expansion EIR, San Diego, CA: Project Geologist in support of preparation of the Environmental Impact Report (EIR). Services included review of pertinent materials, performance of a field reconnaissance, compilation and analysis of data, and preparation of a technical report for incorporation into the EIR. Issues addressed included overall site conditions, faulting and seismicity, the presence of compressible soils, groundwater conditions and the need for construction dewatering, tsunamis, and the liquefaction potential at the site as a result of potential seismic events on local and regional active faults. Services also included an evaluation of mitigative measures intended to address possible geotechnical constraints to the project. Mitigative measures for geotechnical constraints included remedial earthwork, deep foundation systems, and treatment of water generated by dewatering operation.

Central Imperial Redevelopment Plan EIR, San Diego, CA: Senior Geologist and Project Manager for the geotechnical portion of an EIR for the Central Imperial Redevelopment Project. The irregularly-shaped site covers approximately 580 acres in southeastern San Diego. The project area extends east from Messina Drive across State Interstate 805 (I-805) to 69th Street and includes portions of the neighborhoods of Chollas View, Emerald Hills, Lincoln Park, Mountain View, Valencia Park, Encanto, and South Encanto. We understand the project will include incremental residential, commercial, and industrial redevelopment of sections of the site. Our services included a site reconnaissance, review of pertinent, available geotechnical literature including topographic maps, geologic maps, stereoscopic aerial photographs, and geotechnical and geologic reports, and preparation of a final report.



David Kelly

CAC, CRIE, LRC

Senior Project Environmental Scientist

EXPERIENCE

7 Years with N&M
12 Years Total

EDUCATION

B.S., Construction Management, Everglades University Fresno

A.A., Architecture, Pierce College, Woodland Hills, California

REGISTRATIONS

DOSH Certified Asbestos Consultant, CAC, No. 23-7217

CRIE Residential Indoor Environmental, No. 1605010

CDPH Lead-Related Construction Sampling, No. 28791

Asbestos Dust Certification, NIOSH 582

OSHA 40-Hour HAZWOPER

OSHA HAZWOPER Site Supervisor

PROJECT EXPERIENCE

City of Los Angeles Parks and Recreation, Various Sites, Los Angeles, California: Project Environmental Scientist retained to provide various scope of work locations included public park structures, park playground equipment, and various buildings planned for demolition. Specific scope of work tasks included asbestos and lead surveys, hazardous building material surveys, sampling and analysis for unknown hazardous substances on playground equipment, and soil sampling for lead content.

City of Industry, On-Call Environmental and Geotechnical Services, Industry, California: Served as Project Environmental Scientist providing on-call environmental surveys including asbestos and lead-based paint surveys, environmental sampling and testing, Phase I Environmental Site Assessment for Various structures include city buildings, roads, and other capital improvement projects.

City of Long Beach As-Needed Environmental Consulting and Materials Testing and Inspection Services, Long Beach, California: Mr. Kelly has performed environmental surveys including asbestos and lead-based paint surveys, abatement monitoring, air quality, and environmental sampling and testing for the City of Long Beach under an as-needed contract. Various structures include city buildings, public park structures, community buildings, libraries, and beach restrooms.

Orange County Department Public Works, On-Call Hazardous Building Materials Contract: Task Manager providing hazardous building materials services on an on-call basis. Types of services performed by Ninyo & Moore include asbestos and lead surveys of multiple structure types, long-term abatement monitoring for the remodeling and power block replacement of the County's Central Utility Plant, and other surveys and abatement monitoring activities.

Orange County Public Works, Industrial Hygiene Services for Asbestos and Other Hazardous Material Abatement, Orange County, California: Project Environmental Scientist providing asbestos, lead, and mold related

David Kelly

Senior Project Environmental Scientist

consulting services to the Orange County Public Works since 2018. Various projects have included performing asbestos and lead surveys in support of various renovations for various county structures including Administration Buildings, Old Orange County Courthouse, Juvenile Hall Butler Building, Midway Community Center, Orange County Public Headquarters, Various Parks (Laguna Regional, Capistrano Beach, Yorba Linda, Tri-City) and the Orange County Operations Center.

John Wayne Airport, Santa Ana, California: Project Environmental Scientist providing services for various buildings for asbestos and lead surveys. Field work performed included asbestos and lead sampling for planned modernization efforts. Report preparation tasks and associated abatement/remediation specifications documents were prepared.

San Diego Housing Commission, San Diego, California: Environmental Inspector providing services for various buildings of hazardous building materials and microbial growth surveys. Field work performed included asbestos, lead, and microbial survey. Samples were collected to confirm the presence of asbestos and lead. In addition, microbial samples were collected to confirm the air quality within the units where impacted building materials were observed. Report preparation tasks and associated abatement/remediation specifications documents were prepared.



Benjamin White

Project Geologist

As a Project Geologist with Ninyo & Moore, Mr. White assists in the performance of Phase I and II Environmental Site Assessments, Third- Party Environmental Peer Review Services, Air Quality Monitoring, Groundwater and Soil Sampling, Human Health Risk Assessments, and the production of Health & Safety Plans. Mr. White is very familiar with soil vapor and indoor air screening levels and toxicity reference values, interpreting historical aerial photography for potential environmental concerns, basic surveying and Geographic Information Systems data workflows, and serving clients in escrow so that lender requirements regarding environmental due diligence and liability are addressed satisfactorily. Mr. White meets the definition of an Environmental Professional as defined by §312.10 of 40 CFR 312 for conducting All Appropriate Inquiries



EXPERIENCE

1 Years with N&M
5 Years Total



EDUCATION

B.S., Geology, San Jose State University,
San Jose, 2019



CERTIFICATIONS

California Geologist-in-Training
(GIT No. 1405)
OSHA HAZWOPER 40-Hour Certification
OSHA Ladder Safety Training
OSHA Field Work Safety Valley Fever
Training Driver Training



PROJECT EXPERIENCE

City of Corona, Phase I Environmental Site Assessment, Corona, California: As a Project Geologist, Mr. White is preparing the Phase I ESA for a property at 901 W. Sixth Street in Corona. The study generally followed the standard practices described in Section 6.2 of ASTM International (ASTM) Standard E 1527-21 and the United States Environmental Protection Agency's (EPA) All Appropriate Inquiries (AAI) rule (40 Code of Federal Regulations Part 312 Section 312.25).

City of Inglewood, Phase I Environmental Site Assessment, Inglewood, California: As a Project Geologist, Mr. White assisted in preparing the Phase I ESA for properties at 1011 & 1035 South Prairie Avenue in Inglewood. The study generally followed the standard practices described in Section 6.2 of ASTM Standard E 1527-21 and the EPA AAI rule (40 Code of Federal Regulations Part 312 Section 312.25).

City of Lancaster, Phase I Environmental Site Assessment, Lancaster, California: As a Project Geologist, Mr. White assisted in preparing the Phase I ESA for properties Southeast of the East Avenue K and Division Street Intersection in Lancaster. Ninyo & Moore understands that the subject site is a vacant property that will be developed with a commercial building that will be 7,600 square feet of retail and two 2,400 square feet buildings that will be restaurants with drive thru.

Salt Lake Park (Huntington Park City Dump), Huntington Park, CA: Served as Project Geologist providing environmental consulting services consisting of submitting a work plan to conduct a Phase II Environmental Site Assessment (ESA) at a portion of the Salt Lake Park (Huntington Beach City Dump) unpermitted landfill in Huntington Park, California. The park is located adjacent to large residential and commercial areas and is underlain

Benjamin White,

Project Geologist

by an unpermitted waste disposal site (WDS) referred to as the Huntington Park City Dump, which was operated to fill in an old quarry from the 1920s to the 1960s. Background information indicates that the WDS was historically used for waste disposal of municipal debris, including debris from the 1933 Long Beach earthquake; the WDS was unlined and also allowed the burning of waste. Mr. White assisted in preparing a plan that presents procedures for conducting a Phase II ESA that evaluates the locations, types, and extent of wastes related to the WDS in the southeastern area of the park, where proposed improvements include resurfacing and the installation of a subgrade stormwater reservoir. The primary objectives of the Phase II ESA are to delineate the lateral and vertical extent of the wastes, thicknesses, and chemical characteristics, estimate the in-place volume of wastes based on locations explored, conduct sufficient analytical testing to generally pre-characterize the wastes, and evaluate the potential presence, thicknesses, and quality of the cover material in the southeastern area of the park. Mr. White assisted in preparing this plan in general accordance with applicable regulatory guidelines and regulations.

City of Los Angeles, Bureau of Sanitation, Former Dry-cleaning Facility, Los Angeles, CA: Serving as Project Geologist providing environmental consulting services consisting of the coordination of a geophysical utility clearance survey, waste disposal of soil cuttings from an environmental investigation, and restoration of asphalt street cover disturbed during an environmental investigation. Mr. White assisted in arranging a geophysical utility clearance survey that took place in advance of the drilling of borings for an environmental investigation of the former dry-cleaning facility adjoining the north and west of the borings. Mr. White is assisting in coordinating and scheduling the profiling and transport of two 55-gallon steel drums of soil cuttings generated in the environmental investigation to a local disposal facility as non-hazardous waste. Mr. White is also assisting in coordinating and scheduling the restoration of asphalt street cover which was cut and disturbed in order to advance the borings in the environmental investigation.

Los Angeles Unified School District Office of Environmental Health and Safety, South Coast Air Quality Management District Rule 1466 Soil Sampling Assessments, Los Angeles, California: As a Project Geologist, Mr. White assists in providing South Coast Air Quality Management District (SCAQMD) Rule 1466 soil sampling services for Los Angeles Unified School District Office of Environmental Health and Safety (LAUSD OEHS) in support of scheduled greening improvements taking place across the District, including at Vine Street Early Education Center, Belvedere Elementary School, and Sunny Brae Avenue Elementary School. Ninyo & Moore provides recommendations to LAUSD OEHS with regards to whether additional soil sampling is needed, SCAQMD Rule 1466-style monitoring is required, and how soil being exported may need to be handled. Ninyo & Moore has prepared a Soil Removal Plan, conducted SCAQMD Rule 1466 monitoring, and provided other services to LAUSD OEHS as a result of SCAQMD Rule 1466 soil sampling activities.

Former Chemical Manufacturing Site, Santa Fe Springs, California: As a Project Geologist, Mr. White provided environmental services to a private client related to Operations and Maintenance of a groundwater extraction and treatment system. Mr. White completed the regular servicing of field meters, an entrainment tank, bag filter housings, carbon vessels, and the recurring sampling of influent to, and effluent from, the primary carbon vessel to ensure that groundwater treated by the system was meeting Los Angeles County Sanitation Districts (LACSD) effluent discharge requirements prior to entering the LACSD water treatment system.

Active Dry-Cleaning Facility, Montebello, California: As a Project Geologist, Mr. White provided environmental consulting services to a private client related to the assessment and recommendations concerning the potential extent and effectiveness of past soil vapor extraction remedial actions of a known tetrachloroethene (PCE) impact to the subsurface of the site from historical dry-cleaning operations.

Active Dry-Cleaning and Former Grocery Store Site, Lancaster, California: As a Staff Geologist, Mr. White provided environmental consulting services to a private client related to a Phase II Environmental Site Assessment of soil vapor and indoor conditions for private client to assess whether historical operations of a dry cleaner that have utilized PCE may have impacted the site. Mr. White's environmental consulting services included on-site oversight of the subcontractor, preparation of a report documenting field operations and analytical results, and advising the client on results and any potential environmental concerns for future use of the site.

JOSE CRUZ, MS, PE, QSD/QSP

VICE PRESIDENT / DIVISION MANAGER – STORMWATER MANAGEMENT



Jose Cruz has over 20 years of experience in stormwater management, working with municipal agencies, flood control districts, and private landowners. He specializes in sediment transport, hydrology/hydraulics modeling, and stormwater infrastructure design, with advanced expertise in stream/channel systems, floodplain management, and FEMA regulatory processes (CLOMRs/LOMRs). Mr. Cruz has led planning, design, construction support, and as-built certification for numerous Southern California projects, including quality control and inspections. As Stormwater Management Division Manager, he mentors staff, ensures technical excellence, and actively manages projects.

EDUCATION

*MS Civil Engineering, Water Resources
California State University,
Long Beach – 2008
BS Civil Engineering
California State University,
Long Beach – 2004*

YEARS OF EXPERIENCE

*22 Years
Joined PACE in 2003*

REGISTRATIONS

*Professional Engineer / CA 72249
(01/25/2008 – 06/30/2026)
Qualified SWPPP Developer /
Practitioner (QSD/QSP) / 1012
(07/21/2011 – 07/21/2025)*

AFFILIATIONS

*Environmental and Water Resources
Institute (EWRI), OC Branch
American Society of Civil Engineers
(ASCE)
Chi Epsilon (XE)
Floodplain Management Association
(FMA)
American Water Resource Association*

OFFICE LOCATION

Fountain Valley, CA

RELATED EXPERIENCE

Orange County Standard Plans for Stormwater Quality Basins – Orange County, CA

Mr. Cruz, as Sr. Consulting Engineer, collaborated with consultants, developers, and County staff to develop new Orange County Standard Details for Infiltration, Bioinfiltration, and Hydromodification Management Basins. These details, drafted by PACE on behalf of Rancho Mission Viejo and refined with County input, complement existing design manuals, ensure design consistency, and simplify the review and approval process. The finalized standards, approved by the County, will guide stormwater basin design across Orange County.

City of Anaheim Brookhurst Street Widening WQMP / LID – Anaheim, CA

Mr. Cruz served as Sr. Project Engineer, preparing the Project-Level Water Quality Management Plan (WQMP), Storm Water Pollution Prevention Plan (SWPPP), and Caltrans Storm Water Data Report (SWDR) for the Brookhurst Street Widening project in Anaheim, CA. He used the PACE regional WQMP tool to efficiently assess water quality requirements. The design incorporated bioswales with integrated landscaping and a specialized runoff diversion facility to manage gutter flow, preventing the bioswales from being overwhelmed during larger storms while handling frequent storm events.

Santa Ana-Delhi Channel Hydraulic and Water Quality Study – Orange County, CA

As Sr. Consulting Engineer, Mr. Cruz supported a feasibility study of a 3,500-foot Santa Ana-Delhi Channel reach, evaluating alternatives for environmental mitigation, 100-year flood protection, and potential Bayview Pedestrian Bridge replacement. He analyzed complex hydraulics using a 1D/2D model, while PACE modeled hydraulics, sediment transport, and scour to assess impacts on Upper Newport Bay.

Rancho Mission Viejo “The Ranch” Runoff Management Plan (ROMP) – South Orange County, CA

Mr. Cruz served as Sr. Project Engineer, preparing a Runoff Management Plan (ROMP) for the proposed Rancho Mission Viejo development in San Juan Creek, designing drainage facilities to meet flood protection standards, minimize runoff water quality impacts, assess runoff quantities and mitigation needs, ensure streambed stability, and evaluate downstream hydrology effects.

Gobernadora Multi-Purpose Stormwater Management Basin – South Orange County, CA

Mr. Cruz was Sr. Project Engineer for the 26-acre Gobernadora Stormwater Treatment and Storage Project, which recycles urban runoff, improves water quality, provides flood control, and adds green/recreational space. The system uses automated hydraulic controls, dams, weirs, sedimentation basins, and a pump station to treat 350–800 acre-feet of dry weather flow and detain stormwater up to the 100-year event.

Edinger Storm Channel Improvements – Huntington Beach, CA

As Project Engineer, Mr. Cruz helped plan and design reconstruction of the Edinger Channel under Edinger Ave/I-405, replacing a 63-inch RCP to double hydraulic capacity. He studied underground conveyance options while addressing alignment, utilities, and bridge constraints, and developed a cost-effective temporary shored bridge system to install a double RCB facility, improving hydraulics.

JOSE CRUZ, MS, PE, QSD/QSP

VICE PRESIDENT / DIVISION MANAGER – STORMWATER MANAGEMENT



San Juan Creek Hydraulic Capacity Study – San Juan Capistrano, CA

Mr. Cruz performed topographic surveying and hydraulic analysis of a 6,500-foot-long reach of San Juan Creek. The survey data was used to create a digital elevation model of the channel. Topography was obtained using GPS equipment to create a hydraulic model of the channel in order to determine the hydraulic capacity of the system. The hydraulic analysis was used to delineate existing condition floodplains for San Juan Creek.

Los Patrones Parkway Extension Infiltration Basin Design – Rancho Mission Viejo, CA

As Project Manager, Mr. Cruz oversees hydraulic and scour analyses and stormwater infiltration BMP design for the 4-mile Los Patrones Parkway Extension, supporting traffic to Rancho Mission Viejo (RMV) communities. With few existing drainage facilities in the largely undeveloped area, preliminary hydrologic analyses guided the conceptual design of a surface drainage system incorporating four water quality basins for biofiltration. The project spans RMV and County land and is coordinated with multiple stakeholders under Ranch Plan and Orange County Master Plan guidance.

Dillon Road Hydraulics and Bridge Scour Analysis – Coachella, CA

Mr. Cruz served as Sr. Project Manager, conducting hydraulic and scour analyses and a floodplain evaluation to assess the impact of proposed Dillon Road bridge improvements on the Coachella Valley Stormwater Channel. Located in the Middle Whitewater River watershed, the project lies within a 100-year floodplain per Riverside County FEMA FIRM panels. A HEC-RAS analysis evaluated design and proposed impacts, and total bridge scour was calculated by combining general, bend, bed-form, and local (pier) scour.

I-10 Jackson Interchange Hydraulics and Bridge Scour Analysis – Indio, CA

Mr. Cruz served as the Project Manager and QA/QC for the technical review of the hydraulic and floodplain analysis to determine what impacts the proposed I-10 / Jackson Street interchange improvements would have on the hydraulic performance of the Coachella Valley Stormwater Channel. Mr. Cruz oversaw the HEC-RAS analysis that was performed to determine design and proposed impacts to the Coachella Valley Stormwater Channel. Total scour through the bridge was determined from a composite of general scour, bend scour, bedform height, and local (pier) scour.

City of Santa Clarita Placerita Creek Floodplain Management Capacity Analysis – Santa Clarita, CA

PACE was contracted by the City of Santa Clarita to review a hydraulic analysis of Placerita Creek prepared by another consultant. Flooding led to complaints that a maintenance project in the creek bed had altered flood conditions in the area. The hydraulic analysis report evaluated post-project condition water surface elevations in comparison to the base flood map from July 1980 and concluded that the project had resulted in no impact to the hydraulic capacity of the channel. Mr. Cruz served as Project Manager to review the analysis, and he determined that the conclusions in the report were valid and recommended approval of the report.

Santa Clara River Fluvial Studies – Santa Clarita, CA

PACE worked with FivePoint/Newhall Ranch and a large team of consultants to prepare technical studies for environmental permitting and project-level EIRs for the master-planned Newhall Ranch community's four large villages. Mr. Cruz served as the Sr. Project Engineer to provide hydrologic, hydraulic, sediment, and runoff water quality modeling and analysis. The project included detailed analyses along approximately 19 miles of the Santa Clara River and its tributaries. Modeling provided detailed depth and velocity distribution analysis and comparison of pre vs. post development conditions for multiple alternative development configurations.

Santa Clara River Watershed Soft Bottom Channel Hydraulic Analysis – Los Angeles County, CA

As Sr. Project Engineer, Mr. Cruz analyzed 52 soft-bottom flood control channels in the Santa Clara River and Antelope Valley Watersheds, assessing flood capacity and vegetation impacts. Hydraulic models were developed with field data, including drone surveys, and a sensitivity analysis evaluated changes to floodplain maintenance limits.

Riverbend Santa Ana River Floodplain Study and Flood Control Improvements – Jurupa Valley, CA

Mr. Cruz served as the Sr. Project Engineer to provide the engineering analysis and river bank stabilization improvement plans to protect a 130-acre development parcel located along the north bank of the Santa Ana River, just upstream of the I-15 bridge. The project includes approximately 4,500 feet of river bank stabilization that relocated the floodplain inward toward the river and provides 100-year flood protection for the new development. Hydrologic research, existing condition and proposed condition HEC-RAS hydraulic models were used to determine water surface elevation and velocity impacts to the river caused by the development were performed. PACE was also responsible for preparation of improvement plans, construction support services, supporting the environmental approval process, and FEMA floodplain mapping based upon the project improvements.

RON ROVANSEK, PHD, PE, LEED AP

VICE PRESIDENT / SR. CONSULTING ENGINEER



Ron Rovanssek has a wide variety of Civil and Water Resources Engineering experience spanning back to 1990, including design, analysis, review, and technical presentations. His experience includes analysis of stormwater impacts, design of stormwater management systems and best management practices (BMPs), stormwater master planning, river and creek engineering and restoration, and the design of lakes and lake communities. In addition, Dr. Rovanssek has experience with pollution control technologies for combined sewers, non-point source pollution control, and the hydrology of both urban and undeveloped areas. Other experience includes researching stormwater BMP design as a visiting scientist with the US EPA.

RELATED EXPERIENCE

EDUCATION

*PhD Civil Engineering
Louisiana State University – 1997*
*MS Civil Engineering
University of Alaska Fairbanks – 1994*
*BS Civil Engineering
University of Alaska Fairbanks – 1990*

YEARS OF EXPERIENCE

35 Years
Joined PACE in 2001
With others over 11 years

REGISTRATIONS

*Professional Engineer / CA 65861
(08/21/2023 – 12/31/2025)*

AFFILIATIONS

*American Society of Civil Engineers
(ASCE)*
Society of Wetland Scientists
*Wetland Delineation Certification
Series, Rutgers University, 2000*

PRESENTATIONS & PUBLICATIONS

*CASQA – Use of Water Quality
Features for Storm Water Quality
Mitigation*
*Los Angeles County Public Works –
BMP Applications in California*
*BIA of Southern California – Bioswales
and other BMP Applications in
California*
*Land Development West – Creek
Restoration and Stormwater
Management System*
*CE News: “Creek Restoration
Supports Land Development”*

OFFICE LOCATION

Fountain Valley, CA

Orange County Public Works Watershed Infiltration and Hydromodification Management Plan (WIHMP) and Watershed Improvement Projects Subcommittee (WIPS) – Orange County, CA

Dr. Rovanssek served as Sr. Consulting Engineer for the watershed planning analysis of all regional watersheds in Orange County, spanning both Santa Ana and San Diego RWQCB jurisdictions. He helped identify locations and LID strategies to implement control measures addressing stormwater quality and hydromodification. The planning process used advanced GIS tools to characterize watershed and subsurface conditions, leading to plans for 11 regional watersheds that identified opportunities for subregional centralized BMPs with integrated water resource benefits. The project produced a dynamic planning tool that integrates water quality, hydromodification, water supply, and habitat considerations to guide BMP selection and design under the County’s Model WQMP. It specifically provides watershed- and subwatershed-scale information on infiltration feasibility and hydromodification susceptibility, key factors in sizing and selecting BMPs per WQMP requirements.

OC San Urban Runoff Optimization Study – Orange County, CA

PACE provided analysis and planning services for the Orange County Sanitation District (OC San) Urban Runoff Optimization Study, conducted with OCWD and Orange County Public Works (OCPW). The study assessed existing drainage diversions, identified new diversion opportunities, and aimed to improve regional water quality, increase recycled water for OCWD, and protect infrastructure and habitat. PACE analyzed OC San’s system capacities and estimated secondary effluent to OCWD’s Groundwater Replenishment System (GWRS) to determine additional runoff capacity, then used GIS to evaluate and rank nearly 600 potential diversion sites. As Sr. Consulting Engineer, Dr. Rovanssek is leading the evaluation of the top ten sites and developing conceptual layouts and cost estimates.

Orange County Standard Plans for Stormwater Quality Basins – Orange County, CA

PACE led the design of new Orange County Standard Details for water quality and flow control basins, collaborating with consultants, developers, and County staff. As Sr. Consulting Engineer, Dr. Ronnau helped develop standards for Infiltration, Bioinfiltration, and Hydromodification Management Basins to complement existing manuals, ensure design consistency, and streamline review. On behalf of Rancho Mission Viejo, PACE drafted the details and refined them with County input. Approved in May 2021, these standards now guide and simplify stormwater basin design across Orange County.

Rancho Mission Viejo Planning Area 3 Flood and Water Quality Basins Design and Water Quality Management Plan – South Orange County, CA

Dr. Rovanssek is Sr. Consulting Engineer for flood and water quality basins in Planning Area 3, north of San Juan Creek, managing runoff from a 1,300-acre watershed. Three diversion structures route captured flows to 80-acre-foot water quality basins for treatment and infiltration, with excess stored in a flood detention basin before discharge. The basins include advanced pre-treatment and support stormwater infiltration and groundwater recharge using recycled water—a first-of-its-kind system in Southern California. PACE prepared WQMPs describing design and performance and secured Orange County approval of preliminary basin designs.

RON ROVANSEK, PHD, PE, LEED AP

VICE PRESIDENT / SR. CONSULTING ENGINEER



Arrow Highway Industrial Park Hydrology Technical Studies Review – Irwindale, CA

Dr. Rovansek served as Sr. Consulting Engineer providing peer review of the Drainage Report and Low Impact Development (LID) Report prepared for a redevelopment project in Irwindale, CA. The technical studies and project information were evaluated for compliance with applicable standards related to hydrology and water quality impacts on the environment and surrounding properties. Based on this assessment, Dr. Rovansek prepared a technical memorandum summarizing the project impacts for CEQA compliance.

Tesoro Phases B and C Stormwater Quality Management and Hydromodification – Santa Clarita, CA

The Tesoro project is a housing development in a hilly, hydrologically complex area of Los Angeles County with limited flat sites for construction or stormwater management. Runoff from the site drains to waterways sensitive to hydromodification. Dr. Rovansek, as Sr. Consulting Engineer, evaluated the site's hydrology and designed distributed stormwater quality and hydromodification management facilities, enabling development while protecting downstream streams. He also prepared the project's WQMP.

Atwell Regional Flood Control Master Planning and Design – Banning, CA

Dr. Rovansek managed the design of integrated channels and basins for the 1,500-acre Atwell development, including flood control features from the Riverside County Master Plan. PACE analyzed hydrology with HEC-1, modeled hydraulics in HEC-RAS, and designed structures per county standards, using XP-SWMM and HEC-1 to optimize the stormwater system for phased development.

Pole Creek Sediment Transport and Debris Basin Design – Fillmore, CA

Dr. Rovansek led studies on debris yields, design options, and detailed planning for a large debris detention facility on Pole Creek in Fillmore, CA. Working with Ventura County Watershed Protection, he supervised debris yield estimates and a detailed flood study using Flo-2D. Numerous flood and debris control alternatives were developed, with a final design selected. PACE then completed the detailed design, including hydraulic and sediment modeling for various flood events, following extensive third-party reviews approved by the County.

California Street Detention Basin and Soccer Complex – Yucaipa, CA

Dr. Rovansek served as Senior Consulting Engineer, designing a multi-use detention basin to divert Wildwood Creek flows for flood protection per the City's drainage master plan. Located within a new soccer complex, the basin was designed for multiple uses and included a diversion structure, aesthetically and functionally integrated basin within the field, groundwater recharge, and coordination with onsite restrooms and concessions. Hydrologic analysis determined basin sizing and diversion requirements, with PACE coordinating with the City, San Bernardino Flood Control District, and regulatory agencies.

Santa Clarita Green Street LID Selection Guidance Manual – Santa Clarita, CA

As Sr. Consulting Engineer, Dr. Rovansek helped develop the City of Santa Clarita's Green Streets LID Guidance Manual, designed to maximize infiltration, manage pollutants from stormwater and non-stormwater runoff, and meet NPDES MS4 Permit requirements. The manual streamlines the selection and design of LID practices, highlighting six key practices for streets and public corridors. It includes project identification, decision matrices, fact sheets, design guidelines with examples, and Standard Drawings and Details intended for use as City Standards, offering both pollutant removal and community aesthetic benefits.

RiverVillage Neighborhood Park Creek Stabilization & Flood Control Improvements – Santa Clarita, CA

RiverVillage Neighborhood Park will encompass a small canyon with a seasonal creek, active play areas, and a stormwater detention basin adjacent to the Santa Clara River. Dr. Rovansek designed creek restoration improvements to stabilize the creek channel while supporting seasonal flooding of the floodplain and sediment transport necessary to support riparian vegetation native to the canyon. In addition, a naturalized stormwater detention basin was incorporated into the park to treat runoff from surrounding developments while supporting native vegetation and blending aesthetically with the adjacent Santa Clara River.

Mountain House Creek Restoration and Water Quality BMPs – Mountain House, CA

Dr. Rovansek developed BMP designs that are part of a larger creek restoration project designed by PACE. The creek restoration incorporates flood control, water quality BMPs, wildlife habitat, open space, and recreational uses into a multi-purpose corridor that serves as the centerpiece of a large residential development. He also led the redesign of a separate large water quality BMP to improve water quality treatment, wildlife habitat, and aesthetics of the basin.

City of Huntington Beach Central Park Parking Lot BMP – Huntington Beach, CA

Dr. Rovansek was the Sr. Consulting Engineer for the design of improvements to an existing parking lot, including an LID BMP to manage parking lot runoff. Dr. Rovansek prepared the planting plans for the parking lot and a bioswale that collects and treats parking lot runoff before the runoff is infiltrated into the groundwater or discharged to the storm drain system.

ANDREW RONNAU, PHD, PE

VICE PRESIDENT / STORMWATER MANAGEMENT TECHNICAL DIRECTOR



Andrew Ronnau has extensive experience working with numerical and mathematical models for engineering problems. Dr. Ronnau has a PhD in Civil Engineering, with an emphasis in numerical modeling. He has experience in analysis and design for stormwater management, including hydrology, hydraulics, storm drain networks, open channels, culverts, detention and retention basins, flood routing, Best Management Practices (BMPs), Water Quality Management Plans (WQMPs), and Master Drainage Plans. Dr. Ronnau is proficient with the HEC-1, HEC-HMS, HEC-RAS, HEC-GeoRAS, AES, FLO-2D, and XP-SWMM software packages.

RELATED EXPERIENCE

EDUCATION

PhD Civil Engineering
University of Illinois,
Urbana-Champaign
MS Civil Engineering
California State University,
Long Beach
BA Physics
University of California, Berkeley

YEARS OF EXPERIENCE

20 Years
Joined PACE in 2005

REGISTRATIONS

Professional Engineer / CA 72851
(03/14/2008 – 06/30/2026)

AFFILIATIONS

American Society of Civil Engineers
(ASCE)

OFFICE LOCATION

Fountain Valley, CA

County of Orange Watershed Infiltration Hydromodification Management Plan (WIHMP) – Orange County, CA

Dr. Ronnau served as Senior Consulting Engineer leading countywide watershed planning for Orange County, evaluating all regional watersheds to support implementation of new stormwater quality and hydromodification control requirements. The work incorporated LID, HCOC, and planning tools to support long-term watershed goals, and informed watershed plans for all 11 regional watersheds. The project produced a dynamic planning tool to guide selection and design of BMPs that integrate water quality, hydromodification, water supply, and habitat objectives in compliance with the County's Model WQMP.

City of Anaheim OC River Walk Hydrology and Hydraulics Report – Anaheim, CA

As Senior Consulting Engineer, Dr. Ronnau is leading the Hydrology and Hydraulics study supporting the EIR for OC River Walk, a 2-mile Santa Ana River enhancement project from Ball Road to Orangewood Avenue. The City and OCWD are partnering to create river impoundments using inflatable rubber dams for water storage and groundwater recharge while maintaining full flood conveyance. The project will replace existing riprap with improved embankments that enhance access, recreation, bike paths, and aesthetics without reducing channel capacity. PACE is conducting detailed hydraulic modeling, preparing PS&Es, and leading regulatory permitting and EIR coordination in collaboration with OC Public Works and the USACE.

Gobernadora Multi-Purpose Stormwater Management Basin – South Orange County, CA

PACE designed the 31-acre Gobernadora Multi-Purpose Basin to capture and naturally treat runoff from the nearby Coto de Caza development. The award-winning basin reduces downstream erosion and sedimentation, attenuates peak flows, manages excess water, improves Gobernadora Creek's water quality, and enables reuse of stormwater. It plays a crucial role in protecting downstream wetlands and habitat from urban impacts. Dr. Ronnau contributed hydrology, hydraulics, sediment, and geohydrology analyses and advised on basin operation and maintenance.

Santa Ana-Delhi Channel Hydraulic and Water Quality Study – Orange County, CA

Dr. Ronnau served as Sr. Consulting Engineer for a feasibility study of proposed improvements along a 3,500-foot reach of the Santa Ana-Delhi Channel, from Bayview Trail Bridge to downstream Mesa Drive. The study evaluated County-developed alternatives to meet environmental mitigation requirements, enhance 100-year flood protection, and potentially support replacement of the Bayview Pedestrian Bridge. Analyses included combined 1D/2D hydrodynamic modeling of the channel and overbank basin to assess stormwater residence time and alternative channel configurations. PACE conducted detailed hydraulic, sediment transport, and scour modeling at the Bayview Bridge to compare alignments and assess impacts on Upper Newport Bay.

San Juan Creek Invert Stabilization Alternatives Study – Southern Orange County, CA

As Sr. Fluvial Modeler, Dr. Ronnau supported the team in analyzing alternatives for invert stabilization of San Juan and Trabuco Creeks within the County right-of-way. The study covered San Juan Creek from the outlet to upstream of I-5 and Trabuco Creek from the confluence to

ANDREW RONNAU, PHD, PE

VICE PRESIDENT / STORMWATER MANAGEMENT TECHNICAL DIRECTOR



the Metrolink crossing. He conducted sediment transport analyses to inform stabilization needs, developed multiple alternative channel structure designs, and applied specialized optimization methods for hydraulic and economic planning.

City of Newport Beach Balboa Island Drainage System Analysis – Newport Beach, CA

PACE is designing a pump station for Newport Beach to address rising sea levels and storm flooding on low-lying Balboa Island, where stormwater is currently managed by 37 manually operated tide gates. The design includes four 10,000 gpm submersible pumps for flooding and two low-flow pumps to divert dry-weather runoff to the sewer. A gravity conveyance system will connect existing sub-watersheds to the station using existing and new pipelines. Dr. Ronnau performed hydrology and hydraulics analyses, including watershed mapping, runoff evaluation, and water surface modeling to support storm drain and pump station design.

Spring Mountain Ranch Floodplain Evaluation and Storm Drain Improvements – Riverside, CA

Dr. Ronnau served as Sr. Project Engineer for the Spring Mountain Ranch drainage system in Highgrove, Riverside County. The 1,500-home master-planned community includes commercial areas and schools, with a 2,300-acre tributary drainage area. The system featured a baffled chute energy dissipation system, three reinforced concrete box culverts, ~4,000 feet of open channel with nine grade control structures, two debris basins, and ~5,000 feet of storm drain pipe. The baffled chute reduced flow velocities at the downstream boundary to protect the 108-inch California Aqueduct pipe beneath the drainage course.

Noble Creek Lateral Erosion, Beaumont Tract – Riverside County, CA

The project property, adjacent to Noble Creek in Beaumont, is subject to stream meander and lateral erosion. Development was planned on a bluff above the creek. The City and project owners sought to determine if significant bank stabilization would be needed. As Project Manager, Dr. Ronnau analyzed the creek's lateral erosion and concluded future movement would not threaten the development, allowing the creek to remain natural without costly artificial stabilization.

Lytle Creek Ranch Stormwater Management and Comprehensive Floodplain Remapping – San Bernardino County, CA

Dr. Ronnau served as Project Engineer, providing watershed analysis, master planning, and flood control design for a 3,500-home development near Rialto and the Lytle Creek alluvial fan. He designed 7.1 miles of channel revetment for flood protection and conducted hydraulic, fluvial, sediment transport, and scour analyses to evaluate floodplain hydraulics, bank stability, creek and fan geomorphology, and 100-year flood inundation areas. The team analyzed a 16,200-foot floodplain reach and supported permitting, including FEMA, SWRCB, and USACE approvals, CLOMR/LOMR studies, construction documents, and agency coordination.

Atwell Regional Flood Control Master Planning and Design – Banning, CA

Dr. Ronnau is Sr. Project Engineer for the Atwell project, converting ~1,500 acres of rangeland to residential use. PACE designed flood control and stormwater systems, modeling existing and proposed hydrology with HEC-1, creek hydraulics with HEC-RAS, and local drainage with WSPG. Off-site basins and hydraulic structures met Riverside County standards while incorporating site-specific, aesthetic features. The full network was analyzed in XP-SWMM and HEC-1 to support flexible development phasing and coordinate utilities, permitting, and roadway access.

Acrisure Arena Regional Drainage Design and FEMA Mapping – Riverside County, CA

The Berger Foundation is a 1,090-acre mixed-use development in Thousand Palms, Coachella Valley, featuring the Classic Club golf course and an Arena and Events Center. Dr. Ronnau served as Sr. Project Engineer, designing flood control improvements to protect the Arena from 100-year riverine and alluvial fan flooding. Two-dimensional hydraulic models were used to analyze site hydraulics, refine the design, and assess off-site impacts per California Drainage Law. PACE also prepared a FEMA LOMR submittal, detailed channel designs, and construction documents for the flood control measures.

Riverbend Santa Ana River Floodplain Study and Flood Control Improvements – Jurupa Valley, CA

PACE provided engineering analysis and improvement plans for a 130-acre site along the north bank of the Santa Ana River, just upstream of the I-15 bridge. The project included ~4,500 feet of riverbank stabilization, shifting the floodplain inward and providing 100-year flood protection for the development. PACE handled improvement design, environmental approvals, and FEMA floodplain mapping. Dr. Ronnau, Project Manager, oversaw bank protection analysis and design, prepared construction drawings and as-builts, and managed the CLOMR/LOMR application and review.

Sespe Creek Levee Improvements / Certification / CLOMR/LOMR – Fillmore, CA

A 1.1-mile SC-2 levee segment in Fillmore, CA, was raised 6 feet over 1,550 feet to meet FEMA flood standards. As Sr. Project Engineer, Dr. Ronnau led design and analyses—including hydrology, hydraulics, geomorphology, geotechnical, and drainage—and secured the first complex Section 408 permit with USACE Los Angeles District.



LARRY TORTUYA, PE, ENV SP, CFM

PROJECT MANAGER

Larry Tortuya has been providing comprehensive environmental and stormwater management engineering services throughout the state of California for more than two decades. He has worked as part of a collaborative design team creating initial Studies, EIRs, Mitigated Negative Declarations (MNDs), jurisdictional delineations, storm drain master plans, PS&Es, floodplain management studies, and writing hydrology and hydraulics reports for both the public and private sectors.

Since supporting the City of Torrance on multiple projects, Larry has developed a thorough understanding of its regulations, policies, ordinances, and procedures.

EDUCATION

BS, Civil Engineering,
California State Polytechnic University,
Pomona, CA

CERTIFICATIONS

Registered Civil Engineer
- CA #71502

Envision™ Sustainability Professional,
22637

Certified Floodplain Manager,
US-17-09965

MEMBERSHIPS

Filipino American Society of Architects
and Engineers (FASAE)

CONTACT

E: larry.tortuya@xengineeringinc.com

O: 949.522.7100

M: 562.505.1395

TENURE

X Engineering: 2025

Industry: 2001

PROJECT EXPERIENCE **prior to joining XEC*

City of Torrance Prioritization of Parkway BMPs for Dominguez Channel/Harbors Toxics TMDL Feasibility Study | Torrance, CA

As Project Manager, Larry supported the SCWP Technical Resource Program (TRP) for the Prioritization of Parkway BMPs for Dominguez Channel/Harbors Toxics TMDL Feasibility Study. Successful delivery of the project on time resulted in the SCWP application submittal for the 2023-2024 fiscal year.*

City of Torrance Citywide Storm Drain Replacement and Installation - Regina Alley | Torrance, CA

Project Manager providing engineering design services for a six-block stretch of Regina Alley to include alley surface rehabilitation, catch basins, RCP, manhole junctions, and grated drop inlets. The goal of this project is to repair the alley, and provide conveyance of stormwater runoff through the alley such that public health and safety are enhanced.*

City of Torrance Beach Cities Green Streets Torrance, CA

Assistant Project Manager for the development of green streets in the Beach Cities of Torrance, Redondo Beach, Hermosa Beach, and Manhattan Beach to capture runoff generated from the 85th percentile storm event so that it doesn't reach the surf zone, as identified in the Beach Cities Enhanced Watershed Management Plan. A variety of BMPs, including porous pavement; catch basin trash screens; biofiltration/bioretenion systems; natural systems such as vegetated curb extensions, planters, swales, and rain gardens; and drywells are being designed to intercept, filter, and retain runoff between various locations. This project addresses water quality issues in the Santa Monica Bay, including TMDLs for dry- and wet-weather bacteria, nearshore and offshore debris, and toxic chemicals such as DDT and PCB that often result in beach closures.*

City of Torrance Stormwater Basin & Treatment Wetlands Enhancement and Final Expansion | Torrance, CA

This project received awards from the APWA, ASCE, ENR, CASQA, and Storm Water Solutions magazine. Assistant Project Manager for developing final design PS&Es to increase the stormwater capture capacity, From 2011 to 2015, Larry designed



LARRY TORTUYA, PE, ENV SP, CFM

two treatment wetlands, three infiltration basins, and 300 feet of pressured storm drain piping to retain, treat, and infiltrate stormwater runoff to help the City comply with the Santa Monica Bay Beaches Bacteria TMDL. Using the stormwater for irrigation reduces the potable water demand by approximately 2,800,000 gallons annually. This project resulted in a benefit for stormwater capture increasing basin capacity from dry-weather only to capturing the water quality volume for the watershed, while staying within the budget of the original project.*

City of Alhambra Burke Heritage Park Stormwater Capture Project | Alhambra, CA

Project Manager for A Safe Clean Water Program (SCWP) Stormwater Capture Project in the City of Alhambra. The project included development of the CEQA documentation, including the MND, Noise Study, Air Quality Study, Cultural Resources Assessment, and AB-52 consultation. Larry led the environmental team in ensuring the MND was completed along with the 90% design PS&E. The Administrative Draft was submitted in September 2025. The project is scheduled for construction in June 2026.*

City of Carlsbad Drainage Master Plan - El Camino Real Channel Restoration | Carlsbad, CA

Project Manager for providing drainage improvements to the existing City-owned earthen drainage channel on the east side of El Camino Real. The channel receives stormwater runoff from El Camino Real and the surrounding residential areas which caused significant erosion and sedimentation over time. Channel restoration is needed to stabilize slopes, to mitigate against erosion during storm events and help reduce sediment transport to Agua Hedionda Lagoon. Tasks included public engagement program coordination; environmental studies, including biological, paleontological, and archeological resources assessments; land survey; geotechnical investigation; hydrologic and hydraulic modeling using AES and HEC-RAS and summarizing the results in a report; 30%, 70%, 90%, and 100% design plans; addressing stormwater quality regulations; preparing a Stormwater Pollution Prevention Plan (SWPPP); California Environmental Quality Act (CEQA) documentation; and bid and construction support services.*

City of Malibu Clover Heights and Harvester Road Storm Drain Extension | Malibu, CA

Project Manager providing engineering design services for approximately 560 LF of storm drain in the hills of Malibu. The project included coordination with the City's Local Coastal Development Program to acquire a local coastal permit. The team identified a potential permitting issue with an existing diversion of the system to a natural channel along private property. Our solution was to protect this diversion in place but limit the flow to a low flow diversion to maintain the natural habitat. The project was successfully permitted and constructed in 2025.*



APPENDIX B: SAMPLE SCHEDULE

Per the City of Torrance Request for Qualifications, Page 3, Schedule of Work, EPD has enclosed a sample schedule for all phases of completing an EIR from a recent project, demonstrating the successful completion of environmental documents on schedule and within budget, including references with contact information. The project is described below.

Snug Harbor Surf Park – City of Newport Beach

Scope of Work: CEQA Compliance (EIR) and Technical Studies/Peer Review | **Started:** 2024 | **Completed:** 2025

Agency Contact: Joselyn Perez, Senior Planner | JPerez@newportbeachca.gov | (949) 644-3312

Link to SCH No.: <https://ceqanet.lci.ca.gov/2024110238/3>

EPD expedited the preparation of an EIR for a proposed 15.08-acre surf park on a portion of the Newport Beach Golf Course. The Snug Harbor Surf Park Project would redevelop the center portion of the NB Golf Course with approximately 5 acres of surf lagoons. The lagoons would be surrounded by viewing platforms, seating, three warming pools, and a spa. The Project includes a three-story clubhouse building containing a reception area, surf academy, fitness facility, yoga center, administration offices, staff areas, locker rooms, retail store, restaurant, a coffee bar/snack shack, and other incidental uses. The Project also includes a two-story athlete accommodation building that would provide 20 units. Each unit would contain a bed, bathroom, closet, and a patio space facing the surf lagoon. EPD peer reviewed the technical studies prepared by the Applicant's consultants and prepared an expedited EIR pursuant to CEQA. The project was unanimously approved by the City of Newport Beach Planning Commission and was approved by City Council in October 2025. EPD proactively analyzed a reduced project alternative without a General Plan Amendment in order to ensure the EIR would be flexible enough – given the public opposition to the project – to allow for future reductions to square footage, which is allowing this project to proceed in the face of tremendous opposition and a ballot initiative against the project.



"Just wanted to say thank you to you and your team for all the great work on the Surf park. It has been an exciting journey so far and hopefully the next couple months go smoothly, starting with tonight. It has been a pleasure working with you and all of EPD and looking forward to many years of working together on different projects." ~Brett Feuerstein, Golf Course Owner

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Newport Surf Park EIR Schedule

Task Name - Project Master	Duration	Start Date Master	End Date Master	Predecessors	Q3			Q4			Q1			Q2			Q3			Q4								
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec						
1 + Summary																												
28 - 24-081	288d	08/13/24	09/18/25																									
29 <i>Kick Off Meeting with City</i>	4d	08/13/24	08/13/24																									
30 - Applicant Submittals	76d	08/16/24	12/01/24																									
31 Application Submittal	0	08/16/24	08/16/24																									
32 Plan Check Comments #1	e30d	08/16/24	09/15/24	31																								
33 2nd Submittal	2w	09/16/24	09/27/24	32																								
34 Plan Check Comments #2	e30d	09/27/24	10/27/24	33																								
35 3rd Submittal	1w	10/28/24	11/01/24	34																								
36 Plan Check Comments #3	e30d	11/01/24	12/01/24	35																								
37 Jurisdiction Clearance / Deemed Complete	0	12/01/24	12/01/24	36																								
38 - Technical	70d	08/14/24	11/19/24																									
39 - Applicant Team Preparation of Technical Studies	40d	08/14/24	10/08/24																									
40 General Biological Assessment	6w	08/14/24	09/24/24	29																								
41 Geotechnical	3d	08/14/24	08/16/24	29																								
42 Phase I	3d	08/14/24	08/16/24	29																								
43 Phase II	3d	08/14/24	08/16/24	29																								
44 Archeological	8w	08/14/24	10/08/24	29																								
45 Paleontological	8w	08/14/24	10/08/24	29																								
46 Historical Resource Assessment	8w	08/14/24	10/08/24	29																								
47 Trip Generation Analysis	3d	08/14/24	08/16/24	29																								
48 AQ, GHG, Energy	6w	08/14/24	09/24/24	29																								
49 Noise	6w	08/14/24	09/24/24	29																								
50 - EPD Peer Review of Studies	47d	08/19/24	10/22/24																									
51 First Batch Studies	2w	08/19/24	08/30/24	41, 42, 43, 47																								
52 Second Batch Studies	2w	09/25/24	10/08/24	40, 48, 49																								
53 Third Batch Studies	2w	10/09/24	10/22/24	44, 45, 46																								
54 - Revisions & Approval	20d	10/23/24	11/19/24	53																								
55 Applicant Team Revisions to All Studies	2w	10/23/24	11/05/24	53																								
56 Study Approvals	2w	11/06/24	11/19/24	55																								
57 - CEQA	237d	08/16/24	07/14/25																									
58 - EIR	237d	08/16/24	07/14/25																									
59 Draft Project Description	1w	08/16/24	08/22/24	31																								
60 City & Applicant Review of Project Description	1w	08/23/24	08/29/24	59																								
61 Preparation of NOP	2w	08/30/24	09/12/24	60																								
62 Applicant Team Review of NOP	1w	09/13/24	09/19/24	61																								
63 City Review of NOP	1w	09/20/24	09/26/24	62																								
64 Revisions to NOP & Preparation of NOC	1w	09/27/24	10/03/24	63																								
65 Proofcheck Review of NOP (City & Applicant Team)	1w	10/04/24	10/10/24	64																								
66 30-day Public Review Period	e30d	10/10/24	11/09/24	65																								
67 Scoping Meeting	1d	10/18/24	10/18/24	66SS + 1w																								

Task Name - Project Master					Q3			Q4			Q1			Q2			Q3			Q4			
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
68	1st Admin Draft EIR	5w	10/23/24	11/26/24	53																		
69	Applicant Team Review of 1st Admin Draft EIR	2w	11/27/24	12/10/24	68																		
70	City Review of 1st Admin Draft EIR	2w	12/11/24	12/24/24	69																		
71	2nd Admin Draft EIR	2w	01/02/25	01/15/25	70FS +1.2w																		
72	Applicant Team Review of 2nd Admin Draft EIR	2w	01/16/25	01/29/25	71																		
73	Lead Agency Review of 2nd Admin Draft EIR	2w	01/30/25	02/12/25	72																		
74	Preparation of Public Draft EIR	2w	02/13/25	02/26/25	73																		
75	Draft EIR, NOA, and NOC Submitted to SCH	1d	02/27/25	02/27/25	74																		
76	45-day Public Review Period	e45d	02/28/25	04/14/25	75SS +1d																		
77	Preparation of Admin Draft RTCs & DEIR Revisions, Findings, SOC	3w	04/14/25	05/02/25	76																		
78	1st Applicant Team Review of RTCs & DEIR Revisions, Findings, SOC	2w	05/05/25	05/16/25	77																		
79	1st Lead Agency Review of RTCs & DEIR Revisions, Findings, SOC	2w	05/19/25	05/30/25	78																		
80	Updates to RTCs & DEIR Revisions, Findings, SOC	2w	06/02/25	06/13/25	79																		
81	2nd Applicant Team Review of RTCs & DEIR Revisions, Findings, SOC	1w	06/16/25	06/20/25	80																		
82	2nd Lead Agency Review of RTCs & DEIR Revisions, Findings, SOC	1w	06/23/25	06/27/25	81																		
83	Preparation of Final EIR	1w	06/30/25	07/04/25	82																		
84	Public Review of RTC (10 days prior to PC Hearing)	e10d	07/04/25	07/14/25	83																		
85	Hearings	46d	07/17/25	09/18/25																			
86	Planning Commission (Thurs before CC)	1d	07/17/25	07/17/25																			
87	City Council (2nd & 4th Tues)	1d	08/12/25	08/12/25																			
88	2nd City Council (if needed)	1d	08/26/25	08/26/25																			
89	File 1st NOD	5d	08/13/25	08/19/25	87																		
90	Statute of Limitation	e30d	08/19/25	09/18/25	89																		
91																							



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