

PROPOSAL

REQUEST FOR QUALIFICATION (RFQ)

FOR PLACEMENT ON QUALIFIED ENVIRONMENTAL CONSULTANTS LIST

Submitted by:

CAJA Environmental Services, LLC
9410 Topanga Canyon Boulevard, Suite 101
Chatsworth, CA 91311

Submitted to:

City of Torrance
Community Development Department, Planning Division
Attn: Robert Garcia, Planning Manager
3031 Torrance Boulevard
Torrance, CA 90503

**Request for Qualifications (RFQ)
for Placement on Qualified Environmental Consultant List**

Submitted to: City of Torrance
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

Submitted by: CAJA Environmental Services, LLC
9410 Topanga Canyon Boulevard, Suite 101
Chatsworth, CA 91311
Phone: 310-469-6700

December 31, 2025

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9410 Topanga Canyon Boulevard, Suite 101
Chatsworth, CA 91311
Phone 310-469-6700

December 31, 2025

City of Torrance
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

RE: Request for Qualifications (RFQ) for Placement on Qualified Environmental Consultant List

To Whom It May Concern:

CAJA Environmental Services LLC (CAJA) is pleased to present this Statement of Qualifications (SOQ) in response to the City's RFQ. CAJA is a CEQA/NEPA specialist who acts as the "primary" or "project manager" and will be supported by a team of subconsultants, experts in their fields of air quality, cultural resources, noise, transportation, etc. For projects with the City, CAJA would compile a team of appropriate technical specialists who have been approved by the City.

As demonstrated in the SOQ, CAJA has provided environmental planning services to the public and private sectors for nearly 40 years. Throughout those years, the company and staff have earned a reputation for consistent and conscientious performance in guiding projects through the environmental clearance process. The company's status as a well-known and respected leader in the environmental planning field is largely based on the personalized, accessible, and honest service that CAJA guarantees to each and every client.

The primary contact for CAJA is listed below.

Chris Joseph, Owner/Principal
9410 Topanga Canyon Boulevard, Suite 101
Chatsworth, CA 91311
Phone: 310-469-6700
Email: Chris@ceqa-nepa.com

CAJA looks forward to working with the City on its upcoming projects. If you require additional information or would like to discuss CAJA's SOQ, do not hesitate to contact me. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Joseph', is written over a light blue horizontal line.

Chris Joseph
Owner/Principal

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A. FIRM INFORMATION

CAJA Environmental Services, LLC (CAJA) is a financially and operationally stable environmental planning firm with nearly 40 years of continuous practice providing environmental documentation and project management services to public- and private-sector clients. During this time, CAJA has built a strong reputation for consistent performance, dependable service delivery, and long-term client relationships, demonstrating organizational stability and the ability to manage complex assignments through changing economic conditions.

CAJA maintains a highly experienced project management team supported by technical specialists across multiple disciplines, enabling the firm to resource projects efficiently and provide internal redundancy. Key staff members are cross trained in CEQA/NEPA document management, environmental review coordination, and regulatory compliance, allowing project responsibilities to be reassigned seamlessly in the event of illness, changes in availability, or other contingencies. This structure ensures continuity of service and preservation of schedule commitments.

The CAJA team has more than five years, and in most cases, decades of experience preparing CEQA-compliant documents, including Environmental Impact Reports (EIRs), Initial Studies (ISs), Negative Declarations (NDs), Mitigated Negative Declarations (MNDs), Mitigation Monitoring and Reporting Programs (MMRP), Exemptions, Addenda, Sustainable Communities Environmental Assessments (SCEAs), Sustainable Communities Project Exemptions (SCPEs), and limited-scope analyses prepared under evolving statutory frameworks such as AB 130 and SB 131, third-party peer reviews, and more. CAJA approaches every assignment with a comprehensive understanding of Lead Agency roles and responsibilities, including the need for independent judgment, defensible analysis, and full disclosure of environmental effects under CEQA and the State CEQA Guidelines. The firm's demonstrated ability to manage environmental review processes, respond to agency and community input, and support legally defensible decision-making is reflected across its extensive portfolio of completed projects.

Together, these attributes, including long-standing firm continuity, depth and redundancy of qualified personnel, and demonstrated CEQA leadership, enable CAJA to reliably fulfill the scope of services requested and to support Lead Agencies with clear, objective, and compliant environmental documentation.

CAJA Staff

Full resumes for CAJA staff are included in Attachment A.

Chris Joseph is the President and Owner of CAJA, bringing nearly 40 years of experience in environmental planning and CEQA compliance for public agencies and private development projects across California. He has directed the preparation and management of a wide range of CEQA documents, including all of those listed within the firm description above, while providing strategic guidance to clients on legal defensibility, administrative record development, and Lead Agency responsibilities. Mr. Joseph is known for identifying key issues early, coordinating multidisciplinary

technical teams, and delivering clear, practical, and defensible environmental documents for complex and often high-profile projects involving infill development, industrial and logistics uses, public facilities, transportation improvements, and specialized housing. As Owner, Mr. Joseph maintains hands-on senior oversight, consistent quality control, and team redundancy to ensure continuity, responsiveness, and rigor throughout every assignment.

Stacie Henderson is Vice President at CAJA with 20 years of experience in environmental planning and CEQA compliance, supporting cities, counties, and private applicants on a broad range of development and infrastructure projects across California. She has managed and authored a multitude of environmental compliance documents, including all of those listed within the firm description above. Ms. Henderson is known for her collaborative approach with agency staff, counsel, and technical specialists, translating complex environmental issues into clear, defensible documents and helping clients anticipate and resolve issues early in the process. Her experience includes infill and mixed-use redevelopment, industrial and logistics facilities, transportation and public works projects, and specialized housing. With senior-level experience, Ms. Henderson provides day-to-day leadership, quality control, and schedule coordination to ensure that CEQA documents are thorough, practical, and legally defensible.

Kerrie Nicholson is a Principal at CAJA with nearly 27 years of experience leading CEQA compliance and environmental planning efforts for jurisdictions and project teams throughout California. Kerrie has overseen the preparation of a broad range of CEQA documents, including all of those listed within the firm description above, guiding clients through complex regulatory processes with clarity and practicality. Ms. Nicholson is recognized for her thoughtful project management style, skill in coordinating multidisciplinary technical experts, and ability to clearly explain CEQA requirements to staff, applicants, decision-makers, and community members. Her portfolio spans infill redevelopment, industrial and logistics projects, public facilities and infrastructure, transportation improvements, and a variety of housing projects. As a senior leader, Ms. Nicholson emphasizes quality control, proactive communication, and schedule discipline to ensure CEQA documents are well-reasoned, transparent, and defensible.

Andrea Schultz is an Environmental Planner at CAJA with 18 years of experience supporting public agencies and development teams through every stage of the CEQA process from early constraints analysis to document preparation and hearing support. She has contributed to and managed a variety of CEQA documents, including all of those listed within the firm description above. Ms. Schultz is particularly skilled at synthesizing complex technical data into concise, understandable analyses and coordinating closely with agency staff, applicants, and subconsultants to keep projects on track. Her work spans urban infill, mixed-use redevelopment, industrial and logistics facilities, public facilities, and transportation improvements. Colleagues and clients value Ms. Schultz's thoroughness, responsiveness, and steady project coordination, which help ensure that CEQA documents are accurate, consistent, and clearly supported by the administrative record.

Sherrie Cruz is an Assistant Environmental Planner with CAJA who brings 20 years of experience supporting environmental review and project coordination on a wide range of CEQA assignments.

She contributes to the preparation of CEQA documents and focused technical sections by organizing background research, reviewing consultant reports, and helping ensure that analyses are clearly documented and internally consistent. Sherrie also prepares project graphics, including figures, maps, and illustrative exhibits, that clearly convey site conditions and findings for both technical reviewers and decision-makers. Ms. Cruz has worked with agency staff, applicants, and technical specialists to track comments, manage edits, and maintain orderly administrative records, helping projects move smoothly from draft through approval. Her background includes work on infill development, industrial and logistics projects, and public facility improvements, where she is known for her thoroughness, careful attention to detail, and ability to keep complex tasks on schedule.

Rachael Lee is an Assistant Environmental Planner at CAJA with 11 years of experience supporting CEQA review and environmental planning efforts for a variety of development and infrastructure projects. She assists with the preparation of all CEQA documents and supports technical analyses, contributes research, organizes data, and has a clear writing style. Ms. Lee is adept at compiling background information, coordinating with technical specialists, and tracking comments and revisions to ensure accuracy and consistency throughout the CEQA process. Her experience spans urban infill, public facility upgrades, transportation improvements, and housing projects, where she plays a key role in keeping documents organized, schedules on track, and communication flowing among team members. Colleagues appreciate Ms. Lee's reliability, careful documentation, and commitment to producing thorough, well-supported analyses.

Susie Delava is an Assistant Environmental Planner with CAJA who supports project teams with research, technical coordination, and preparation of CEQA documents, drawing on both her planning experience and prior work as a licensed real estate agent. At CAJA, Susie assists with conducting research for CEQA review documents, helping compile administrative records, reviewing technical reports, and organizing project materials for agency staff and applicants. Ms. Delava's real estate background gives her a practical understanding of how land use, entitlement timing, and market considerations intersect with environmental review, which helps her anticipate information needs and communicate clearly with project stakeholders. Ms. Delava is valued for her attention to detail, responsiveness, and ability to keep complex assignments moving efficiently while maintaining accuracy and consistency across deliverables.

An Organizational Chart is provided on the next page that also includes CAJA subconsultants (described later).

City of Torrance

CAJA Environmental Services
Chris Joseph
Owner/President

CAJA Staff

Stacie Henderson
Vice President

Kerrie Nicholson
Principal/Project Manager

Andrea Schultz
*Environmental Planner/
Project Manager*

Sherrie Cruz
*Assistant
Environmental Planner*

Rachael Lee
*Environmental Planner/
Project Manager*

Susie Delava
*Assistant
Environmental Planner*

Subconsultants

Douglas Kim + Associates, LLC
Air Quality/GHG/Noise

Applied Earthworks
*Cultural Resources/
Paleontological Resources*

**Linscott, Law & Greenspan
(LLG) Engineers**
Transportation

B. QUALIFICATIONS AND EXPERIENCE

As stated previously, CAJA has nearly 40 years of continuous practice providing environmental documentation and project management services to public- and private-sector clients. CAJA has prepared thousands of CEQA documents during this time. Below is a brief list of CAJA's experience within the past five years. Additional experience descriptions can be provided on request.

Torrance Del Amo MND: In 2024, CAJA prepared an MND for the Torrance Del Amo Project in the City of Torrance. The 239,581-square-foot (5.5-acre) Project Site is located at 2325 Crenshaw Boulevard in the City. The Project included demolition and removal of all existing uses from the Project Site and development of the site with four residential buildings with a total of 272 multi-family residential dwelling units (including 28 dwelling units set aside for Very Low Income households) over two levels of subterranean parking.

3475 Torrance Boulevard Categorical Exemption: In 2025, CAJA prepared findings for a Class 32 Categorical Exemption for the 3475 Torrance Boulevard Project. The 1.23-acre (53,620-square-foot) Project Site is located at 3475 Torrance Boulevard in the City. The Project includes demolition and removal of all existing uses from the Project Site and development of the site with a 171,642-square-foot mixed-use building, including 106 multi-family residential dwelling units, 12,470 square feet of medical office use, and three levels of subterranean parking. Of the 106 dwelling units, 8 dwelling units would be set aside for Very Low Income households and 8 dwelling units would be set aside for Moderate income households. The proposed mixed-use building would reach a maximum height of 90 feet and would include two four-story structures and one five-story structure over a single podium level and two five-story structures over a double podium level.

Mirabel Transit Priority Project Sustainable Communities EIR: In 2025, CAJA prepared a Sustainable Communities EIR for the Mirabel Transit Priority Project. The Project Site is located at 5401-5425 Wilshire Boulevard, 664-670 Cochran Avenue, and 665-671 Cloverdale Avenue in the City of Los Angeles. The Project consists of the construction and operation of up to 348 dwelling units, including 29 units set aside for Very Low-Income households, and 12,821 square feet of ground floor commercial uses. The Project would remove approximately 38,545 square feet of existing commercial uses, including the existing commercial building at 5401 Wilshire Boulevard, which is a contributor to the Miracle Mile Historic District. The east and south façades of the 5401 Wilshire Boulevard building would be retained while the remainder of the building would be demolished in order to construct the Project's subterranean levels. The east and south façades of the building at 5401 Wilshire Boulevard would be rehabilitated and incorporated into a new one-story building. The remainder of the Project Site would be developed with a new 42-story, mixed-use tower, with parking included in a three-level above-ground podium and three subterranean levels, and a maximum building height of 530 feet. **Contact:** Jason McCrea, (213) 847-3672

Dinah's Sepulveda Project SCEA: In 2022, CAJA prepared a SCEA for the Dinah's Sepulveda Project. The Project Site is located at Sepulveda and Arizona in the City of Los Angeles. With the exception of the existing Dinah's Family Restaurant building on the Project Site (that would be preserved and

renovated in place) and some existing signage, the Project included demolition and removal of all existing structures from the Project Site and development of the site with an eight-story, 362-unit multi-family residential building, with approximately 3,700 square feet of ground-floor restaurant space fronting Sepulveda Boulevard. Of the 362 proposed units, 41 are restricted to Very Low Income households. The new building totals approximately 365,623 square feet, which along with the existing Dinah's Family Restaurant, resulted in a floor area ratio (FAR) of 3.85:1, and reached 96 feet and 4 inches in height as measured to the top of the elevator structure. The Project retained the majority of the Dinah's Family Restaurant building, including its character-defining features and materials. The building continues to house a restaurant program, and previous alterations, including non-historic blue awnings on the east façade, was removed. New mechanical, electrical, and plumbing (MEP) systems was installed in order to minimize the need for obtrusive rooftop equipment. A small portion at the rear of the restaurant building was removed to make way for the integration of the remainder of the Project. **Contact:** More Song, (213) 978-1319

Arts District Center EIR: In 2019, CAJA prepared an EIR for the Arts District Center Project in the City of Los Angeles. The Project includes demolition and removal of all existing uses on the Project Site and development of the site with a new mixed-use building, including 129 live/work condominium units (200,021 square feet), a 113-room hotel (97,850 square feet), and 72,469 square feet of commercial space to be used for art galleries, retail, restaurant, and artist collaborative (Artist CoLab) uses. Of the 129 live/work units, 15 units (i.e., 11 percent) would be Very Low Income units. The proposed building would be 12 stories (148 feet) in height. The Project includes 513 automobile parking spaces provided in four of five subterranean levels. The additional subterranean level would include 168 long-term and 52 short-term bicycle parking spaces and storage space. **Contact:** Will Lamborn, (213) 847-3637

Flintridge Sacred Heart Academy EIR: In 2017, CAJA prepared an EIR for the Flintridge Sacred Heart Academy Specific Plan Project in the City of La Canada Flintridge. The FSHA Specific Plan is an anticipated 15-year Land Use Concept for improvement and modernization of the FSHA Campus as a whole. At buildout of the Project, the total building square footage of the campus would increase from the existing 217,350 square feet to a maximum of approximately 333,502 square feet, including the following, which could be developed in no particular order:

- An expansion of the Arts Center/Auditorium Building by approximately 8,649 square feet;
- An expansion and renovation of the existing High School Building, increasing in area from the existing 19,200 square feet to approximately 32,700 square feet, to include a new information center and library, college counseling facilities, and administrative offices;
- Development of a campus plaza and enhanced internal open space areas through the Dominican Garden and other landscaping improvements;
- New outdoor athletic area providing tennis courts, athletic fields, or similar sport-related active uses;

- Demolition of Cottages 1 and 2 (totaling approximately 6,460 square feet) and demolition (or relocation, if feasible) of the Tennis Shelter currently located in Parking Lot C;
- A new partially subterranean, multi-level Parking Facility, up to 99,000 square feet, providing up to 239 parking spaces; and
- Approximately 27.2 acres (approximately 65 percent) of the Project site would remain undeveloped and in a natural condition.

Contact: Susan Koleda, (818) 790-8881

Olympic Tower EIR: In 2018, CAJA prepared an EIR for the Olympic Tower Project in the City of Los Angeles. The Project included demolition and removal of all existing development on the Project site and development of a single 58-story high-rise tower building containing up to 65,074 square feet of retail/commercial space (in three stories); 33,498 square feet of office space (in six stories); 10,801 square feet of hotel conference center/ballroom space (on one story); 8,448 square feet of residential condominium amenities (on the same story as the hotel conference center); 373 hotel rooms (216,065 square feet in 17 stories, including lobby/amenities level); 374 residential condominium units (435,731 square feet in 24 stories); and 9,556 square feet of penthouse amenity area (in two stories). A six-level subterranean parking garage would be located beneath the building, and eight levels of above ground parking would be provided within the podium level of the building. Six levels of the above ground parking would be wrapped with office uses on the Olympic Boulevard street frontage. Two additional stories dedicated to mechanical facilities would also be included in the proposed structure. **Contact:** Sergio Ibarra, (213) 847-3633

Huntington Square Project SCPE: In 2021, CAJA prepared a SCPE for the Huntington Square Project in the City of Huntington Park. The City and the Applicants were under tight funding deadlines, and the SCPE was successfully prepared and processed within a very short timeframe. The Project included development of two separate affordable residential projects on the same site by two separate applicants. Parcel 1 Development included construction of a four-story, 66,620-square-foot residential building, including three levels of residential dwelling units over a single ground-level with supportive services and vehicle parking garage. The residential building would include a total of 48 restricted affordable dwelling units, excluding one manager's unit. The mix of dwelling units would include 17 studio units, 30 one-bedroom units, and 1 two-bedroom unit. The maximum building height would be 52 feet and 4 inches. The Parcel 1 Development would include 4,675 square feet of common open space, including a central courtyard, fitness center, community room, and computer lab. Parcel 2 Development included construction of two three-story buildings (a total of 11,888 square feet) that include nine restricted affordable dwelling units with attached garages, providing two vehicle parking spaces each (a total of 18 spaces). Bicycle parking could also be accommodated within the garages. The buildings would reach a maximum height of 35 feet. The nine dwelling units would include seven 3-bedroom units and two 4-bedroom units. A total of approximately 1,001 square feet of private open space would be provided within ground-level patio areas and balconies for each of the dwelling units. **Contact:** Sergio Infanzon (no longer with the City), (323) 582-6161

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C. SCHEDULE OF WORK

Schedule Approach and Methodology

CAJA manages CEQA schedules with a focus on clarity, accountability, and proactive issue-spotting. Our project managers begin by developing a detailed baseline schedule that identifies all major milestones, scoping, technical study preparation, administrative draft reviews, public circulation, response to comments, hearings, and final adoption/certification, along with statutory notice and review periods required by CEQA. We map dependencies between tasks, identify the critical path, and clearly assign responsibilities to CAJA staff, subconsultants, and agency partners.

We maintain schedules with the project team and provide updates as tasks are completed. Regular coordination meetings (typically bi-weekly during document preparation and weekly during public circulation) allow us to review progress, confirm upcoming deliverables, and adjust sequencing as needed. We track decision points that may influence the schedule, and we flag schedule risks early, such as data gaps, evolving project descriptions, or delayed technical reports, along with recommended solutions.

Quality control is built into the schedule as a defined step, not an afterthought. Internal senior reviews occur at key milestones to ensure consistency, legal defensibility, and alignment with agency expectations before drafts are released. During public review, we plan backward from required CEQA noticing timelines to ensure compliance and avoid slips.

Because CEQA schedules often intersect with entitlement deadlines, grant timelines, and decisionmaker calendars, we incorporate contingency buffers and alternate pathways when appropriate (e.g., phased technical analyses, targeted addenda, or tiered review where legally permissible). Throughout the process, CAJA maintains transparent communication, providing summary schedule updates, tracking logs, and early warnings when conditions change, so the Lead Agency always understands status, next steps, and options.

Our approach results in CEQA documents that are delivered within reasonable timeframes, remain flexible when conditions shift, and minimize delays through early coordination, disciplined tracking, and practical problem-solving.

Example EIR Schedule

While CAJA prepares a detailed work plan and schedule at the outset of each EIR, it is important to recognize that the budget and timeline are influenced by factors that are not always fully known at project initiation or within CAJA's control. We develop schedules that are realistic and include contingency allowances. However, CEQA projects are dynamic, and circumstances may arise that require adjustments as the work progresses.

Examples include changes in project design by the applicant, new information or technical data that must be evaluated, revisions to state regulations or case law that affect the scope of analysis, agency or third-party review periods that extend beyond initial expectations, or the need for additional public

meetings or coordination. In these situations, it is in the Lead Agency’s best interest to address issues thoroughly and transparently, even if that requires refinements to the schedule or scope.

Our approach is to identify potential risks early, communicate clearly when conditions change, and collaborate with staff on solutions. When schedule or scope modifications are necessary, CAJA prepares concise amendments that explain the reason for the change, the associated cost and time implications, and the options available to the Lead Agency. This approach ensures that expectations remain clear, the administrative record reflects the rationale for adjustments, and the EIR is completed in a defensible and efficient manner.

The table below includes an outline a general schedule for the EIR preparation and process.

Estimated EIR Schedule

Task	Schedule
Task: Attend Kick-Off Meeting	Month 1
Task 2: Conduct Data Collection/Review Existing Information	Months 1-3
Task 3: Prepare Project Description	Months 1-2
Task 4: Prepare Initial Study	Months 1-3
Task 5: Prepare and Circulate Notice of Preparation	Month 3
Task 6: Attend Public Scoping Meeting (if needed)	Month 3 or 4
Task 7: Prepare Technical Reports	Months 1-6
Task 8: Prepare Administrative Draft EIR	Months 1-8
Task 9: Prepare Alternatives Analysis	Months 6-8
Task 10: Revise Administrative Draft EIR	Months 8-9
Task 11: Prepare Screencheck Draft EIR	Months 10-11
Task 12: Publication and Circulation of Draft EIR -Public Review Period (45 days)	Months 12-14
Task 13: Prepare Responses to Comments	Months 14-15
Task 14: Prepare MMRP	Month 15
Task 15: Prepare Final EIR	Months 15-16
Task 16: Publish and Circulate Final EIR	Month 16
Task 17: Attend Public Hearings	Months 17-19

In 2024, CAJA prepared a Revised and Recirculated EIR for the Artesia Place Project (SCH#: 2022080202). Through a separate CEQA consultant, the City had prepared the Original EIR in 2023. However, just prior to certification of the EIR, on March 4, 2024, the Project Applicant submitted to the City’s Community Development Department a new application that proposed development of the Project site with a revised version of the Artesia Place Project. Under the relatively recent legislation to implement the State’s housing development goals, the Project qualified for the benefits of Government Code section 65589.5, subdivision (d)(5) of the California Housing Accountability Act (HAA), known colloquially as the “Builder’s Remedy,” because the Project proposes 24 lower-income affordable housing units and because the Project application was submitted at a time when the housing element of the City’s General Plan was out of compliance with State housing element law.

Although the Revised Project was substantially consistent with the Original Project, the City and Applicant decided to revise and recirculate the entire EIR rather than preparing an addendum-type analysis to include in the Final EIR or recirculating only portions of the Original EIR.

For various reasons, it was the Applicant's preference to obtain EIR certification and Project approval by the end of 2024. (The City had no expectations.) Beginning in April 2024, CAJA was tasked with updating the entire EIR, which included reviewing the all aspects of the EIR for accuracy and completeness; assessing the degree to which analyses conducted by another firm was adequate; compiling up-to-date data for the existing conditions and the Project description; identifying any new issues that needed to be addressed; conducting new and additional analyses, including technical analysis conducted by our subconsultants; preparing new and updated graphics and tables; etc. CAJA assisted the City with preparation and circulation of the NOP, and we submitted the Administrative Draft EIR to the City for review in August 2024.

The City provided third-party-review comments on the Administrative Draft EIR starting in October 2024 through January 2025. Most of the comments were related to minor typographical errors. Some comments required the Applicant's traffic consultant to provide additional and/or revised analysis, and some comments required CAJA to prepare detailed responses to defend the approach/methodology used for certain analyses. Revisions to the EIR were made, and the Revised and Recirculated Draft EIR was published in March 2025.

A lengthy comment letter submitted by a neighboring property owner's attorney was submitted during the review period. CAJA prepared responses to this comment letter, along with a new health risk assessment (HRA) and prepared the remainder of the Final EIR, which was submitted to the City in June 2025.

While the City prepared for upcoming public hearings to consider certification of the EIR and Project approval, the Applicant sold the Project Site to the neighboring property owner, and the Project Application has been withdrawn.

Contact: Salvador Lopez, Community Development Director, (562) 865-6262

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D. SUBCONSULTANTS

CAJA includes here subconsultants to address the topics of Air Quality, Greenhouse Gas (GHG) Emissions, Noise, Cultural and Paleontological Resources, and Transportation. CAJA has worked with the subconsultants included below for many years and can attest to their experience and professionalism. Additional subconsultants could be needed depending on the specific nature of a particular project, and the selection of such subconsultants would be made in consultation with the City. Subconsultants related to the topics of Hazards and Hazardous Materials, Hydrology and Water Quality, and Geology and Soils are not included here because project applicants often need input from these experts on project design early in the process, and reports for these topics have already been prepared at the onset of the CEQA process.

AIR QUALITY/GREENHOUSE GAS (GHG) EMISSIONS/NOISE

Douglas Kim + Associates, LLC

Douglas Kim + Associates, LLC (DKA) performs air quality, climate change, noise, and vibration analyses for CEQA and NEPA environmental documents. Our services include:

Air Quality Analyses

- Emissions analyses
- Dispersion modeling
- Health Risk Assessments

Climate Change Analyses

- Greenhouse gas analyses
- Consistency analyses with policy documents

Noise and Vibration Analysis

- Ambient noise monitoring
- Noise modeling and analysis of transportation, stationary, and area sources
- Vibration modeling and analysis of transportation, stationary, and area sources

Environmental Analysis

- Preparation of CEQA/NEPA documents
- EIR/EIS
- Negative Declarations, Mitigated Negative Declarations
- Development of Mitigation Monitoring Programs

DKA is both a certified Small Business Enterprise (SBE), Disadvantaged Business Enterprise (DBE), and a certified Minority-Owned Business Enterprise (MBE). Doug Kim is also certified by the American Institute of Certified Planners (AICP), #011509.

DKA Key Staff

A resume for Mr. Kim is included in Attachment A.

Mr. Kim, AICP, Principal, specializes in transportation, air quality, and land use planning, as well as environmental review and analysis. Mr. Kim has prepared and reviewed over 1,000 CEQA and NEPA documents for major land use and transportation projects and has authored guidance documents on how to perform transportation and circulation studies and air quality analyses. He has over 30 years of policy and technical experience in developing long- and short-range multimodal transportation plans, including development of performance measures, performing alternatives analyses and managing technical modeling. Mr. Kim has managed preparation of air quality plans, developed air quality regulations, and performed urban land use and growth analyses.

DKA Experience

City of Torrance, 3475 Torrance Boulevard Project. Mr. Kim prepared the air quality, GHG, and noise analyses for a mixed-use development with 106 multi-family residences and 12,470 square feet of medical office space. The project included sixteen affordable units located in the Hawthorne Boulevard Corridor Specific Plan.

City of Torrance, 23711 Crenshaw Boulevard Project. Mr. Kim prepared a GHG analysis for an expansion of a self-storage facility near Lomita Boulevard

City of Torrance, 4501 Torrance Boulevard Project. Mr. Kim prepared the air quality, GHG, noise analysis, and health risk assessment for a 50-unit senior housing development that included 13,846 square feet of open space and 10,660 square feet of storage.

Southern California Association of Governments, Regional Transportation Plan EIR. Mr. Kim has helped develop and review the pending Program EIR for the 2008 Regional Transportation Plan. This analysis includes the assessment of air quality and climate change impacts from the implementation of a multi-billion-dollar multi-modal transportation system in Los Angeles, Orange, Riverside, Ventura, Imperial, and San Bernardino counties.

Southern California Association of Governments, Regional Comprehensive Plan. Mr. Kim has managed the development of SCAG's Regional Comprehensive Plan (RCP). The RCP presents a vision of how Southern California can balance resource conservation, economic vitality, and quality of life and serves as a blueprint to approach growth and infrastructure challenges in an integrated and comprehensive way. Mr. Kim oversees manages the staff effort to develop the Plan, directs the public outreach efforts with public and private sector stakeholders, and serves as liaison to the RCP Task Force.

County of San Luis Obispo, Conservation Element and EIR. Mr. Kim is overseeing the development of the Conservation Element policies for San Luis Obispo County's General Plan update and the air quality analysis for the associated EIR. Mr. Kim's work on this project involves the development of progressive land use-related policies that are intended to reduce criteria pollutant emissions and reduce the County's impact on climate change by reducing its carbon footprint.

North Hollywood to Pasadena Bus Rapid Transit, Los Angeles County Metropolitan Transportation Authority. Mr. Kim prepared the noise and vibration analysis for Metro's transit service over an 18-mile corridor connecting the North Hollywood Metro B/G Line station on the west to Pasadena City College on the east. The Environmental Impact Report on the proposed project includes noise modeling of operational impacts from center-running and side-running coaches, as well as construction noise impacts from sidewalk and center median-based stations.

Anaheim Rapid Connection' Fixed-Guideway Rail Project Management Consultant, City of Anaheim, Anaheim, CA (2009-Ongoing). Mr. Kim serves as the day-to-day project coordinator for the alternatives analysis, environmental review, and engineering for a 3.3 mile fixed-guideway transit service linking the proposed ARTIC transit center with the City's Platinum Triangle and Anaheim Resort. In his capacity with the Project Management Consultant team, he is coordinating with the Orange County Transportation Authority and Federal Transit Administration to oversee the analysis of three rail alignments and two bus rapid transit alternatives that use fixed-guideway, exclusive right-of-way for at least a portion of the corridor. The project will help enhance Metrolink commuter ridership to the Anaheim area, while also allowing regional transit riders that use future High Speed Rail to access local destinations in Anaheim.

CULTURAL AND PALEONTOLOGICAL RESOURCES

Applied Earthworks

Applied Earthworks, Inc. (Æ) is a 100% employee-owned small business, certified by the California Department of General Services as a small-business enterprise (SBE) and small business for public works (SB-PW). Our subject-matter experts provide cultural and paleontological resource management and GIS services across California and beyond. Incorporated in 1995, Æ has successfully completed more than 4,200 projects for more than 1,400 customers totaling \$193 million in revenue. Æ has all the technical and labor resources of a large statewide firm, as well as the knowledge and understanding of a local company that has worked throughout California for the past 30 years. Æ's regular staff is distributed among five California offices: Fresno, Hemet, Lompoc, Pasadena, and San Luis Obispo. Remote staff in other parts of California and throughout the U.S. are linked to one of the 5 home offices. On-call consultants, additional field technicians, and Native American Tribal specialists are available on a project-by-project basis as needed. Æ offers comprehensive consultation that allows clients to make informed decisions about the identification, avoidance, or treatment of archaeological, Tribal, historical, built environment, and paleontological resources.

Æ staff are highly experienced in evaluating the significance of paleontological resources and the eligibility of archaeological and built environment resources for listing in the National Register of Historic Places and California Register of Historical Resources. Staff routinely assess geologic units for their paleontological sensitivity and prepare geoarchaeological buried sites analysis studies; design and implement effective treatments for compliance, mitigation, and preservation; process

and analyze fossils and artifacts; and prepare collected materials for curation and long-term storage. Æ staff also are highly experienced in all phases of paleontological and archaeological fieldwork including survey, construction monitoring, field documentation, management of unanticipated finds, data recovery excavation, and quick decision-making required by fast paced projects in addition to coordinating and completing deliverables required for project mitigation and completion.

Lastly, Æ has developed an outstanding reputation in providing support services to assist lead agencies in their environmental compliance responsibilities. For instance, staff are proficient in the CEQA, NEPA, and National Historic Preservation Act, including Native American outreach and coordination, ethnographic and landscape studies, and monitoring at job sites for resources of Tribal significance. Æ personnel maintain excellent working relationships with Federal, State, Tribal, and local government representatives, such as U.S. Department of the Interior staff across many different agencies; staff at the Advisory Council on Historic Preservation; Tribal Historic Preservation Officers and staff at the Native American Heritage Commission; staff at the California Office of Historic Preservation, including the State Historic Preservation Officer; staff at the California Department of Transportation (Caltrans) and in State Parks; and staff in many of California's 58 counties and 483 municipalities.

Applied Earthworks Key Staff

Resumes for the key staff listed below are included in Attachment A.

Ms. Colleen Hamilton's extensive experience encompasses both historic preservation planning and cultural resource management. She has designed, organized, and directed significance testing and data recovery on both historical and prehistoric archaeological sites. Her archaeological expertise includes site significance assessments and determination of project impacts pursuant to the NEPA, NHPA and CEQA. She has extensive experience in the greater Southern California and for the past 5 years has been the Principal Historical Archaeologist at Union Station for an on-call contract with Los Angeles Metropolitan Transportation Authority as subcontractor to ICF International. Ms. Hamilton is also known for her work at the Lost City Site, the film set of Cecil B. DeMille's 1923 *The Ten Commandments*. In addition, she has extensive experience in managing built-environment resources. Among her skills are building and structural recordation, building evaluation, historic renovation according to the Secretary of the Interior's Standards, and implementing mitigations such as Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), and Historical American Landscapes Survey (HALS) documentation. Example projects include the HAER documentation of a landmark building at the Space Flight Operation Facility at Jet Propulsion Laboratory, documentation of the Colorado River Aqueduct (CRA) built in the 1930s–1940s through the Mojave Desert, and Weymouth Treatment Plant. She has provided oversight for historical archaeological resources assessment on the NRHP site CA-LAN-1525/H at Los Angeles Union Station. She was Principal Investigator for archaeological testing and data recovery at Brand Park, Mission San Fernando Rey de Espana in Los Angeles County, Mission de la Purisima in Lompoc, and Santa Barbara Pueblo at De la Guerra Plaza.

Mr. Carlos van Onna has been involved in cultural resources management since 2011. His areas of expertise include built environment investigations, preparation of historic resource evaluation reports, and other required documentation for cultural resource management projects. As a Principal Architectural Historian for Æ, Mr. van Onna meets the Secretary of the Interior's professional qualification standards in architectural history. He has prepared technical reports for historical built environment resources to satisfy compliance requirements under the National Historic Preservation Act (NHPA) Section 106 and CEQA, including significance evaluations and eligibility recommendations for inclusion in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR). Mr. van Onna has previously worked for the City of Amsterdam, Netherlands, coordinating its Municipal Landmarks Project and completing numerous built environment surveys, studies, and historical significance assessments. More recently, he worked for the city of Dallas as a senior planner in the Office of Historic Preservation. At Æ, he leads built environment studies, provides guidance and assistance to project managers and staff, and conducts review of technical documents.

In **Ms. Joan George's** 28 years of experience, she has participated at all levels within the cultural resource management industry with projects ranging from survey and site recording; testing and data recovery; National Register eligibility evaluations; buried site testing (backhoe trenching); development of monitoring plans; technical report production; and compliance assistance for National Historic Preservation Act (NHPA) and CEQA projects. Ms. George has developed close relationships with tribal groups and individuals throughout Southern California. She has played a critical role in providing consultation support between agencies and Native American groups for Assembly Bill 52 (AB 52) and Section 106 of the NHPA. Ms. George has authored, co-authored, and contributed to dozens of CEQA, Section 106 of the NHPA, and National Environmental Policy Act (NEPA) compliance reports since 2004. Ms. George has archaeological experience at complex sites throughout Southern California, such as the State Route 79 Realignment Project, multiple projects for the Coachella Valley Water District (CVWD), Metropolitan Water District of Southern California (Metropolitan) Inland Feeder Project, and the Eastside Reservoir Project in Riverside County. For the last 10 years, Ms. George has served as Project Manager on dozens of Phase I, Phase II, and archaeological monitoring projects throughout Southern California. Ms. George has also served as Environmental Contract Manager for the County of Riverside's Transportation Department On-Call Environmental Services Contract since December 2017.

Dr. Samuel Gordenstein has 19 years of professional experience as an archaeologist, working primarily on historic sites in Southern California. Field experience includes Phase I (reconnaissance), Extended Phase I, Phase II testing, Phase III data recovery and archaeological monitoring. He meets the U.S. Secretary of the Interior's professional qualification standards for Historical Archaeology, and has conducted research in California, Maryland, New York, and abroad. At Æ, Dr. Gordenstein has been involved primarily with technical writing, archaeological fieldwork, and project management and coordination with clients, Tribal monitors, and archaeological field crews. Currently, he is Æ's Historical Archaeologist for an On-call Services Contract with ICF International for Los Angeles County Metropolitan Transportation Authority. He is also the Project Archaeologist

for the Bowtie Wetlands project for The Nature Conservancy in Los Angeles. Dr. Gordenstein has also served as a compliance officer upholding federal cultural resource legislation (Brazil), published in peer-reviewed journals, and presented at conferences and other events in the United States and abroad.

Dr. Sarah Rieboldt has 24 years of experience in paleontology and geology and over 15 years in environmental consulting. She specializes in overseeing, preparing, and providing peer review of paleontological reports, mitigation plans, monitoring reports, and other environmental documents, as well as advising on compliance with paleontological regulations and implementing mitigation programs. As a Subject Matter Expert, she also manages paleontological discoveries, identifying fossils, evaluating their scientific significance, and coordinating with project teams, clients, agencies, and institutions for their collection, preparation, and documentation. As Principal Investigator, Dr. Rieboldt has supported hundreds of projects across the western United States in a variety of business sectors, including utilities, renewable energy, public infrastructure, mining, oil and gas, restoration, transportation, and private development. She has been involved from project development and siting through final compliance documentation during decommissioning and is well versed in the range of regulatory compliance considerations as they pertain to paleontological resources under CEQA and NEPA and applied or implemented by federal, state, and local agency requirements and standards. She is also familiar with the formats and requirements for Caltrans projects, with experience working in Districts 3, 6, 7, 8, 9, 10, 11, and 12, as well as other local transportation projects throughout the state.

Mr. Christopher Shi is a paleontologist and geologist with 16 years of experience in paleontology, evolutionary biology, mineralogy, and sedimentary geology, and meets the Society of Vertebrate Paleontology's (SVP) standards for a qualified professional paleontologist/project paleontologist/principal investigator. He has a background in plant and invertebrate taphonomy, and his master's thesis focused on the characterization of fossilized Eocene ferns using a novel three-dimensional imaging technique. Additionally, Mr. Shi spent several years working toward a Ph.D. in geology with research focused on the link between the trend in changing seawater chemistry and the evolution of the first animals to develop shells from calcium carbonate during the Cambrian explosion. He has completed several professional publications and presentations throughout his career. Within the \mathcal{A} E Paleontology Program, Mr. Shi completes various tasks. He coordinates and schedules paleontological monitors throughout Earthworks' five offices. In the field, his responsibilities include stratigraphic analyses, geological and paleontological data collection, bulk-sediment sampling, collection paleontological resources, and documentation of fossil localities. In the lab, Mr. Shi picks microvertebrate fossils, identifies, analyzes, and prepares collected fossils for permanent curation, including jacketing of large vertebrate specimens. Mr. Shi also regularly completes paleontological desktop literature and map reviews and coordinates with various paleontology curators for museum records searches; he also authors paleontology monitoring plans, inventory and evaluation reports, resource impact management plans, and worker environmental awareness training materials. In the past, Mr. Shi served as a lead monitor on

construction monitoring projects for utility, transportation, and residential and commercial development projects.

Applied Earthworks Experience

Built Environment Resources

Metropolitan Water District of Southern California On-Call Cultural Resources Management Services; Los Angeles, Orange, Riverside, San Bernardino, San Diego, and Ventura Counties. In 1999, 2004, 2008, 2011, 2014, 2017, and again in 2021, AE was selected to provide Metropolitan with cultural resource management services for on-call task orders throughout Metropolitan's service area. To date, AE has been issued more than 85 task orders under their on-call cultural resource contracts.

Since incorporating in 1995 and before as INFOTEC Research, Inc., AE staff has assisted Metropolitan with cultural resources management services during all phases of the design and development of the Eastside Reservoir Project (ESRP; now known as Diamond Valley Lake [DVL]). In addition to the ESRP, AE conducted cultural resource technical evaluation studies on a variety of Metropolitan task orders, including the Inland Feeder Project (1997–2008), the Colorado River Aqueduct (CRA) Historic Property Treatment Plan (2008), San Diego 6 Pipeline (2004–2010), Diemer Filtration Plant Improvements (2005–2014), Weymouth Water Treatment Plant (2010–2017), DVL Reserve Trail Sensitivity Analysis (2016–2017), Gilman Springs Portal documentation (2019–2020), paleontological monitoring along Sepulveda Boulevard (2023), and historic building evaluations of residences within the CRA Historic District (2023–2024). AE also developed a Cultural Resource Monitoring Plan that will guide all CRM work within the district and develop protocols for systematic inventory, evaluation, and treatment for all Metropolitan facilities (2014–2018). In 2025, AE has been providing Metropolitan with supplemental CEQA support for the proposed demolition of residences contributing to the CRA Historic District.

Design Review for Proposed One-Story Rear Addition at 2766 E. Glenoaks Blvd., Glendale, Los Angeles County, California. At the direction of the owner/applicant, AE assisted in the design review process with the City of Glendale for the proposed one-story rear addition at 2766 E. Glenoaks Blvd, a single-family residence originally constructed in 1928 in the French Revival architectural style. When considering a proposed addition, AE sought to understand the significance and character of the historic property as well as the regulatory context that surrounds it in order to appropriately analyze and provide a recommendation regarding the proposed project. This was done to properly assess whether the proposed work would have an impact on the historic integrity of the property.

AE summarized regulatory context according to the SOI Standards and Guidelines and the City's Historic Preservation Ordinance and considered the subject property's participation in the Mills Act property tax incentive program. Because of the property's participation in the Mills Act program, the proposed project required review by the Historic Preservation Commission. AE advised on the proposed design and application submittal, conducted design review, and prepared an architectural justification for the proposed project in a letter report that detailed background and history of the

property and the project description as well as Æ's analysis and recommendation for approval. The proposed work was consistent with the SOI Standards for Rehabilitation and Glendale Municipal Code 15.20. It received support from City staff and was swiftly approved by the Historic Preservation Commission in March 2025.

Archaeological/Tribal Resources

West Santa Ana Branch (WSAB) Transit Corridor Project, Los Angeles, Los Angeles County. Æ provides archaeological monitoring of the geotechnical investigation for LA Metro on the WSAB Transit Corridor Project in Los Angeles County. Overall, the Project area extends from Los Angeles Union Station to the City of Artesia. Spanning more than 14 miles, the Project area involves numerous municipal jurisdictions, namely the cities of Los Angeles, Huntington Park, Bell, South Gate, Paramount, Bellflower, Artesia, and Cerritos.

The geotechnical investigation includes 155 exploratory geotechnical borings up to 150 feet in depth, with an average depth at about 60 feet below ground surface. The Federal Transit Administration (FTA) is the lead federal agency responsible for compliance with Section 106 of National Historic Preservation Act (NHPA). Additionally, LA Metro is responsible for compliance with CEQA. While Æ's archaeologists monitor on the ground and characterize the stratigraphy and presence of artifacts, our geoarchaeologists gather geotechnical data and document information regarding geoarchaeological context(s), to develop a subsurface archaeological sensitivity model for any future undertakings within or in the vicinity of the present Area of Potential Effects (APE). Once fieldwork is finished, a report will summarize the Project results.

Union Station/Patsaouras Plaza El Monte Busway Station Project, Los Angeles, Los Angeles County. As subconsultant to ICF Jones & Stokes, Inc., Æ conducted archaeological fieldwork, prepared an archaeological treatment plan to guide post-review cultural resource discoveries, and completion construction monitoring at Union Station/Patsaouras Plaza. Work included the identification, evaluation, and treatment of historic properties/historical resources within the Project. Three major components of a large archaeological site are within the Project area--a Prehistoric/Native American cemetery, a Spanish-Mexican component (Wilson's Rancho), and an American component, primarily associated with Chinatown. The Native American component and the American component were recommended as eligible for listing in the National Register of Historical Places (NRHP) under Criterion D; the California State Historic Preservation Office (SHPO) concurred with that determination. Æ completed all services for CEQA, NHPA, and National Environmental Policy Act (NEPA) compliance. The project resulted in the discovery of 33-features contributing to a NRHP-eligible site (2017-2023).

Alameda Esplanade and Los Angeles Street Improvements Projects, Los Angeles, Los Angeles County. Under contract to ICF Jones & Stokes, Inc., Æ provided on-call services for LA Metro as part of the Los Angeles Union Station Alameda Esplanade and Los Angeles Street Improvements Projects. In 2020, Æ completed background research and archaeological monitoring of Phase 1 geotechnical and utility investigations for the projects. The investigation was conducted on Alameda and Los Angeles streets in downtown Los Angeles. LA Metro secured federal funds for the projects, which

required compliance with NEPA. The California Department of Transportation (Caltrans), acting on behalf of the Federal Highway Administration (FHWA), served as the Federal Lead Agency. Further, the awarding of Active Transportation Program funds required approval from the Division of Local Assistance at Caltrans. The studies for this undertaking were carried out in a manner consistent with Caltrans' regulatory responsibilities under Section 106 of the NHPA, 36 CFR Part 800, and pursuant to the January 2014 First Amended Programmatic Agreement among the FHWA, the Advisory Council on Historic Preservation, the California SHPO, and the *California Department of Transportation Regarding Compliance with Section 106 of the National Historic Preservation Act (Section 106 PA)*.

Æ archaeologists and Native American monitors observed all ground-disturbing activities, including excavation of 10 trenches, 5 potholes, and 4 borings. During the excavations, five historic-period features were identified, including two in situ wood railroad ties dating to the late nineteenth–early twentieth century; two partial brick structural footings, possibly from the same structure. This structure likely was built at the end of the nineteenth century; a partially truncated shallow refuse deposit likely dating to the late eighteenth–early nineteenth century; and a refuse deposit that was deposited in a stream bed or washed there during a flood episode. In addition to the fieldwork, Æ authored several documents according to the Caltrans guidelines, including an APE Map, Cultural Resource Management Plan (CRMP), an Extended Phase I report (XPI), a Historic Property Survey Report (HPSR), and an Archaeological Survey Report (ASR).

West Harbor Development Project, Phases 1A & 1B, Los Angeles, Los Angeles County. Æ completed construction monitoring for paleontological and archaeological resources as part of the San Pedro Waterfront Project. The development included various projects and associated infrastructure improvements on approximately 400 acres operated by Los Angeles Harbor Department (LAHD) as well as parcels controlled by LAHD and the City of Los Angeles. Æ delivered WEAP training to construction workers; completed daily field documentation, historical archival research, and partial excavation of a former Southern Pacific Railroad incinerator base; and provided final monitoring reports on time and within budgets. No paleontological resources were encountered. The Project required compliance with CEQA, for which LAHD was the lead agency.

County of Riverside Transportation Department On-Call Environmental Services, Riverside County, California. In 2011, 2016, and again in 2021, Æ was selected by competitive bid to provide the County of Riverside Transportation Department with cultural and paleontological resource services on an on-call basis. To date, more than 50 tasks orders have been issued under Æ's on-call contracts for work throughout the Riverside County service area. Under the on-call contract, Æ has provided a variety of cultural resource services including cultural resource records searches, archaeological monitoring, pedestrian and reconnaissance surveys, Phase II testing, data recovery excavations, curation preparation, architectural assessments, and Native American consultation and coordination (including assisting the County of Riverside in Assembly Bill 52 [AB 52] consultations). Paleontology tasks included conducting on-going paleontological resource mitigation monitoring activities in geologic units determined to be sensitive for fossil resources. All project reports and documents were prepared in compliance with CEQA or Section 106 of the NHPA guidelines and according to Caltrans Standard Environmental Reference, Volume 2, guidelines, as

appropriate. For the Clinton Keith Road Extension Project in the city of Murrieta, Æ performed a supplemental Phase I study and a Phase II testing program to evaluate cultural resources. In order to evaluate these resources, Æ conducted extensive historical and ethnographic research within the project area. Æ also conducted innovative viewshed analysis studies, using photogrammetry (3D modeling services), for prehistoric milling sites to mitigate adverse effects to these NRHP eligible resources. Æ prepared a Finding of Effect and Memorandum of Agreement and conducted archaeological monitoring during construction. Æ also prepared a Final Historic Property Treatment Report for the project.

Paleontological Resources

Purple (D Line) Extension Transit Project, Section 3, Los Angeles, Los Angeles County. Æ has been completing construction monitoring for paleontological resources for construction of the Purple (D Line) Extension Transit Project, Section 3 (PLE3) of the Los Angeles light-rail system from the future Century City/Constellation Station to new underground stations at the University of California Los Angeles (UCLA) campus and the U.S. Veterans Affairs campus in Westwood. Construction involves installation of an approximately 2.6-mile-long twin-bored new tunnel. Æ is completing all services for compliance with the California Environmental Quality Act (CEQA) and will complete a Paleontological Mitigation Report (PMR) upon completion of construction monitoring. Æ has been serving as a subcontractor to Kleinfelder under their prime on-call contract with Los Angeles County Metropolitan Transportation Authority (LA Metro).

Highpark (Ponte Vista) Residential Development Project, Tentative Tract Map No. 71886, Los Angeles, Los Angeles County. Æ provided preconstruction and construction paleontological services in support of development of new luxury homes east of S. Western Ave. between Palos Verdes Dr. and Westmont Dr. on 61.5 acres of the former U.S. Navy San Pedro Housing Complex. The Project area overlooks the Pacific Ocean in the northwest portion of the community of San Pedro. Æ completed a preconstruction field survey, collection of fossil specimens on the ground surface of the Project area, a Project-specific Paleontological Resources Mitigation & Monitoring Plan (PRMMP) and a PMR covering full-time construction monitoring of ground-disturbing construction activities. Æ also provided a fully executed Deed of Gift Form and a comprehensive report during the transfer of the extensive collection of paleontological resources. The collection of fossil specimens consisted of 60 vertebrates and over 8,945 invertebrates. Æ coordinated closely with the Natural History Museum of Los Angeles County for the transfer of the fossil collection for permanent curation. Æ completed all services for compliance with the CEQA.

Bowtie Wetland Demonstration Project, Los Angeles, Los Angeles County. Æ has been providing archaeological and paleontological services to The Nature Conservancy in support of development of 3.2 acres in Rio de Los Angeles State Park in the city of Los Angeles. To date, Æ provided the archaeological and paleontological resource monitoring and mitigation plans; obtained a State Park permit; delivered Worker Environmental Awareness Program (WEAP) training and materials in Spanish and English; completed excavations of three unanticipated archaeological features; and is continuing construction monitoring for archaeological and paleontological resources. Æ is

coordinating closely with State Park staff and Kizh Nation Tribal representatives and continues to complete all work on time and within budgets.

TRANSPORTATION

Linscott, Law & Greenspan (LLG) Engineers

Linscott, Law & Greenspan, Engineers (LLG), a Small Business Enterprise (SBE), provides state of the art traffic engineering, transportation planning, design, and parking consulting services. Linscott, Law & Greenspan, Engineers, is a DBA for LG2WB Engineers, Inc., a California corporation (incorporated in 1984) and was founded in 1966 (Federal Identification No.: 33-0069872). LLG Principals and Senior Staff are recognized experts in these practice areas and possess professional registration in Traffic Engineering, Civil Engineering, or both, along with industry specific certifications. Our diverse experience and expertise enable us to provide services to both public agencies and the private sector. Project organization is structured so that Principals and Senior Staff maintain direct involvement from project initiation to completion, ensuring a quality product that is clear, easily understood, will support the Project's needs, and will stand up to any scrutiny during the public review process. Since our founding in 1966, in excess of 15,000 engagements have been completed involving a wide variety of projects primarily throughout Southern California but also throughout the United States. A sampling of LLG's specialties are listed to the right.

It is our client centric approach and our drive to prepare reliable high-quality deliverables that we bring to every project we undertake, no matter how small or large, that ensures our enduring success in delivering trustworthy work on time and within budget. Our approach to project delivery focuses on clear and concise communication, technical accuracy of work products, insightful observations, innovative solutions, and value-added interactions and options.

LLG Key Staff

Resumes for the staff listed below are included in Attachment A.

Richard E. Barretto has over 35 years of experience in the preparation of transportation planning analysis, traffic impact studies, and parking studies. He is a licensed Traffic Engineer in the state of California. Mr. Barretto holds a Bachelor of Science in Civil Engineering from the University of California, Irvine. He has extensive experience in the preparation of traffic impact studies for a variety of land uses, site access and operational plans, simulation studies, parking studies and traffic and parking management plans, as well as experience in preparation of signing and striping plans, traffic signal plans, and traffic control plans. In addition, Mr. Barretto is the principal-in-charge for providing on-call traffic and transportation engineering consultation services in response to requests/requirements of the City of Dana Point, City of Chino Hills and City of Long Beach. Among other professional societies, he is a member of the Institute of Transportation Engineers (ITE). His expertise in traffic engineering and transportation planning, as well as parking/access design consultation helps LLG continue its tradition of excellence in the region.

Zawwar Saiyed is a licensed Traffic Engineer in the State of California and a Certified Road Safety Professional (RSP) with the Transportation Professional Certification Board, Inc. He earned his Master of Science in Civil Engineering, with a specialization in Traffic Engineering and Transportation Planning, from the University of Arizona, Tucson and has over 24 years of experience working on traffic engineering and transportation engineering projects throughout California and abroad. Mr. Saiyed has extensive experience in travel demand modeling, Vehicle Miles Traveled (VMT) analyses and Travel Demand Management (TDM) mitigation measures, preparation of Traffic Impact Analysis (TIA) reports for a variety of land uses, site access and operational plans, parking studies and parking management plans. Mr. Saiyed is proficient in utilizing TransCAD, ArcGIS Pro, AutoCAD, Highway Capacity Software, Vistro, Synchro and the MS Office Suite. Mr. Saiyed provides oversight and oversees the travel demand modeling and transportation planning teams. In addition, he currently provides on-call traffic engineering and transportation planning consultation services to the City of Anaheim, the City of Dana Point, City of Chino Hills and the City of Long Beach. Further, Mr. Saiyed currently provides on-call support to numerous jurisdictions for grant application writing and administration. Mr. Saiyed also has a broad range of public outreach and stakeholder engagement experience.

Shane Green is a licensed Civil Engineer in the state of California. He earned his Bachelor of Science in Civil Engineering from the University of California, Irvine and has over 20 years of experience working on traffic engineering projects throughout the Southern California region. Mr. Green has extensive experience in the preparation of traffic impact studies for a variety of land uses, site access and operational plans and parking studies. In addition, he currently provides on-call traffic and transportation engineering consultation services to the City of Dana Point. His expertise in traffic engineering helps LLG continue its tradition of excellence in the region.

Megan Lam is a licensed Traffic Engineer in the state of California. She earned her Bachelor of Science in Civil Engineering from the University of California, Irvine and has over 10 years of experience working on traffic engineering projects throughout the Southern California region. Ms. Lam has experience in the preparation of traffic impact studies for a variety of land uses, site access and operational plans, and parking studies. Ms. Lam is proficient in utilizing AutoCAD, Highway Capacity Software, Vistro, Synchro and the MS Office Suite. Her expertise in traffic engineering and transportation planning helps LLG continue its tradition of excellence in the region.

Christy Kopulsky earned her Bachelor of Science in Civil Engineering from California State Polytechnic University, Pomona and has 3 years of experience working on traffic engineering projects throughout the Southern California region. Ms. Kopulsky has experience in the preparation of traffic impact studies for a variety of land uses, site access and operational plans, and parking studies and experienced in utilizing a wide variety of traffic engineering software.

LLG Experience

2555 W. 190th Street Warehouse/Manufacturing Project: LLG completed a Revised Local Circulation Analysis for the 2555 W. 190th Street Warehouse/Manufacturing Project in February 2025.

Summary of Tasks:

- Addressed the potential near-term traffic impacts associated with the proposed Project, which consisted of two options. Option A included 284,130 square-feet (SF) of floor area consisting of 85,239 SF of warehouse, 170,478 SF of manufacturing, and 28,413 SF of office, inclusive of 13,530 SF of mezzanine space. Option B included 270,600 SF of floor area consisting of 257,070 SF of warehouse, and 13,530 SF of office space.
- Eleven (11) intersections were evaluated based on the Project site location, trip assignments and surrounding network.
- The key intersections fall within two different jurisdictions which include City of Torrance and Caltrans.
- Project-specific circulation enhancements regarding improvements of the street network were determined (i.e. roadway characteristics, lane geometrics and intersection controls).
- In addition, a VMT screening memorandum was prepared for the site

Lennar Del Amo: LLG completed a Revised Local Circulation Analysis for the Lennar Del Amo Project in September 2024.

Summary of Tasks:

- Addressed the potential near-term traffic impacts associated with the proposed Project, which included the demolition of the existing Neoteryx building and Black Angus Steakhouse restaurant and the construction of a 272 multifamily residential dwelling units (DU). Parking for the Project was proposed to be provided via 520 garage spaces, 155 on-site surface parking, and 24 private driveways for a total supply of 699 parking spaces.
- Twenty-seven (27) intersections were evaluated based on the Project site location, trip assignments and surrounding network.
- The key intersections fall within two different jurisdictions which include City of Torrance and Caltrans.
- Sight distance, queuing, and internal circulation were evaluated for the project site at the project driveways.
- Recommended improvements of the street network were determined and evaluated (i.e. roadway characteristics, lane geometrics and intersection controls).
- In addition, a VMT screening memorandum was prepared for the site

Sony Honda Mobility Center: LLG completed a Local Circulation Analysis for the Sony Honda Mobility Center Project in January 2025.

Summary of Tasks:

- Addressed the potential near-term traffic impacts associated with the proposed Project, which included the renovation of the interior of an existing 107,452 SF warehouse building consisting of 99,610 SF building plus 7,842 SF mezzanine. The renovations included 11,080 SF of corporate office space consisting of 3,440 SF first floor office space and 7,640 SF mezzanine office space.
- Three (3) intersections were evaluated based on the Project site location, trip assignments and surrounding network.
- A traffic signal warrant analysis was conducted for the unsignalized Project driveway.

City of Torrance VMT Guidelines and Thresholds: LLG completed the City of Torrance Vehicles Miles Traveled (VMT) Guidelines and Thresholds in December 2020.

Summary of Tasks:

- Provided guidelines that provided VMT screening criteria analysis methodology, significance threshold and potential mitigation strategies for Land Use Plans, Land Use Projects and Transportation Projects requiring environmental review in compliance with the California Environmental Quality Act (CEQA) to the City of Torrance.
- Provided the City of Torrance with a Screening Criteria Flow Chart for CEQA analysis screening (VMT Screening), or City Analysis Screening (Levels of Service Screening) for submitted applications.
- Transportation Demand Management (TDM) Strategies.

E. WORK SAMPLE

Over the past decade, the State of California has adopted several housing, environmental, and CEQA-related reform bills that provide alternative pathways to environmental review. As a result, full EIRs are less common today for many development projects. Instead, applicants and Lead Agencies increasingly rely on streamlined CEQA tools that can be completed more quickly, require narrower analysis, and cost significantly less than a traditional EIR, while still meeting legal requirements.

Examples include statutory and program-based CEQA streamlining, such as SCEAs and SCPEs for transit-supportive, housing-related projects aligned with regional Sustainable Communities Strategies. More recently, legislation such as AB 130 and SB 131 created opportunities for limited-scope CEQA documents that allow agencies to focus only on specific issue areas where further review is necessary, rather than reanalyzing all environmental topics. In addition, various housing-streamlining laws, including SB 35 and AB 2011, make certain qualifying projects ministerial, and therefore, not subject to CEQA at all. Other statewide reforms have emphasized tiering, addenda, and consistency with previously certified program-level EIRs, allowing Lead Agencies to avoid preparing new EIRs where the record demonstrates that impacts are already addressed.

Collectively, these laws have shifted CEQA practice toward targeted, efficient review. For many infill and policy-consistent projects, the appropriate and legally defensible path is now other than a full EIR. These approaches reduce preparation time, lower costs, and minimize litigation risk, and many of our clients within the past five years have removed themselves from an active EIR process to pursue streamlined CEQA options when legally permissible.

An EIR recently prepared by CAJA and certified by the City of Los Angeles includes:

11973 San Vicente Boulevard Project

Draft EIR: <https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-0>

Final EIR: <https://planning.lacity.gov/development-services/eir/11973-san-vicente-boulevard-project-1>

Mirabel Transit Priority Project

CAJA recently prepared a Sustainable Communities EIR for the Mirabel Transit Priority Project that has been circulated to the public:

<https://planning.lacity.gov/development-services/eir/mirabel-transit-priority-project-0>

Requested ITP for Canyon Hills Project

CAJA recently prepared an EIR for the Requested ITP for Canyon Hills Project that has been circulated to the public:

<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=238177&inline>

F. REFERENCES

City of Cerritos

Kristin Aguila, Community Development Manager
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CAJA prepared an MND for the Bloomfield & South project in the City of Cerritos. The Project includes various entitlements to allow for the redevelopment of the existing Cerritos Village Center retail shopping center, which is located on a 5.34-gross-acre site at the southwest corner of South Street and Bloomfield Avenue in Cerritos. The project and associated entitlements would allow future development of up to 107 residential units and comprised of three-story attached townhouses and/or duplexes up to 40 feet above grade. The project also includes the establishment of design standards for the site consistent with a minimum density of 18 units per gross acre, including appropriate setbacks, dense landscaping, sufficient on-site resident and guest parking, fencing, lighting, and shared amenities.

City of Culver City

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Culver City, CA 90232
(310) 253-5710

CAJA prepared a Class 32 Categorical Exemption for a Project located at 10200 Jefferson Boulevard in the City of Culver City. The Project includes adaptive reuse of the existing industrial warehouse building and surface parking on the Project Site for limited vehicle services including accessories installation, car washes, and maintenance/repair that are listed as permitted and conditionally-permitted uses in the City's Code. The Project is of interest to the neighbors due to concerns about noise, localized air pollutants, and storage and use of electric-vehicle batteries in proximity to existing oil wells.

City of Los Angeles

Jason McCrea, City Planner
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
(213) 847-3672

CAJA prepared a Sustainable Communities EIR for the Mirabel Transit Priority Project in the City of Los Angeles. The Project consists of the construction and operation of up to 348 dwelling units, including 29 units set aside for Very Low-Income households, and 12,821 square feet of ground

floor commercial uses. The Project would remove approximately 38,545 square feet of existing commercial uses, including the existing commercial building at 5401 Wilshire Boulevard, which is a contributor to the Miracle Mile Historic District. The east and south façades of the 5401 Wilshire Boulevard building would be retained while the remainder of the building would be demolished in order to construct the Project's subterranean levels. The east and south façades of the building at 5401 Wilshire Boulevard would be rehabilitated and incorporated into a new one-story building. The remainder of the Project Site would be developed with a new 42-story, mixed-use tower, with parking included in a three-level above-ground podium and three subterranean levels, and a maximum building height of 530 feet.

G. OTHER

Familiarity with City Documents

CAJA has prepared CEQA documentation for multiple development projects within the City and is familiar with the City's land use framework, regulatory processes, and expectations for clear, defensible environmental review. Through this work, our team has gained direct familiarity with the Torrance General Plan, the Hawthorne Boulevard Corridor Specific Plan, and the Housing Corridor Overlay, as well as related zoning, design, and development standards that inform project review and CEQA analysis. CAJA understands how these policy documents interact with City procedures, including staff review, public noticing, Planning Commission and City Council approvals, and coordination with outside agencies when applicable. Our experience working in the City allows us to efficiently evaluate consistency with adopted plans and policies, identify potential issues early, and prepare CEQA documents that align with City practices, streamline staff review, and support a well-organized administrative record.

Litigation

CAJA has never been involved in, nor is currently involved in, any litigation related to our professional services.

Conflicts of Interest

CAJA has not identified any known conflicts of interest.

ATTACHMENT A

Staff Resumes

CAJA Environmental Services

Staff Resumes

Representative Project Experience

Environmental Impact Reports (EIRs):

- **Mirabel Transit Priority Project, in progress**
 - Strategic Assistance, Project Management
 - Mixed-use residential and retail project requesting density bonus incentives, community design overlay, and vesting tentative tract map
- **American Jewish University Camp Alonim, in progress**
 - Strategic Assistance, Scoping Meeting, Project Management
 - Overnight camp expansion requesting a conditional use permit
- **11973 San Vicente, 2023**
 - Strategic Assistance, Project Management
 - Demolition of a historic resource building
- **Sunset and Everett, 2017**
 - Strategic Assistance, Scoping Meeting, Project Management
 - Mixed-use residential and retail project requesting density bonus incentives and vesting tentative tract map
- **NoHo West, 2016**
 - Strategic Assistance, Scoping Meeting, Project Management
 - Mixed-use residential and retail project requesting zone change, conditional use permit, and vesting tentative tract map
- **Martin Expo Town Center, 2015**
 - Strategic Assistance, Scoping Meeting, Project Management
 - Mixed-use residential and retail project with a land use equivalency program requesting General Plan Amendment, zone change conditional use permit, vesting tentative tract map
- **Jefferson and La Cienega, 2015**
 - Strategic Assistance, Scoping Meeting, Project Management
 - Mixed-use residential and retail project requesting General Plan Amendment, zone change, conditional use permit, and vesting tentative tract map

Sustainable Communities Environmental Assessments (SCEAs):

- **Sunset and Everett, 2024**
 - Strategic Assistance, Project Management
 - Mixed-use residential and retail project requesting density bonus incentives and conditional use permits
- **1201 Gower, 2023**
 - Strategic Assistance, Project Management
 - Mixed-use residential and retail project requesting density bonus incentives
- **8141 Van Nuys, 2023**
 - Strategic Assistance, Project Management
 - Mixed-use residential and retail project requesting density bonus incentives
- **1050 La Cienega, 2023**
 - Strategic Assistance, Project Management
 - Mixed-use residential and retail project requesting transit-oriented communities affordable housing incentives

Categorical Exemptions (CEs):

- **Westside Neighborhood School, 2025**
 - Strategic Assistance, Project Management
 - Relocation of private school and interior remodel of existing building to create 48 additional classrooms as well as performance studios and play structures
- **870 Western, 2024**
 - Strategic Assistance, Project Management
 - Removal of all existing uses to redevelop with 129,128 sf mixed-use residential
- **Coliseum Haul Route CE, 2024**
 - Review of Previous Documents
 - Findings to provide additional information for the Class 32 exemption of haul route
- **3880 Mission, 2023**
 - Project Management, Drafting Sections, Managing Technical Subconsultants
 - Air quality and noise analysis associated with haul route permit export

Education

M.A. in Administration in Environmental Management –
University of California, Riverside

B.A. in Geography –
California State University, Northridge

Professional Memberships/Registrations

- Association of Environmental Professionals (AEP)
- American Planning Association (APA)
- Urban Land Institute (ULI)

Chris Joseph,

founder and owner of CAJA, is responsible for management of the firm and for providing leadership, strategy, and direction in the preparation of environmental impact documents for both private development projects and government programs. Mr. Joseph has built the firm around the concept of providing personalized, senior-level professional services to clients. As such, Mr. Joseph maintains an active role with clients and their projects, and assures that he and his senior staff will be accessible and involved in successfully guiding projects through the environmental clearance process. Under his direction, and with a hand-selected team of experienced, highly qualified, and specialized environmental professionals, CAJA has earned a reputation for efficiently providing thorough and conscientious work.

CAJA Environmental Services, LLC

9410 Topanga Canyon Boulevard, Suite 101
Chatsworth, CA 91311 310.469.6700

Representative Project Experience

Environmental Impact Reports (EIRs):

- **Mirabel Transit Priority Project, 2024 in progress**
 - Project Management, Drafting Sections, Managing Technical Subconsultants
 - Mixed-use residential and retail project requesting density bonus incentives, community design overlay, and vesting tentative tract map
- **American Jewish University Camp Alonim, 2024 in progress**
 - Project Management, Drafting Sections, Managing Technical Subconsultants
 - Overnight camp expansion requesting a conditional use permit
- **11973 San Vicente, 2023**
 - Project Management, Drafting Sections, Managing Technical Subconsultants
 - Demolition of a historic resource building
- **3003 Runyon Canyon, 2022**
 - Project Management, Drafting Sections, Managing Technical Subconsultants
 - New residential single family home on parcel with a historic single family to be retained requesting a specific plan exception, specific plan permit compliance, zoning administrator determination
- **Southern California Flower Market, 2021**
 - Project Management, Drafting Sections, Managing Technical Subconsultants
 - Mixed-use residential and retail project with wholesale trade use requesting general plan amendment, zone change, conditional use permit, and vesting tentative tract map
- **1001 Olympic, 2018**
 - Project Management, Drafting Sections, Managing Technical Subconsultants
 - Mixed-use residential and retail project with two development options requesting transfer of floor area rights, conditional use permit, vesting tentative tract map, sign district
- **NoHo West, 2016**
 - Project Management, Drafting Sections, Scoping Meeting, Managing Technical Subconsultants
 - Mixed-use residential and retail project requesting zone change, conditional use permit, and vesting tentative tract map
- **Martin Expo Town Center, 2015**
 - Project Management, Drafting Sections, Managing Technical Subconsultant
 - Mixed-use residential and retail project with a land use equivalency program requesting General Plan Amendment, zone change conditional use permit, vesting tentative tract map
- **Jefferson and La Cienega, 2015**
 - Project Management, Drafting Sections, Managing Technical Subconsultant
 - Mixed-use residential and retail project requesting General Plan Amendment, zone change, conditional use permit, and vesting tentative tract map

Sustainable Communities Environmental Assessments (SCEAs):

- **1050 La Cienega, 2023**
 - Project Management, Drafting Sections, Managing Technical Subconsultants
 - Mixed-use residential and retail project requesting transit oriented communities affordable housing incentives

Mitigated Negative Declarations (MNDs):

- **Cerritos Bloomfield and South, 2025**
 - Project Management, Managing Subconsultants, Drafting Sections
 - Development Code Amendment to establish new zoning designation, General Plan Amendment, Development Map Amendment
- **Chaminade College Preparatory High School, 2024**
 - Project Management, Drafting Sections, Managing Technical Subconsultants
 - Expansion of high school requesting zone change, zoning administrator determination, and vesting tentative tract map
- **Tesla Delivery Hub and Service Center, 2024**
 - Project Management, Drafting Sections, Managing Technical Subconsultants
 - Auto sales and service center requesting zone change, conditional use permit

Education

J.D. Loyola Law School

B.A. in Political Science –
University of California, Berkeley

Professional Memberships/Registrations

Member, State Bar of California

Stacie Henderson, is Vice President and Senior Project Manager with 20 years of experience. Ms. Henderson is responsible for all aspects of preparation of environmental review documents and is proficient in drafting all sections of environmental review documents; incorporating technical reports into documents; and personally corresponding with public and private sector clients. Ms. Henderson regularly manages the preparation of high-profile environmental documents pursuant to CEQA and NEPA from the beginning of the process through the public hearings.

CAJA Environmental Services, LLC
9410 Topanga Canyon Boulevard, Suite 101
Chatsworth, CA 91311 310.469.6700

Representative Project Experience

Environmental Impact Reports (EIRs):

- **Morningstar of Granada Hills, in progress**
 - Drafting Sections, Review of project information
 - Eldercare facility requesting conditional use permit
- **Mirabel Transit Priority Project, in progress**
 - Support services, noticing and production requirements
 - Mixed-use residential and retail project requesting density bonus incentives, community design overlay, and vesting tentative tract map
- **11973 San Vicente, 2023**
 - Drafting Sections, review of project information
 - Demolition of a historic resource building
- **Olympic Tower, 2019**
 - Drafting Sections, Scoping Meeting
 - Mixed-use residential and retail project requesting zone variances, transfer of floor area, conditional use permit, and vesting tentative tract map
- **Jefferson and La Cienega, 2015**
 - Support services, noticing and production requirements
 - Mixed-use residential and retail project requesting General Plan Amendment, zone change, conditional use permit, and vesting tentative tract map

Mitigated Negative Declarations (MNDs):

- **Chaminade College Preparatory High School, 2024**
 - Support services, noticing and production requirements, assistance drafting sections
 - Expansion of high school requesting zone change, zoning administrator determination, and vesting tentative tract map
- **3880 Mission, 2023**
 - Support services, research and analysis
 - Air quality and noise analysis associated with haul route permit export

Sustainable Communities Environmental Assessments (SCEPs):

- **902 Washington, 2024**
 - Drafting Sections, review of project information
 - Multi-family residential project requesting transit oriented communities affordable housing incentives, community plan compliance, and vesting tentative tract map
- **1200 Vine, 2023**
 - Drafting Sections
 - Mixed-use residential and retail project requesting density bonus incentives and conditional use permit

Categorical Exemptions (CEs):

- **6313 Brynhurst, 2024**
 - Drafting Sections, incorporating city and team revisions, updates to project
 - Multi-family residential project seeking TOC Incentive
- **4514 Bedillion Tree Removal**
 - Research, discussion with Urban Forestry, interface with sub-consultants
 - Removal of 10 protected trees and replacement with 40 protected trees on two vacant lots
- **2421 Silver Lake Boulevard, 2024**
 - Drafting Sections, interface with sub-consultants
 - Demolish 5 carport structures to provide parking spaces and construction of multi-story, multi-family apartment buildings

Education

B.F.A.–
Washington State University

Andrea Schultz,

Is an Environmental Planner with 18 years of experience at CAJA, contributing to a wide range of environmental planning projects. With a strong foundation in CEQA and local land use regulations, Ms. Schultz works both independently and collaboratively with multidisciplinary teams to develop and manage environmental documents. She is skilled in researching and interpreting local zoning codes, technical studies, and site plans to support project-level environmental analysis. Ms. Schultz also plays a key role in preparing, editing, and reviewing environmental documents, ensuring accuracy, clarity, and regulatory compliance. In addition, she manages document production workflows, overseeing formatting, quality control, and compliance with State and local noticing requirements under CEQA.

Representative Project Experience

Environmental Impact Reports (EIRs):

- **Mirabel Transit Priority Project, in progress**
 - Drafting Sections
 - Mixed-use residential and retail project requesting density bonus incentives, community design overlay, and vesting tentative tract map
- **American Jewish University Camp Alonim, in progress**
 - Research, Graphics
 - Overnight camp expansion requesting a conditional use permit
- **11973 San Vicente, 2023**
 - Drafting Sections, Graphics
 - Demolition of a historic resource building

Sustainable Communities Environmental Assessments (SCEAs):

- **Sunset and Everett, 2024**
 - Research, Graphics
 - Mixed-use residential and retail project requesting density bonus incentives and conditional use permits
- **8141 Van Nuys, 2023**
 - Drafting Sections
 - Mixed-use residential and retail project requesting density bonus incentives

Mitigated Negative Declarations (MNDs):

- **Chaminade College Preparatory High School, 2024**
 - Support Services, Research, Graphics
 - Expansion of high school requesting zone change, zoning administrator determination, and vesting tentative tract map
- **3880 Mission, 2023**
 - Research
 - Air quality and noise analysis associated with haul route permit export
- **3880 Mission, 2023**
 - Research
 - Air quality and noise analysis associated with haul route permit export
- **1400 Cahuenga MND Addendum, 2023**
 - Research, Section Writing
 - Proposed Modified Conditions of Approval, to extend outdoor hours of operation and alcohol sales and live entertainment incidental to proposed 220-guest room hotel
- **Paramount 15942 Minnesota, 2022**
 - Research, Graphics
 - Demo/removal of existing manufacturing to be replaced with self-storage unit with reworking of all ingress and egress at site

Education

B.F.A in Fine Arts –
University of Southern California, Los Angeles

Associate of Arts –
El Camino College

Sherrie Cruz,

has 20 years of experience and has held various positions throughout the company including production specialist, production manager, and graphics manager. Because of this she has a deep knowledge of what it takes to get a document completed, from document review to physical publication. She supports senior planners by conducting research, interpreting zoning and technical data, and ensuring that all materials meet CEQA and local regulatory standards.

Representative Project Experience

Environmental Impact Reports (EIRs):

- **NoHo West, 2016**
 - Project Research, Scoping Meeting
 - Mixed-use residential and retail project requesting zone change, conditional use permit, and vesting tentative tract map
- **Martin Expo Town Center, 2015**
 - Project Research, Scoping Meeting
 - Mixed-use residential and retail project with a land use equivalency program requesting General Plan Amendment, zone change conditional use permit, vesting tentative tract map
- **Jefferson and La Cienega, 2015**
 - Project Research, Scoping Meeting
 - Mixed-use residential and retail project requesting General Plan Amendment, zone change, conditional use permit, and vesting tentative tract map

Sustainable Communities Environmental Assessments (SCEAs):

- **Sunset and Everett, 2024**
 - Drafting Sections
 - Mixed-use residential and retail project requesting density bonus incentives and conditional use permits
- **8141 Van Nuys, 2023**
 - Drafting Sections
 - Mixed-use residential and retail project requesting density bonus incentives
- **1050 La Cienega, 2023**
 - Drafting Sections,
 - Mixed-use residential and retail project requesting transit-oriented communities affordable housing incentives
- **3600 Wilshire, 2019**
 - Drafting Sections
 - Mixed-use residential and retail project requesting zone change, vesting tentative tract map

Sustainable Communities Environmental Assessments (SCPEs):

- **902 Washington, 2024**
 - Drafting Sections
 - Multi-family residential project requesting transit oriented communities affordable housing incentives, community plan compliance, and vesting tentative tract map
- **1200 Vine, 2023**
 - Drafting Sections, Research
 - Mixed-use residential and retail project requesting density bonus incentives and conditional use permit

Mitigated Negative Declarations (MNDs):

- **Chaminade College Preparatory High School, 2024**
 - Drafting Sections
 - Expansion of high school requesting zone change, zoning administrator determination, and vesting tentative tract map
- **Tesla Delivery Hub and Service Center, 2024**
 - Drafting Sections, review of prior project
 - Auto sales and service center requesting zone change, conditional use permit
- **3880 Mission, 2023**
 - Drafting Sections
 - Air quality and noise analysis associated with haul route permit export

Education

B.A. in Geography –
University of California, Los Angeles

Rachael Lee,

has 11 years of experience and is responsible for all aspects of preparation of environmental review documents. She began her career with CAJA in 2014. Ms. Lee is proficient in drafting all sections of environmental review documents; incorporating technical reports into documents; and personally corresponding with public and private sector clients. Ms. Lee regularly participates in team strategy meetings from the beginning of the environmental review process through the final project hearings.

SUSIE DELAVA

Assistant Environmental Planner

8 Years
Experience with CAJA

Representative Project Experience

Environmental Impact Reports (EIRs):

- **Mirabel Transit Priority Project, in progress**
 - Drafting Sections
 - Mixed-use residential and retail project requesting density bonus incentives, community design overlay, and vesting tentative tract map

Sustainable Communities Environmental Assessments (SCEAs):

- **Sunset and Everett, 2024**
 - Drafting Sections
 - Mixed-use residential and retail project requesting density bonus incentives and conditional use permits
- **8141 Van Nuys, 2023**
 - Drafting Sections
 - Mixed-use residential and retail project requesting density bonus incentives
- **1050 La Cienega, 2023**
 - Research
 - Mixed-use residential and retail project requesting transit oriented communities affordable housing incentives
- **3600 Wilshire, 2019**
 - Research
 - Mixed-use residential and retail project requesting zone change, vesting tentative tract map

Sustainable Communities Environmental Assessments (SCPEs):

- **902 Washington, in progress**
 - Drafting Sections
- **- Multi-family residential project requesting transit oriented communities affordable housing incentives, community plan compliance, and vesting tentative tract map**
- **1200 Vine, 2023**
 - Research
 - Mixed-use residential and retail project requesting density bonus incentives and conditional use permit

Categorical Exemptions (CEs):

- **6313 Brynhurst, 2024**
 - Research
 - Multi-family residential project seeking TOC Incentive
- **4514 Bedillion Tree Removal**
 - Research
 - Removal of 10 protected trees and replacement with 40 protected trees on two vacant lots
- **2421 Silver Lake Boulevard, 2024**
 - Drafting sections
 - Demolish 5 carport structures to provide parking spaces and construction of multi-story, multi-family apartment buildings
- **925 La Brea, 2023**
 - Research
 - Interior revision of office uses to Joint Living and Work Quarter units, overall structure unchanged

Education

B.A. in Marketing –
University of Southern California

Licensed Real Estate Agent

Susie Delava,

a licensed real estate agent, brings a unique perspective to the environmental planning process. Her familiarity with how properties are zoned, developed, and valued helps her anticipate potential and regulatory constraints early in the planning process, and she is able to effectively communicate these potential issues with the larger project team. She is also excellent at researching property records, zoning codes and local regulations to support various types of environmental document preparation and site analysis.

Douglas Kim + Associates, LLC

Staff Resumes

Douglas Kim, AICP

douglasckim@gmail.com | (650) 239-6300 | Walnut Creek, CA

Leadership

- Mayor, Councilmember, City of Belmont
 - Governing Board Member, Bay Area Air Quality Management District
 - Chair, Legislative Committee, Bay Area Air Quality Management District Board
 - Board Member, San Mateo City/County Association of Governments
 - Director, Transit Planning, San Mateo County Transit District
 - Director, Countywide Planning, Los Angeles County Metropolitan Transportation Authority
-

Experience

Douglas Kim + Associates, LLC

Principal

Walnut Creek, CA

2009-current

- CEQA planning and analysis services, including over 1,000 air quality, climate change, noise, vibration, and transportation studies
- Organizational consultant for Caltrain Planning Department
- Implemented Orange County Transportation Authority Transportation Demand Management program
- Developed Transportation Demand Management program for City of East Palo Alto
- Congestion relief plan for Commute.org for South San Francisco

Impact Sciences, Inc.

Principal

Oakland, CA

2017-2020

- Principal overseeing transportation, air quality, noise, and climate change analyses, including Los Angeles Metro Rail North Hollywood to Pasadena fixed guideway program

San Mateo County Transit District

Director, Planning and Development

San Carlos, California

2012-2017

- Directed long-range multi-modal transportation, land use, and environmental programs
- Developed and oversaw Facebook public/private partnership for Dumbarton Corridor planning studies, including funding, evaluation, outreach, public engagement, stakeholder management, governance alternatives, and procurement activities. Liaison with CalSTA on megaregion and MTC on regional rail planning initiatives
- Managed transit-oriented development, Strategic Plan, and other policy priorities
- Oversaw US-101 managed toll lanes program
- Oversaw express bus corridor studies throughout San Mateo County

Pacific Municipal Consultants

Director, Land Use, Transportation, and Environmental Planning

Torrance, CA

2006-2009

- Oversaw transportation planning and environmental analyses for ten offices throughout US
- Developed Regional Comprehensive Plan for six-county Southern California Association of Governments, a policy initiative advancing housing, economic, transportation, social justice, environmental, and other policy priorities
- Managed I-15 highway corridor transportation plan

Los Angeles County Metropolitan Transportation Authority

Director, Countywide Planning

Los Angeles, CA

1996-2006

- Oversaw long range and regional environmental and transportation planning department with annual operating budget of \$2 million
- Directed transportation corridor planning throughout Los Angeles County, including fixed-guideway and express bus projects
- Chair, SCAG Transportation Conformity Committee
- Oversaw Congestion Management Program for 89 cities that assured \$93 million annually in State sales tax revenues and implemented land use analysis program

South Coast Air Quality Management District

Board Member Consultant

Diamond Bar, CA

1996-2005

- Policy advisor to Board members of the largest air pollution control district in the nation
- Provided support for 61 cities in Los Angeles County on policy and technical issues

Monterey Bay Unified Air Pollution Control District

Senior Environmental Planner

Monterey, CA

1993-1996

- Agency lead for land use and transportation policy and technical analyses.
- Authored region's CEQA Guidelines for environmental review for the three-county region.
- Member of Fort Ord Reuse Authority Committee with land use and public works advisory authority over master plan for redevelopment of 28,000-acre military base.
- Helped develop AB2766 grant program to fund clean air projects in three-county region

South Coast Air Quality Management District

Land Use, Transportation, and Environmental Planner

Diamond Bar, CA

1991-1993

- Agency lead for land use and transportation policy and technical analyses.
- Authored the region's CEQA Guidelines for environmental review for four-county region.

Applied EarthWorks

Staff Resumes

Areas of Expertise

- Cultural resource management and legal compliance
- Historical archaeology and historic landscape assessment
- Architectural history and built-environment assessment

Years of Experience

- 47

Education

M.A., History, University of Missouri, St. Louis, 1990

B.A., Anthropology, Wright State University, Dayton, 1977

Registrations/Certifications

- Registered Professional Archaeologist 10535
- HAZWOPER (1996–2022)

Permits/Licensure

- Principal Investigator, California BLM Statewide Cultural Resources Use Permit CA-24-18

Professional Affiliations

- Society for Historical Archaeology
- Society for Architectural History
- Society for California Archaeology
- Society for Industrial Archaeology
- California Historical Society
- California Preservation Foundation

Professional Experience

- | | |
|-----------|--|
| 2021– | Managing Principal, Hemet, California |
| 1998–2021 | Historical Program Manager, Senior Historical Archaeologist/Senior Architectural Historian, Applied EarthWorks, Inc., Hemet, California |
| 1997–1998 | Historic Archaeologist/Architectural Historian, White Oak Environmental Alliance, Inc., Springfield, Illinois. |
| 1993–1997 | Program Manager/Architectural Historian, Facilities Management Program, Navajo Nation Historic Preservation Department, Window Rock, Arizona |
| 1982–1992 | Senior Archaeologist, Archaeological Survey, University of Missouri, St. Louis |
| 1979–1981 | Archaeologist, American Resources Group, Ltd., Carbondale, Illinois |
| 1977–1979 | Asst. Field Director, Center for Archaeological Investigations, Southern Illinois University, Carbondale |

Technical Qualifications

Ms. Hamilton’s extensive experience encompasses both historic preservation planning and cultural resource management. She has designed, organized, and directed significance testing and data recovery on both historical and prehistoric archaeological sites. Her archaeological expertise includes site significance assessments and determination of project impacts pursuant to the NEPA, NHPA and CEQA. She has extensive experience in the greater Southern California and for the past 5 years has been the Principal Historical Archaeologist at Union Station for an on-call contract with Los Angeles Metropolitan Transportation Authority as subcontractor to ICF International. Ms. Hamilton is also known for her work at the Lost City Site, the film set of Cecil B. DeMille’s 1923 *The Ten Commandments*. In addition, she has extensive experience in managing built-environment resources. Among her skills are building and structural recordation, building evaluation, historic renovation according to the Secretary of the Interior’s Standards, and implementing mitigations such as Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), and Historical American Landscapes Survey (HALS) documentation. Example projects include the HAER documentation of a landmark building at the Space Flight Operation Facility at Jet Propulsion Laboratory, documentation of the Colorado River Aqueduct (CRA) built in the 1930s–1940s through the Mojave Desert, and Weymouth Treatment Plant. She has provided oversight for historical archaeological resources assessment on the NRHP site CA-LAN-1525/H at Los Angeles Union Station. She was Principal Investigator for archaeological testing and data recovery at Brand Park, Mission San Fernando Rey de Espana in Los Angeles County, Mission de la Purisima in Lompoc, and Santa Barbara Pueblo at De la Guerra Plaza.



On-Call Services Contract for Los Angeles County Metropolitan Transportation Authority. Project Manager for multiple task orders including Principal Investigator, Historical Archaeology/Project Manager (2018–present). Implementing the Archaeological Identification, Evaluation, and Treatment Plan. Off-site research on historical influences in the Area of Potential Effects - prehistoric/historic Native American occupation, Pueblo de la Reina de Los Angeles, Aliso Flour Mill, Vignes Winery, Chinatown, Medical College Dispensary of the University of Southern California, Mule Market, Maier Brewing Company Bottle Works, and nineteenth-century urban expansion. On-site efforts included testing, salvage excavations, and construction monitoring. Client: ICF International.

Los Angeles Union Station Capital Improvement Project. Project Manager for multiple task orders including serving as Principal Investigator for Historical Archaeology and Architectural History (2018–present). Tasks include monitoring of sidewalk improvements, storm drain replacement to reduce flooding in buildings, sewer repair, and installation of a security booth and fencing within the LAUS campus. Assessed projects for impacts to Union Station which is a NRHP eligible structure and potential impacts to CA-LAN-1575/H a significant archaeologist resource. Archaeological deposits were exposed in areas of historic Chinatown for which the archaeological site has been determined eligible. Client: ICF International for Los Angeles County Metropolitan Transportation Authority.

Union Station Patsaouras Plaza El Monte Busway Station Project: Implementation of the Archaeological Identification, Evaluation, and Treatment Plan, Los Angeles, California. Principal Investigator, Principal Archaeologist/Project Manager (2018–present). Implementing the Archaeological Identification, Evaluation, and Treatment Plan. Off-site research on historical influences in the Area of Potential Effects - prehistoric/historic Native American occupation, Pueblo de la Reina de Los Angeles, Aliso Flour Mill, Vignes Winery, Chinatown, Medical College Dispensary of the University of Southern California, Mule Market, Maier Brewing Company Bottle Works, and nineteenth-century urban expansion. On-site efforts included testing, data recovery excavations, and construction monitoring. Client: ICF International for LA County Metropolitan Transportation Authority On-call Services contract.

Los Angeles Union Station Forecourt and Esplanade Improvement Projects: Cultural Resources NEPA Support. Principal Investigator, Archaeologist/Project Manager (2018–present). Implementing the Archaeological Identification, Evaluation, and Treatment Plan. Off-site research was conducted on historical influences in the Area of Potential Effects including at Union Station, Historic Chinatown, and Los Angeles Plaza Historic district of Pueblo de la Reina de Los Angeles. Client: ICF International for LA County Metropolitan Transportation Authority On-call Services contract.

On-Call Services Contract for the Port of Los Angeles. Project Manager for multiple task orders. She is serving as Principal Investigator, Principal Architectural Historian, and Principal Archaeologist. Ms. Hamilton has provided oversight on four task orders to date including assessment of the Vopak MODEM (Berths 187 through 191) and is in the process of preparing an EIR cultural resource section for the same project. Two additional task orders were issued for compilation of a HAER document on the San Pedro Boat works (2020) and preparation of a cultural section for the EIR (current). Client: Leidos for the Port of Los Angeles.

On-Call Services Contract for the Port of Long Beach. Project Manager on multiple task orders including as Principal Investigator, Architectural Historian (2017–2019). Ms. Hamilton provided assistance on a Program EIR analysis and development of the Ports Program Master Plan Update through desktop and archival research as well as intensive survey and structural evaluations. She supervised Æ's team of architectural historians. Client: Leidos for the Port of Long Beach.

Cultural and Historical Resource section of an EIS for the SCE Transmission Replacement Project removing historic steel transmission lines spanning Cerritos Channel, at the Port of Long Beach, California. The transmission poles, and associated 1910 Power Plant were determined to be historic properties. The Long Beach-Laguna Bell 66 kV and 220 kV transmission lines which connects SCE's Big Creek Hydroelectric system and the Long Beach Steam Plant were also assessed. For Aspen Environmental and the POLB (July 2017).

Areas of Expertise

- Cultural resource management
- Architectural history
- Historic preservation

Years of Experience

- 14

Education

Ph.D. candidate, Architectural History, Utrecht University

M.A., Architectural History and Historic Preservation, Utrecht University, 2010–2011

B.A., Art History, Utrecht University, 2007–2010

Professional Experience

2023–	Principal Architectural Historian, Applied EarthWorks, Inc., Hemet, California
2023	Senior Architectural Historian, PaleoWest, LLC, Los Angeles, California
2022–2023	Senior Planner, Office of Historic Preservation, City of Dallas, Texas
2019–2021	Senior Architectural Historian, Applied EarthWorks, Inc., Fresno, California
2017–2019	Editor/Translator, SDI Media, Los Angeles, California
2016–2017	Subcontractor, GPA Consulting, Los Angeles, California
2015–2016	Project Manager, City of Amsterdam, The Netherlands
2014–2015	Visiting Scholar, Columbia University, New York
2011–2014	Advisor on Cultural History and Urban Development, City of Amsterdam, The Netherlands

Technical Qualifications

Mr. van Onna has been involved in cultural resources management since 2011. His areas of expertise include built environment investigations, preparation of historic resource evaluation reports, and other required documentation for cultural resource management projects. As a Principal Architectural Historian for Applied EarthWorks, Mr. van Onna meets the Secretary of the Interior’s professional qualification standards in architectural history. He has prepared technical reports for historical built environment resources to satisfy compliance requirements under the National Historic Preservation Act (NHPA) Section 106 and the California Environmental Quality Act (CEQA), including significance evaluations and eligibility recommendations for inclusion in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR). Mr. van Onna has previously worked for the City of Amsterdam, Netherlands, coordinating its Municipal Landmarks Project and completing numerous built environment surveys, studies, and historical significance assessments. More recently, he worked for the city of Dallas as a senior planner in the Office of Historic Preservation. At Applied EarthWorks, he leads built environment studies, provides guidance and assistance to project managers and staff, and conducts review of technical documents.



Selected Project Experience

Senior Canyon Tunnel Rehabilitation, Ojai, Ventura County, California. Principal Architectural Historian (2023–present). Æ is providing cultural resources support for the rehabilitation of a NRHP-eligible water conveyance tunnel on U.S. Forest Service (USFS) lands. Client: Senior Canyon Mutual Water Company.

Historic Resource Study and Evaluation for the University of California, Santa Barbara East Campus Housing Project, Santa Barbara County, California. Principal Architectural Historian (2025). Contract Manager. Applied EarthWorks recorded and evaluated the historic-era Santa Rosa Residence Hall and Ortega Dining Commons, designed by Pereira & Luckman, for CRHR eligibility in order to be in compliance with CEQA. Client: University of California, Santa Barbara.

Vandenberg Space Force Base Fence to Fence Contract (2024–), Lompoc, Santa Barbara County, California. Principal Architectural Historian (2024–present). Responsible for review of NRHP- and CRHR-nominations, HABS/HAER documentation, and historic preservation management documents. Client: Oneida Total Integrated Enterprises, LLC.

Historic Resource Evaluations at the U.S. Navy Mole at the Port of Long Beach, Los Angeles County, CA. Principal Architectural Historian (2024). Mr. van Onna coordinated a built environment survey of the project area on the Port of Long Beach Navy Mole, which resulted in the identification of eight historic-period warehouse buildings. Mr. van Onna oversaw archival research, report preparation, and resource evaluations in compliance with CRHR criteria. Client: Ascent Environmental, Inc.

Riverside County Transportation Department—Six Timber Bridges Project, Riverside County, California. Principal Architectural Historian (2024–present). Supervision of HAER documentation. Client: Riverside County Transportation Department in consultation with the California Department of Transportation, District 8.

Vandenberg Space Force Base Fence to Fence Contract (2019-2024), Lompoc, Santa Barbara County, California. Principal Architectural Historian (2023–2024). Responsible for review of Section 110 Condition Assessments, HABS/HAER documentation, and historic preservation management documents. Client: Oneida Total Integrated Enterprises, LLC.

Historic Resource Evaluations Report at Four Residential Villages along the Colorado River Aqueduct, San Bernardino and Riverside Counties, California. Principal Architectural Historian (2023–2024). Æ completed a cultural resource study and historic resource evaluation of 18 residences within four residential villages servicing the NRHP and CRHR-eligible Colorado River Aqueduct (CRA) Historic District. Client: Metropolitan Water District of Southern California.

Design Review for 2766 E Glenoaks Blvd in the City of Glendale, Los Angeles County, California. Principal Architectural Historian (2023–present). Æ provided design review consulting services for a proposed addition to a single-family residence, a registered City of Glendale historic resource. Client: Shayne Fiske.

Santa Barbara Airport General Western Hangars Project Constraints Analysis. Principal Architectural Historian (2023). Oversaw the evaluation and assessment of rehabilitation of two historic airplane hangars built in the 1930s at the Santa Barbara Airport. Client: LMA Architects for the City of Santa Barbara.

Historic Resource Assessment: 601 Bohlig Road for a Proposed Redevelopment Project in the City of Glendale, Los Angeles County, California. Senior Architectural Historian (2021). Prepared a Historic Resource Assessment report for a single-family residence in the foothills north of Glendale to evaluate its potential historical significance. Client: Elena Neagu.

Design Review for 401-413 Hawthorne St in the City of Glendale, Los Angeles County, California. Senior Architectural Historian (2020–2021). Æ provided design review consulting services for a proposed multi-family apartment complex adjacent to historic-era Craftsman bungalows. Client: Alen Malekian.

Areas of Expertise

- Cultural resource management
- Section 106 NHPA/CEQA/NEPA compliance
- Tribal relations
- Project management
- Utility and transportation related projects
- Proposal and budget preparation
- Technical report preparation, including cultural sections for initial studies, environmental assessments, environmental impact reports, and environmental impact statements

Years of Experience

- 28

Education

B.S., Physical Anthropology,
University of California, Davis, 1997

Registrations/Certifications

- Registered Archaeologist 28093

Permits/Licensure

- Principal Investigator, California BLM Statewide Cultural Resources Use Permit CA-24-18

Classes/Training

- Riverside County Sensitivity Training
- “CEQA & Historic Resources” with the California Preservation Foundation
- “The Section 106 Essentials” with the Advisory Council on Historic Preservation

Professional Experience

- 2024– Principal Archaeologist/Project Manager, Applied EarthWorks, Inc., Hemet, California.
- 2020–2024 Senior Archaeologist/Project Manager, Applied EarthWorks, Inc., Hemet, California.
- 2012–2020 Associate Archaeologist/Project Manager, Applied EarthWorks, Inc., Hemet, California.
- 2004–2012 Associate Archaeologist, Applied EarthWorks, Inc., Hemet, California.
- 1997–2004 Field/Laboratory Technician, Applied EarthWorks, Inc., Hemet, California.

Technical Qualifications

In Ms. George’s 28 years of experience, she has participated at all levels within the cultural resource management industry with projects ranging from survey and site recording; testing and data recovery; National Register eligibility evaluations; buried site testing (backhoe trenching); development of monitoring plans; technical report production; and compliance assistance for National Historic Preservation Act (NHPA) and California Environmental Quality Act (CEQA) projects. Ms. George has developed close relationships with tribal groups and individuals throughout Southern California. She has played a critical role in providing consultation support between agencies and Native American groups for Assembly Bill 52 (AB 52) and Section 106 of the NHPA. Ms. George has authored, co-authored, and contributed to dozens of CEQA, Section 106 of the NHPA, and National Environmental Policy Act (NEPA) compliance reports since 2004.

Ms. George has archaeological experience at complex sites throughout Southern California, such as the State Route 79 Realignment Project, multiple projects for the Coachella Valley Water District (CVWD), Metropolitan Water District of Southern California (Metropolitan) Inland Feeder Project, and the Eastside Reservoir Project in Riverside County. For the last 10 years, Ms. George has served as Project Manager on dozens of Phase I, Phase II, and archaeological monitoring projects throughout Southern California. Ms. George has also served as Environmental Contract Manager for the County of Riverside’s Transportation Department On-Call Environmental Services Contract since December 2017.



Selected Project Experience

Topock Compressor Station and Groundwater Remediation Project, San Bernardino County, California. Principal Archaeologist/Project Manager (2022-present). Coordination of annual site monitoring and condition assessments and construction monitoring related to site remediation. Coordination with PG&E, Bureau of Land Management (BLM), and Native American tribal representatives. Client: Pacific Gas and Electric Company.

Cobalt Solar Project, Riverside County, California. Cultural Project Manager (2020-present). Directing archaeological/tribal services for a 350 MW solar farm on 2,800+ acres. Preparation of the Cultural Resource Monitoring & Discovery Plan (CRMDP), archaeological collections, and monitoring. Subcontracting with Native American tribes for tribal construction monitoring, and preparation of associated reporting. Client: Recurrent Energy, LLC and AECOM for Bureau of Land Management.

Riverside County Transportation Department On-Call Environmental Services, Riverside County, California. Principal Archaeologist/Project Manager (2011-present). In 2011, 2016, and 2021, Applied EarthWorks, Inc. was selected by competitive bid to provide the Riverside County Transportation Department (RCTD) with cultural and paleontological resource services on an on-call basis. To date, more than 50 tasks orders have been issued under Æ's on-call contracts for work throughout the RCTD service area. Under the RCTD on-call contract, Æ performed cultural resource records searches and literature reviews, archival research, pedestrian and reconnaissance surveys, evaluation for National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) listing eligibility, Native American consultation and coordination (including assisting the County in Assembly Bill 52 consultation for the project), paleontology surveys, architectural assessments, and construction monitoring. Client: Riverside County Transportation Department.

Interstate 8 Westbound Communication Site Project, Imperial County, California. Associate Archaeologist/Project Manager (2016-2025). Supervision and participation in Class III cultural resource survey; preparation of Class III report; agency coordination (FWA, work plan, etc.); project budgeting and tracking. Client: Interconnect Towers, LLC for BLM.

Bending the River Back into the City: LA Water Wheel Project, Los Angeles County, California. Associate Archaeologist/Project Manager (2019). Supervision of Phase I archaeological survey; agency coordination (USACE); report review; project budgeting and tracking. Client: Ruth Villalobos & Associates for City of Los Angeles and US Army Corps of Engineers.

Santa Ana River Trail—Phase 6 (SART Phase 6) through Green River Golf Course, Riverside and San Bernardino Counties, California. Associate Archaeologist/Project Manager (2019). Supervision of Phase I archaeological survey; agency coordination; Assembly Bill 52 assistance; report review; project budgeting and tracking. Client: Riverside County Transportation Commission in consultation with the Riverside County Regional Parks and Open Space District.

Torres Martinez Mecca Survey Project, Torres Martinez Desert Cahuilla Indian Reservation, near the Community of Mecca, Riverside County, California. Senior Archaeologist/ Project Manager (2020). Supervision of archaeological survey and extended Phase I (XPI) testing on reservation land; agency coordination (ARPA, etc.); QA/QC of technical report; project budgeting and tracking. Client: Torres Martinez Desert Cahuilla Indians for Bureau of Indian Affairs.

Approximately 120 Acres of Land within Assessor's Parcel Number 737-270-007 Project, Torres Martinez Desert Cahuilla Indian Reservation, Community of Mecca, Riverside County, California. Senior Archaeologist/ Project Manager (2021). Supervision of archaeological survey which included documentation of 80+ fish trap features on reservation land; agency coordination (ARPA, etc.); QA/QC of technical report; project budgeting and tracking. Client: Desert Water, Inc. and Desert Cahuilla Agricultural Corporation for Bureau of Indian Affairs.

Areas of Expertise

- Historical Archaeology
- Urban Archaeology
- African Diaspora Archaeology

Years of Experience

- 19

Education

Ph.D., Anthropology, Federal University of Bahia (Brazil), 2014

M.A., Historical Archaeology, University of Massachusetts, Boston, 2005

B.A., Latin American Studies, Vassar College, Poughkeepsie/NY, 1998

Registrations/Certifications

- Registered Professional Archaeologist 18104
- OSHA 10-Hour Construction Safety, January 10, 2020
- OSHA 40-Hour Hazardous Waste Operations Worker (HAZWOPER) Training (March 2-5, 2020); 8-Hour Refresher (December, 2024)
- Red Cross First Aid/CPR/AED (April 19, 2023)

Permits/Licensure

- Principal Investigator, California BLM Statewide Cultural Resources Use Permit CA-24-18

Professional Affiliations

- World Archaeological Congress
- Society for Historical Archaeology (SHA)

Professional Experience

- 2019– Senior Historical Archaeologist, Applied EarthWorks, Inc., Hemet, California
- 2015–2018 Program Officer, Archaeology Division, IPHAN/Ministry of Culture, Salvador, Brazil
- 2011 Teaching Assistant, Anthropology Department, Federal University of Bahia, Brazil
- 2006–2010 Crew Chief/Assistant Project Manager, various Cultural Resource Management projects (Brazil)

Technical Qualifications

Dr. Gordenstein has 19 years of professional experience as an archaeologist, working primarily on historic sites in Southern California. Field experience includes Phase I (reconnaissance), Extended Phase I, Phase II testing, Phase III data recovery and archaeological monitoring. He meets the U.S. Secretary of the Interior's professional qualification standards for Historical Archaeology, and has conducted research in California, Maryland, New York, and abroad.

At Applied EarthWorks, Dr. Gordenstein has been involved primarily with technical writing, archaeological fieldwork, and project management and coordination with clients, Tribal monitors, and archaeological field crews. Currently, he is *Æ*'s Historical Archaeologist for an On-call Services Contract with ICF International for Los Angeles County Metropolitan Transportation Authority. He is also the Project Archaeologist for the Bowtie Wetlands project for The Nature Conservancy in Los Angeles.

Dr. Gordenstein has also served as a compliance officer upholding federal cultural resource legislation (Brazil), published in peer-reviewed journals, and presented at conferences and other events in the United States and abroad.



Selected Project Experience

National Historic Preservation Act Section 110 Surveys Project, Vandenberg Space Force Base, Santa Barbara County, California. Project Archaeologist (2024–present). Serve as lead archaeologist for National Register of Historic Places (NRHP) evaluation of two historical archaeological sites on Vandenberg Space Force Base (VSFB). Conducted survey and subsurface testing, currently authoring draft report. Client: National Preservation Institute for Vandenberg Space Force Base/Department of Defense.

Bowtie Wetland Demonstration Project, Los Angeles, Los Angeles County, California. Project Archaeologist (2024–present). Serve as the Project Archaeologist for archaeological monitoring in the Taylor Yard Archaeological District, the historic hub for the Southern Pacific Railroad in Los Angeles. Conducted Worker Environmental Awareness Program (WEAP) training and evaluated unanticipated discovery in the field. Client: The Nature Conservancy and California State Parks.

Westside Purple Line Extension Section 3 Project, City of Los Angeles, Los Angeles County, California. Project Manager (2023–present). Manage paleontological resource monitoring for construction over a 2.56-mile extension of the Purple Line along Wilshire Boulevard, including construction of two underground stations, for CEQA compliance. Client: Kleinfelder for Los Angeles County Metropolitan Transportation Authority.

Range Sustainment Environmental Plan: Cultural Resources Projects at Vandenberg and Edwards Air Force Bases, Lancaster, Kern County, California. Senior Historical Archaeologist (2021–2023). Conducted conditions assessment at South and North sled tracks sites, and at Happy Bottoms Riding Club site associated with Pancho Barnes, at Edwards Airforce Base. Contributed to final report. Client: ManTech for Edwards Air Force Base.

Los Angeles Union Station Forecourt and Esplanade Improvement Projects Los Angeles, Los Angeles County, California. Senior Historical Archaeologist (2019–2023). Served as project Monitoring Coordinator and Historical Archaeologist and participated in project planning. Co-authored Cultural Resource Management Plan (CRMP), authored Extended Phase I (XPI) report and Phase II Sensitivity Study/Testing Strategy. Conducted WEAP training and off-site historical/archival research. Participated in XPI fieldwork. Project Area of Potential Effects (APE) includes Union Station, Historic Chinatown, and Los Angeles Plaza Historic District. Lead agencies: Caltrans (NEPA) and LA Metro (CEQA). Client: ICF International for Los Angeles Metropolitan Transportation Authority (LA Metro).

Union Station Patsaouras Plaza El Monte Busway Station Project: Implementation of the Archaeological Identification, Evaluation, and Treatment Plan, Los Angeles, California. Senior Historical Archaeologist (2019–2023). Investigated historical influences within the Area of Potential Effects including isolated prehistoric and historic Native American occupation, the Pueblo de la Reina de Los Angeles, Chinatown, a Medical College Dispensary, and an 1830s vineyard and winery. Conducted WEAP training. Participated in testing and salvage excavations. Assisted Project Manager with project accounting and budgeting. Co-authored final report. Lead Agency: Federal Transportation Administration (FTA). Client: ICF International for LA Metro.

I-40 Median Retrograde Project, San Bernadino County, California. Senior Historical Archaeologist (2019). Completed archaeological survey, including fieldwork in and around the Desert Training Center/California-Arizona Maneuver Area used by the U.S. Army in the 1940s and 1960s. Client: Parsons for Caltrans.

North Dorm Project: Tennis Courts and Wastewater Treatment Area Expansion, La Mirada, Los Angeles County, California. Senior Historical Archaeologist (2019). Provided field support for unanticipated discovery during archaeological monitoring, and authored positive findings monitoring and site-evaluation report. Client: Biola University.

Brea Dam Electrical Modernization Project, Fullerton, Orange County, California. Senior Historical Archaeologist (2019). Supervised archaeological construction monitor and served as point-of-contact for client. Client: Power Pro Plus.

Areas of Expertise

- Paleontology
- Federal, State, Local Laws, Ordinances, Regulations, and Standards (LORS) for Paleontological Resources
- Client/Agency Coordination
- Paleontological Mitigation Reporting
- Fossil Collection, Identification, Curation

Years of Experience

- 24

Education

Postdoctoral Research Associate, Center for Integrative Planetary Science, 2005–2006, University of California, Berkeley

Ph.D., Paleontology, 2005, University of California, Berkeley

B.A., Biology (magna cum laude), minor: Geology, 1999, University of Colorado, Boulder

Registrations/Certifications

- Certified Paleontologist Orange County (2013–present)
- Paleontology Consultant, Riverside County (2013–present)

Permits/Licensure

- Principal Investigator, BLM California Statewide Paleontological Permit CA-24-03P
- Principal Investigator, BLM Arizona Statewide Paleontological Permit AZ-000802

Professional Experience

- 2025– Principal Paleontologist, Applied EarthWorks, Inc., Pasadena, California
- 2023–2025 Lead Paleontologist, SWCA Environmental Consultants, Pasadena, California
- 2013–2023 Principal Paleontologist, LSA Associates, Inc., Irvine, California
- 2012–2013 Program Manager, Department of Geological Sciences, California State University, Fullerton, and John D. Cooper Archeological and Paleontological Center, Santa Ana, California
- 2010–2012 Geologist, Geological Survey of Alabama, Tuscaloosa, Alabama
- 2009–2010 Collections Assistant, Field Museum of Natural History, Chicago, Illinois
- 2008–2009 Collections Assistant, Chicago Academy of Sciences, Chicago, Illinois

Technical Qualifications

Dr. Rieboldt has 24 years of experience in paleontology and geology and over 15 years in environmental consulting. She specializes in overseeing, preparing, and providing peer review of paleontological reports, mitigation plans, monitoring reports, and other environmental documents, as well as advising on compliance with paleontological regulations and implementing mitigation programs. As a Subject Matter Expert, she also manages paleontological discoveries, identifying fossils, evaluating their scientific significance, and coordinating with project teams, clients, agencies, and institutions for their collection, preparation, and documentation.

As Principal Investigator, Dr. Rieboldt has supported hundreds of projects across the western United States in a variety of business sectors, including utilities, renewable energy, public infrastructure, mining, oil and gas, restoration, transportation, and private development. She has been involved from project development and siting through final compliance documentation during decommissioning and is well versed in the range of regulatory compliance considerations as they pertain to paleontological resources under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) and applied or implemented by federal, state, and local agency requirements and standards. She is also familiar with the formats and requirements for Caltrans projects, with experience working in Districts 3, 6, 7, 8, 9, 10, 11, and 12, as well as other local transportation projects throughout the state.



Selected Project Experience

Tunnel to Ontario Airport Project, AECOM, San Bernardino County, California. Principal Paleontologist. Project involves multiple alternatives for transporting passengers from the Rancho Cucamonga Metrolink Rail Station to the Ontario International Airport via tunnel, rail, and vehicle options. Evaluated project impacts on paleontological resources in support of a combined EIR/EA or EIR/EIS in accordance with CEQA and NEPA. Throughout preparation of the first draft, participated in workshops regarding design changes, geologic conditions, and the type of environmental document necessary. Oversaw paleontological staff as they conducted the appropriate background research, including establishing the resource study area, requesting a fossil locality search through the Natural History Museum of Los Angeles County (NHMLAC), reviewing applicable scientific literature and maps, conducting a field survey, and reviewing project plans and information for the various alternatives. Client: San Bernardino County Transportation Authority in cooperation with the Federal Transit Administration.

I-405 Sepulveda Pass ExpressLanes Project, WSP USA, Inc., Los Angeles County, California. Principal Paleontologist. Oversaw preparation of Paleontological Identification Report/Paleontological Evaluation Report (PIR/PER) according to the California Department of Transportation (Caltrans) Standard Environmental Reference (SER) guidelines and CEQA and extensive field surveys; assisted in the organization and logistics of many miles of surveys of different geology and land ownership. Client: Los Angeles County Metropolitan Transit Authority (Metro), in cooperation with the California Department of Transportation (Caltrans).

On-call Services Contract for Multiple Grade Separation Project, San Gabriel Valley Council of Governments/Alameda Corridor—East Construction Authority, Los Angeles County, California. Principal Paleontologist. Prepared the appropriate paleontological documents (e.g., Paleontological Identification Report, Paleontological Evaluation Report, Paleontological Mitigation Plan, Paleontological Resources. Impact Mitigation Program, and/or paleontological technical letter reports and memoranda) as needed depending on the project development phase. Oversaw any paleontological monitoring, fossil recovery, and reporting as required. Provided these services for the following grade separation projects: Fairway Drive (City of Industry), Puente Avenue (City of Industry), Fullerton Road (City of Industry), Durfee Avenue (Pico Rivera), and Montebello Boulevard (Montebello). Client: San Gabriel Valley Council of Governments/Alameda Corridor-East Construction Authority.

California High-Speed Rail Project, Burbank to Los Angeles Project Section, STV, Inc., Los Angeles County, California. Principal Paleontologist. Provided support for the EIR/EIS and supporting technical reports for this project section. Evaluated project impacts on paleontological resources in accordance with CEQA and NEPA regulations. Conducted the appropriate background research, including a fossil locality search through the Natural History Museum of Los Angeles County (NHMLAC), a literature review, a field survey, and a review of project plans and information. Also coordinated with the preparers of the geotechnical report to draft the Geology and Soils section of the Environmental Impact Report/Environmental Impact Statement (EIR/EIS) prepared for this project section. Participated in workshops regarding design changes and geologic conditions, coordinated with the design team and the geotechnical staff, and prepared responses to comments from the Authority, legal and third-party reviewers, and the public.

District 12 On-Call Environmental Services, Caltrans, Orange County, California. Principal Paleontologist. Provided oversight for all paleontological fieldwork and reporting for all of the projects for 75+ Task Orders under three, 3-year on-call contracts. As part of these task orders, served as Paleontological Task Order Manager, coordinating with Caltrans Task Order Coordinators, Caltrans Resident Engineers, and construction contractors; managing task order budgets; overseeing and scheduling paleontological field staff on monitoring projects; obtaining the appropriate local, State, and/or federal permits for paleontological surveys and monitoring; and preparing or overseeing preparation of various technical documents, depending on the Phase of the project. The technical documents include Paleontological Identification Report/Paleontological Evaluation Reports (PIR/PER), Paleontological Mitigation Plans (PMP), Paleontological Mitigation Reports (PMR), and various Preliminary and Supplemental Reports and Memoranda.

Areas of Expertise

- Paleontological resource technical and project management
- CEQA/NEPA compliance

Years of Experience

- 16

Education

Ph.D., Geology (studies), University of California, Los Angeles, 2012–2016

M.S., Geology, University of California, Los Angeles, 2011

B.S., Biology, University of Minnesota, Minneapolis, 2006

Registrations/Certifications

- Paleontologist Consultants List, Santa Cruz County (2022–present)
- Certified Paleontologist, Orange County (2020–present)
- Qualified Paleontologist, Riverside County (2019–present)

Permits

- Principal Investigator, California BLM Statewide Paleontological Permit CA-24-03P

Classes/Training

- OSHA Excavation Competent Person Seminar, 2019
- OSHA Hazardous Waste Operations and Emergency Response (HAZWOPER) Training, 40-Hour, 2020; 8-Hour Refreshers, 2021, 2022, 2023, 2024, and 2025

Professional Experience

- 2020– Senior Paleontologist/Project Manager, Applied EarthWorks, Inc., Pasadena, California.
- 2018–2020 Associate Paleontologist/Project Manager, Applied EarthWorks, Inc., Pasadena, California.
- 2016–2018 Paleontological Laboratory and Field Technician, Applied EarthWorks, Inc., Pasadena, California.
- 2017–2018 Lead Paleontology Monitor, Rincon Consultants, Los Angeles, California.

Technical Qualifications

Mr. Shi is a paleontologist and geologist with 16 years of experience in paleontology, evolutionary biology, mineralogy, and sedimentary geology, and meets the Society of Vertebrate Paleontology's (SVP) standards for a qualified professional paleontologist/project paleontologist/principal investigator. He has a background in plant and invertebrate taphonomy, and his master's thesis focused on the characterization of fossilized Eocene ferns using a novel three-dimensional imaging technique. Additionally, Mr. Shi spent several years working toward a Ph.D. in geology with research focused on the link between the trend in changing seawater chemistry and the evolution of the first animals to develop shells from calcium carbonate during the Cambrian explosion. He has completed several professional publications and presentations throughout his career.

Within the Æ's Paleontology Program, Mr. Shi completes various tasks. He coordinates and schedules paleontological monitors throughout Æ's five offices. In the field, his responsibilities include stratigraphic analyses, geological and paleontological data collection, bulk-sediment sampling, collection paleontological resources, and documentation of fossil localities. In the lab, Mr. Shi picks microvertebrate fossils, identifies, analyzes, and prepares collected fossils for permanent curation, including jacketing of large vertebrate specimens. Mr. Shi also regularly completes paleontological desktop literature and map reviews and coordinates with various paleontology curators for museum records searches; he also authors paleontology monitoring plans, inventory and evaluation reports, resource impact management plans, and worker environmental awareness training materials. In the past, Mr. Shi served as Æ's lead monitor on construction monitoring projects for utility, transportation, and residential and commercial development projects.



Project Experience

Alessandro Walk Project, City of Moreno Valley, Riverside County, California. Project Paleontologist (2025). Oversaw paleontological resource monitoring for construction and co-authoring paleontological monitoring report for CEQA compliance. Client: Taylor Morrison for City of Moreno Valley.

Banning NP-2 Booster Pump Station and Reservoir Project, City of Banning, Riverside County, California. Project Paleontologist (2023). Project Paleontologist/Project Manager (2024-present). 2023: completed PRA report. 2024-present: completed Paleontological Resource Monitoring and Mitigation Plan (PRMMP), WEAP, and overseeing paleontological resource monitoring for construction and co-authoring paleontological monitoring report for CEQA compliance. Client: Albert A. Webb Associates for City of Banning.

South Coast 101 HOV Lanes Segment 4D-4E North Project, Santa Barbara County, California. Project Paleontologist/Project Manager (2023-present). Completed PMP for construction of a 3.2-mile HOV lane on South Coast 101 in Montecito. Overseeing and completing paleontological resource monitoring for construction. Will complete Paleontological Mitigation Report (PMR) for CEQA compliance. Client: ICF Jones & Stokes, Inc. for California Department of Transportation.

California High-Speed Rail Construction Package 1, Madera and Fresno Counties, California. Project Paleontologist/Project Manager (2023-present). Overseeing paleontological resource monitoring for construction within the 32-mile-long segment, completing daily quality control of field forms, and preparing biweekly summaries of fieldwork for client. Also oversaw scheduling and staffing for archaeological excavations of a historic site within project boundaries. Co-authored 2015-2023 Annual Report and currently completing 2024 Annual Report for CEQA compliance (California High-Speed Rail Authority) and NEPA compliance (Federal Railroad Administration). Client: formerly Tutor Perini Zachry Parsons, currently Wong+Harris, JV.

Highway 1 Auxiliary Lanes Project, Santa Cruz County, California. Project Paleontologist/Project Manager (2024-2025). Oversaw paleontological resource monitoring for construction of a 3.1-mile auxiliary lane on Highway 1 in Santa Cruz and completed PMR for CEQA compliance. Client: ICF Jones & Stokes, Inc. for California Department of Transportation.

Rincon Phase 2 Decommissioning Project, Ventura County, California. Project Paleontologist/Project Manager (2025-present). Co-authored Paleontological Monitoring and Mitigation Plan (PMMP) and prepared WEAP for CEQA compliance. Client: Padre Associates, Inc.

Bowtie Wetland Demonstration Project, City of Los Angeles, Los Angeles County, California. Project Paleontologist/Project Manager (2024-present). Co-authored PMMP, prepared WEAP, and overseeing archaeological and paleontological resource monitoring for construction of a nature-based demonstration development on a 3.2-acre portion of the historic Taylor Yard in Los Angeles. Client: The Nature Conservancy for California Department of Parks and Recreation.

Westside Purple Line Extension Section 3 Project, City of Los Angeles, Los Angeles County, California. Project Paleontologist/Project Manager (2022-2023). Oversaw and provided paleontological resource monitoring for construction over a 2.56-mile extension of the Purple Line along Wilshire Boulevard, including construction of two underground stations, for CEQA compliance. Client: Kleinfelder for Los Angeles County Metropolitan Transportation Authority.

East San Fernando Valley Transit Corridor, City of Los Angeles, Los Angeles County, California. Project Paleontologist/Project Manager (2023). Oversaw and provided paleontological resource monitoring for CEQA compliance. Client: Kleinfelder for Los Angeles County Metropolitan Transportation Authority.

Highpark (Ponte Vista) Development Project in San Pedro, City of Los Angeles, Los Angeles County, California. Project Paleontologist (2018-2021) and Paleontological Laboratory Technician (2016-2017). 2016-2017: Completed fossil identification, bulk sediment sampling, and stratigraphic analysis. 2018-2019: Completed preparation of fossils for museum curation. 2020-2021: Completed paleontological monitoring report for CEQA compliance. Client: iStar Financial (2017-2018); Harridge Development Group (2018-2020); SoCal San Pedro SPV 1, LLC (2020-2021).

Education

University of California, Berkeley

BA, Economics, City and Regional Planning

Memberships

American Institute of Certified Planners

American Planning Association

Board Member, Bay Area Air Quality Management District Governing Board

Board Member, San Mateo County City/County Association of Governments

Board Member, San Mateo County Housing Endowment and Regional Trust

Board Member, SFO Airport Roundtable

Board Member, Belmont Youth Commission Ad Hoc Committee

Board Member, Sustainable Silicon Valley

Board Member, San Mateo County Asian Pacific Islander Caucus

Member, Belmont Audit Committee

Member, Belmont Placemaking Committee

Member, Economic Development Committee

Alternate, San Mateo County Pre-Hospital Emergency Services JPA

Alternate, San Mateo County Emergency Services Council

Alternate, South Bay Waste Management Association

San Francisco Bay Area Planning and Urban Research Association (SPUR)

President, Belmont Water Dog Run

President, Belmont Runners

Linscott, Law & Greenspan, Engineers

Staff Resumes

Richard E. Barretto, P.E.

PRINCIPAL



YEARS OF EXPERIENCE – 35 years
YEARS WITH LLG ENGINEERS – 35 years
EDUCATION – B.S. in Civil Engineering, University of CA, Irvine
REGISTRATION – Professional Engineer, CA Registration TE 2006
PROFESSIONAL MEMBERSHIPS – Institute of Transportation Engineers (ITE)
American Society of Civil Engineers (ASCE)

BIOGRAPHY

Mr. Richard E. Barretto has over 35 years of experience in the preparation of transportation planning analysis, traffic impact studies, and parking studies. He is a licensed Traffic Engineer in the state of California. Mr. Barretto holds a Bachelor of Science in Civil Engineering from the University of California, Irvine. He has extensive experience in the preparation of traffic impact studies for a variety of land uses, site access and operational plans, simulation studies, parking studies and traffic and parking management plans, as well as experience in preparation of signing and striping plans, traffic signal plans, and traffic control plans. In addition, Mr. Barretto is the principal-in-charge for providing on-call traffic and transportation engineering consultation services in response to requests/requirements of the City of Dana Point, City of Chino Hills and City of Long Beach. Among other professional societies, he is a member of the Institute of Transportation Engineers (ITE). His expertise in traffic engineering and transportation planning, as well as parking/access design consultation helps LLG continue its tradition of excellence in the region.

AREAS OF EXPERTISE

- Traffic Forecasting and Impact Analysis Reports
- Transportation Planning and Site Design Consultation
- Mixed-Use Shared Parking Demand Studies
- Conceptual Improvement Plan Preparation
- Parking, Access and Internal Circulation Design Consultation
- Traffic and Parking Field Studies
- Traffic Signal Design
- Traffic Control Plans
- Signing and Striping Plans

REPRESENTATIVE PROJECTS

City of Torrance

- Development of the City of Torrance VMT Guidelines
- Sony Honda Mobility Center
- Lennar Del Amo Residential Project
- Best Plaza Center (Jollibee)
- Del Amo Fashion Center
- Chick-Fil-A at Crenshaw and Amsler

Other Projects

- Bristol Related Traffic/Access/Parking/VMT
- Chapman University Specific Plan Amendment No. 7, Orange
- The New Long Beach Civic Center, Long Beach
- The Pike Outlets Conversion Project, Long Beach
- Distrito La Novia-San Juan Meadows, Sant Juan Capistrano
- Central Point Mixed-Use Apartments, Santa Ana
- The District at Tustin Legacy, Tustin

LOCATIONS:

PASADENA
IRVINE
SAN DIEGO

LINSCOTT, LAW & GREENSPAN, ENGINEERS
2 Executive Circle, Suite 250, Irvine, CA 92614
949.825.6175
www.llgengineers.com



Zawwar Saiyed, M.S., P.E., R.S.P.

PRINCIPAL



YEARS OF EXPERIENCE – 24 years
YEARS WITH LLG ENGINEERS – 19 years
EDUCATION – M.S. in Civil Engineering, University of Arizona
REGISTRATION – Professional Engineer, CA Registration TR 2525
TPCB Road Safety Professional, RSP 1,256
PROFESSIONAL MEMBERSHIPS – Institute of Transportation Engineers (ITE)
American Society of Civil Engineers (ASCE)

BIOGRAPHY

Zawwar Saiyed is a licensed Traffic Engineer in the State of California and a Certified Road Safety Professional (RSP) with the Transportation Professional Certification Board, Inc. He earned his Master of Science in Civil Engineering, with a specialization in Traffic Engineering and Transportation Planning, from the University of Arizona, Tucson and has over 24 years of experience working on traffic engineering and transportation engineering projects throughout California and abroad. Mr. Saiyed has extensive experience in travel demand modeling, Vehicle Miles Traveled (VMT) analyses and Travel Demand Management (TDM) mitigation measures, preparation of Traffic Impact Analysis (TIA) reports for a variety of land uses, site access and operational plans, parking studies and parking management plans. Mr. Saiyed is proficient in utilizing TransCAD, ArcGIS Pro, AutoCAD, Highway Capacity Software, Vistro, Synchro and the MS Office Suite. Mr. Saiyed provides oversight and oversees the travel demand modeling and transportation planning teams. In addition, he currently provides on-call traffic engineering and transportation planning consultation services to the City of Anaheim, the City of Dana Point, City of Chino Hills and the City of Long Beach. Further, Mr. Saiyed currently provides on-call support to numerous jurisdictions for grant application writing and administration. Mr. Saiyed also has a broad range of public outreach and stakeholder engagement experience.

AREAS OF EXPERTISE

- Traffic Analysis Reports/Traffic Studies
- Travel Demand Forecasting / Modeling and Simulation
- Regional & Multimodal Transportation Plans
- VMT Analyses
- Active Transportation Plans (ATP)
- Complete Streets Analyses / Mobility Studies
- Mixed-Use Shared Parking Demand Studies
- Traffic and Parking Field Studies
- Site Access and Internal Circulation
- Roundabout Analysis and Design
- Big Data Analytics
- General Plans and Specific Plans
- Traffic Engineering, Transportation Planning and Site Design Consultation
- Transportation Demand Management (TDM)
- Technical Grant Writing Support
- Pedestrian / Bicycle Planning
- Long Range Transportation Plans (LRTP)
- Safety Action Plans
- Trip Generation Studies
- Sight Distance Analyses
- Traffic Signal Warrant Analyses
- Geographic Information Systems (GIS)

REPRESENTATIVE PROJECTS

- County of Orange – OCTA Transportation Demand Management Toolbox Development
- City of Huntington Beach – City of Huntington Beach SB 743 Implementation and VMT Guidelines
- City of Corning – Paskenta SS4A Comprehensive Safety Action Plan (CSAP) Development
- City of Thousand Oaks – Active Transportation Plan (ATP) Update Development
- City of Chico – Chico Rancheria Long-Range Transportation Plan (LRTP) Development
- City of South Lake Tahoe – Caltrans Sustainable Transportation Grants Application Support

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Shane Green, P.E.

SENIOR TRANSPORTATION ENGINEER



YEARS OF EXPERIENCE – 20 years
YEARS WITH LLG ENGINEERS – 20 years
EDUCATION – B.S. in Civil Engineering, University of CA, Irvine
REGISTRATION – Professional Engineer, CA Registration CE 78943
PROFESSIONAL MEMBERSHIPS – Institute of Transportation Engineers (ITE)
American Society of Civil Engineers (ASCE)

BIOGRAPHY

Shane Green is a licensed Civil Engineer in the state of California. He earned his Bachelor of Science in Civil Engineering from the University of California, Irvine and has over 20 years of experience working on traffic engineering projects throughout the Southern California region. Mr. Green has extensive experience in the preparation of traffic impact studies for a variety of land uses, site access and operational plans and parking studies. In addition, he currently provides on-call traffic and transportation engineering consultation services to the City of Dana Point. His expertise in traffic engineering helps LLG continue its tradition of excellence in the region.

AREAS OF EXPERTISE

- Traffic Analysis Reports/Traffic Studies
- Transportation Planning and Site Design Consultation
- Sight Distance Analyses
- Trip Generation Studies
- Traffic Signal Warrant Analyses
- Mixed-Use Shared Parking Demand Studies
- Traffic and Parking Field Studies
- Site Access and Internal Circulation
- VMT Analyses
- Roundabout Analysis and Design
- General Plans and Specific Plans
- Traffic Engineering, Transportation Planning and Site Design Consultation
- Transportation Demand Management (TDM)
- Parking Management Plan (PMP)
- Active Transportation Plans (ATP)
- Complete Streets Analyses / Mobility Studies
- Traffic Simulations Via Synchro
- Traffix, Vistro, Synchro, Highway Capacity Software, AutoCAD, ULI Shared Parking

REPRESENTATIVE PROJECTS

City of Torrance

- Development of the City of Torrance VMT Guidelines
- Sony Honda Mobility Center
- Lennar Del Amo Residential Project
- Best Plaza Center (Jollibee)
- Del Amo Fashion Center
- Chick-Fil-A at Crenshaw and Amsler

Other Jurisdictions

- City of Chino Hills – On-Call Traffic Engineering Support
- City of Dana Point – Acting City Traffic Engineer for City of Dana Point
- City of Ontario – Meredith International Specific Plan, Traffic Study
- City of Santa Ana – Bristol Related, Traffic Study, VMT Screening, Parking Study
- City of Brea – Brea Mall, Traffic Study and VMT Screening

LOCATIONS:

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Megan Lam, P.E.

TRANSPORTATION ENGINEER III



YEARS OF EXPERIENCE – 10 years
YEARS WITH LLG ENGINEERS – 10 years
EDUCATION – B.S. Civil Engineering, University of California, Irvine
REGISTRATION – Professional Engineer, CA Registration TE 3054
PROFESSIONAL MEMBERSHIPS – Institute of Transportation Engineers (ITE)

BIOGRAPHY

Megan Lam is a licensed Traffic Engineer in the state of California. She earned her Bachelor of Science in Civil Engineering from the University of California, Irvine and has over 10 years of experience working on traffic engineering projects throughout the Southern California region. Ms. Lam has experience in the preparation of traffic impact studies for a variety of land uses, site access and operational plans, and parking studies. Ms. Lam is proficient in utilizing AutoCAD, Highway Capacity Software, Vistro, Synchro and the MS Office Suite. Her expertise in traffic engineering and transportation planning helps LLG continue its tradition of excellence in the region.

AREAS OF EXPERTISE

- Traffic Analysis Reports/Traffic Studies
- Transportation Planning and Site Design Consultation
- VMT Analyses
- Mixed-Use Shared Parking Demand Studies
- Traffic and Parking Field Studies
- Site Access and Internal Circulation
- General Plans and Specific Plans
- Traffic Engineering, Transportation Planning and Site Design Consultation
- Trip Generation Studies
- Traffic Signal Warrant Analyses
- Sight Distance Analyses
- Conceptual Improvement Plan Preparation

REPRESENTATIVE PROJECTS

- City of Ontario – Countryside Specific Plan Amendment Traffic Study
- City of Santa Ana – Bristol Related Traffic Study, VMT Screening, and Parking Study
- City of Fullerton – Beckman Business Center Traffic Study
- City of Orange – Chapman University Specific Plan Amendment No. 7 Traffic Study and VMT Analysis
- City of Chino Hills – Paradise Ranch Traffic Study and VMT Analysis
- City of Brea – Brea 265 Specific Plan Traffic Study
- City of Long Beach – Spring Street Industrial Traffic Study
- City of Laguna Hills – Taj Mahal Medical Center Parking Study, Trip Generation Assessment, and VMT Screening Analysis
- City of Dana Point – Doheny Village Specific Plan Traffic Study

LOCATIONS:

PASADENA
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Christy Kopulsky

TRANSPORTATION ENGINEER I



- YEARS OF EXPERIENCE – 3 years
- YEARS WITH LLG ENGINEERS – 3 years
- EDUCATION – B.S. Civil Engineering, California State Polytechnic University, Pomona
- PROFESSIONAL MEMBERSHIPS – Institute of Transportation Engineers (ITE)
Orange County Traffic Engineers Council (OCTEC)

BIOGRAPHY

Christy Kopulsky earned her Bachelor of Science in Civil Engineering from California State Polytechnic University, Pomona and has 3 years of experience working on traffic engineering projects throughout the Southern California region. Ms. Kopulsky has experience in the preparation of traffic impact studies for a variety of land uses, site access and operational plans, and parking studies and experienced in utilizing a wide variety of traffic engineering software.

AREAS OF EXPERTISE

- Traffic Impact Analysis Reports
- Transportation Planning and Site Design Consultation
- Mixed-Use Parking Demand Studies
- Traffic Impact Analysis Reports
- Transportation Planning and Site Design Consultation
- Mixed-Use Parking Demand Studies

REPRESENTATIVE PROJECTS

- City of Palm Desert – Vesta Apartments Traffic Impact Analysis Report
- City of Corona – Northgate Market Traffic Impact Analysis Report
- City of Chino Hills – General Plan Update Study
- City of Chino – Chino Creek Apartments Traffic Study
- City of Diamond Bar – Club Pilates at Diamond Hills Plaza Parking Demand Analysis
- City of Indio – BH Properties Industrial and Commercial Traffic Impact Analysis Report
- City of Rialto – Foothill and Larch Chick-fil-A Traffic Impact Analysis Report
- City of Rancho Cucamonga – Spruce & Red Oaks Mixed Use Development Traffic Assessment and Site Access Evaluation

LOCATIONS:

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