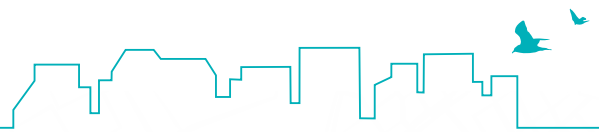




Request for Qualifications (RFQ) for Placement on Qualified Environmental Consultants List

CITY OF TORRANCE • JANUARY 8, 2026





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



SUBMITTED TO:

CITY OF TORRANCE

Robert Garcia
Planning Manager
3031 Torrance Boulevard
Torrance CA 90503

SUBMITTED BY:

PLACEWORKS

Addie Farrell
Principal, Environmental Services
700 S. Flower Street, Suite 600
Los Angeles CA 90017
213.623.1443 x2119 | afarrell@placeworks.com

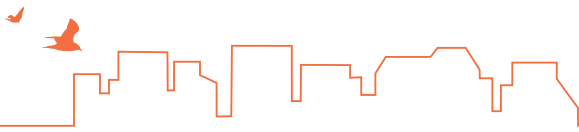
WITH:

**LLG
SOUTH ENVIRONMENTAL
NINYO & MOORE**

JANUARY 8, 2026

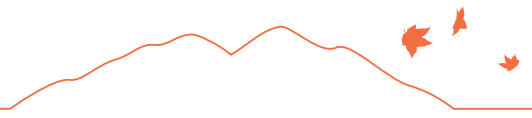
[PLACEWORKS.COM](https://www.placeworks.com)





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COVER LETTER







COVER LETTER

January 8, 2026

Robert Garcia, Planning Manager
CITY OF TORRANCE
Community Development Department, Planning Division
3031 Torrance Boulevard
Torrance CA 90503

Subject: PlaceWorks' Statement of Qualifications in Response to City of Torrance's RFQ for Placement on Qualified Environmental Consultants List

Dear Robert Garcia:

We are excited to submit our qualifications in response to the City of Torrance's request for qualifications (RFQ) for placement on the Qualified Environmental Consultants list. PlaceWorks is a 100% employee-owned California Corporation providing comprehensive environmental, planning, and design services statewide. With a staff of approximately 150 people in seven locations, we are able to selectively prioritize our key clients and projects and provide senior leaders who are doers. We are excited about the opportunity to serve on an as-needed professional consulting basis for City staff and welcome the prospect of serving as a trusted consultant advisor through the next several years and beyond.

Our history with the City includes the following projects:

- Del Amo Circle Sustainable Communities Environmental Assessment (SCEA)
- Vista Homes Apartments Categorical Exemption
- Torrance Community Profile and Environmental Scans in 2008, and updates in 2015, 2019, and 2025 (2025 in progress)
- Economic Impact Analysis
- Technical Studies for the Van Ness Avenue Well Field Project
- EIR to Address a Comprehensive Update to the Torrance General Plan
- Environmental Services for over 20 projects for Torrance Unified School District
- Various Noise & Vibration Studies from City referrals to private businesses

This statement of qualifications (SOQ) is organized per RFQ instructions. We are a comprehensive environmental, planning, and design firm and provide the following benefits:

- **Depth of Quality Staff.** PlaceWorks has a significant, multidisciplinary staff with vast experience preparing the full range of environmental documents in compliance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). We are able to efficiently respond to demanding schedules on complex projects, and we are perfectly sized, nimble, and efficient. We have a well-honed workload/staff management process that includes effective time projection and tracking software and weekly, monthly, and quarterly company wide meetings to review and discuss staff availability. Further, the senior staff identified for this project have decades of experience working throughout California, including with similar-sized jurisdictions and those with similar character to Torrance.
- **Practical Planning Knowledge and In-House Support.** As a truly multidisciplinary firm, we give thought to each project's and client's needs in everything we do. Our CEQA staff regularly conduct compliance reviews for



long-range plans, which are most often also prepared by us, as well as development projects of all types and scales. This provides the City with a team that has an inherent understanding of the process and statutory and regulatory requirements.

- **Extensive In-House Technical Expertise.** We have highly trained and experienced technical experts on staff, including specialists in air quality, greenhouse gas (GHG), energy, noise and vibration, civil engineering services (hydrology, water quality/supply, health risk), and visual impact analyses. Unlike environmental-only firms, we also have in-house experts in land-use planning, housing, economics, climate and resiliency planning, urban design, landscape architecture, community outreach, graphics, and more.
- **Experience with Similar On-Call Contracts.** We have successful, repeat/ongoing master on-call services contracts with jurisdictions, such as the cities of Los Angeles, Industry, Baldwin Park, Santa Clarita, Claremont, Irvine, Anaheim, Santa Ana, San Clemente, and more; and the counties of Los Angeles, Orange, and San Bernardino.

PlaceWorks and our senior leaders have developed long-standing relationships with a broad array of focused consultants. As shown in the team organization chart, we are proud to team with the following, highly respected subconsultants for this project. If the City has other on-call consultants that are needed; or should projects arise where a different consultant is better suited, we are happy to work with any as needed.

- **Transportation/Traffic:** LLG (Linscott, Law & Greenspan, Engineers)
- **Biological, Cultural, and Historic Resources:** South Environmental
- **Environmental Site Assessment and Geotechnical Engineering:** Ninyo & Moore

Addie Farrell, Principal and Southern California Environmental Practice Leader, will serve as Principal-in-Charge, ensuring highest levels of quality control both of project work and client service. Addie is a seasoned project director with over 23 years of experience who navigates the CEQA and NEPA processes for a wide range of project types, from remediation to recreation to infrastructure to health care and beyond. She excels at providing her clients with strategic and holistic support, advising on a broad array of technical and strategic issues. Her dedication and professional style have brought her a number of complex and high-profile projects that have earned awards from both AEP and APA. **Jennifer Kelley**, Senior Associate, will serve as the project manager and point of contact for projects under this list. Jennifer is a skilled environmental professional with over 10 years of experience leading CEQA and NEPA analyses for development and infrastructure projects. Jennifer has managed CEs, MNDs, and EAs for mixed-use, infill development projects from the proposal stage through entitlement, and served as a deputy project manager on large-scale EIRs.

This proposal shall remain valid for 90 days from the time of submittal. As a Principal, Addie is authorized to bind PlaceWorks, Inc. (legal company name) to the contents of this submittal and to negotiate contracts on behalf of the firm. We welcome an opportunity to speak with City staff about our qualifications and how we may assist the City in achieving its goals. Please contact Addie or Jennifer with any questions. We look forward to your response.

Respectfully submitted,

PLACEWORKS

A handwritten signature in blue ink that reads "Addie Farrell".

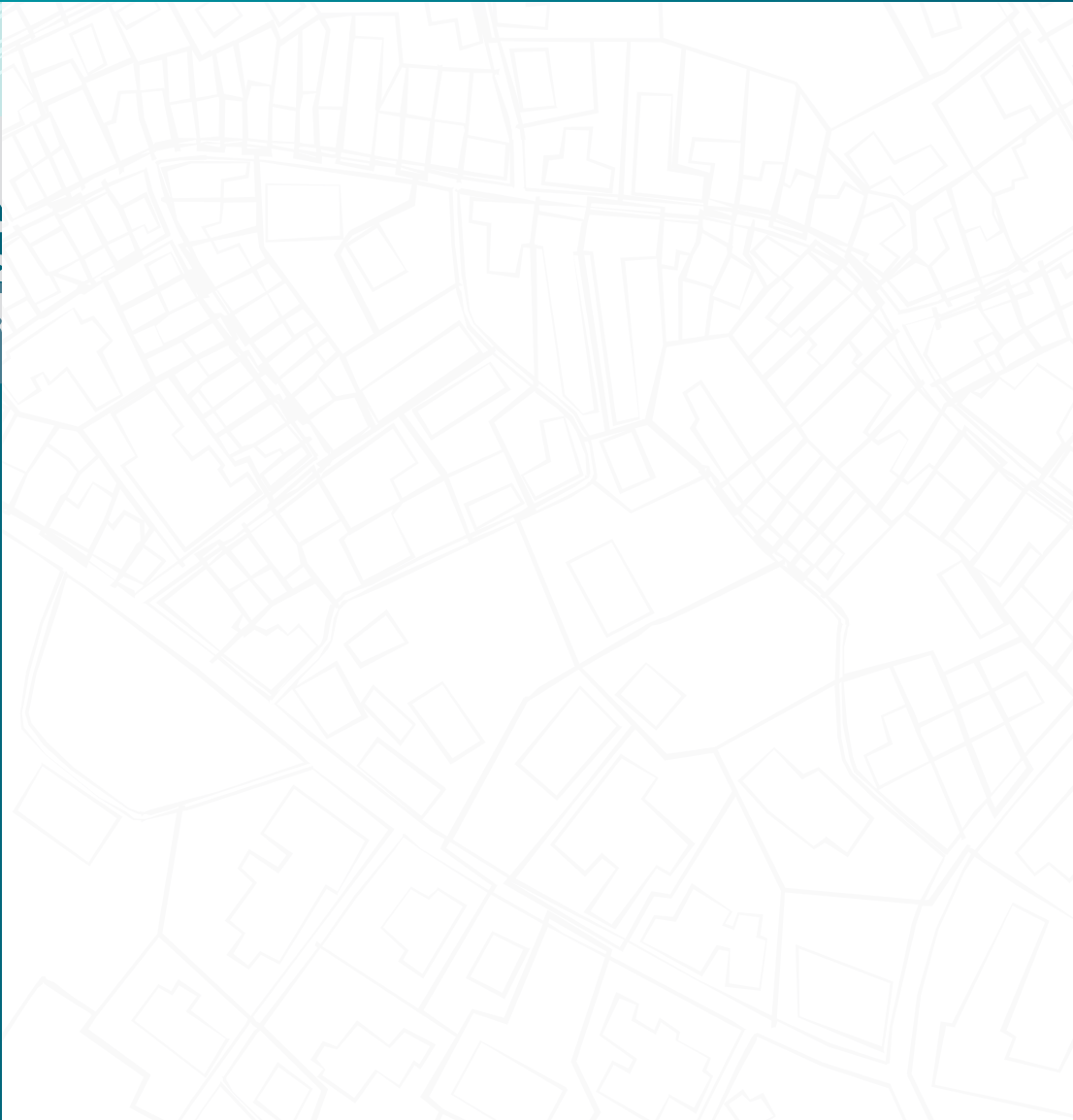
Addie Farrell | Principal, Environmental Services
Principal-in-Charge
213.623.1443 x2119 | afarrell@placeworks.com

A handwritten signature in blue ink that reads "Jennifer Kelley".

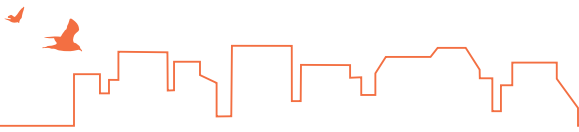
Jennifer Kelley | Senior Associate
Project Manager/Primary Day-To-Day Contact
213.623.1443 x2135 | jkelly@placeworks.com



FIRM INFORMATION







FIRM INFORMATION

PlaceWorks

PlaceWorks is one of California’s most eminent planning, design, and environmental consulting firms serving communities. We serve both public- and private-sector clients in the fields of comprehensive planning, urban design, landscape architecture, environmental analysis, economics, and GIS. Founded in 1975, PlaceWorks employs a staff of approximately 150 people in seven locations statewide. The vast majority of work for projects will be performed from our offices in Los Angeles and Orange County with support from staff in other offices as needed. Our broad experience and technical proficiency have enabled us to develop a keen understanding of the complexities of public policies, project designs, and legal requirements. A summary of PlaceWorks’ overall services is provided below.

Environmental Services

- CEQA/NEPA Documentation
- Third-Party Review
- Program, project, streamlined, and tiered CEQA analyses
- Technical Studies, including
 - Air Quality, Energy, GHG
 - Noise, Vibration, Acoustics
 - Geology, Geohazards
 - Environmental Site Assessment
 - Health Risk Assessment
 - Visual Impact Analyses
- Site Investigation
- Remedial Engineering Design
- Regulatory Compliance

Community Planning

- Comprehensive Planning, including General Plans and Specific Plans
- Community Engagement
- Housing Research and Analysis
- Climate Adaptation and Resiliency Planning
- Zoning and Form-Based Code
- Infill Planning and Design
- Corridor Planning
- Transportation and Active Transportation Planning

- Transit-Oriented Development Planning
- Municipal Services
- Geographic Information Systems
- Creative Media
- Transfer of Development Rights

Design

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

Economics

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

Landscape Architecture

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



Company Information

Type: A California C-Corporation, 100% Employee Owned
Founded: September 1975

Locations

Los Angeles

Orange County (HQ)
Inland Empire
San Diego
San Luis Obispo
Berkeley
Sacramento

Contacts

Principal-in-Charge

Addie Farrell

Principal, Environmental Services
213.623.1443 x2119
afarrell@placeworks.com

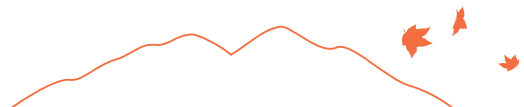
Project Manager/Point of Contact

Jennifer Kelley

Senior Associate
213.623.1443 x2135
jkelly@placeworks.com

Website

<https://www.placeworks.com>



PlaceWorks has completed thousands of environmental documents and risk analyses—from CEQA/NEPA documentation and health risk assessments to landscape architecture and transportation and bicycle plans. Our dedicated in-house team consists of project managers, environmental planners, licensed engineers, designers, economists, air quality/GHG and noise modeling experts, graphic designers, and more.

Our broad experience and technical proficiency have enabled us to develop a keen understanding of the complexities of both public policies and project designs for sustainable development. In addition to providing the requisite technical support for wide-ranging tasks, we often serve as a sounding board for clients to explore design strategies and their environmental and regulatory implications.

Overview and Approach

PlaceWorks is uniquely qualified for the environmental consulting services solicited by the City. We have a talented environmental services staff—with in-house technical expertise—that is committed to delivering high quality, defensible environmental documentation. Our approach to providing these services to the City is based on the following principles and strengths.

CEQA Expertise

PlaceWorks is one of the West Coast’s leading environmental planning firms. We have provided environmental documentation to public and private sector clients for over four decades under the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). Our projects include large-scale comprehensive planning efforts, site-specific developments, and infrastructure improvements. Our reputation is built on our consistent production of effective and defensible environmental documents. Our team of in-house CEQA experts and senior staff continually monitor and report on environmental legislation, case law, and policies to ensure our documents reflect the latest developments and can withstand legal scrutiny. We translate this expertise into a variety of publications—including our popular and multi award-winning publication, *A Practical Guide to CEQA*, and topical *PlaceViews* newsletters. These publications make the procedural and substantive requirements of CEQA accessible to cities’ staff, decision makers, and the public.



Integrated Approach

PlaceWorks takes an integrated and holistic approach to our planning and environmental projects. We are one of the few firms in California that offer services in environmental review as well as comprehensive planning and design. An ability to view projects through the prism of community planning is one of our strengths and a valuable perspective. Our environmental planners have broad planning backgrounds, understand the regulatory and policy framework, and consistently work closely with our urban and policy planners on work efforts. We believe that environmental considerations inform the planning process, and our acclaimed work on hundreds of general, specific, and master plans speaks to the success of such efforts.

In-House Technical Expertise

PlaceWorks' engineers, designers, and other specialists are experts in the technical aspects of comprehensive environmental review, including air quality, greenhouse gases, noise and vibration, shade/shadow analysis, and hydrology and water quality. Our staff brings rigorous methodologies to bear on the evaluation process. In the context of increasing litigation of environmental documentation, we believe this expertise is critical to maintaining analytically thorough, defensible documents. Further, we are able to offer ancillary services to our clients, such as environmental due diligence and water quality permitting, drawing from the breadth of our in-house technical expertise.

To supplement and complement our in-house technical team, PlaceWorks has long-standing relationships with qualified technical consultants for the following disciplines: transportation/traffic, cultural resources (including historical, archaeology, paleontology), biological resources, and infrastructure/water quality.

Solutions-Oriented Focus

Environmental analysis is not simply the accounting of impacts, but should address serious environmental concerns by anticipating issues and proactively working to solve problems. PlaceWorks' approach combines problem solving, accuracy, and attention to detail. We consider each project objectively and work with our clients to develop workable plans and programs. We find the most effective solutions often involve early input into the building design process so that measures can be incorporated as project features to lessen environmental impacts.

A Selection of PlaceWorks' Award-Winning Projects

PlaceWorks, Inc.

- 2025 Planning Firm Award of Excellence, APA California and APA-CA Orange Section

Westside Area Plan and EIR

- 2025 Neighborhood Planning Award, APA-CA, LA Section

UC Berkeley Long Range Dev't Plan and Housing Projects #1 & #2 EIR

- 2025 Outstanding Environmental Analysis Doc, AEP-CA

Moorpark General Plan 2050 EIR, including Vulnerability Assessment

- 2024 Environmental Resource Doc Award of Merit, AEP-CA

The Ontario Plan 2050 Supplemental EIR

- 2024 Outstanding Environmental Analysis Doc, AEP-CA

Brea Mall Mixed Use Project EIR

- 2024 Environmental Analysis Doc Award of Merit, AEP-CA

Norwalk Entertainment District—Civic Center Specific Plan EIR

- 2023 Outstanding Environmental Analysis Doc AEP-CA
- 2023 Environmental Planning Award of Merit, APA-CA, LA Section

Malibu MS and HS Campus Specific Plan EIR for Santa Monica-Malibu USD

- 2023 Outstanding Environmental Analysis Doc, AEP-CA

A Practical Guide to the California Environmental Quality Act (6th ed.)

- 2020 Environmental Resource Doc, AEP-CA



PlaceWorks' History

PlaceWorks was founded in 1975 as The Center for Planning & Research and quickly changed our name to simply The Planning Center. The firm was modeled after the principles of the Bauhaus School of Design in Germany, which aimed to bring design disciplines together and integrate individual work efforts into a greater whole.

Our commitment to integrative planning and design drove the firm's expansion into new fields, including environmental planning and sciences, and school facilities planning. Our offerings include a comprehensive range of planning, design, and environmental services. In 2010, we acquired the northern California firm of Design, Community & Environment (DC&E) and operated as The Planning Center|DC&E until 2014, when we changed our name to PlaceWorks.

Celebrating our 50th anniversary this year, PlaceWorks continues to provide high quality services and products to our clients and their communities in our long-standing mission to create great places. We take a holistic approach, bringing together people from diverse practice areas to offer integrated and comprehensive expertise under one roof. We believe that collaboration—with our clients, communities, stakeholders, and colleagues—is essential to our half a century of success and requires meaningful outreach, engagement, and communication.

For a list of recent awards and projects, please see: <https://placeworks.com/about-us/awards/>

Financial and Operational Stability

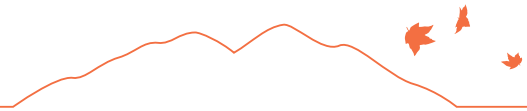
PlaceWorks, Inc., a California C-Corporation, is a financially stable company, certified as active and in good standing with the California Secretary of State. During our nearly 50 years in business, PlaceWorks has never filed for bankruptcy. We have no current or pending litigation. We are not in any merger or acquisition discussions, nor do we have plans to be. In January 2023, we became 100% employee owned.

Further, PlaceWorks currently has the one of the largest backlog of work in the history of the firm. This backlog spans all sectors (mostly public), and with a broad range of clients statewide. We are not dependent on a single or just a few large contracts. Careful financial management, the wide range of services we provide, and this general mix of a client base has proven time and again to be a successful combination in helping the firm to weather the economic downturns of the past five decades. It is important to note that the firm has never been terminated for cause.

Team Organizational Chart

The organization of our team is illustrated in the chart below. Brief biographies for our qualified key personnel (shown in **BOLD, ALL CAPS**) follow the chart. Resumes for key personnel are in the appendix. Resumes for additional staff can be provided upon request.





Key Personnel Biographies and Roles

Due to the depth of our staff and availability of resources, key personnel can be readily replaced in the event of illness, employment changes, or other unforeseen circumstances, ensuring continuity of services. Brief biographies of key staff only are provided below. More available staff are shown in the organization chart, and we have more staff members available at all levels who are available to support at any given time.

**Name | Title | Potential Role(s) | Office
Affiliation | Education**

Experience

PlaceWorks

ADDIE FARRELL

Principal, Environmental Services

Principal-in-Charge

- BA, Natural Resource and Environmental Geography, San Diego State University

Addie is a seasoned project director with over 23 years of experience who navigates the CEQA and NEPA processes for a wide range of project types, from remediation to recreation to infrastructure to health care and beyond. She excels at providing her clients with strategic and holistic support, advising on a broad array of technical and strategic issues. Her dedication and professional style have brought her a number of complex and high-profile projects that have earned awards from both AEP and APA. She leads PlaceWorks' CEQA/NEPA practice for the Los Angeles region and oversees environmental staff from our Los Angeles office, managing diverse in-house and subconsultant teams. She oversees all aspects of the environmental process and ensures adherence to budget and scope. She also leads public and stakeholder meetings and excels at delivering public and staff presentations, even in high-pressure settings. Addie's relevant experience in Torrance includes preparing the Del Amo Circle Residential Apartments SCEA project and the Vista Homes Apartments Categorical Exemption (CatEx). Addie has also served as principal-in-charge for various environmental and technical projects under an on-call contract with the City of Los Angeles.

JENNIFER KELLEY

Senior Associate

Project Manager/Point of Contact

- MA, City Planning, Boston University
- BA, Landscape Architecture, Cal Poly San Luis Obispo

Jennifer is a skilled environmental professional with over 10 years of experience leading CEQA and NEPA analyses for development and infrastructure projects. Jennifer has managed CEs, MNDs, and EAs for mixed-use, infill development projects from the proposal stage through entitlement, and served as a deputy project manager on large-scale EIRs. Jennifer's management expertise includes senior-level review of documents; coordination with clients, subconsultants, and public agencies; keeping project schedules and budgets on track; and supervising analyses prepared by junior staff. Prior to joining PlaceWorks, Jennifer served in environmental planning and management roles, using her background in urban planning and environmental design to lead comprehensive land use, aesthetics compatibility analyses, and produced visual graphics. Jennifer's portfolio of projects in Torrance and Los Angeles county include the Del Amo Circle Residential Apartments SCEA project and the Vista Homes Apartments CatEx, NEPA for the Artesia Botanical Garden project, and the Westside Area Plan and EIR.

Name Title Potential Role(s) Office Affiliation Education	Experience
<p>NICOLE VERMILION Principal <i>Technical Services Lead for Air Quality/Energy/GHG and Noise</i></p> <ul style="list-style-type: none"> • Master of Urban and Regional Planning, UC Irvine • BS with Honors, Ecology & Evolutionary Biology, UC Santa Cruz • BA with Honors, Environmental Studies, UC Santa Cruz 	<p>Nicole is an air quality specialist with more than 15 years' experience and an expert on global climate change as it relates to CEQA analysis, AB 32, and SB 375. She performs individual-project GHG inventories as well as citywide emissions inventories for general plans. She follows the rapid changes in CEQA thresholds and analysis methodology. Nicole presents at conferences, including the California chapters of both APA and AEP. She is a beta tester for the CalEEMod program. As a member of AEP's Climate Change Committee, Nicole has contributed to white papers addressing GHG emissions inventories for post-2020 GHG thresholds. Her relevant experience includes serving as the technical services lead for the Norwalk Entertainment District–Civic Center Specific Plan and EIR, the Westside Area Plan and EIR, and numerous general plan projects for cities throughout Southern California, including Los Alamitos, Corona, Ontario, Yucca Valley, and Yucaipa.</p>
<p>JOHN VANG JD Senior Associate <i>Air Quality/GHG Lead</i></p> <ul style="list-style-type: none"> • Master of Urban Planning, Design, & Development, Cleveland State University • Juris Doctor, Cleveland-Marshall College of Law, Cleveland State University • BA, Anthropology, UCLA 	<p>John is a specialist on the air quality, greenhouse gas, and noise assessment team. His background and experience give him a solid foundation in quantitative and qualitative analysis. He completes and assists with technical analyses for a wide variety of projects—schools; general plans and specific plans; and developments with commercial, industrial, residential, and mixed uses. John was a beta-tester for CalEEMod 2013, and he is proficient with modeling software, such as EMFAC, AERMOD, SCREEN3, CALINE4, and the Federal Highway Administration's Traffic Noise Model. John's relevant experience in Los Angeles County includes conducting air quality studies Del Amo Circle Residential Apartments SCEA project, LA County General Hospital Community Plan Subsequent EIR, and the 14th & Long Beach Boulevard Affordable Housing Project.</p>
<p>CHRIS SHIELDS INCE-USA Senior Associate <i>Noise/Vibration/Acoustics Lead</i></p> <ul style="list-style-type: none"> • BA, Environmental Studies (Minor in Geology), Cal State Sacramento 	<p>Chris possesses a strong background in noise control, noise propagation, frequency analysis and engineering practices, coupled with extensive noise synthesis computer-modeling experience. His work experience includes the preparation of technical studies and related sections of CEQA and NEPA documents for commercial, industrial, residential, mixed-use recreation, educational, and infrastructure. Chris' experience includes noise analyses for federal, state, and local agencies with the use of computer models published by the EPA, FHWA, and Caltrans. Relevant projects in Torrance includes noise analysis for the Vista Homes Apartments CatEx. Additionally, Chris has conducted noise analysis for general plan update and EIR projects for the cities of Inglewood and Redondo Beach.</p>



Name Title Potential Role(s) Office Affiliation Education	Experience
<p>DINA EL CHAMMAS GASS PE, QSD Senior Engineer <i>Hydrology/Water Quality Lead</i></p> <ul style="list-style-type: none"> • M.Eng., Environmental and Water Resources, and B.Eng., Civil Engineering, American University of Beirut, Lebanon • MA, East Asian Studies, Maharishi University of Management, Fairfield • California Professional Engineer (#91182) 	<p>Dina comes to PlaceWorks with experience in the fields of sustainability, environmental engineering, and sustainable watershed management. She has been an assistant professor of sustainability and an environmental engineer in the Gulf and Caspian regions, where she prepared and implemented environmental management plans; pollution prevention plans; and management plans for waste, water, and wastewater. Dina’s relevant project experience in Los Angeles county includes hydrology/water quality analysis for the LA County General Hospital Community Plan Subsequent EIR, Sea Ranch Business Park Third-Party Peer Review and the Norwalk Entertainment District–Civic Center Specific Plan and EIR.</p>
<p>STEVE BUSH PE Senior Engineer <i>Health Risk Lead</i></p> <ul style="list-style-type: none"> • MS, Chemical Engineering, UCLA • BS, Chemical Engineering, UC Santa Barbara • California Professional Engineer (#83997) 	<p>With an eclectic skill set, Steve covers a wide range of technical services. He leads PlaceWorks risk assessment practice, providing air toxics/health risk, pipeline safety, railroad safety, and EMF risk analyses for schools. As a member of the CEQA team’s air quality and greenhouse gas assessment group, Steve has completed air quality and GHG analyses for a variety of projects, including residential development, industrial warehousing, and marsh areas. Additionally, Steve is proficient in different air quality modeling software such as CalEEMod2016, AERMOD, and HARP. Relevant projects in Los Angeles county include health risk assessments for the Geffen Academy at UCLA, Mexico Plaza Residences in Lynwood, and EMF Guidance Revisions for Los Angeles USD.</p>
<p>ALEX REYES Associate <i>Visual Impact Assessment Lead</i></p> <ul style="list-style-type: none"> • BS, Landscape Architecture, Cal Poly Pomona 	<p>Alex contributes to the Schools team by preparing visual simulations, lighting studies, and shade/shadow analyses for environmental documents. He specializes in graphics and models to convey design concepts, and his diverse knowledge of computer programs allows him to quickly create a working product and adapt it to individual client needs. Alex is proficient with graphics programs such as Adobe Suite, AutoCAD, SketchUp, GIS, and 3D max. His diverse knowledge of computer programs allows him to quickly create a working product and adapt it to individual client needs. Alex’s relevant experience in Los Angeles county includes visual impact analysis for various specific plans including Harbor Gateway, Skyline Ranch, and Tesoro Del Valle.</p>

Name | Title | Potential Role(s) | Office Affiliation | Education

Experience

JACQUELINE PROTSMAN

ROHR

Senior Associate

Wildfire, Safety, Sustainability Lead

- MA, City and Regional Planning, Cal Poly San Luis Obispo
- BS, Environmental Management and Protection w/ concentration in Environmental Policy, Minor in City and Regional Planning, Cal Poly San Luis Obispo

Jacqueline serves as key support staff and project manager on a range of Safety Element, vulnerability assessment, and adaptation projects. With a background in environmental management and policy, and an enthusiasm toward climate adaptation planning, she seeks to foster healthy, sustainable, equitable, and resilient communities. Jacqueline has prepared climate change vulnerability assessments, provided policy analysis and development to address findings and meet state law, and conducted resilience focused outreach for jurisdictions and agencies ranging from small towns to the entire regions throughout California. Her relevant experience includes preparing climate vulnerability assessments and general plan safety element updates for the cities of Redondo Beach, Moorpark, and Laguna Beach.

Subconsultants

LLG (TRANSPORTATION/TRAFFIC)

RICHARD E. BARRETTO PE
Principal

Transportation Managing Principal

- BS, Civil Engineering, UC Irvine
- California Professional Engineer (TE 2006)

LLG has been in business for 60 years and has collaborated with PlaceWorks on numerous projects for more than 25 years. Richard will be the transportation managing principal assigned to this project, ensuring successful completion of work tasks on time and within budget. He has over 35 years of transportation planning and traffic engineering experience in Southern California. He is well practiced in the public arena, building consensus, answering the tough questions, and providing solutions that stand the test of time and extreme scrutiny. Richard is a Registered Traffic Engineer in California.

SOUTH ENVIRONMENTAL (BIOLOGICAL, CULTURAL, AND HISTORIC RESOURCES)

SAMANTHA MURRAY RPA
Cultural Resources Director

Archaeological Principal Investigator

- MA, Anthropology, California State Los Angeles
- BA, Anthropology, Cal State Northridge
- RPA (Registrant ID: 28686211)

South Environmental has been in business for 8 years and has worked with PlaceWorks on projects for more than 5 years. Samantha brings 20 years of experience in cultural resources management, including both archaeology and historic built environment. Samantha is a Registered Professional Archaeologist (RPA) and meets the Secretary of the Interior’s Professional Qualification Standards for both Archaeology and History. She is an expert in preparation of cultural resources compliance documentation for projects that fall under CEQA, NEPA, and Section 106 of the NHPA, including Phase I, II, and III cultural resources studies. Samantha has also served as an expert witness in legal proceedings concerning historical resources under CEQA and local ordinance protection.

SOUTH ENVIRONMENTAL (BIOLOGICAL, CULTURAL, AND HISTORIC RESOURCES)

SARAH CORDER
Principal Architectural Historian

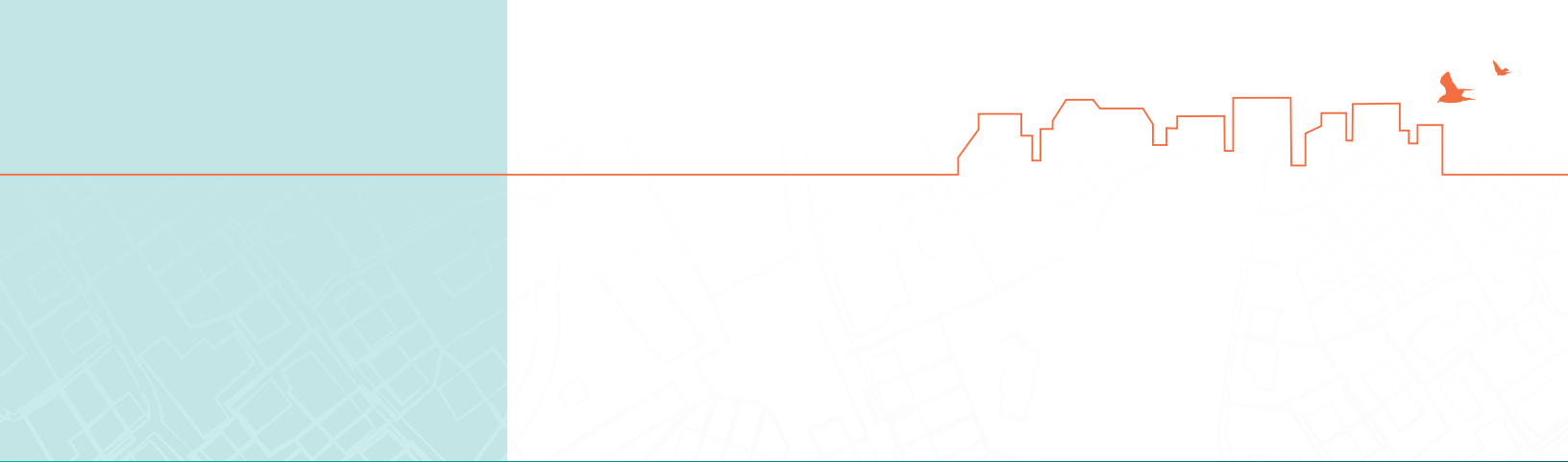
Principal Architectural Historian

- MFA, Historic Preservation, Savannah College of Art and Design
- BA, History, Bridgewater College

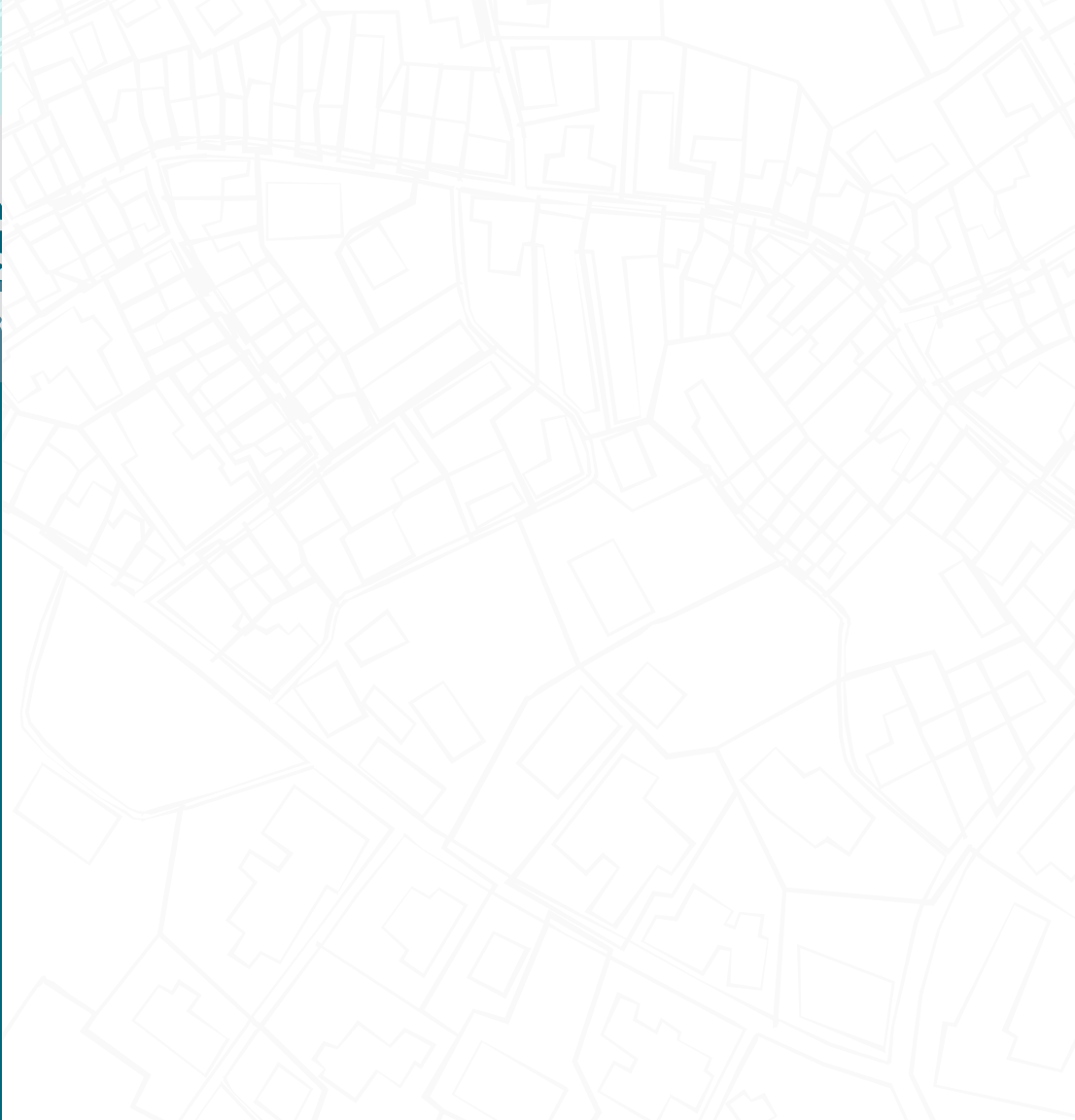
Sarah brings over 20 years of experience in historic preservation planning, rehabilitation of historic buildings, community engagement, intensive-level field investigations, citywide surveys, architectural history studies, and historical significance evaluations. Sarah has also worked closely with design teams, property owners, and agencies on numerous projects that required conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and local design guidelines. Sarah exceeds the Secretary of the Interior’s Professional Qualification Standards for both Architectural History and History.



Name Title Potential Role(s) Office Affiliation Education	Experience
<p>SOUTH ENVIRONMENTAL (BIOLOGICAL, CULTURAL, AND HISTORIC RESOURCES)</p> <p>MATTHEW SOUTH CWB Principal Biologist <i>Principal Biologist</i></p> <ul style="list-style-type: none"> • BS, Wildlife Ecology, University of Wisconsin-Madison • Certified Wildlife Biologist, The Wildlife Society 	<p>Matthew founded South Environmental in 2018. He is a certified wildlife biologist with 20 years of professional experience providing natural resources consulting services for a wide variety of clients that include residential, commercial, government, utility, infrastructure, research, and non-profit projects. Matthew also brings a strong background in ecology, conservation planning, and resources assessments for preservation and management. He is also a GIS Specialist using the latest technologies such as advanced GIS systems, mobile computing, and drone sensing allows him to innovate new data collection, analysis, and collaboration tools for the environmental sciences that produce more accurate data and better-informed resource managers.</p>
<p>NINYO & MOORE (GEOTECHNICAL ENGINEERING AND SITE ASSESSMENT)</p> <p>RONALD HALLUM PG, CEG Principal Geologist <i>Lead Geotechnical Engineer</i></p> <ul style="list-style-type: none"> • BS, Geology, San Diego State University • California Professional Geologist (#4766) • California Certified Engineering Geologist (#1484) 	<p>Ninyo & Moore has been in business for 40 years and has collaborated with PlaceWorks on multiple projects for over 20 years. Ronald delivers geotechnical services for diverse projects, including infrastructure, public works, and private developments. At Ninyo & Moore, he oversees project reviews, manages field evaluations, trains geologic staff, conducts hazard assessments, analyzes data, and authors technical reports in compliance with current regulations and standards.</p>
<p>NINYO & MOORE (GEOTECHNICAL ENGINEERING AND SITE ASSESSMENT)</p> <p>BENJAMIN WHITE Project Geologist <i>Environmental Site Assessments</i></p> <ul style="list-style-type: none"> • BS, Geology, San Jose State University • California Geologist-in-Training (GIT No. 1405) • OSHA HAZWOPER 40-Hour Certification OSHA Ladder Safety Training • OSHA Field Work Safety Valley Fever Training Driver Training 	<p>As a Project Geologist at Ninyo & Moore, Benjamin supports environmental assessments, air quality monitoring, soil and groundwater sampling, risk evaluations, and health and safety planning. He is experienced in environmental due diligence, GIS workflows, and regulatory compliance, meeting the definition of an Environmental Professional under 40 CFR 312 for conducting All Appropriate Inquiries.</p>



QUALIFICATIONS AND EXPERIENCE







QUALIFICATIONS AND EXPERIENCE

PlaceWorks' Environmental Services

PlaceWorks' approach to navigating the complex, dynamic, and litigious arena of environmental compliance for all projects focuses on collaboration. There is no one-size-fits-all path towards CEQA/NEPA compliance, and our team of experts are well-adept at predicting and navigating the challenges faced by jurisdictions and applicants. Our CEQA/NEPA practitioners confer with our policy planners, designers and technical specialists to create responsive and site-sensitive plans and environmental documents that satisfy regulatory demands. Whether managing public feedback, analyzing environmental impacts, or crafting practical, cost-effective mitigation, we serve as integral partners in a host of environmental and planning processes.

Our obligations to our clients include the following:

- **Quality.** We value our reputation as a quality firm, providing quality products and services to quality clients. To maintain the highest levels, PlaceWorks exercises quality control procedures wherein all project staff actively take part in quality control.
- **Objectivity.** Our environmental review systems rely on objective, unbiased reporting. We take very seriously our role in producing clearly written, objective documents.
- **Professionalism.** Our clients deserve high-quality work—the type that comes from a team dedicated to getting the details right. Equally important, we strive to stay on the leading edge of our profession.
- **Defensibility.** CEQA is constantly changing through court interpretations, statutory amendments and amendments to the guidelines. PlaceWorks closely tracks these changes to ensure that our environmental documents are legally adequate.
- **Timely Performance.** Criticisms of CEQA are often related to the amount of time needed to satisfy its requirements. We apply the resources necessary to satisfy our commitments. Our current and prior clients are the best indication for our ability to perform.

PlaceWorks' Environmental Services CEQA/NEPA Compliance

CEQA DOCUMENTATION

- Negative Declarations (ND)
- Initial Studies (IS)
- Environmental Impact Reports (EIR)
- Sustainable Community Environmental Assessments (SCEA)
- Categorical Exemptions
- Tiered Environmental Review (addenda, supplemental or subsequent EIRs/MNDs, project consistency reviews)
- Mitigation Plans and Mitigation Monitoring Plans
- Third-Party Peer Review

NEPA DOCUMENTATION

- Categorical Exclusions (CE)
- Findings of No Significant Impact (FONSI)
- Environmental Assessments (EA)
- Environmental Impact Statements (EIS)
- NEPA Revalidations

TECHNICAL STUDIES

- Air Quality and GHG
- Energy
- Noise, Vibration and Acoustics
- Hydrology and Water Quality & Supply
- Health Risk Assessments
- Title 5 Risk Studies
- Wildfire & Safety
- Visual Impact Analyses



CEQA/NEPA Services

PlaceWorks' Environmental Services Team is comprised of highly educated and experienced planners, engineers, scientists, designers, and other specialists who are experts in the full range CEQA and NEPA environmental documentation, as well as technical studies that support them: Air Quality, GHG, Energy, Noise/Vibration, Hydrology/Water Quality, Health Risk Assessment, Wildfire and Safety, Visual Impact Analyses (shade/shadow, light/glare, visual simulations, drone photography). PlaceWorks also has a long history of working with subconsultants to provide technical reports for those disciplines we do not cover in-house such as transportation, biological and cultural resources, geotechnical, and civil/infrastructure.

PlaceWorks' staff bring rigorous methodologies to bear on the evaluation process. In the context of increasing litigation of environmental documentation, the firm knows this expertise as critical to maintaining analytically thorough and defensible documents. Further, PlaceWorks offers ancillary services, such as environmental due diligence and water quality permitting, drawing from the breadth of its in-house technical expertise.

PlaceWorks has completed thousands of environmental documents and risk analyses—from CEQA/NEPA documentation, environmental site investigations and remediation, and health risk assessments to landscape architecture and transportation and bicycle plans. A dedicated in-house team consists of project managers, environmental planners and scientists, licensed engineers, designers, economists, and air quality/GHG and noise modeling experts.

NEPA Services. A fair number of CEQA planning firms do not also specialize in NEPA Services. PlaceWorks offers a full range of project-related NEPA environmental review services including preparation of Categorical Exclusions (CE), Environmental Assessments (EA), and Environmental Impact Statements (EIS), pursuant to Title 40, Code of Federal Regulations (CFR) Part 1500-1508.

We understand the environmental methodologies and formats unique to the Department of Housing and Urban Development (HUD), to implement NEPA pursuant to Title 24 CFR Part 50, 51, 55 and 58. We are skilled in all aspects of the environmental clearance process including determining a project's level of review, preparing HUD-approved Partner Worksheets, managing specialized consultations, utilizing the online HEROS system, and preparing public noticing and Release of Funds documents.

The PlaceWorks team has years of experience working on community development projects, such as housing and park improvement projects, giving us an in-depth understanding of the various opportunities and challenges that may arise through the NEPA process. Our in-house technical capabilities provide the necessary studies required for NEPA clearance, which include aesthetics (photo simulations and night-lighting modeling), noise, air quality, greenhouse gas (GHG) analysis, energy analysis, hazardous materials, and hydrology and water quality.

PlaceWorks has built strong, collaborative working relationships with established, skilled professionals to complement our in-house services. Depending on the project, PlaceWorks will bring aboard team members to help us best meet the needs of the County. We are glad to add team members, or coordinate with other County consultants, based on the specific assignment.

Technical/Specialized Environmental Support

Air Quality, GHG, Energy, Health Risk

Continued public concern about poor air quality and changing climates due to increased greenhouse gas (GHG) emissions requires a more stringent approach to meeting evolving regulations. PlaceWorks helps clients navigate these critical decisions with individually tailored air quality, GHG, and energy analyses and modeling for environmental processing under CEQA. We obtain and make use of key data from the California Air Resources Board (CARB), the Environmental Protection Agency (EPA), the South Coast Air Quality Management District (South Coast AQMD), the California Energy Commission, and the Energy Information Administration. Our staff also has a strong technical grasp of modeling tools and protocols for quantifying air quality parameters and GHG emissions, including the California Emissions Estimator Model (CalEEMod), CARB's Emission FACTor (EMFAC) model and Atmospheric Dispersion Modeling (AERMOD), CARB's Off-Road model, and CALINE. We beta tested the CalEEMod emissions inventory model for South Coast AQMD and Sacramento Metropolitan AQMD. PlaceWorks is also familiar with the California Air Pollution Control Officers Association's (CAPCOA) Quantifying Greenhouse Gas Mitigation Measures, which it has regularly applied to community GHG emissions forecasts for the transportation sector.

We are on top of the changing regulatory environment for GHGs, criteria air pollutants, and toxic air contaminants (TACs). PlaceWorks applies our knowledge of the South Coast AQMD CEQA Guidelines and modeling tools (e.g., CalEEMod, EMFAC, Offroad, AERMOD) to all projects we

Air Quality, GHG, and Health Risk Assessment Services

- Air Quality and Greenhouse Gas Emission Inventories
- Rule 9510 Air Impact Assessments
- Localized Dispersion Modeling
- Health Risk Assessments
- Air Pollution Permits
- Climate Action/Greenhouse Gas Reduction Plans
- Carbon Monoxide (CO) Hot Spot Analyses
- Odor Analyses
- Air Quality Conformity Reports
- Vapor Intrusion Analyses
- Third-Party Environmental Adequacy Reviews

undertake in southern California. We work closely with the lead agency and South Coast AQMD to ensure that the air quality modeling provides a conservative estimate of emissions, follows South Coast AQMD modeling protocols, and addresses recent case law, including the *Sierra Club v. County of Fresno* (Friant Ranch, L.P.) (2018) 6 Cal.5th 502. Our staff are members of the Association of Environmental Professional's (AEP) Climate Change Committee and have been involved in GHG thresholds development since AB 32 was adopted. Additionally, there is new CEQA case law regarding use of an efficiency metric (*Golden Door Properties, LLC v. County of San Diego/Sierra Club, LLC v. County of San Diego* (2018) 27 Cal.App.5th 892). For projects that exceed the South Coast AQMD thresholds, we consider use of on-site reductions as well as use of GHG emissions offsets with clearly defined performance standards to achieve GHG reduction goals (*Golden Door Properties, LLC/Sierra Club v. County of San Diego* (2020) Fourth District D075328, D075478, D075504).



PlaceWorks in-house technical services staff is well versed in analyzing both how projects impact the environment and how existing air emission sources in the environment affect sensitive populations. PlaceWorks stays up-to-date with the latest recommendations and studies prepared by CARB, California Environmental Protection Agency (CAL/EPA), and Office of Environmental Health Hazards Assessment (OEHHA), as well as the BAAQMD. PlaceWorks is proficient in air dispersion modeling software, such as Environmental Protection Agency's AERMOD and OEHHA's 2015 Guidelines for Health Risk Assessments. PlaceWorks has completed numerous operational and construction related Health Risk Assessments for industrial projects, residential developments, and school sites.

PlaceWorks' technical staff has presented at conferences for the American Planning Association, Association of Environmental Professionals (AEP), Urban Land Institute, and other organizations. Our staff includes members of AEP's Climate Change Committee; they have assisted in the development of white papers on baseline GHG emissions inventories, forecasting GHG emissions inventories, establishing GHG reduction targets for general plans and GHG reduction planning, and most recently, a white paper on establishing GHG reduction targets and thresholds for post-2020 GHG emissions analyses. PlaceWorks is also familiar with the California Air Pollution Control Officers Association's (CAPCOA) Quantifying Greenhouse Gas Mitigation Measures, which it has regularly applied to community GHG emissions forecasts for the transportation sector.

Noise, Vibration, and Acoustics

With more demand for large, multifamily housing projects, mixed-use developments, and repurposed facilities, the increased overlap of residential and industrial land uses seems unavoidable. The need to address noise and vibration during the planning, engineering, and start-up stages of a project is more important than ever. PlaceWorks' noise specialists have extensive experience in applied engineering acoustics. Our library of investigative software includes commercial packages such as SoundPLAN as well as powerful in-house, proprietary analysis models to evaluate every possible noise condition.

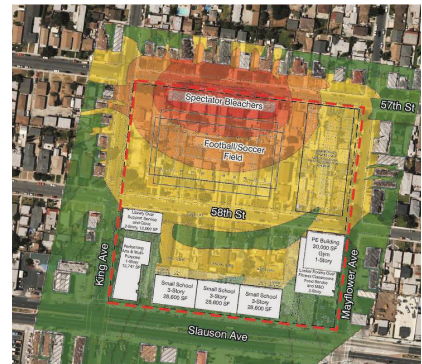
PlaceWorks uses the SoundPLAN Model to assess noise levels and display the results in noise contours. This model considers varying terrain types, building attenuation, and other factors. The resulting color-coded contour map is far more informative than tables of results because it shows the geographic extent of the generated noise. When laid over an aerial map, the noise contours developed by this model illustrate noise exposure and magnitude at surrounding residences.

Visual Impact Analyses

PlaceWorks has skilled staff who prepare graphics for visual impact analyses that help identify opportunities and constraints of existing conditions and proposed projects, both onsite and in the surrounding environment. Physical changes to an area as a result of proposed project alternatives, and the resulting change in appearance, are identified, documented, and assessed in terms of their visual impact. Field studies are also conducted to determine potentially affected viewer groups within and near the project limits. Visual simulations and graphics are used to assess the potential visual impacts of the project, including any blocking or disruption of scenic views or vistas, damage, or removal of any recognized scenic resources, substantially altered visual quality or visual character within the project limits, or creation of a substantial new source of light or glare.

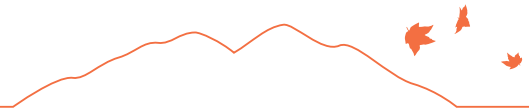
Noise/Vibration Analysis

- Environmental Impact Assessment
- Noise Control
- Roadway/Railway Noise Analysis
- Architectural/Building Acoustics
- Vibration Evaluations



Visual Impact Analyses

- Shade & Shadow Analysis
- Light & Glare Studies
- Visual Simulations
- Photorealistic and Rendered View Simulations
- Drone Photography for use in Aesthetics CEQA Sections and View Simulations
- Digital 3D modeling and animations of topographic grading, buildings, streets, and landscapes



Hydrology and Water Quality/Supply

PlaceWorks has qualified stormwater pollution prevention plan developers and practitioners (QSD/QSPs) with many years of experience with:

- Stormwater pollution prevention plans (SWPPPs)
- Water quality management plans (WQMPs)
- Water supply assessments
- Post-construction stormwater operation and maintenance plans
- Designing low impact development (LID) and best management practices (BMP) into site design
- Stormwater runoff modeling: pre-/post-development conditions
- Peer reviewing hydrology reports prepared by other consultants
- Determining reductions in peak flow rates with implementation of LIDs and BMPs
- Storm sewer system design for projects of 10 acres or less



Third-Party CEQA/NEPA/Technical Studies Peer Review

PlaceWorks’ Southern California principal staff—including principals with well over 20 years of CEQA experience—have performed dozens if not hundreds of third-party reviews of a broad range of environmental documents. We provide in-depth CEQA/NEPA compliance management and careful quality control, particularly when conducting third-party peer review. Whether coming in on a project to help resolve issues, reviewing team members’ work, or serving as on-call staff at other agencies, we are skilled at reviewing the work of our peers and providing the compliance and quality control to ensure our clients’ projects are successful.

In addition, we have worked with many private-sector clients to usher projects and applications through the development review process—plan review, environmental documentation, preparation of staff reports, attendance at public hearings, and other tasks as needed to process development projects.



Tribal Consultation

We provide in-house tribal consultation services for many CEQA documents. For certain efforts, PlaceWorks will work with subconsultants specializing in cultural resources to evaluate the potential for disturbance of unknown buried paleontological and archaeological resources, including human remains. We and our subconsultants can assist with tribal consultation pursuant to AB 52, if needed, and coordinate with the Native American Heritage Commission at that time.

Relevant Experience

On-Call Services Experience

PlaceWorks has built strong relationships with many clients and prepared hundreds of CEQA/NEPA documents through our on-call environmental and planning services contracts (most of which are multi-repeat contracts), including those on this partial list:

- Anaheim
- Claremont
- Colton
- Eastvale
- El Monte
- Fontana
- Fullerton
- Glendora
- Industry
- Inglewood
- Irvine
- Irwindale
- Laguna Beach
- Laguna Hills
- Laguna Niguel
- Long Beach
- Los Angeles, City Planning
- Los Angeles, Recreation & Parks
- LA County, CEO Office
- LA County, DOT
- LA County, Parks & Recreation
- LA County, Regional Planning
- Menifee
- Ontario Water District
- Orange
- OC Public Works
- Rancho Cucamonga
- Rancho Santa Margarita
- San Bernardino County
- San Clemente
- San Juan Capistrano
- Santa Ana
- Santa Barbara
- Wildomar
- Western Riverside COG
- Yucaipa

In addition, we have worked with many private-sector clients under public-sector lead agencies to guide projects and applications through the development review process—plan review, environmental documentation, preparation of staff reports, attendance at public hearings, and other tasks as needed to process development projects.

CITY OF LONG BEACH | 2019 to Present

PlaceWorks has led a number of projects under a master services agreement with the City of Long Beach including but are not limited to:

- EIR & Technical Peer Review for Tank Farm Removal at 6801 E. 2nd St.
- EIR & Technical Studies for Century Villages at Cabrillo Specific Plan
- CEQA Consulting Services for the 6615 and 6500 East PCH Mixed-Use Project “Marketplace”
- Long Beach Congressional 6700 PCH CEQA Review
- LGBTQ+ Cultural District Community Engagement
- Feasibility Study for New Amphitheater in Queen Mary/Harry Bridges Park Area
- Renovation Administration Program Outreach
- “Housing Promise” Student Housing Initiative
- LCP Funding Strategy
- Phase I: Outreach for Operation of a Homeless Shelter at 6841 Atlantic Avenue

“This document is impressive! They highlighted the level of detail, quantitative analysis, clear writing, and robust public involvement! They also noted that the EIR demonstrated that quality does not necessarily need to be sacrificed to meet the project schedule.”

— an AEP Awards Jurist
commenting on the Norwalk Civic Center-Entertainment District Specific Plan EIR



EIR & Technical Peer Review for Tank Farm Removal at 6801 E. 2nd St.



COUNTY OF LOS ANGELES | 2010 to Present

PlaceWorks has led multiple environmental projects with various LA County departments, including:



- LA County General Hospital Community Plan Subsequent EIR
- LA County Gas Company Tower Purchase Exemption
- West Carson TOD Specific Plan and EIR
- Connect Southwest Los Angeles TOD Specific Plan and EIR
- Consolidated Correctional Treatment Facility (Men's Central Jail Expansion) EIR
- Los Angeles County General Plan EIR
- Antelope Valley Community Plan EIR
- San Fernando Valley Family Support Center EIR
- LA County Park and Recreation Needs Assessment
- Los Angeles Countywide Trails Inventory

CITY OF LOS ANGELES DEPARTMENT OF RECREATION AND PARKS | 1999 to Present

PlaceWorks has completed or is in the process of completing CEQA and site assessment documentation for roughly 65 projects, including:



- Wilson & Harding Golf Course Improvements Project IS/MND
- Griffith Park Pony Ride Assessment/Community Feedback
- Griffith Park Bronson Playground Improvements, Topographic and Biological Surveys
- Brand Park Archaeological Monitoring
- St. Andrews Park Improvements, Topographic and Biological Surveys,
- Multi-Facility Brush Clearance Biological Surveys and Reporting
- Bell Creek Jurisdictional Delineation and Rare Plant Treatment and Monitoring Plan
- Greek Theatre Improvements EIR

CITY OF INDUSTRY | 1989 to Present

PlaceWorks has served as an environmental consultant to the City of Industry since 1989. To date, we have completed or are in the process of completing the CEQA documentation for more than 500 projects, including:



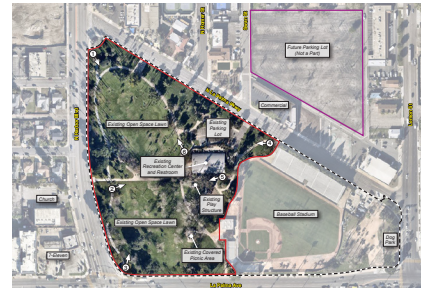
- Marici Battery Energy Storage Facility IS/MND
- Twin Pines Industrial Project IS/MND
- Kestrel Battery Energy Storage Facility IS/MND
- Industrial Development Project IS/MND
- Industry Business Center/NFL Stadium EIR and Addenda
- Puente Hills Intermodal Facility EIR
- Grand Central Recycling and Transfer Station EIR
- Wohl Property Group Industrial Project EIR
- Eastern Industry/Majestic Realty Industrial Project EIR

- Industrial Development Project IS/MND
- CEQA for 15010 Don Julian Industrial Building

CITY OF ANAHEIM | 2004 to Present

In addition to providing third-party review for projects in the City of Anaheim, PlaceWorks has completed or is in the process of completing CEQA documentation for more than six dozen projects, including:

- Wyndham Hotel MND
- Anaheim General Plan Update EIR (2005 and 2025)
- La Palma Park Improvements
- OC Vibe EIR Addendum
- Anaheim River Walk IS/MND
- Honda Center EIR
- Angels Stadium Redevelopment Initial Study Checklist
- EIR for The Residences at Knoll Ranch
- Beach Boulevard Corridor Specific Plan and EIR



La Palma Park Improvements

CITY OF BREA | 2018 to Present

PlaceWorks led nearly a dozen projects for the City of Brea—most under master services agreements. These include:

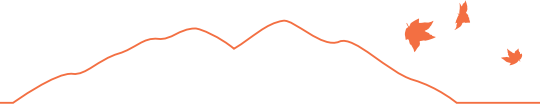
- Greenbriar Lane EIR Project
- Central City Core and General Plan Market Analysis
- Downtown Core: Phase 1 Design Overlay
- Brea Connecting the Core Active Transportation Plan
- Mercury Residential Project EIR and Tech Studies
- Brea 265 Specific Plan EIR and Tech Studies
- Brea Mall Redevelopment EIR and Tech Studies
- Brea Plaza Apartments and Hotel Project EIR and Tech Studies



BREA MALL MIXED USE PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
VOLUME I
STATE CLEARINGHOUSE NO. 2018080299



Central City Core Specific Plan
MARKET ANALYSIS FINDINGS
Brea City Council | June 6, 2017



Experience with Public Agencies

A list of recently completed projects for similar communities, including names and contact information, is provided below. Details on these selected projects are included on the next pages. Additional relevant projects follow.

Sustainable Communities Environmental Assessment (SCEA) Del Amo Circle Residential Apartments | Torrance CA

» *Project Contact Information:* **Oscar Martinez**, Planning and Environmental Manager | City of Torrance, 310.618.5870, omartinez@torranceca.gov

Vista Homes Apartments Categorical Exemption | Torrance CA

» *Project Contact Information:* **Luis Velazquez**, Planning Associate | City of Torrance, 310.618.5930, lvelazquez@torranceca.gov

Redondo Beach General Plan Update & EIR | Redondo Beach CA

» *Project Contact Information:* **Sean Scully**, Planning Manager | City of Redondo Beach, 310.318.0637 x2405, sean.scully@redondo.org

Westside Area Plan and EIR | Los Angeles County CA

» *Project Contact Information:* **Julie Yom**, Principal Planner | County of Los Angeles, 213.893.7035, jyom@planning.lacounty.gov

Norwalk Entertainment District-Civic Center Specific Plan Project EIR | Norwalk CA

» *Project Contact Information:* **David Abasta**, Vice Director of Development Services | PRIMESTOR (Lead Agency: City of Norwalk), 310.774.7979, Dabasta@primestor.com

Environmental Services for Multiple Projects | City of Inglewood

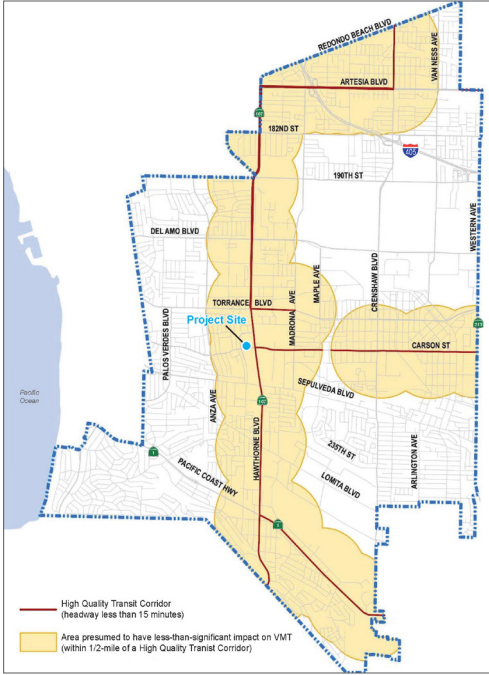
- Inglewood General Plan and EIR Phase 2
 - Downtown/Fairview Heights TOD EIR Addendum
 - Peer Review for Mixed-Use Project at 4200 W. Century Blvd
 - Peer Review Class 32 Exemption for 6-Story Self Storage at 3846 W. Century Blvd
 - IS/MND for “The Billboard Project” at Manchester Ave/Century Blvd
- » *Project Contact Information:* **Bernard McCrumby Jr.**, Development Services Director | City of Inglewood, 310.412.5230, bmccrumby@cityofinglewood.org

On-call Environmental and Technical Services | City of Los Angeles

- Wilson & Harding Golf Course Improvements Project IS/MND
 - Griffith Park Pony Rides
 - Griffith Park Bronson Playground Improvements (Topographic, biological, and arborist support)
 - Sepulveda Basin Burrowing Owl Surveys
 - Brand Park Archaeological Monitoring
 - Saint Andrews Improvements (Biological and Topographic Surveys, and Nesting Surveys)
 - Bell Creek Jurisdictional Delineation and Invasive Plants Treatment & Monitoring
- » *Project Contact Information:* **Elena Maggioni**, Environmental Supervisor | County of Los Angeles, 213.482.6980, elena.maggioni@lacity.org

DEL AMO CIRCLE RESIDENTIAL APARTMENTS

Sustainable Communities Environmental Assessment



PlaceWorks prepared a Sustainable Communities Environmental Assessment (SCEA) for a five-story apartment building at the intersection of Del Amo Circle West and Carson Street in central Torrance. The project is consistent with the general use designation, density, building intensity, and applicable policies of Connect SoCal, the sustainable communities strategy for the region; is a transit priority project; and meets other criteria to clear environmental review with an SCEA under CEQA.

The project includes demolition of the existing surface parking lot and landscaping and construction of a 200-unit, 5-story residential building with a 6.5-story, 440-space parking structure. Some amenities of the project are co-working space on the ground floor, two courtyards at street level, and an amenity deck on top of the parking structure with a pool, clubhouse, and fitness center.

PlaceWorks completed a comprehensive SCEA in nine months to meet city and applicant objectives. The project and SCEA received unanimous support from the planning commission and were subsequently approved by the city council.

Location

Torrance, California

Size

2.83 acres

Client

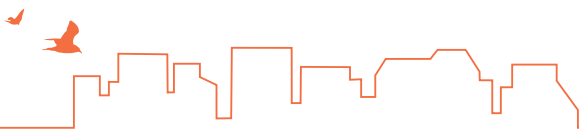
City of Torrance

Date Completed

March 2023

Services Provided

SCEA, Air Quality/GHG/Energy Analysis, Construction Health Risk Assessment, Noise/Vibration Analysis, Tribal Noticing and Consultation Support



REDONDO BEACH GENERAL PLAN UPDATE & EIR

Including the Artesia and Aviation Corridor Area Plan



PlaceWorks is assisting the City of Redondo Beach with a limited update of its general plan. The city council first authorized update of the land use and the open space, parks and recreation elements, then expanded the scope to include the safety and noise elements, preparation of a local hazard mitigation plan, and a focused study and preparation of an area plan for the Artesia and Aviation Boulevards corridors.

Public outreach and collaboration with the advisory committee are a high priority for the city, which has historically been divided on many development issues. PlaceWorks is working with city staff and the city's 27-member advisory committee to identify items that can be addressed in the short term or must be documented to be incorporated into the other elements at a later date. Up to 23 meetings with the advisory committee and 3 community workshops are planned; other activities will include interactive mapping exercises, online surveys, social media posts, e-blasts, cable crawl postings, newsletter preparation, and pop-ups at events such as the city's Superbowl 10K.

An additional challenge for the project is that significant land use changes to the general plan require a public vote and approval from the California Coastal Commission—both of which add layers of engagement and review by outside agencies and call for a high level of coordination.

Location

Redondo Beach, California

Size

6.21 square miles; 66,748 population

Client

City of Redondo Beach

Date Completed

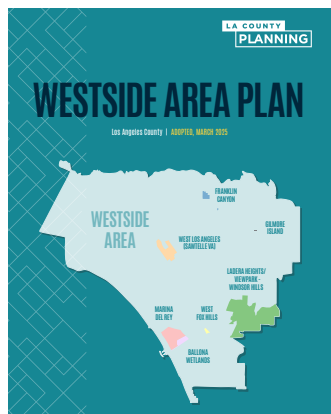
In Progress

Services Provided

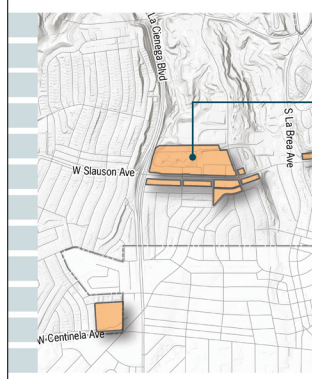
Land Use Planning, CEQA Review, AQ/GHG, Noise, and Traffic Technical Studies, Public Engagement

WESTSIDE AREA PLAN AND EIR

Community-Specific Policies on a Condensed Timeline



Sub Area 4A, Slauson-Fairfax



Existing



Use: Mixed-Use (multi-family residential integrated with commercial)

Scale: 5 - 6 stories

Potential long-term redevelopment of the property to establish a pedestrian-active "village center" as a focal point of community identity and activity, with an integrated mix of commercial and multi-family residential development clustered around **plazas and open spaces**. Existing small commercial uses could be retained and integrated with new development. Should the existing Home Depot continue to be economically viable in the long-term, new development could be focused on the parking lot and properties directly along Slauson.

Recommended



The Westside Area Plan provides policy guidance consistent with the Countywide General Plan but in more detail for the specific conditions in the unincorporated communities and islands of the Westside Planning Area.

An aggressive project schedule was driven by state requirements for housing element rezoning, during which PlaceWorks also led preparation of a program-level EIR that was completed in six months. The EIR addressed physical environmental impacts associated with proposed land use, zoning, and policies changes in the Westside Area Plan. The impact analysis relied heavily on the goals and policies in the Westside Area Plan, whose implementation would reduce some impacts. The program EIR will also help streamline future development projects in the plan area. Key environmental issues unique to this area included wildfire, biological resources, historical resources, and mineral resources as well as demonstrating consistency with the county's housing element EIR, general plan EIR, and climate action plan EIR.

Because of a late-breaking controversy over the project, the county received nearly 1,000 comment letters, unique comments and form letters, that PlaceWorks responded to in the Final EIR.

Location

Los Angeles, California

Size

32,712 population

Client

County of Los Angeles, Department of Regional Planning

Date Completed

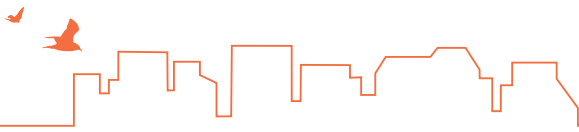
April 2025

Services Provided

Community Outreach & Engagement, Area Plan, Environmental Impact Report

Award

2025 Neighborhood Planning Award, APACA-LA



NORWALK ENTERTAINMENT DISTRICT

Civic Center Specific Plan and EIR



The Norwalk Entertainment District Civic Center Specific Plan outlines a vision and development framework for enhancing the city hall area as a thriving and experience-oriented center for residents and visitors. At the site of the current city hall lawn and surface parking lot, the mixed-use development plan capitalizes on the unique features of the area, allows flexibility for unique and imaginative design, and achieves the city's objectives to:

- Provide communal spaces for community gatherings.
- Diversify and expand the city's housing stock with multifamily housing, including affordable units.
- Create a sense of place and a destination with uses that support existing uses in the district.
- Support transit and active transportation but provide sufficient parking for current and future users.

The PlaceWorks team completed this project in a challenging eight-month schedule to achieve approval before the coming election cycle and avoid triggering the Surplus Land Act.

Location

Norwalk, California

Size

12.2 acres

Client

Primestor
(Lead Agency: City of Norwalk)

Date Completed

October 4, 2022

Services Provided

Specific Plan, EIR, Air Quality/
GHG/Energy Analysis, Health Risk
Assessment, Phase I Environmental
Site Assessment, Noise/Vibration
Analysis, Tribal Noticing and
Consultation Support

Awards

2023 Outstanding Environmental
Analysis Document, AEP California;
2023 Environmental Planning Award
of Merit, APACA-LA

INGLEWOOD GENERAL PLAN UPDATE & EIR

Building a Clear Picture of Inglewood's Future



La actualización del Plan General de Inglewood
Desayuno para Líderes de Negocio

La Ciudad de Inglewood está actualizando su Plan General. **¡Necesitamos su ayuda para llevar a Inglewood al siguiente nivel!** ¡Únase a nosotros para un desayuno especial!

Queremos saber de usted sobre los mayores desafíos en Inglewood, oportunidades para las pequeñas empresas y su **visión para el futuro de la ciudad.**

NEXT LEVEL INGLEWOOD
FORGING OUR DESTINY

¿Cuándo?
Miércoles, Octubre 30
8:00 am - 9:30 am

¿Dónde?
Mi Mercadito
10500 S. Prairie Ave.
Inglewood, CA 90303

Entrada al evento sobre la calle 105th.

Para aprender más sobre el proyecto y registrarse para recibir más información, visite: NextLevelInglewood.com



Home of the new Intuit Dome for the LA Clippers and SoFi Stadium for the LA Rams and Chargers, the City of Inglewood has become a hub for significant investments in major new sports, entertainment, housing developments, local and regional transit, and community services. To set the stage for the city's General Plan Update, PlaceWorks led a team of consultants in Phase 1—an effort for the city and consultant team to gain a thorough understanding of the city's existing conditions and issues. The Existing Conditions Report presented detailed information and analyses for each required and optional element of the General Plan and includes summary findings of the important issues and opportunities facing Inglewood. Concurrently, the team designed and implemented a robust community engagement program to engage the community and to build awareness of and generate excitement for updating the General Plan. The resulting Vision Statement and Guiding Principles express the community's aspirations and expectations for how Inglewood will evolve in the next decades.

The work from Phase 1 provided the foundation for updating goals, policies, and implementation actions in the General Plan update. Now in full swing under a separate, subsequent contract, the PlaceWorks Team is assisting the City with Phase 2—preparation of the Inglewood General Plan Update and EIR.

Location

Inglewood, California

Size

7,500 acres; 103,000 population

Client

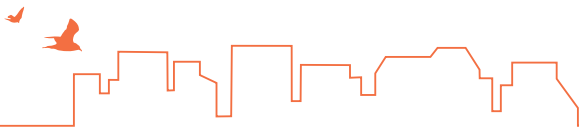
City of Inglewood

Date Completed

In Progress

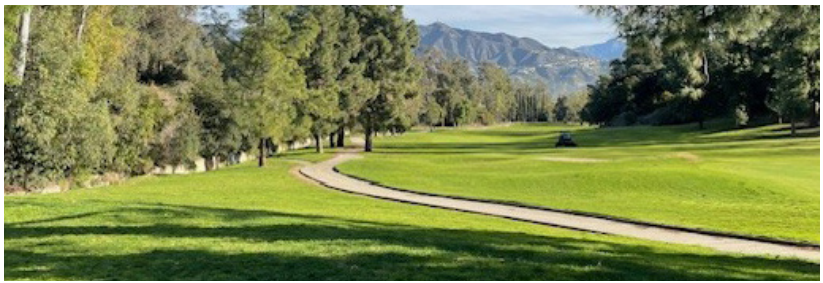
Services Provided

Existing Conditions Report for General Plan Update and Environmental Impact Report, Community Outreach and Engagement, Existing Conditions and Technical Studies (History and Culture; Population and Demographics; Built Environment; Infrastructure; Public Services/Facilities; Natural Environment; Noise; Economy and Jobs)



WILSON & HARDING GOLF COURSE IS/MND

CEQA Review for City Owned Golf Course



PlaceWorks is currently preparing the Initial Study/Mitigated Negative Declaration (IS/MND) to assess improvements to the Wilson and Harding Golf Course driving range that is located within Griffith Park. The project site is an existing fully developed driving range within the larger golf course owned by the City of Los Angeles Department of Recreation and Parks. The Department proposes improvements, including replaced and heightened perimeter netting, improvements to pole-mounted lighting, and installation of artificial turf, to help minimize impacts to adjacent properties (Los Angeles Zoo) and improve operation and maintenance needs.

The Department's Golf Division proposes to renovate the existing driving range and install new synthetic turf, new lighting, and new netting to improve safety, minimize lost golf balls, and improve operational function. No operational changes, increase in number of driving range hitting bays or hours of operation, would occur. No improvements or changes to the adjacent Griffith Park Drive, Griffith Park Golf Shop and Club House, or remaining parts of the Wilson and Harding Golf Course would occur. PlaceWorks is preparing a comprehensive Initial Study/MND to assess construction and operational impacts. Key issues include historic resources, as it is located within the Griffith Park Historic Cultural Landmark, and biological resources, including operational impacts to wildlife movement associated with new lighting.

Location

Los Angeles, California

Size

4 acres

Client

City of Los Angeles | Department of Recreation and Parks

Date Completed

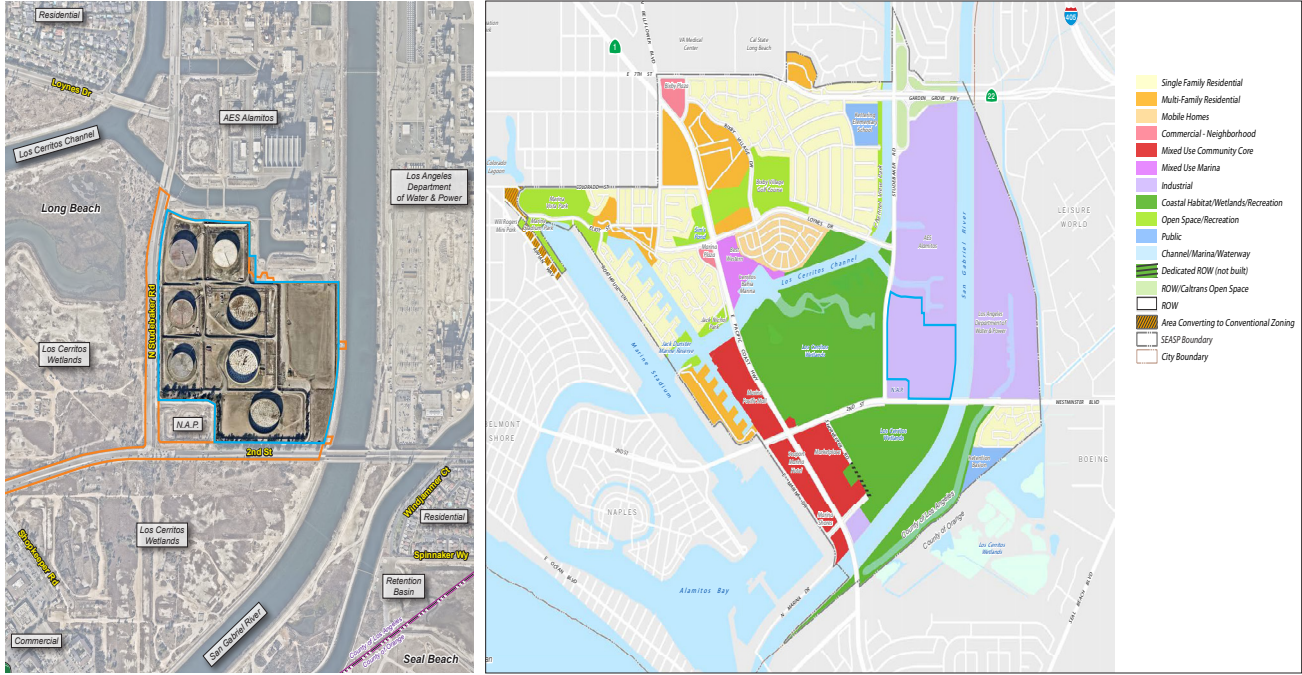
In Progress

Services Provided

Initial Study/Mitigated Negative Declaration, Technical Studies: Air Quality/GHG, Cultural/Historic Resources, Biological Resources/ Wildlife Movement

LONG BEACH TANK FARM REMOVAL EIR

Sea Ranch Business Park: from Industrial to Business



The project site is currently being operated as an industrial tank farm. The proposed project would remove all existing uses and develop 10 new light industrial buildings ranging in size between 67,472 square feet (sf) and 124,265 sf, for a total of 938,681 sf. The proposed buildings will serve as corporate office headquarters, technology, aerospace, 3-D printing, electric vehicle tech, light manufacturing, assembly, and storage of products that will comprise of a wide range of clean light industrial uses. Third party logistics and trucking companies will be a prohibited use at this site. Additionally, a minimum of 100 feet of undisturbed land would be provided as a buffer adjacent to sensitive habitat in compliance with South East Area Specific Plan.

The project is located at 6701 E 2nd Street and ideally situated with easy access to major transportation routes (710, 605 and 405 Freeways), Ports of Los Angeles and Long Beach, and the Los Angeles International and Long Beach airports. The project would implement off-site improvements necessary to ensure safe and efficient operations by the building users. These improvements would include new landscaped parkways and sidewalks on Studebaker and 2nd Street, installation of streetlights fronting the development, signal improvements, construction median openings to provide access to the project and other such improvements.

Location

Long Beach, California

Size

53 acres

Client

City of Long Beach

Date Completed

In Progress

Services Provided

Environmental Impact Report, In-House Technical Studies, including Air Quality/GHG, Energy, Health Risk, Noise/Vibration; Peer Review of Applicant-Provided Tech Studies

ARTESIA BOTANICAL GARDENS EA

New Park Amenities



The City of Artesia plans to turn a former plant nursery and vacant residential structures into a public park featuring a botanical garden landscaped from existing vegetation. The Artesia Botanical Garden will encompass a 1.43-acre “L” shaped project site. It will include a 4,000-square-foot community building, a 2,700-square-foot open pavilion picnic/barbeque area, an outdoor theater, turf areas, an educational area, and mural space for public art. Ancillary amenities will include special event lighting, walkways and plazas, trails throughout the existing forested area, a dry creek, and ornamental trees and landscaping. The project required collaboration between PlaceWorks, the City of Artesia and the Los Angeles County Development Authority to obtain a Programmatic Agreement for Section 106 requirements to streamline analysis and expediate the project schedule. As a result, the project came in under budget and on time. The project will provide needed park and recreation space to the surrounding community, a new facility for the community, and additional space for special events. Before the City’s acquired the site in 2018, the property owner used it for community events and activities, and the project will be a way to bring community events back into the neighborhood.

Location

Artesia, California

Size

1.4 acres

Client

City of Artesia

Date Completed

June 2024

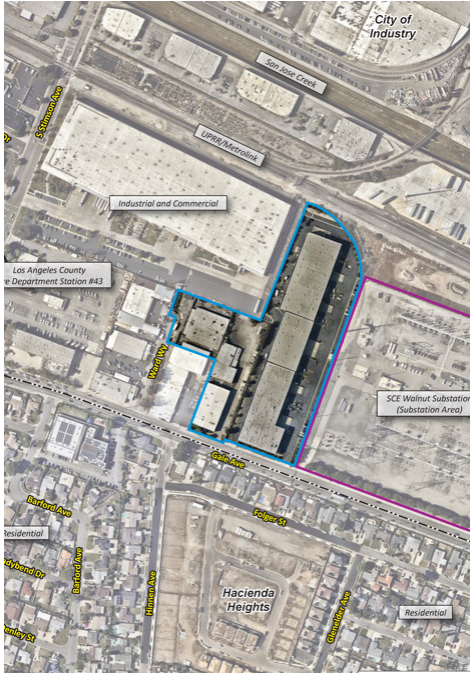
Services Provided

NEPA Environmental Assessment



MARICI BESS FACILITY IS/MND

Energizing Southern California



PlaceWorks prepared an IS/MND for the Marici Battery Energy Storage System (BESS) Facility project in the City of Industry. The proposed project includes redevelopment of the 9.2-acre project site and minor improvements to the Southern California Edison (SCE) Walnut Substation that abuts the project site. Construction and operation of an approximately 400-megawatt battery energy storage system (BESS) facility, along with associated site and infrastructure improvements, are proposed for the project site. The minor improvements to the SCE Walnut Substation would help interconnect and transfer power between the proposed BESS facility and SCE Walnut Substation. The project would provide the City of Industry and State of California with a reliable BESS that would receive, store, and discharge electricity from the California Independent System Operator CAISO controlled electric grid, including renewable energy produced by existing solar and wind resources in the region.

PlaceWorks thoroughly and defensibly addressed the project's complex issues in the CEQA document and all supporting technical studies. Key issues raised by the project included potential hazards due to a fire or malfunction from the BESS facility, noise generation from the BESS facility, and having emergency response plans prepared in the event of a hazardous event on-site.

Location

Industry, California

Size

9.2 acres

Client

City of Industry

Date Completed

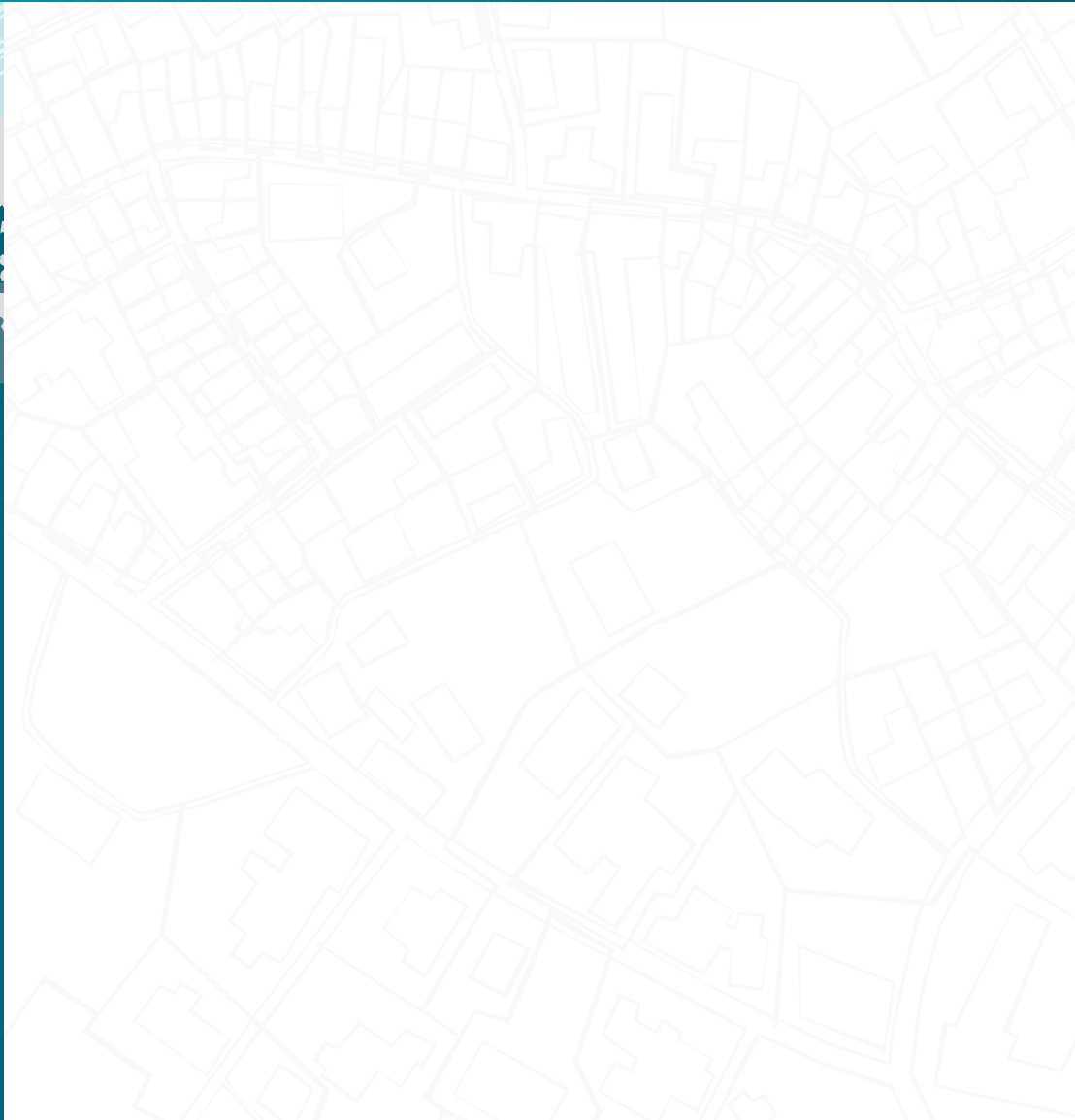
In Progress

Services Provided

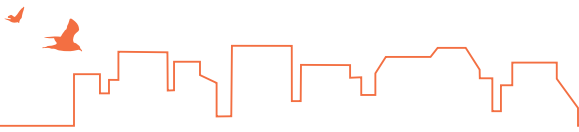
IS/MND; In-House Technical Services: Air Quality, GHG Emissions, Hydrology/ Water Quality, Noise, Health Risk Assessment



SCHEDULE OF WORK







SCHEDULE OF WORK

Approach and Methodology to Schedule Management

PlaceWorks is guided by our commitment to results-driven project management, a commitment to quality control, and timely execution of services, as outlined below.

Schedule and Project Management

Our approach to successful management starts with the right project management. **Addie Farrell** will be the principal-in-charge for the City of Carson’s contract, bringing with her the breadth of experience with similar projects as required for this on-call. **Jennifer Kelley** will be the point of contact for the City and serve as the day-to-day manager of specific projects.

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

Not all projects require the level of detail or complexity in a Gantt schedule, and we prepare schedules using a variety of tools to meet the needs of individual projects.

Project Controls

PlaceWorks’ projects, regardless of size or scope, have a designated principal-in-charge responsible for ensuring that products are produced on time, within budget, and of the highest quality. The Principal-in-Charge remains engaged throughout the life of each project/contract. For projects involving a range of issues or components, principals and other senior-level staff from relevant practice areas are often brought on as advisors to provide targeted expertise. Additionally, each project has a designated Project Manager responsible for day-to-day progress and client communications, required coordination with subconsultants, workshop facilitation, and attending project meetings. Depending on the

“Thank you for all of your diligence and guidance through the HEROS process. I appreciate everything you have done and for keeping everything moving. It has been a pleasure working with you and Addie.”

—**Leslie Nacionales-Tafoya**
City of Artesia

*(to PlaceWorks’ Jennifer Kelley
referencing her work on
a NEPA project)*

nature of the project, mid-level and junior staff work closely under the Project Manager to develop illustrative materials such as visual simulations, site plans, construction documents, and to draft design policies, complete research, and plan public participation activities.

Workload Management. PlaceWorks maintains an internal workload management database whereby we carefully balance staffing assignments to ensure that adequate staff, time, and resources are available to complete projects on schedule. Project Managers forecast hours required by team members each month, resulting in a long-term staffing sheet which allows staff to accurately enter weekly project hours using Deltek. During a companywide staff meeting held on Friday mornings, the project hours for every staff member are projected for all internal teams to review and discuss. Hours are adjusted to ensure full staff coverage for each project. By the end of the meeting, team members understand exactly what their assignments are and how many hours are allotted for the week. This is an invaluable scheduling tool for project managers.

Cost Control and Invoicing. PlaceWorks also maintains a rigorous system of budgeting and invoicing. Our project budget sheets are organized by subtask, and include both hours/budgets used, hours/budget available, and percentage of work complete. Deltek facilitates “real time” budget status information. Based on weekly time entries, the project manager can use Deltek to monitor the budget status by task, in real time.

Monthly invoices are distributed first to project managers for review against available budgets and project progress, then rerouted to the principals-in-charge for a second review and approval. Invoices are then returned to accounts receivable with required revisions, and updated drafts distributed to project managers for final review before release to clients.

PlaceWorks maintains constant communication with our clients. We document decisions in writing to make certain they are clearly understood by team members. Our track record in efficient project management is proven by our ongoing success on projects with critical timelines.

Quality Control

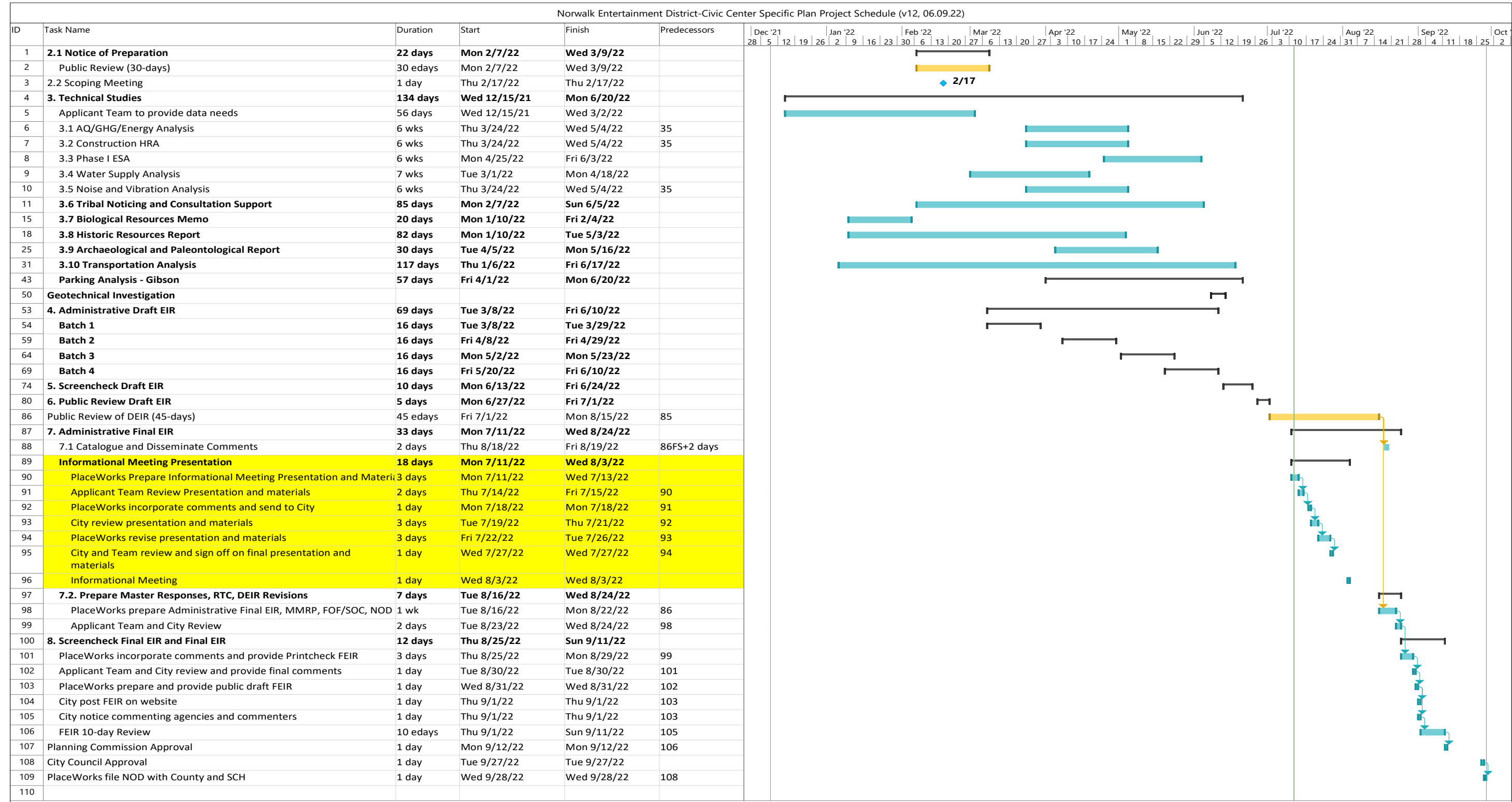
PlaceWorks has established a number of quality control and quality assurance procedures and protocols to ensure accuracy in our documents. All documents are submitted to the firm’s document processing center for standardized formatting and systematic checks. A technical editor reviews it for consistency, readability, grammar, and graphics or typographical errors. The project director reviews technical content and general format before it is sent back to the project manager.

Sample Schedule

The schedule on the following page outlines the phases involved in completing an EIR, based on the Norwalk Entertainment District–Civic Center Specific Plan EIR project. This EIR schedule was highly accelerated to meet the unique approval needs for this project, and demonstrates our ability to respond to the needs of individual projects. This project was successfully completed on schedule and within budget. We should also note, this project was the recipient of a 2023 AEP Award for Outstanding Environmental Analysis Document.

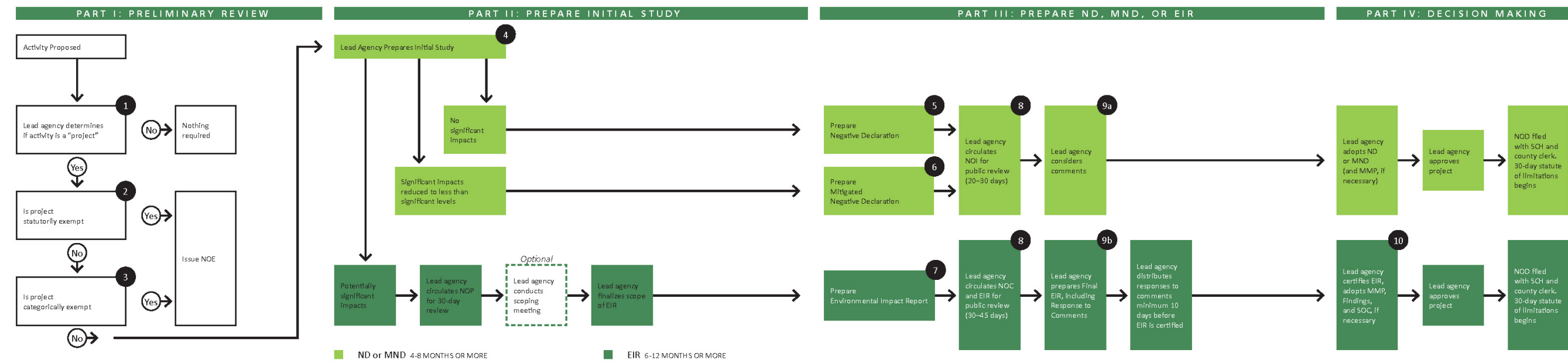
- Norwalk Entertainment District Civic Center Specific Plan & EIR | Norwalk CA
 - » **Client Reference:** David Abasta, VP of Development Services | PRIMESTOR, 310.774.7979, Dabasta@primestor.com

Norwalk Entertainment District Civic-Center Specific Plan & EIR Schedule





The CEQA Process in a Nutshell




Typical Timelines



- 1 Determining if the Action is a "Project"
- 2 Statutory Exemptions
- 3 Categorical Exemptions
- 4 Initial Study
- 5 Negative Declaration
- 6 Mitigated Negative Declaration
- 7 Environmental Impact Report
- 8 Public Review
- 9a Response to Comments (ND/MND)
- 9b Response to Comments and Final EIR
- 10 Certification and Other Decisions

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This process chart is an excerpt from the 6th edition of PlaceWorks' *A Practical Guide to the California Environmental Quality Act*. This multiple award-winning publication provides a basic outline of the CEQA process, (including new CEQA Guidelines), with simple definitions and tips from experts to clarify complex issues. To order a copy of the Guide, visit: <https://placeworks.com/product/a-practical-guide-to-the-california-environmental-quality-act-2019/>

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placeworks.com
 Southern/Central California: 714.966.9220 | Northern California/Bay Area: 510.848.3815 | e-mail: info@placeworks.com



SUBCONSULTANTS







SUBCONSULTANTS

PlaceWorks' senior leaders have developed long-standing working relationships with a broad array of focused consultants. While there are many firms we can readily collaborate with, we have identified a team of highly respected subconsultants for the most likely services we would encounter under this on-call contract. If the City has other on-call consultants that are needed; or should projects arise where a different consultant is better suited, we are happy to work with any as needed.

LLG (Linscott, Law & Greenspan, Engineers)

Transportation/Traffic

LLG Principals and Senior Staff are recognized experts in traffic support and possess professional registration in Traffic Engineering, Civil Engineering, or both. LLG prides themselves on their fresh and dynamic perspective that contributes to innovative approaches and accurate technical analyses. The LLG team has a broad experience with projects in the City of Torrance. The firm is focused on data-driven, research-inspired, implementable solutions that speak to the community. LLG's reputation is that of the most qualified, responsible and responsive specialized transportation planning and traffic engineering firm.

Recent relevant projects in the City of Torrance include transportation planning for:

- Lennar Del Amo
- Torrance & Madrona Residential
- Sony Honda Mobility Center
- Pacific Medical Building
- New Main Tower at TMMC
- Del Amo Senior Village
- Daily Breeze Medical Office Building
- Ganahl Dow Chemical Site
- In-N-Out Restaurant
- THA & Telo II MOB
- Torrance Transit Center
- Del Amo Financial Center Parking Study
- Davita Dialysis at Rolling Hills Plaza
- Earl Street Homes
- Best Plaza Center
- 4642 Del Amo Mixed-Use
- Buffalo Wild Wings at North Point Center
- Ambassador High School
- 2555 W. 190th Warehouse Development



Primary Contact

Richard E. Barretto PE
Principal
2 Executive Circle, Suite 250
Irvine CA 92614
949.825.6175 x244
barretto@llgengineers.com

Website

<https://www.llgengineers.com/>

LLG's Services

- Traffic Impact Analysis Reports for CEQA Documents
- As-Needed On-Call Services
- Traffic Impact Analysis Reports
- Mobility Studies
- SB 743/VMT Analyses
- General Plans and Specific Plans
- Pedestrian/Bicycle Planning
- Transportation Master Planning
- Multi-Modal Planning & Analyses
- Site Access and Circulation
- Preliminary/Conceptual Engineering
- Complete Streets Analyses
- Local Planning Group Presentation
- Road Safety Reviews
- Travel Demand Modeling
- Traffic Signal Design
- Traffic Signing/Striping Design
- Construction Zone Traffic Control
- Parking Design and Planning



Primary Contact

Samantha Murray

President

2061 North Los Robles Avenue,
Suite 205

Pasadena CA 91104

818.458.1162

smurray@southenvironmental.com

Website

<https://southenvironmental.com/>

South Environmental's Services

- Conservation Planning
- Biological Resource Assessments
- Wetland Delineations
- Special-Status Species Surveys
- Architectural History/Historic Built Environment
- Archaeology
- Tribal Cultural Resources
- Compliance Monitoring
- Restoration Monitoring
- Urban Forestry
- Regulatory and Permitting

South Environmental

Biological, Cultural, and Historic Resources

Founded in 2018 in Pasadena, California, South Environmental LLC is a certified Disadvantaged Business Enterprise (DBE), Woman-Owned Business Enterprise (WBE), and Small Business Enterprise (SBE) specializing in natural and cultural resources consulting in Southern California. They provide architectural history, archaeology, biology, arboricultural, and paleontological resources consulting services.

Established as a partnership between Cultural Resources Director Samantha Murray and Principal Biologist Matthew South, their in-house team of specialists provides the full suite of cultural and natural resources compliance services. South Environmental helps their clients navigate federal, state, and local regulatory and permitting processes, from small-scale private development projects to large-scale infrastructure and energy projects. South provides technical studies and compliance documentation to satisfy the regulatory requirements of the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) and work closely with federal and state permitting agencies such as the U.S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and the State Regional Water Quality Control Board (RWQCB).

Recent relevant projects in and around Los Angeles county include biological, cultural, and historic services for:

- Biological, Cultural, and Paleontological Resource Studies for Beach Avenue/La Colina Drive Development Project (with PlaceWorks) | Inglewood CA
- Wilson and Harding Golf Course Driving Range Netting, Lighting and All-Weather Turf Replacement Project (with PlaceWorks) | City of Los Angeles CA
- Biological Resources Assessment (BRA) for St. Andrews Recreation Center Project (with PlaceWorks) | City of Los Angeles
- BRA for Bronson Canyon Playground Project (with PlaceWorks) | Los Angeles CA
- Invasive Plant Treatment and Monitoring Plan for Bell Creek Brush Clearance Project | Los Angeles CA
- City of Pomona's Latina/o HCS and Historic Resources Survey Project | Pomona CA
- Neighborhood HCS and Historical Resources Neighborhood Survey | Santa Barbara CA
- On-Call Historic Resources Services | Coronado CA

Ninyo & Moore

Geotechnical Engineering and Site Assessment

Ninyo & Moore, founded in 1986, is a California-based corporation specializing in environmental and geotechnical engineering services for governmental and commercial clients. Over nearly four decades, the firm has grown to more than 1,700 professionals across 35 U.S. offices, offering expertise in engineering, geology, environmental science, and regulatory compliance. Their team includes certified specialists in asbestos, lead, industrial hygiene, and safety, all committed to delivering responsive service and exceeding client expectations. Services for this contract will be managed from their Irvine office located at 475 Goddard, Suite 200, Irvine, CA 92618.

The company's services span multiple disciplines, including geotechnical engineering for all project phases—covering seismic hazard assessments, foundation design, slope stability, and more—as well as materials testing and inspection for concrete, asphalt, steel, and soils. Ninyo & Moore also provides comprehensive environmental solutions such as hazardous materials assessments, site remediation, and CEQA/NEPA compliance studies. With decades of experience and OSHA-certified staff, they deliver science-based analyses for transportation, infrastructure, and public projects, supporting sound planning and regulatory compliance.

Recent relevant projects in and around Los Angeles county include environmental services for:

- On-Call Geotechnical & Environmental Services | Los Angeles CA
- 1011 & 1035 South Prairie Avenue Phase I ESA | Inglewood CA
- Homeless Facilities Project Phase I ESA | Los Angeles CA
- Environmental Services for Former Chemical Manufacturing Site | Santa Fe Springs CA
- 2019-2022 Consultant Team Program | Irvine Ca
- Former Refinery Site | Long Beach CA
- Third-party Geotechnical Report and Plan Review Services | Orange CA
- Los Angeles Zoo Vision Plan Project | Los Angeles CA
- Barren Ridge Transmission Line | Los Angeles and Kern Counties CA

Ninyo & Moore

A SOCOTEC COMPANY

Primary Contact

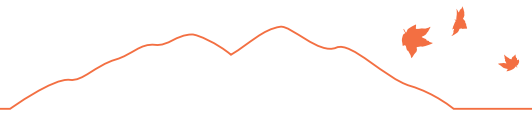
Michael Putt PG, CEG
Principal Geologist
475 Goddard, Suite 200
Irvine, CA 92618
949.753.7070
mputt@ninyoandmoore.com

Website

<https://ninyoandmoore.com/>

Ninyo & Moore's Services

- Geotechnical engineering
- Geotechnical reports
- Project plans
- Conducting field studies for subsurface soil characteristics and depth to groundwater
- Compliance audits, pollution prevention and waste management
- Construction plans/monitoring/oversight
- Due-Diligence property transfer services (Phase I and Phase II)
- Remedial Action Planning/Design (RAP/RAD)
- Remedial Investigation/Feasibility Study (RI/FS)
- Risk assessments
- Site remediation and closure
- Soil vapor intrusion evaluations
- Storm Water Pollution Prevention Plans (SWPPPs) and monitoring
- Underground storage tanks
- Laboratory Testing
- Slope stability
- Liquefaction
- Swell and settlement potential
- Seismic site response



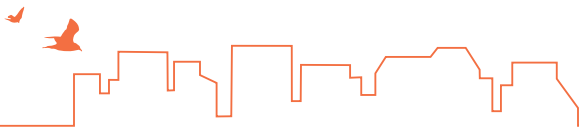
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WORK SAMPLE







WORK SAMPLES

Examples of Environmental Documents

Website links to environmental documents for which PlaceWorks served as the primary author are provided below.

Del Amo Circle Residential Apartments SCEA

Lead Agency: City of Torrance

Completion Date: December 2022

Weblink: [Del Amo Circle Residential Apartments SCEA](#)

Norwalk Entertainment District-Civic Center Specific Plan EIR

Lead Agency: City of Norwalk

Completion Date: July 2022

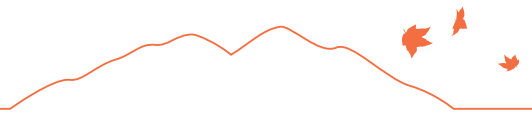
Weblink: [Norwalk Entertainment District-Civic Center Specific Plan EIR](#)

Westside Area Plan and EIR

Lead Agency: County of Los Angeles, Department of Regional Planning

Completion Date: June 2024

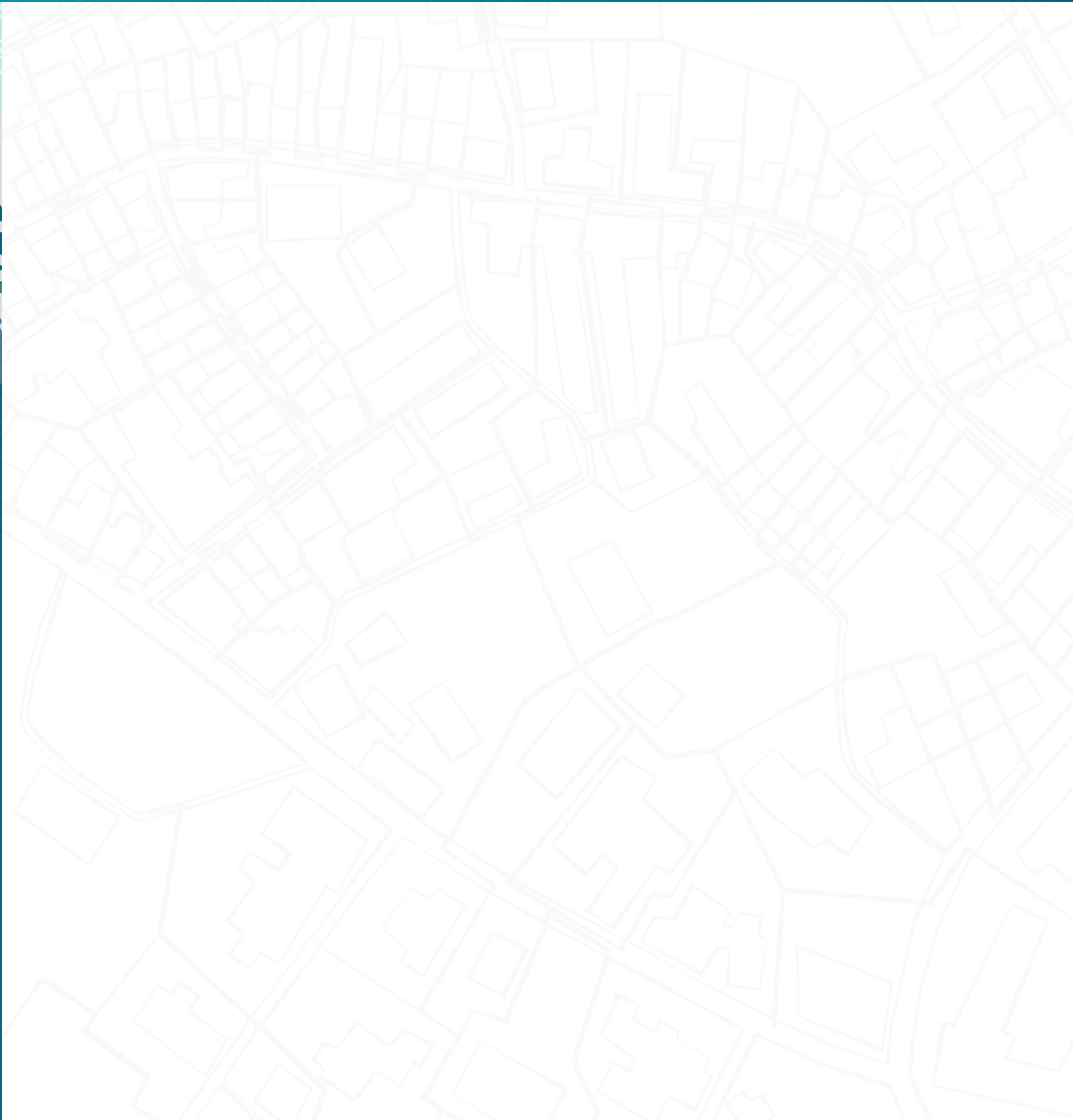
Weblink: [Westside Area Plan and EIR](#)



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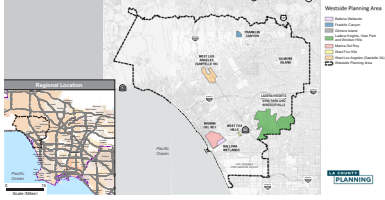

REFERENCES

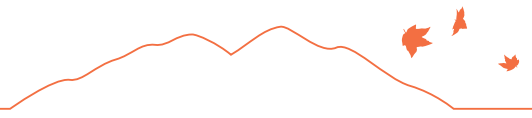




REFERENCES

References for PlaceWorks are provided below, and more will be provided upon request. We encourage the City to contact each and every one of these references to gain an idea of our history of work.

Client and Project Name	Client Contact	Brief Description of Services
<p>CITY OF LONG BEACH On-Call Environmental and Technical Studies for Various Project</p> 	<p>Christopher Koontz AICP Director of Development Services CITY OF LONG BEACH 411 West Ocean Blvd., 5th Floor Long Beach CA 90802 562.570.6288 christopher.koontz@longbeach.gov</p>	<p>Over a dozen projects for the City of Long Beach, including the following on-call environmental services: Environmental Impact Reports; IS/MNDs; Technical Studies for Air Quality/GHG, Noise/Vibration, and more.</p>
<p>CITY OF REDONDO BEACH Redondo Beach General Plan Update & EIR</p> 	<p>Sean Scully Planning Manager CITY OF REDONDO BEACH 415 Diamond Street Redondo Beach CA 90277 310.318.0637 x2405 sean.scully@redondo.org</p>	<p>CEQA Review, AQ/GHG, Noise, and Technical Studies, Land Use Planning, Area Plan, Local Hazards Mitigation Plan, Public Engagement.</p>
<p>COUNTY OF LOS ANGELES Westside Area Plan and EIR</p> 	<p>Julie Yom Principal Planner COUNTY OF LOS ANGELES 320 W. Temple Street, Room 1383 Los Angeles CA 90012 213.893.7035 jyom@planning.lacounty.gov</p>	<p>Environmental Impact Report, Community Outreach & Engagement, Area Plan.</p>
<p>CITY OF INGLEWOOD Environmental Services for Multiple Projects</p> 	<p>Bernard McCrumby Jr. Development Services Director CITY OF INGLEWOOD One W. Manchester Blvd Inglewood CA 90301 310.412.5230 bmccrumby@cityofinglewood.org</p>	<p>Over a dozen projects for the City of Inglewood, including the following environmental services: Environmental Impact Reports, Specific Plan, Technical Studies for Air Quality/GHG, Noise/Vibration, and more.</p>



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OTHER







OTHER

Familiarity with Torrance’s Land Use Plans

Through our prior work with the City of Torrance, PlaceWorks is knowledgeable about the various land use plans and policies in place, as well as current state legislation that affects how those plans are implemented. Torrance has opportunities to utilize streamlining provisions under CEQA, as we have successfully demonstrated, to ensure that future projects are processed in the most legally defensible and cost-effective manner.

Litigation History

Neither PlaceWorks, Inc., nor any officer or principal of the firm, has ever been convicted or indicted for any reason, including for alleged fraud, bribery, collusion, conspiracy, or violation of state or federal antitrust law.

Neither PlaceWorks, nor any officer of the firm, has ever been adjudicated or determined by any federal, state, or local agency to have violated any provision of law relating to equal opportunity or fair employment.

Neither PlaceWorks, nor any officer or principal of the firm, has ever been disciplined by any government body or professional Association.

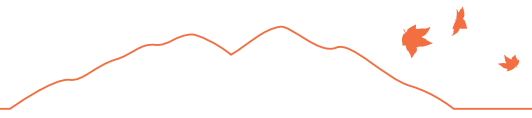
It is important to note that PlaceWorks has never been terminated for cause. Further, we have no active litigation to report.

PlaceWorks has no past litigation to report within the past 10 years. Past litigation brought by PlaceWorks against clients has been very rare and possibly always involving private-sector clients.

Conflicts of Interest

Neither PlaceWorks, nor our subconsultants, are aware of any potential conflicts of interest with current or anticipated City projects.





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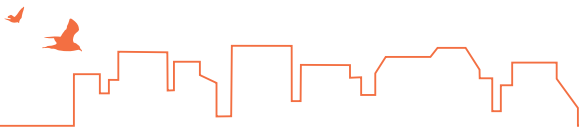


APPENDIX

Resumes







ADDIE FARRELL

Principal

Addie is a seasoned project director with over 23 years of experience who navigates the CEQA and NEPA processes for a wide range of project types, from remediation to recreation to infrastructure to health care and beyond. She excels at providing her clients with strategic and holistic support, advising on a broad array of technical and strategic issues. Her dedication and professional style have brought her a number of complex and high-profile projects that have earned awards from both AEP and APA.

Addie leads PlaceWorks' CEQA/NEPA practice for the Los Angeles region and oversees environmental staff from our Los Angeles office, managing diverse in-house and subconsultant teams. She oversees all aspects of the environmental process and ensures adherence to budget and scope. She also leads public and stakeholder meetings and excels at delivering public and staff presentations, even in high-pressure settings. She pays keen attention to quality and detail and maintains that attention in the most challenging situations.

HIGHLIGHTS OF EXPERIENCE

Public- and Private-Sector Environmental Services

- LA County General Hospital Community Plan Subsequent EIR and EIR Addendum | Los Angeles County CA
- Westside Area Plan and Program EIR | Los Angeles County CA
- Gas Company Tower Acquisition CEQA Exemption | Los Angeles County CA
- Sea Ranch Business Park EIR | Long Beach CA
- Kestrel Battery Energy Storage Facility IS/MND | Industry CA
- Marichi Battery Energy Storage Facility IS/MND | Industry CA
- Twin Pines Commerce Center IS/MND | Industry CA
- South Hills Bike Park IS/MND | Glendora CA
- Wilson and Harding Driving Range Improvements IS/MND | Los Angeles CA
- OC VIBE EIR Addendum and Supplemental CEQA Review | Anaheim CA
- Fox Hills Specific Plan EIR Addendum | Culver City CA
- Norwalk Entertainment District-Civic Center Specific Plan EIR | Norwalk CA
- Anaheim Focused General Plan Update EIR | Anaheim CA
- Anaheim Wyndham Hotel Density Modification IS/MND | Anaheim CA
- Orange County Great Park Phase 2 EIR Addendum | Irvine CA
- Rose Bowl Operating Company Arroyo Seco Music and Arts Festival EIR Addendum | Pasadena CA
- Del Amo Circle Residential Project Sustainable Communities Environmental Assessment | Torrance CA
- Beach Avenue/La Colina Drive Development Project EIR Addendum | Inglewood CA
- Long Beach Congressional 6700 PCH CEQA 15183 Review | Long Beach CA

EDUCATION

- BA, Natural Resource and Environmental Geography, San Diego State University

AFFILIATIONS

- Association of Environmental Professionals

PROFESSIONAL ACTIVITIES

- Environmental Professional Panelist, AEP Annual Conference 2023, "Young Planners Panel"
- Instructor, AEP CEQA Essentials Workshop, Inland Empire and Los Angeles Chapters | 2017, 2022, and 2023
- Panelist, AEP Annual Conference 2021, "Subsequent Environmental Review Amidst a Sea of Evolving CEQA Law and Regulations"
- Chair, AEP Awards Committee, San Diego Chapter | 2007–2009

Team member since 2020



ADDIE FARRELL

Principal

afarrell@placeworks.com

- Long Beach 6500 E. PCH Mixed-Use Project CEQA 15183 Review | Long Beach CA
- 6615 East PCH Mixed Use Project “Marketplace” CEQA 15183 Review | Long Beach CA
- Prologis Vermont and Redondo EIR | Los Angeles CA
- Artesia Downtown Specific Plan EIR | Artesia CA
- The Mercury Mixed-Use Development Project IS/MND | Pico Rivera CA
- Medical Office Building at 508 Las Tunas Drive IS/MND Addendum | San Gabriel CA
- Rose Bowl Operating Company Brookside Golf Club Improvements IS/MND | Pasadena CA
- Various Park Projects Mitigation Compliance and Biological Surveys | Los Angeles CA
- Shoreline Specific Plan EIR | Long Beach CA

School Facilities Planning CEQA Projects

- CEQA for New Rosemead Satellite Campus, Pasadena CCD | Pasadena CA
- Los Angeles Community College EIR Addendum, LACC | Los Angeles CA
- Los Angeles Trade Tech Categorical Exemption, LATTC | Los Angeles CA
- Digital Media Center Joint Use Occupancy Categorical Exemption, Rancho Santiago CCD | Santa Ana CA
- CEQA for New Fontana Campus, Chaffey CCD | Rancho Cucamonga CA
- Malibu MS and HS Specific Plan and EIR, Santa Monica-Malibu USD | Malibu CA
- Poly HS Field MND Addendum, Long Beach USD | Long Beach CA

PRIOR EXPERIENCE

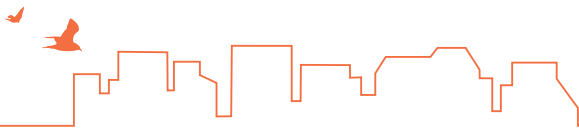
- Rancho Los Amigos EIR, Chief Executive Office (CEO) | Los Angeles County CA
- Arroyo Seco Music and Arts Festival EIR | Pasadena CA
- Santa Susana Field Laboratory Final EIR for DTSC | Ventura County CA
- Hansen Dam Skate Park IS/MND and Environmental Assessment | Los Angeles CA
- Santa Barbara Courthouse Categorical Exemption | Santa Barbara CA
- Topock Compressor Station Environmental Review (Multiple EIRs under DTSC contract) | Needles CA

SPEAKING ENGAGEMENTS

- Environmental Professional Panelist, AEP Annual Conference 2023, “Young Planners Panel” Instructor, AEP CEQA Essentials Workshop, Los Angeles Chapter | 2022 and 2023
- Panelist, “Subsequent Environmental Review Amidst a Sea of Evolving CEQA Law and Regulations,” AEP Annual Conference 2021
- Instructor, AEP CEQA Essentials Workshop, Inland, Ventura, and Los Angeles Chapters | 2017, 2022, 2023, and 2025

AWARDS

- Westside Area Plan | 2025 Neighborhood Planning Award, APA California, Los Angeles Section
- Malibu Middle and High School Campus Specific Plan EIR | 2023 Outstanding Environmental Analysis Document, AEP California
- Norwalk Entertainment District–Civic Center Specific Plan EIR | 2023 Outstanding Environmental Analysis Document, AEP California; 2023 Environmental Planning Award of Merit, APACA-LA



JENNIFER KELLEY

Senior Associate

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

HIGHLIGHTS OF EXPERIENCE

- Artesia Downtown Specific Plan and EIR | Artesia CA
- Westside Area Plan and EIR | Los Angeles CA
- Redondo Beach General Plan and EIR | Redondo Beach CA
- Gas Company Tower Acquisition CEQA Exemption | Los Angeles County CA
- Artesia Botanical Garden Environmental Assessment | Artesia CA
- CEQA for 400-unit Apartments Project | Torrance CA
- Anaheim General Plan Housing Element, Development Code, and EIR | Anaheim CA
- CEQA & NEPA for La Palma Park Improvements | Anaheim CA
- Great Park Phase 2 EIR Addendum | Irvine CA
- Beaumont Stewart Park Improvement Project | Beaumont CA
- Tapia Ranch Residential EIR | Temecula CA
- Pioneer Road Complete Streets Project Land Use Study | Los Banos CA
- Compton College Student Housing, Compton CCD | Compton CA
- Mckinley ES Campus Master Plan EIR, Santa Monica-Malibu USD | Santa Monica CA
- Los Alamitos HS Gymnasium MND, Los Alamitos USD | Los Alamitos CA
- Portola HS Expansion, Irvine USD | Irvine CA
- Gossamer Grove ES Addendum, Norris USD | Shafter CA
- San Bernadino HS Cardinal Child Development Center NOE, San Bernadino USD | San Bernadino CA
- Berkeley HS Parking Structure and Tennis Courts EIR | Berkeley CA

EDUCATION

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

AFFILIATIONS

- Association of Environmental Professionals
- American Planning Association

Team member since 2022



JENNIFER KELLEY

Senior Associate

jkelly@placeworks.com

PRIOR EXPERIENCE

Programmatic

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

Mixed-Use

- 1000 Grand MND | Los Angeles CA
- 11701 Santa Monica Boulevard MND | Los Angeles CA
- 1400 S. Figueroa Street MND | Los Angeles CA
- 777 North Front Street EIR | Burbank CA
- 7985 Santa Monica Boulevard EIR | West Hollywood CA
- City Market of Los Angeles EIR | Los Angeles CA
- Sapphire Project EIR | Los Angeles CA
- Sunset and Gordon EIR | Los Angeles CA
- 801 S. Olive Street MND | Los Angeles CA
- Apex II MND | Los Angeles CA
- G12 MND | Los Angeles CA
- High Line West MND | Los Angeles CA
- Industrial Street Lofts MND | Los Angeles CA
- LA Main MND | Los Angeles CA
- La Tijera/Sepulveda Eastway MND | Los Angeles CA
- Olympic and Olive Mixed-Use Project MND | Los Angeles CA
- Onyx MND | Los Angeles CA
- Panorama City Center EIR | Los Angeles CA
- The Alexan Addendum | Los Angeles CA
- Valencia Mixed-Use Project MND | Los Angeles CA

Industrial

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

Infrastructure

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

Schools & Institutional Campuses

- Kaiser Permanente Baldwin Hills Outpatient Medical Facility MND | Los Angeles CA
- Kaiser Permanente West Los Angeles Medical Center Parking Expansion MND | Los Angeles CA
- Santa Monica Community College Malibu Campus EIR | Malibu CA

AWARDS

- Westside Area Plan | 2025 Neighborhood Planning Award, APA California, Los Angeles Section
- Redondo Beach Artesia & Aviation Corridors Area Plan | 2022 Economic Planning & Development Award of Merit, California APA, Los Angeles Section



NICOLE VERMILION

Principal, Air Quality/Energy/GHG/Noise Services



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

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

HIGHLIGHTS OF EXPERIENCE

Air Quality, GHG, and Energy Analyses

- **Retail Centers and Mixed-Use Developments:** Brea Mall Mixed-Use Project EIR (for this project, Nicole also managed the entire CEQA project in addition to leading technical analyses, OCVIBE, Platinum Triangle in Anaheim, Brea Plaza, Broadway Mixed-Use project in Redwood City; Serramonte Shopping Center Expansion in Daly City; Fresno El Paseo Marketplace in Fresno; Golden Triangle Marketplace in Highland; San Leandro Shoreline Development; Butcher's Corner in Sunnyvale
- **Downtown/Town Center and Civic Center Projects:** Norwalk Entertainment District-Civic Center Specific Plan EIR; Laguna Niguel Town Center; Men's Central Jail (Treatment Center) for LA County; Orange County Civic Center; Downtown Hayward Specific Plan; Atherton Civic Center; Walnut Creek Downtown Specific Plan; Del Avenue Specific Plan
- **Hotel Projects:** Anabella Hotel Anaheim; Hyatt Regency Newport Beach; Courtyard Marriott Glendale; DeAnza and Village Hotels in Cupertino; Hilton Garden Inns in Walnut Creek and San Jose
- **Corridor, TOD, Station Area Specific Plan EIRs:** Beach Boulevard, Anaheim; Valley Corridor, San Bernardino County; Connect Southwest LA TOD and West Carson TOD, Los Angeles County; Midtown, Long Beach; Millbrae Station, Millbrae

EDUCATION

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

AFFILIATIONS

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

ACTIVITIES

- Climate Change Committee | California AEP
2023 Certificate of Appreciation
- CalEEMod Beta-Tester

Team member since 2004



NICOLE VERMILION

Principal

nvermilion@placeworks.com

- **Senior Living and Medical Facility Projects:** Kaiser Medical Centers in Anaheim and Irvine; Newport Beach Vivante Senior Living; Torrance Memorial New Main Tower Project; Del Amo Senior Village; City of Hope Cancer Research Center Expansion in the cities of Duarte & Irwindale; The Springs at Bethsaida Senior Living in Tustin
- **Industrial Projects:** Proposed Rule 2305 Indirect Source Review – Warehouses Environmental Assessment for SCAQMD; Prologis Warehouse EIR in Los Angeles; CenterPoint Properties Warehouse at Greenleaf Avenue in Santa Fe Springs; Ontario Ranch Specific Plan EIR; Agua Mansa Logistics Center Addendum and Colton Southwest Regional Operations Center IS/MND in Colton; 12+ warehouse/industrial projects in the City of Industry; 2000 Marina Boulevard Tech Studies- AQ/GHG in San Leandro; Cordes Ranch Annexation Specific Plan in Tracy; Dixon Northeast Quadrant Specific Plan Addendum in Dixon; CenterPoint Properties Warehouse in Richmond
- **General Plan EIRs:** Counties of Contra Costa, Los Angeles, and San Bernardino and Cities of:
 - » Anaheim
 - » Barstow
 - » Clovis
 - » Corona
 - » Cupertino
 - » El Monte
 - » Fountain Valley
 - » Highland
 - » Industry
 - » La Habra
 - » Los Alamitos
 - » Menlo Park
 - » Moorpark
 - » Morgan Hill
 - » Newark
 - » Newport Beach
 - » Ontario
 - » Palm Springs
 - » Palo Alto
 - » Pasadena
 - » Rancho Mirage
 - » Redondo Beach
 - » San Clemente
 - » San Leandro
 - » San Rafael
 - » Santa Ana
 - » Sierra Madre
 - » Stockton
 - » Temple City
 - » Torrance
 - » Tulare
 - » Vacaville
 - » Vallejo
 - » Westminster
 - » Yucaipa

CEQA Projects Managed by Nicole Vermilion

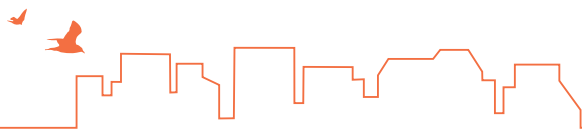
- Specific Plan EIRs: Brea, Cal State Fullerton/City of Fullerton, Hemet, Yucaipa
- General Plan EIRs: Los Alamitos, Corona, Ontario, Yucca Valley, Yucaipa
- City of Irvine CEQA Manual | Irvine CA
- Brea Mall Mixed-Use Project EIR | Brea CA
- Residential Project EIRs: Anaheim, Brea, Claremont, Mission Viejo
- Irvine Business Complex EIR and GHG Inventory | Irvine CA
- The Ontario Plan 2050 General Plan (and previous update) | Ontario CA
- Ontario Regional Sports Complex EIR | Ontario CA
- Ontario Ranch Specific Plan EIR | Ontario CA
- Yucca Valley On-Call Environmental Services | Yucca Valley CA
- Colton Safety Element IS/MND | Colton CA
- Agua Mansa Logistics Center Addendum | Colton CA

Additional Projects

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

SPEAKING ENGAGEMENTS

- “Climate Change and Air Quality Workshop – Proposed Cumulative Air Toxics Thresholds” | 2022 AEP CA State Conference | Yosemite CA



JOHN VANG JD

Senior Associate

John is a seasoned leader in the study and assessment of air quality, greenhouse gas emissions (GHG), energy, healthy risk, and noise impacts as required by the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). His background and years of experience provides him with a solid foundation in quantitative and qualitative analysis, which means he is a valuable asset and indispensable to the assessment of environmental impacts for the PlaceWorks team. He completes and guides staff with technical analyses for a wide variety of projects—general plans and specific plans; schools; and developments with commercial, industrial, warehouse, residential, and mixed uses. John holds the distinction of having been involved with roughly 75% of the PlaceWorks projects over the past 20+ years.

John was a beta tester for CalEEMod versions 2022, 2020, 2016, and 2013, and he is proficient in the various modeling software for air quality and health risk technical studies, such as EMFAC, OFFROAD, HARP, and AERMOD. He also has experience preparing energy, traffic, and other sections for CEQA documents.

HIGHLIGHTS OF EXPERIENCE

CEQA Analysis

- LA County General Hospital Community Plan Subsequent EIR | Los Angeles County CA
- Barstow General Plan and Barstow International Gateway Project EIR | Barstow CA
- Landfill Gas to Energy Plant Project IS/MND | Newport Beach CA
- Freeway Corridor Specific Plan Subsequent EIR | Yucaipa CA
- Wine Country Specific Plan Supplemental EIR | Yucaipa CA
- Prologis Vermont and Redondo Project EIR | Los Angeles CA
- Proposed Rule 2305 and Proposed Rule 316 EA | South Coast Air Quality Management District
- Ontario Ranch Business Park Specific Plan EIR | Ontario CA
- Corona General Plan Update EIR | Corona CA
- Jurupa Valley Etiwanda Avenue/Country Village Road Truck Restriction Ordinance EIR | Jurupa Valley CA
- Southwest Fresno Specific Plan EIR | Fresno CA
- City of Hope Campus Plan EIR | Duarte CA
- Warner Avenue Widening from Main Street to Grand Avenue EIR | Santa Ana CA
- Pasadena General Plan EIR | Pasadena CA
- Landmark Hotel EIR | San Carlos CA
- Temple Industrial Warehouse/Office | Industry CA
- San Clemente General Plan EIR | San Clemente CA

EDUCATION

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

ACTIVITIES

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

Team member since 2008



JOHN VANG
Senior Associate
jvang@placeworks.com

- Harbor Corridor Specific Plan EIR | Santa Ana CA
- Crummer Site Subdivision EIR | Malibu CA
- The Platinum Triangle Subsequent EIRs | Anaheim CA
- Moran Street Specific Plan EIR | Westminster CA
- Fresno El Paseo Master Plan EIR | Fresno CA
- Circulation Element Update & MND | Fountain Valley CA
- Vortex Specific Plan EIR | Desert Hot Springs CA
- Ontario General Plan Update EIR | Ontario CA
- Puente Hills Intermodal Facility EIR | Industry CA
- Logistics Terminals, Inc., Development Plan & Zone Exception IS | Industry CA

Technical Studies

- 506 Brookside Drive Industrial Project Air Quality and Greenhouse Gas | North Richmond CA
- Greenleaf Business Center, Air Quality, Greenhouse Gas Emissions, and Operational Health Risk Assessment | Santa Fe Springs CA
- 14th & Long Beach Boulevard Affordable Housing Project Air Quality and Greenhouse Gas Emissions | Long Beach CA
- Rancho Cucamonga Fire Protection District Fire Training Center, Air Quality and Greenhouse Gas Emissions | Rancho Cucamonga CA
- Anaheim Energy Organic Waste to Energy Facility Air Quality and Greenhouse Gas Emissions | Anaheim CA
- Honda Center Technical Studies | Anaheim CA
- Warren Road Residential Development Air Quality and Greenhouse Gas Emissions | Hemet CA
- Serramonte Shopping Center Expansion Construction Health Risk Assessment | Daly City CA
- Landmark Hotel Construction Health Risk Assessment | San Carlos CA
- Torrance Memorial Medical Center | Torrance CA
- Noise Monitoring for Specific Highways, Noise Memorandum | Cerritos CA
- Coca-Cola Warehouse Expansion Air Quality Memorandum | Orange CA
- Carlsbad New High School No. 2 Noise Impacts on Least Bell's Vireo and California Gnatcatcher Habitat | Carlsbad USD
- Distrito La Novia San Juan Meadows Planned Community Air Quality and Noise | San Juan Capistrano CA
- Green Dot Public Schools High School Air Quality and Greenhouse Gas Emissions | Los Angeles County CA

School Facilities Planning

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



CHRIS SHIELDS INCE-USA

Senior Associate



Chris possesses a strong background in noise control, noise propagation, frequency analysis and engineering practices, coupled with extensive noise synthesis computer-modeling experience. His work experience includes the preparation of technical studies and related sections of CEQA and NEPA documents for commercial, industrial, residential, mixed-use recreation, educational, infrastructure, and other development projects. Chris' experience includes noise analyses for federal, state, and local agencies with the use of computer models published by the EPA, FHWA, and Caltrans.

EDUCATION

- BA, Environmental Studies, California State University, Sacramento

Team member since 2024

HIGHLIGHTS OF EXPERIENCE

Public- and Private-Sector Development Projects

- Peer Review for Mixed-Use Project at 4200 W. Century Blvd | Inglewood CA
- Inglewood General Plan Update | Inglewood CA
- Downtown Inglewood/Fairview Heights TOD EIR Addendum | Inglewood CA
- Artesia Downtown Specific Plan EIR | Artesia CA
- Redondo Beach General Plan and EIR | Redondo Beach CA
- Technical Studies for Commercial/Warehouse Distribution Project | Bakersfield CA
- Warren Road Residential Development | Hemet CA
- Anaheim General Plan Housing Element, Development Code and EIR | Anaheim CA
- Oak Creek Community Park Supplemental Noise Analysis | Irvine CA
- Greenbriar Lane EIR | Brea CA
- General Plan Update and EIR | Barstow CA
- Euclid + Heil Residential Development EIR Addendum | Fountain Valley CA
- Hesperia Focused General Plan, Zoning Update and CEQA | Hesperia CA
- Yucca Valley Community Center Athletic Facility Project | Yucca Valley CA
- On-Call Contract Planning & CEQA Staff Augmentation Services | Wildomar CA
- Post-Project Noise Study for Bundy Canyon Road Widening Project | Wildomar CA
- CEQA/NEPA for 20-Acre Park | Wildomar CA
- CEQA for 400-unit Apartments Project | Torrance CA
- 117 & 1190 Roberts Avenue IS/MND | Moorpark CA
- UC Berkeley Bancroft Parking Structure Initial Study | Berkeley CA
- Barstow General Plan EIR | Barstow CA
- Hollister General Plan EIR | Hollister CA
- Livermore General Plan Update, Housing Element Update, and EIR | Livermore CA
- Lodi Sphere of Influence Update Environmental Review and Technical Services | Lodi CA
- San Carlos General Plan 2030 Buildout Reset | San Carlos CA



CHRIS SHIELDS

Senior Associate

cshields@placeworks.com

- North Point Isabel Improvement Project CEQA Services | Oakland CA
- Mountain View Police and Fire Administrative Building CEQA Services | Mountain View CA
- Winchester Boulevard Mixed-Use Project EIR | San Jose CA

School Facilities CEQA Projects

- Kettler Site Noise Study, Huntington Beach City SD | Huntington Beach CA
- Costa Mesa HS Stadium Expansion, Newport-Mesa USD | Costa Mesa CA
- CEQA for La Sierra HS Track, Alvord USD | Riverside CA
- Sky View ES New Classroom Building Project IS/MND, Perris Elementary SD | Perris CA
- CEQA for TK-8 New School in Banning, Beaumont USD | Beaumont CA
- CEQA for Fairway Elementary School, Beaumont USD | Beaumont CA
- Capistrano Valley HS Stadium Modernization Project, Capistrano USD | San Juan Capistrano CA
- CEQA Environmental Planning Services for Bonita Vista HS, Sweetwater Union HSD | Chula Vista CA
- Foothill College Pickleball Courts, Foothill-De Anza CCD | Los Altos CA
- Calistoga Junior and Senior HS Field and Lighting Improvements Project, Calistoga USD, Calistoga CA
- Canyon MS Athletic Field IS/MND, Castro Valley USD | Castro Valley CA
- Canyon MS Sports Field Lighting, Castro Valley USD | Castro Valley CA
- CEQA for Hope Junior HS Gym-Classroom Project, Hope Elementary SD | Porterville CA
- Santa Fe ES Expansion, Porterville USD | Porterville CA

PREVIOUS EXPERIENCE

- Pier S Marine Terminal and Back Channel Improvement EIS | Long Beach CA
- Burbank Air Quality Element, Climate Action Plan, and General Plan Update PEIR | Burbank CA
- Feather River Levee Repair Project EIR | Yuba County CA
- Rancho Cordova Suncrest Revised EIR/EIS | Rancho Cordova CA
- The Ranch at Sunridge EIR/EIS | Rancho Cordova CA
- Prairie City State Vehicular Recreation Area General Plan and EIR | Rancho Cordova CA
- Citrus Heights General Plan Update, Climate Action Plan, and EIR | Citrus Heights CA
- Capitol Villas Redevelopment Project EIR | Sacramento CA
- Brookins Ranch Monitoring | Colusa County CA
- Atherton Drive Gap Closure IS/MND EA-FONSI | Manteca CA
- Union Crossing EIR | Manteca CA
- Galt Wastewater Treatment Plant Pipeline Project | Galt CA
- Lodi/Delta College Master Plan and EIR | San Joaquin County CA
- Brockway Erosion Control Project IEC | Placer County CA
- Martis Creek Lake Dam Safety Modification Study EIS | Nevada County CA
- Elk Grove USD Cosumnes River Elementary School Expansion Project EIR | Elk Grove CA
- San Juan USD Rio Americano High School Sports Facilities Upgrade EIR | Sacramento CA
- Crows Landing Industrial Business Park Specific Plan | Crows Landing CA
- Folsom South of US Highway 50 Specific Plan EIR/EIS | Sacramento County CA
- Natomas Levee Improvement Program EIR, EIS, and EIR/EIS | Sacramento County CA



DINA ELCHAMMAS GASS PE, QSD

Senior Engineer



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

Dina processes, oversees, and manages CEQA projects; contributes research, analysis, and review—particularly in the fields of water quality, hydrology, utilities, geology and soils, and hazards and hazardous materials; and prepares CEQA compliant documents.

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

HIGHLIGHTS OF EXPERIENCE

Hydrology and Water Quality/Supply, and Utilities

- General Plan EIR Third-Party Peer Review: Water Supply Assessment (WSA) and Utilities Studies for the cities of Anaheim and Barstow CA
- LA County General Hospital Community Plan Subsequent EIR: Hydrology and USS Support | Los Angeles County CA
- Sea Ranch Business Park Third-Party Peer Review: Hydrology Report, Sewer Study, WSA, and WQMP | Long Beach CA
- Disneyland Resort Four Diamond Hotel Third-Party Peer Review: Hydrology Report, WQMP, and WSA | Anaheim CA
- Westminster Mall Specific Plan WSA | Westminster CA
- On-Call Services for WSAs and Written Verifications of Water Supply | Ontario CA
- Lodi General Plan Update EIR Utilities Existing Conditions Report | Lodi CA
- Hesperia General Plan Update Water Supply Evaluation | Hesperia CA
- Wine Country Specific Plan Water Demand and Supply Study | Yucaipa CA
- Empire Groves Adept WSA and Written Verification of Water Supply | Ontario CA
- Ontario Entertainment District Adept WSA and Written Verification of Water Supply | Ontario CA
- Phase I of the Original Model Colony Adept WSA and Written Verification of Water Supply | Ontario CA
- Merrill Commerce Center Specific Plan WSA | Ontario CA
- Ontario Ranch Business Park Specific Plan WSA | Ontario CA

EDUCATION

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

AFFILIATIONS

- California Stormwater Association (CASQA)

REGISTRATIONS

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

Team member since 2018



DINA EL CHAMMAS GASS

Senior Engineer

delchammas@placeworks.com

- Jackson Ranch Specific Plan WSA | Kettleman City CA
- Euclid and Heil Residential Project Adept Written Verification of Water Supply and Third-Party Review: WSA | Fountain Valley CA
- Irwindale Gateway Specific Plan Third Party Review: Hydrology Report, LID Report, Sewer Study, Utility Study, and WSA | Irwindale CA
- 4416 Azusa Canyon Road Tilt-up Warehouse Third Party Peer Review: Hydrology Report, Hydraulics Report, and WQMP | Irwindale CA
- Aqua Mansa Specific Plan Third Party Peer Review: Utility Report and WSA | Jurupa Valley CA
- 79 North Logistics Center Third Party Peer Review: WQMP, Hydrology Report, and Infiltration Study | Beaumont CA

Environmental and Health Risk Assessments

- Anaheim General Plan Update Program EIR Additional Services | Anaheim CA
- EIR for The Residences at Nohl Ranch | Anaheim CA
- IS/MND for Lincoln at Euclid | Anaheim CA
- CEQA for The Renaissance | Anaheim CA
- Villa Park HS Modernization Pipeline Risk Assessment, Orange USD | Orange CA
- 4416 Azusa Canyon Road Tilt-up Warehouse Construction HRA | Jurupa Valley CA
- Etiwanda Avenue/Country Village Road Truck Restriction Ordinance Operational HRA | Jurupa Valley CA
- Temecula Valley Charter School HRA | Riverside County CA
- Solana Vista ES Reconstruction Pipeline Risk Assessment, Solana Beach USD | Solana Beach CA
- Brownell MS Pipeline Risk Assessment, Gilroy USD | Gilroy CA

CEQA Project Management

- General Plan Updates EIRs for the cities of Anaheim, Santa Ana, Redondo Beach, Lodi, Hesperia, and Barstow CA
- Sea Ranch Business Park EIR | Long Beach CA
- Norwalk Civic Center EIR | Norwalk CA
- Landfill Gas to Energy Project IS/MND | Newport Beach CA
- 6268 E. Rio Grande Drive Project IS/MND | Anaheim CA
- Laguna Niguel Town Center Mixed Use Project EIR | Laguna Niguel CA
- 1401 Quail Street Residential Project Addendum | Newport Beach CA
- Newport Crossings Mixed Use Project EIR | Newport Beach CA
- San Bernardino Countywide Plan EIR | San Bernardino County CA
- Walnut Business Park EIR | Walnut CA
- 4416 Azusa Canyon Road Tilt-up Warehouse Project IS/MND | Irwindale CA
- Irwindale Gateway Specific Plan SEIR | Irwindale CA

PUBLICATIONS

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

SPEAKING ENGAGEMENTS

- Utilities and Service Systems: “The Crossover of CEQA and Engineering for Large Planning Projects.” 2023 AEP Conference, Lake Tahoe CA



STEVE BUSH PE

Senior Engineer



A member of both the Environmental Sciences and the CEQA teams, Steve's eclectic skill set covers a wide range of technical services. He leads our risk assessment practice, providing air toxics/health risk, pipeline safety, railroad safety, and EMF risk analyses for schools. As a member of the CEQA team's hydrology and engineering group, Steve has completed hydrology, water supply assessment and utilities systems analyses for a variety of projects, including residential development, industrial warehousing, and schools projects. Steve coordinates regularly with public agencies regarding pipeline risk analyses, flooding impacts, and other safety hazards for the preparation of CEQA sections. Additionally, Steve is proficient in different air quality modeling software such as CalEEMod, AERMOD, and HARP.

HIGHLIGHTS OF EXPERIENCE

Environmental Risk Assessments

- UC Berkeley LRDP Health Risk Assessment | Berkeley CA
- Dam Inundation Study for Plumas Lake HS | Wheatland CA
- Health Risk Assessment for CNG Fueling & Storage | Etiwanda CA
- Health Risk Assessment & Railroad Safety Study for Eastside Neighborhood School | Riverside CA
- Pipeline/Railroad/Health Risk Assessments for Lomita Park ES | Millbrae CA
- Los Angeles Unified School District EMF Guidance Revisions | Los Angeles CA
- Dam Inundation Study for Brownell Middle School | Gilroy CA
- Pipeline/EMF/Dam Inundation Studies for Blue Oak Academy | Visalia CA
- Health Risk Assessment for Geffen Academy at UCLA | Westwood CA
- Health Risk Assessment for Mexico Plaza Residences | Lynwood CA
- Pipeline Safety Hazard Assessments for Jefferson School District | Tracy CA
- Aboveground Water Tank Safety Hazard Assessment for Helen Keller ES | Riverside CA
- Health Risk Assessment and Railroad Safety Study for Martin Luther King Jr Middle School | Hayward CA
- CNG and Propane Risk Assessment for Ramona Elementary | Moreno Valley CA

Hydrology and Utilities

- Water Supply Assessment for Brea Mall Redevelopment Project | Brea CA
- Conceptual Hydrology Study for Eastside Neighborhood School | Riverside CA
- CEQA EIR Sections for City of San Rafael General Plan | San Rafael CA
- CEQA EIR Sections for City of Los Banos General Plan | Los Banos CA
- CEQA EIR Sections for City of Ontario General Plan | Ontario CA
- CEQA EIR Sections for Broadway Plaza | Redwood City CA
- Hydrology/FEMA Determination Study for New Elementary School | Gilroy CA

EDUCATION

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

REGISTRATION

- State of California Professional Engineer No. 83997

AFFILIATIONS

- Air & Waste Management Association (AWMA)

Team member since 2007



STEVE BUSH
Senior Engineer
sbush@placeworks.com

Air Quality/GHG and CEQA

- Fugitive Dust Control Measures Research for Construction Projects, Bay Area Air Quality Management District
- 506 Brookside Drive Industrial Warehouse | Richmond CA
- 101 Halcyon Drive Industrial Warehouse | San Leandro CA
- Cupertino Village Hotel Project | Cupertino CA

Site Investigation

- Phase 1 ESA for Southeast Greenway Plan | Santa Rosa CA
- Environmental Oversight of Remedial Action Plan for LAUSD Central Region Elementary School No. 20 | Los Angeles CA
- Site Remediation for former Sargent Industries Property | Huntington Park CA
- Phase I Environmental Site Assessments for City Recreation and Parks | Los Angeles CA
- Fontana USD High School Site No. 5 | Fontana CA
- Phase I Environmental Site Assessment for City of San Rafael Fire Station 52, and 57 | San Rafael CA
- Phase I Environmental Site Assessment for City of San Rafael Public Safety Center | San Rafael CA High School No. 5 Alternate Sites EIR | Moreno Valley CA
- Citrus Heritage Middle School IS/MND | Riverside USD
- Crummer Site Subdivision EIR | Malibu CA

SPEAKING ENGAGEMENTS

- “Translating CBIA v. BAAQMD: Bridging the Gap Between the Holding and Practice,” 2017 AEP Conference, San Francisco, CA
- “Avoiding the Unequal Burdens of the Past: The Future Role of Environmental Justice in CEQA,” 2018 AEP Conference, Rancho Mirage, CA

PUBLICATIONS

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

AWARDS

- Engineering Honor Society, Tau Beta Pi, 2002



ALEX REYES

Associate

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

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

HIGHLIGHTS OF EXPERIENCE

Visual Impact Analysis

Lighting Analyses and Visual Simulations

- Las Palmas Park and Pioneer Park Lighting Analysis | San Fernando CA
- River Street Market Place IS/MND and EIR | San Juan Capistrano CA
- Heritage Fields | Irvine CA
- English Road Age-Qualified Community | Chino Hills CA
- Carroll Canyon Master Plan | San Diego CA
- Centennial Specific Plan | Gorman CA
- Desert Landscape | Palm Desert CA
- Trilogy On-Call Support Graphics for Shea Homes | Corona CA
- Corona del Mar HS Stadium EIR, Newport-Mesa USD | Costa Mesa CA
- Wilson MS Multipurpose Field EIR, Glendale USD | Glendale CA
- Estancia HS New 50-Meter Pool Facility CEQA Exemption, Newport-Mesa USD | Costa Mesa CA
- Norwalk HS New Stadium and Athletic Fields Improvement EIR, Norwalk-La Mirada USD | Norwalk CA
- Crescenta Valley HS Football Field/Track Project EIR, Glendale USD | Glendale CA
- New Comprehensive Dublin HS EIR, Dublin USD | Dublin CA
- Bullhead Solar View Sims | Kern County CA
- Fivepointe Amphitheater Lighting Study | Irvine CA



EDUCATION

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

REGISTRATIONS

- Part 107 Commercial Drone License, Certificate #4330763

Team member since 2016



ALEX REYES

Associate

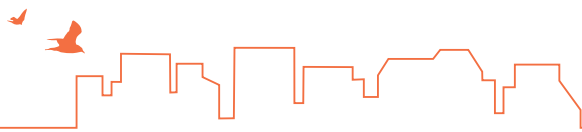
areyes@placeworks.com

Drone, Photography and Modeling

- San Juan Hills HS Solar Panels 3D Model Video Rendering, Capistrano USD | San Juan Capistrano CA
- Capistrano Valley HS Solar Panels 3D Model Video Rendering, Capistrano USD | San Juan Capistrano CA
- San Clemente HS Solar Panels 3D Model Video Rendering, Capistrano USD | San Juan Capistrano CA
- 3D Model Video Rendering for Proposal | Moorpark CA
- 3D Model Video Rendering for Proposal | Fountain Valley CA
- Capistrano Beach Site Scanning | Dana Point CA
- Kings River Harris Estate Photography | Coalinga CA
- Fairview Developmental center photos | Costa Mesa CA
- Harbor Gateway Specific Plan photos | Los Angeles CA
- Yucaipa Freeway Corridor Specific Plan Update photos | Yucaipa CA

Design and Planning

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



JACQUELINE PROTSMAN ROHR

Senior Associate

Jacqueline enjoys working on a variety of projects ranging from CEQA analysis, comprehensive planning, and climate adaptation planning. With a background in environmental analysis, and an enthusiasm toward climate adaptation planning, she aspires to help create healthier, sustainable, equitable, and resilient communities. Jacqueline also possesses a comprehensive set of technical skills through both her educational and work experience. Jacqueline is currently managing CEQA analysis for development projects in Cupertino; was a lead preparer for the update to the California Adaptation Planning Guide, Resilient IE Toolkit, Santa Barbara Climate Change Vulnerability Assessment, and the Eastern Sierra Sustainable Recreation Partnership Resilience Assessment; and has managed vulnerability assessments and Safety Element Updates for the cities of Soledad, Ontario, Suisun City, Dixon, and Rio Vista.

HIGHLIGHTS OF EXPERIENCE

Climate Action and Adaptation Planning

- California Adaptation Planning Guide | State of California
- Redondo Beach Climate Vulnerability Assessment and General Plan Safety Element Update | Redondo Beach CA
- Laguna Beach Climate Action and Adaptation Plan | Laguna Beach CA
- Santa Barbara County Climate Change Vulnerability Assessment | Santa Barbara County CA
- Moorpark General Plan Safety Element Update and Vulnerability Assessment | Moorpark CA
- Anaheim Vulnerability Assessment | Anaheim CA
- Palm Springs Vulnerability Assessment and General Plan Safety Element Update | Palm Springs CA
- Laguna Hills Safety and Housing Elements Update | Laguna Hills CA
- The Ontario Plan Update: Safety Element Update | Ontario CA
- Yucca Valley Safety and Housing Elements Update | Yucca Valley CA
- Hollister General Plan Update: Health & Safety Element | Hollister CA
- Resilient Inland Empire: Regional Climate Adaptation Toolkit and Risk Analysis Integration Plan | Western Riverside County and San Bernardino County
- Contra Costa County Climate Action Plan | Contra Costa County CA
- Eastern Sierra Climate Adaptation and Resilience Initiative | Eastern Sierra Sustainable Recreation Partnership
- Mendocino County Local Hazard Mitigation Plan & General Plan Safety Element, Mendocino County CA
- Placer County Sustainability Plan | Placer County CA
- Placer County Health and Safety Element Update | Placer County CA
- San Carlos Climate Mitigation and Adaptation Plan | San Carlos CA
- Orinda Safety and Housing Elements Update | Orinda CA
- Butte County Upper Ridge Community Plan | Butte County CA
- Butte County Health & Safety Element Update | Butte County CA

EDUCATION

- Master of City and Regional Planning, California Polytechnic State University, San Luis Obispo
- BS, Environmental Management and Protection, California Polytechnic State University, San Luis Obispo

AFFILIATIONS

- American Planning Association
- Association of Environmental Professionals
- American Society of Adaptation Professionals

Team member since 2018



JACQUELINE PROTSMAN ROHR

Senior Associate

jprotsman@placeworks.com

- Imperial County Safety Element Update | Imperial County CA
- Dixon Natural Environment Element | Dixon CA
- Suisun City Public Health and Safety Element | Suisun City CA
- San Leandro Climate Action Plan | San Leandro CA
- Walnut Creek Sustainability Element | Walnut Creek CA
- Resilient Mammoth Lakes | Mammoth Lakes CA
- San Mateo General Plan Update | San Mateo CA
- Solano County Jurisdictions Vulnerability Assessments and Safety Element Updates | Benicia, Dixon, Rio Vista, Suisun City, Unincorporated County, Vacaville, and Vallejo CA

Environmental Planning

- Hollister General Plan Update: Health and Safety Element | Hollister CA
- Soledad General Plan Safety Element | Soledad CA
- San Rafael General Plan 2040 & Downtown Precise Plan EIR | San Rafael CA
- The Village Hotel Initial Study | Cupertino CA
- The De Anza Hotel Initial Study | Cupertino CA
- The Westport EIR | Cupertino CA
- Canyon Crossing Initial Study | Cupertino CA
- 22690 Stevens Creek Boulevard Initial Study | Cupertino CA
- VP1 Apple Office Project Initial Study | Cupertino CA
- 501 Industrial Road EIR | San Carlos CA
- 1091 Industrial Road Life Sciences Building Addendum | San Carlos CA
- Broadway Plaza Mixed-Use EIR | Redwood City CA
- San Vicente Redwoods Public Access Plan EIR | Santa Cruz County CA
- Campbell In-N-Out Burger EIR | Campbell CA
- 1700 Dell Avenue Office Development EIR | Campbell CA
- Terra Vi EIR | Tuolumne County CA

AWARDS

- Laguna Beach Climate Action and Adaptation Plan | 2025 Resilience and Sustainability Award, APA California
- Laguna Beach Climate Action and Adaptation Plan | 2025 Resilience and Sustainability Award, APA California, Orange Section
- Envision Contra Costa | 2025 Award for Excellence in Sustainability in the Category of Environment, Climate, and Energy | National APA Sustainable Communities Division

LEADERSHIP & COMMUNITY

- Chapter Director | AEP Channel Counties Chapter (April 2023-Present)
- Member-At-Large Board Member | AEP Channel Counties Chapter (March 2022-April 2023)
- APA Northern Chapter | Young Professionals Group Committee (September 2018 – August 2019)

SPEAKING ENGAGEMENTS

- “Resilient Recreation in a Changing Climate” and “Environmental Professional? Me?” | California AEP Conference 2023
- Guest Lecturer: Cal Poly, San Luis Obispo | Climate Action Planning course 2019 to 2021
- “Building Resilience to Wildfires: Preparation, Response, and Recovery” | California AEP Conference 2020
- “California’s Adaptation Planning Guide: Navigating The Path To Community Resilience” | California AEP Conference 2020

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



EDUCATION

M.A., Forensic Anthropology,
California State University,
Los Angeles, 2013

B.A., Anthropology,
California State University,
Northridge, 2003

CERTIFICATIONS

Registered Professional
Archaeologist (RPA);
Registrant ID: 28686211

City of Santa Barbara-
approved Archaeologist

County of Santa Barbara
approved Archaeologist

County of Riverside-certified
Archaeologist

PROFESSIONAL

AFFILIATIONS

California Preservation
Foundation

Society of Architectural
Historians

National Trust for Historic
Preservation

Samantha Murray, MA, RPA

CULTURAL RESOURCES DIRECTOR

Samantha Murray is the cultural resources director at South Environmental and a principal archaeologist and architectural historian with 20 years' experience in all elements of cultural resources management, including project management, archaeological and architectural history studies, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level designation criteria. Ms. Murray is also a trained human osteologist who has conducted analysis of hundreds of human remains over the course of her career, including prehistoric, historic, and modern contexts. She has also worked closely with Native American tribes on implementation of respectful practices and procedures, and assisted the Los Angeles and Orange County Coroner's Offices with search and excavation.

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Archaeology and History. She is experienced managing multidisciplinary projects in the lines of private development, transportation, transmission and generation, federal land management, land development, and state and local government. She is an expert in preparation of cultural resources compliance documentation for projects that fall under the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). Ms. Murray has also served as an expert witness in legal proceedings concerning historical resources under CEQA and local ordinance protection.

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical, archaeological, and tribal cultural resources, and historic properties.
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.
- Assistance with complex mitigation including HABS/HAER/HALS, salvage, and interpretive displays.
- Osteological Analysis.
- Peer review.

SELECT PROJECT EXPERIENCE

Metro Link US Utilities, City of Los Angeles, California (2024-ongoing). The Los Angeles Metropolitan Transportation Authority (Metro) is providing environmental oversight for Los Angeles Department of Water and Power (LADWP) utilities replacement component of the project located near the Little Tokyo neighborhood of Los Angeles. Ms. Murray coordinates with the prime consultant and Metro on the project's cultural resources support needs, including both archaeology and architectural history, and provides quality assurance/quality control (QA/QC) of all project deliverables. Ms. Murray serves as the project manager and archaeological principal investigator.

Wilson and Harding Golf Course Driving Range Netting, Lighting and All-Weather Turf Replacement Project, Los Angeles, California (2025). South Environmental was retained by Placeworks to provide cultural resources services for this golf course driving range improvement project. Ms. Murray was the project manager and principal investigator who managed and prepared the cultural resources technical report that included a records search, Native American coordination, field survey by a qualified archaeologist and architectural historian, and historical resource impact assessment for Griffith Park, which is a listed City of Los Angeles Historic-Cultural Monument.

Wilshire Country Club Stream Restoration Project, City of Los Angeles, California (2024). South Environmental completed a cultural resources study for a project that would restore a streambed within the golf course on the approximately 96-acre property. The project required federal permitting through the U.S. Army Corps of Engineers which in turn required compliance with Section 106 of the NHPA. The study included development of an Area of Potential Effects (APE) map, a records search, Native American coordination, intensive level archaeological and architectural history survey, archival research, historic context development, and recordation and evaluation of the Wilshire Country Club. Ms. Murray served as project manager and archaeological principal investigator.

Grevillea Hotel Project, City of Hawthorne, California (2024). South Environmental was retained to complete a cultural resources technical report for the Grevillea Hotel Project located within the City of Hawthorne, California. The study includes the results of a California Historical Resources Information Center (CHRIS) records search; a California Native American Heritage Commission (NAHC) Sacred Lands File search and informational letters to local tribes; an intensive-level pedestrian survey of the project site by a qualified archaeologist and architectural historian; and evaluation of two built environment resources for historical significance. The study was completed in compliance with CEQA and all applicable local codes, ordinances, and plans. Ms. Murray served as the project manager and archaeological principal investigator.

Beach Avenue/La Colina Drive Development Project, City of Inglewood, California (2024). South Environmental was retained by Placeworks to complete a cultural resources study to support a an Addendum to the Downtown Inglewood and Fairview Heights TOD Plan Environmental Impact Report that is being prepared for the approval of the rezoning of 20 parcels, construction of a new residential development, improvements to existing industrial buildings at 300 East Beach Avenue, and construction of a new residential development at 338 East Beach Avenue. The study included a CHRIS records search, NAHC coordination, and an intensive-level archaeological survey. Ms. Murray served as project manager and archaeological principal investigator.

EDUCATION

M.F.A., Historic Preservation,
Savannah College of Art and
Design, Savannah, Georgia,
2004

B.A., History, Bridgewater
College, Bridgewater,
Virginia, 2002

PROFESSIONAL

AFFILIATIONS

California Preservation
Foundation

Los Angeles Conservancy

Society of Architectural
Historians

National Trust for Historic
Preservation

Santa Barbara Historical
Museum

Sarah Corder, MFA

PRINCIPAL ARCHITECTURAL HISTORIAN

Sarah Corder is the Principal Architectural Historian at South Environmental with 20 years' experience in all elements of cultural resources management, including project management, historic preservation planning, rehabilitation of historic buildings, community engagement, intensive-level field investigations, citywide surveys, architectural history studies, and historical significance evaluations in consideration of the NRHP, CRHR, and local-level evaluation criteria. Sarah has conducted thousands of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, military, industrial, educational, recreational, civic, and agricultural properties. Sarah has also worked closely with design teams, property owners, and agencies on numerous projects that required conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) and local design guidelines.

Sarah exceeds the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has extensive experience preparing environmental compliance documentation in support of projects that fall under the CEQA/NEPA, and Sections 106 and 110 of the National Historic Preservation Act. Sarah also has extensive experience consulting with lead agencies and managing large scale projects for municipalities like the City of Coronado, the City of San Diego, and the County of Los Angeles.

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties.
- Large scale historic resources survey management and execution.
- Large scale historic context statement development.
- Community engagement.
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.

SELECT PROJECT EXPERIENCE

Grevillea Hotel Project, City of Hawthorne, California (2024). South Environmental was retained by DeNovo Planning Group to complete a cultural resources technical report for the Grevillea Hotel Project located within the City of Hawthorne, California. The study includes the results of a California Historical Resources Information Center (CHRIS) records search of the project site and a one-quarter (0.25)-mile radius; a California Native American Heritage Commission (NAHC) Sacred Lands File search and informational letters to local tribes; an intensive-level pedestrian survey of the project site by a qualified archaeologist and architectural historian; and evaluation of two built environment resources for historical significance by a qualified architectural historian in consideration of California Register of Historical Resources (CRHR) designation criteria and integrity requirements. The study was completed in compliance with the California Environmental Quality Act (CEQA) and all applicable local codes, ordinances, and plans.

Beach Avenue/La Colina Drive Development Project, City of Inglewood, California (2024). South Environmental was retained by to complete a cultural resources study to support a an Addendum to the Downtown Inglewood and Fairview Heights TOD Plan Environmental Impact Report that is being prepared for the approval of the rezoning of 20 parcels, construction of a new residential development, improvements to existing industrial buildings at 300 East Beach Avenue, and construction of a new residential development at 338 East Beach Avenue. The study included a CHRIS records search, property development and archival research, development of an appropriate historic context, and recordation and evaluation of four properties. The properties were evaluated for historical significance in consideration of CRHR designation criteria and integrity requirements. The properties were found not eligible due to a lack of integrity. Ms. Corder served as the principal architectural historian, co-authored the technical report, and provided QA/QC on all project deliverables.

Wilshire Country Club Stream Restoration Project, Los Angeles, California (2024). South Environmental was retained to complete a cultural resources study for a project that would restore a streambed within the golf course on the approximately 96-acre Wilshire Country Club property. The project requires federal permitting through the U.S. Army Corps of Engineers (USACE) which in turn required compliance with Section 106 of the NHPA. The study included a CHRIS records search of the project Area of Potential Effects (APE) and a 0.5-mile search radius, property development and archival research, development of an appropriate historic context, and recordation and evaluation of the Wilshire Country Club. The property was evaluated for historical significance in consideration of NRHP designation criteria and integrity requirements. The property was found not eligible due to a lack of integrity. Ms. Corder served as the principal architectural historian, co-authored the technical report, and provided QA/QC on all project deliverables.

Historical Resources Report for the 435 8th Street Project, City of Hermosa Beach, California (2024). South Environmental was retained by the property owner to prepare a historical resources report in support of the 435 8th Street Project in the City of Hermosa Beach, California. This study included an intensive-level survey of the project site and immediately adjacent properties; building development and archival research; and an assessment of potential impacts to historic built environment resources under CEQA. The property was evaluated for historical significance in consideration of CRHR and local designation criteria and integrity requirements. Ms. Corder served as the principal architectural historian and provided QA/QC on all project deliverables.

EDUCATION

B.S., Wildlife Ecology, University of Wisconsin-Madison, 2004

CERTIFICATIONS

Certified Wildlife Biologist, The Wildlife Society 2014

Certified Technical Service Provider (TSP) for Fish and Wildlife Management Plans, USDA NRCS 2017

Authorized Desert Tortoise Biologist – Numerous BOs

TRAINING

Wetland Delineation Training Course – The Wetland Institute (2014)

Southwest Willow Flycatcher Workshop, 2017

USGS Desert Tortoise Health Assessment and Tissue Collection Techniques Training, 2009

Matthew South

PRINCIPAL BIOLOGIST

Matthew South founded South Environmental in 2018. He is a certified wildlife biologist with 20 years' of professional experience providing natural resources consulting services for a wide variety of clients that include residential, commercial, government, utility, infrastructure, research, and non-profit projects. For the last 17 years, Mr. South has been an environmental consultant in southern California acting as a Wildlife Biologist and Geographic Information System (GIS) Analyst. In early 2018 he started South Environmental and has since been supporting clients in Los Angeles, Ventura, Santa Barbara, San Bernardino, and Riverside Counties.

Mr. South's background in ecology has led to a passion for conservation planning and resources assessments for the purpose of preservation and management. The integration of the latest technologies such as advanced GIS systems, mobile computing, and drone sensing allows him to innovate new data collection, analysis, and collaboration tools for the environmental sciences that produce more accurate data and better-informed resource managers.

EXPERTISE

- **Conservation and Management Planning.** Mr. South's has extensive experience preparing mitigation and monitoring plans, habitat conservation plans, and technical biological resources management plans that are compliant with federal, state, and local regulations. Mr. South is the only active NRCS TSP for Fish and Wildlife Plans Certified in California.
- **Biological Resources Assessment.** Mr. South has completed dozens of biological resources assessments throughout southern California.
- **Rare Plants and Arborist Services.** Mr. South has surveyed and assessed thousands of native and landscaped trees in southern California. He has experience working closely with some of the most experienced arborists in California. In addition, he has performed hundreds of hours of rare plant surveys and habitat assessments.
- **Wetland & Jurisdictional Delineations.** Mr. South has conducted dozens of jurisdictional and wetland delineations per the guidelines and methods from the US Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and the state Regional Water Quality Control Boards (RWQCB).
- **GIS.** Mr. South is an expert at spatial data collection and analysis using ESRI mobile and desktop software products and Trimble hardware.

SELECT PROJECT EXPERIENCE

St. Andrews Recreation Center Project, City of Los Angeles Department of Recreation and Parks, California (2023). South Environmental was retained to conduct a Biological Resources Assessment (BRA) and Tree Survey Report for the St. Andrew's Recreation Center at 8701 S St. Andrew's Place in the City of Los Angeles, California for development on one parcel (Assessor's Identification Number [AIN] 6036-009-900) owned by the City of Los Angeles and administered by the Department of Recreation and Parks (RAP). The parcel (study area) is in the Empowerment Congress Southwest Area Neighborhood Council in the south-central part of the City and within the South Los Angeles Community Plan Area. This report identified sensitive or protected biological resources on the parcel and indicated the regulations governing these resources. The biological resources of the parcel was assessed based on a literature review and a field site survey. The Tree Report included a description of the survey area; methods used to survey the trees involving assessment of tree structure, health, and mapping; and the results of the survey including photographs of each tree.

Bronson Canyon Playground Project, City of Los Angeles Department of Recreation and Parks, California (2023). South Environmental was retained to prepare a BRA, jurisdictional delineation, and rare plant survey for the City of Los Angeles RAP Bronson Canyon Playground Project located at 3200 Canyon Drive in the City of Los Angeles, California, for the proposed construction of a playground and access improvements including a new pedestrian walkway on a parcel owned by the City of Los Angeles in Griffith Park with the Assessor's Identification Number [AIN] 5583-025-900. The BRA identified and assessed the potential impacts to sensitive or protected biological resources on the project site (development areas and associated work areas), indicated the regulations governing these resources, and discussed recommendations for avoiding or mitigating these impacts. The biological resources of the project site were assessed based on a literature review and a field site survey.

Bell Creek Brush Clearance Project, City of Los Angeles Department of Recreation and Parks, California (2023). South Environmental was retained to prepare an Invasive Plant Treatment and Monitoring Plan (plan) detailing the proposed actions to compensate for the temporary impacts to plant communities from the Bell Creek Brush Clearance Project under a Lake and Streambed Alteration Agreement. The implementation of the plan was consistent with measures included in that agreement, including measure 2.22 regarding invasive species management being conducted to ensure protection of the existing wildlife habitat. Implementation of clearance activities under the plan were designed to reduce the presence of and prevent the spread of non-native and invasive plant species within the Bell Creek area. The plan outlined monitoring and treatment methods to control the spread of non-native and invasive plant species in the project treatment areas and identified priority species and priority treatment areas to focus efforts and resources toward achieving the final success criteria. The biological resources of the parcel were assessed based on a literature review and a field site survey.

Southern California Gas Company (SCG) As-Needed Biological and Cultural Resources Services (2022-ongoing). As a subconsultant on this contract Mr. South has overseen the assessment numerous resources from single point locations to many miles of pipelines. More recently he has begun to conduct biological assessment in the coastal zone in Los Angeles and Santa Barbara Counties as well as endangered species Biological Assessments (BAs) in support of Coastal Development Permits for SCG. Wetland delineation and permitting, biological resources assessments, and resources surveys and monitoring are services that Mr. South both provides personally and oversees a team of specialists that support the environmental impacts analysis and permitting for SCG.



Ronald Hallum,

PG, CEG

Principal Geologist

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



EXPERIENCE

30 Years with Firm
40 Years Total



EDUCATION

B.S., Geology, San Diego State University



REGISTRATIONS

Professional Geologist,
California, No. 4766

Certified Engineering Geologist,
California, No. 1484



PROFESSIONAL AFFILIATIONS

Association of Environmental and
Engineering Geologists

Geological Society of America

San Diego Association of Geologists

REFERENCES

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

Associate Principal
BKF ENGINEERS

d 949.526.8457 m 949.491.5615

Sam A. Hout, P.E.

Principal

Hout Construction

Phone 949.374.2553 (Cell)

Jimmy Medellin, P.E.*, QSD

Surface Water Manager, US West Water
AECOM

M +1-714-679-7857



PROJECT EXPERIENCE

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

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

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

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

Ronald Hallum,

Principal Geologist

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

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

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

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



Benjamin White

Project Geologist

EXPERIENCE

2 Years with N&M
6 Years Total

EDUCATION

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

CERTIFICATIONS

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

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

PROJECT EXPERIENCE

City of Los Angeles, Phase I Environmental Site Assessment, Los Angeles, California: As a Project Geologist, Mr. White prepared the Phase I ESA for the Homeless Facilities Project located at 483 N. San Fernando Road Tiny Home Village. This work is being performed under Ninyo & Moore's current on-call contract with the City of Los Angeles for geotechnical and environmental services.

City of Inglewood, Phase I Environmental Site Assessment, Inglewood, California: As a Project Geologist, Mr. White prepared the Phase I ESA for properties at 1011 & 1035 South Prairie Avenue in Inglewood. The study follows the standard practices described in Section 6.2 of ASTM International (ASTM) Standard E 1527-21 and the United States Environmental Protection Agency's (EPA) All Appropriate Inquiries (AAI) rule (40 Code of Federal Regulations Part 312 Section 312.25).

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

Robert Jones Ranch and Seco Ranch, Phase I Environmental Site Assessment, Oxnard, California: As a Project Geologist, Mr. White performed a Phase I Environmental Site Assessment (ESA) of a property in Ventura County with for various APN parcels and two property addresses located in Oxnard, California located southeast of Highway 232 and northwest of North Rose Avenue in Oxnard.

Benjamin White,

Project Geologist

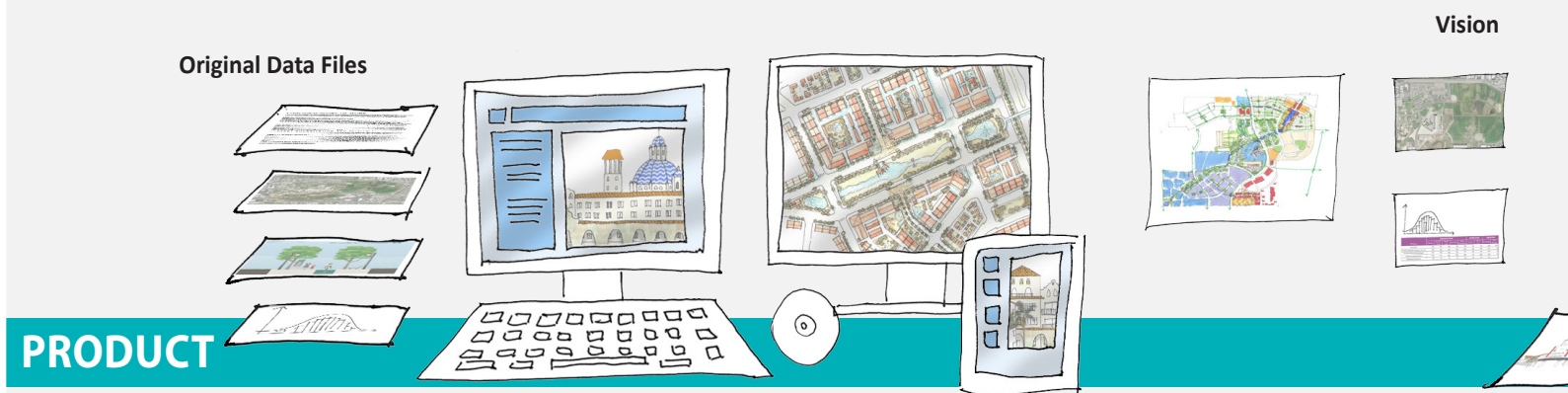
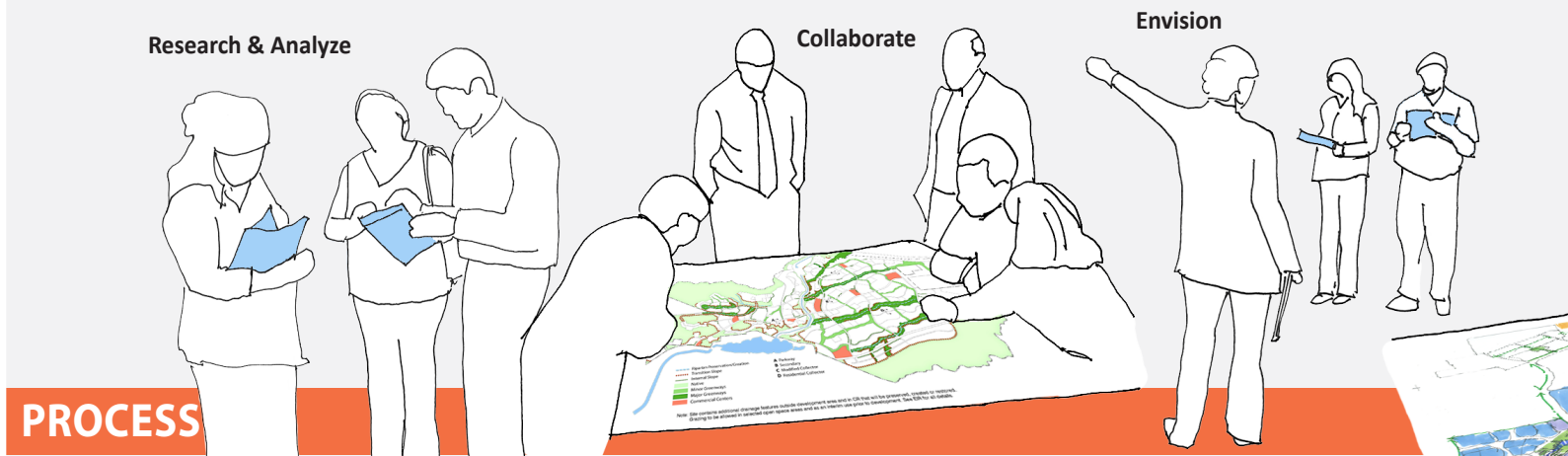
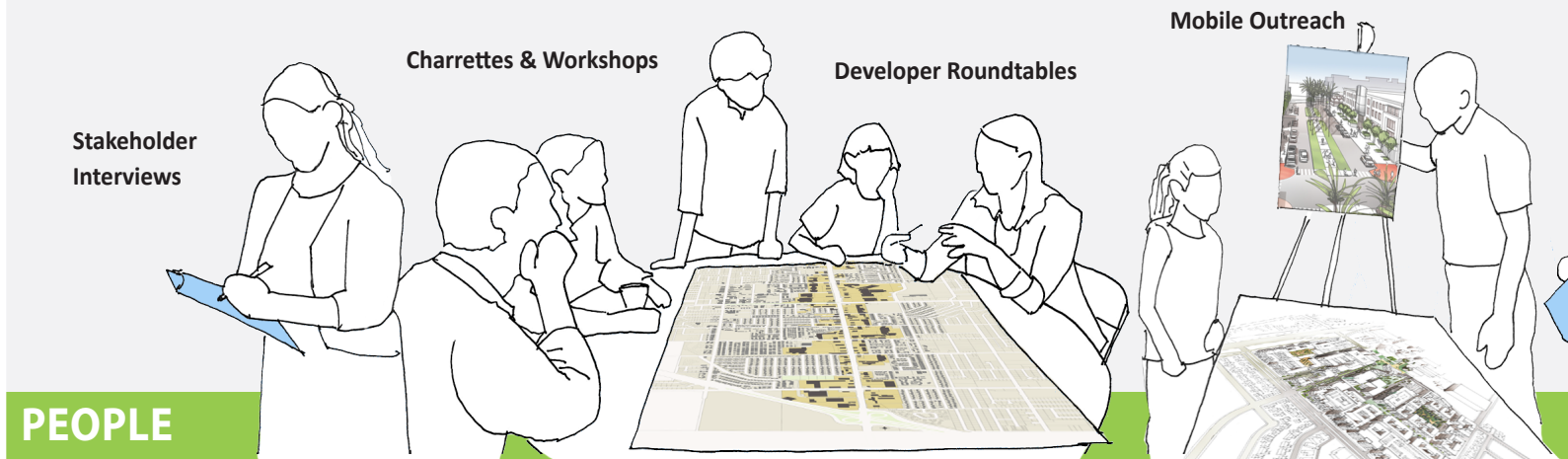
Former Chemical Manufacturing Site, Santa Fe Springs, California: As a Project Geologist, Mr. White provided environmental services to a private client related to Operations and Maintenance of a groundwater extraction and treatment system. Mr. White completed the regular servicing of field meters, an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

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

Former Refinery Site, Long Beach, California: As a Staff Geologist, Mr. White provided environmental and environmental consulting services to a private client related to SCAQMD Rule 1166 impacted soil emission monitoring during demolition of underground oil refining and storage appurtenances and installation of new underground appurtenances, soil sampling for impacts from historical refining and storage operations, on-site supervision of the installation of underground collection piping for a large soil vapor extraction system, and a Phase I Environmental Site Assessment for the site following completion of a warehouse building.

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

PLACEWORKS TEAM PROCESS



PEOPLE

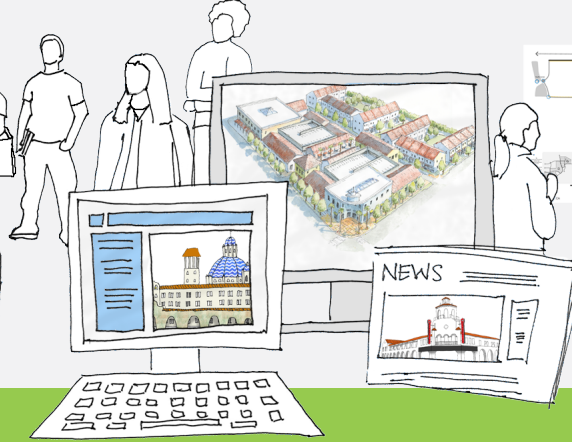
The PlaceWorks Team believes in collaboration and community engagement every step of the way—from the assessment of current conditions and needs, to exploration of opportunities for the future, to confirmation of preferred visions, development plans, and implementation strategies and codes.

The PlaceWorks Team works through multiple methods to include as many people as possible.

Local Stakeholders



Websites, Social Media



Open Houses & Public Hearings



Document



Review & Strategize



Present

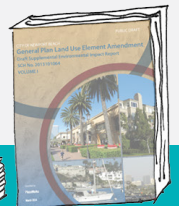


- Plans
- Maps/Diagrams
- Graphics/Illustrations
- Tables/Charts
- Performance Evaluations



The Plan

Environmental Clearance Document



PROCESS

The PlaceWorks Team is effective at completing projects on time and under budget.

We establish clear procedures and protocols to ensure that the work and the program address objectives and expected outcomes and coordinates with concurrent client initiatives.

PRODUCT

The PlaceWorks Team is dedicated to providing clients with reliable and effective products. This means that for deliverable work products we will provide the Client with electronic files for publications.



 PLACEWORKS



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placeworks.com

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Additional Locations

Santa Ana | Ontario | San Diego | San Luis Obispo | Berkeley | Sacramento