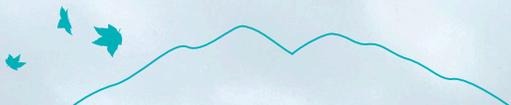


Opportunity Study Area Overlay Zones Program Environmental Impact Report

CITY OF SIGNAL HILL • DECEMBER 8, 2025





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SIGNAL HILL POLICE DEPARTMENT

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City of Signal Hill

Opportunity Study Area Overlay Zones Program Environmental Impact Report



SUBMITTED TO:

CITY OF SIGNAL HILL

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WITH:

FEHR & PEERS
FUSCOE ENGINEERING
HANA RESOURCES
LGC GEOTECHNICAL
FITZGERALD CONSULTING

DECEMBER 8, 2025

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SIGNAL HILL
Raymond AVE
2600



December 8, 2025

Carlos Luis, Planning Manager
CITY OF SIGNAL HILL
City of Signal Hill Public Library
1800 E. Hill Street, Signal Hill, California 90755

Subject: Proposal for Program Environmental Impact Report (PEIR) for the City of Signal Hill Opportunity Study Area Overlay Zones

Dear Carlos Luis:

We appreciate the opportunity to support the City of Signal Hill with this important effort. To deliver a clear, defensible, and comprehensive Program EIR for the Opportunity Study Area Overlay Zones, we have assembled a highly experienced team that includes our in-house air quality, greenhouse gas (GHG), and noise specialists, along with our senior planning staff. PlaceWorks is already serving as the prime consultant for the Economic Analysis and Land Use Study for the three Opportunity Study Areas, and the same planning team will directly support the PEIR. Their involvement in developing land use assumptions, reviewing technical analyses, and participating in CEQA outreach ensures a streamlined workflow, consistency across technical and planning components, and a fully integrated approach to environmental analysis. We have also partnered with **Fehr & Peers**, **Fusco**, **HANA Resources**, and **LGC Geotechnical** to assist with transportation; infrastructure; biological, historical, and archeological resources; and fault line geological issues, respectively. Our team also includes **Fitzgerald Consulting** (Cathy Fitzgerald DEnv, PE) who will assist with hazards issues related to active and abandoned oil wells.

As demonstrated in this proposal, the proposed project will be in the capable hands of a management team that is experienced with environmental review for projects of this size and type. Our recent, similar experience includes the Sea Ranch Business Park EIR for the City of Long Beach (a project aimed at converting a site with existing oil extraction supporting infrastructure to a business park); the Irwindale Gateway Industrial Project EIR for the City of Irwindale; and the Coyote Canyon Landfill to Gas Initial Study/Mitigated Negative Declaration project in and for the City of Newport Beach.

The PlaceWorks team will be led by **Malia Durand**, Managing Principal of Environmental Services, who will serve as principal-in-charge, responsible for overall CEQA strategy and project direction, ensuring adequate and appropriate-level staff, and providing quality assurance and quality control. **Dina El Chammas Gass** PE, Senior Associate, will serve as the day-to-day project manager and primary contact for the City. She will manage the preparation of the CEQA document, coordinate with subconsultants, and be responsible for ensuring the project stays on time and within budget. Dina managed the Long Beach and Newport Beach projects referenced in the previous paragraph.

This proposal shall remain valid for 90 days from the date of submittal. As a Principal, I am authorized to bind the team to the contents of this submittal and to negotiate contracts on behalf of PlaceWorks. Please contact me with any questions.

We look forward to your response.

Respectfully submitted,

PLACEWORKS

A handwritten signature in blue ink, appearing to read "Malia Durand".

Malia Durand | Managing Principal
714.966.9220 x2342 | mdurand@placeworks.com



CONTENTS

SCOPE OF SERVICES	1
Project Understanding	1
Scope of Work	2
QUALIFICATIONS AND RELEVANT EXPERIENCE	19
Company Background and Qualifications	19
Team Organization	25
Subconsultants	26
Staff Experience	28
References	34
Detailed Project Experience.	36
TIMELINE	63
Proposed Schedule	63
BUDGET	67
Cost Proposal.	67
Fee Schedules	69
APPENDIX	A-1
Resumes	A-1



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SCOPE OF SERVICES







SCOPE OF SERVICES

Project Understanding

Per the Request for Proposals (RFP), Signal Hill is developing a revitalization effort to grow and brand three areas of the City known as the Opportunity Study Areas (OSAs). As the selected consultant for the Economic Analysis and Land Use Study for the three OSAs, PlaceWorks kicked off the effort with an economic study in early 2025 which established the rationale for a proposed land use framework across the three OSAs. New land uses identified by the economic study include hotels, retail, office and innovative industrial, and residential. The team is now using the land use framework to create new overlay zones intended to guide reinvestment, improve infrastructure, and attract new private investment within key underutilized areas of the City. As required by State law, the last piece of the OSA workplan is to study the project under the California Environmental Quality Act (CEQA).

PlaceWorks understands the City’s intent to remove unnecessary barriers to future development to the maximum extent feasible and will work with the City to prepare a comprehensive Program Environmental Impact Report (PEIR) to analyze the potential environmental impacts of the new land uses, densities, and development intensities that will be established through the Overlay Zones. PlaceWorks is proposing a generalized programmatic CEQA approach that would provide the framework for future development project CEQA tiering and streamlining. Although the RFP did not include a Historic and Archeological Resources assessment, we are including this scope of work under Task 2.7. It is our professional opinion that this task will further the City’s intent for future projects to tier off the PEIR.

We also understand that the City may desire to have project-ready properties that they would like to have analyzed at a project level under the proposed PEIR. If, at the time of CEQA kick-off, project-level detail is available for potential development sites and ready for incorporation into the PEIR, the CEQA scope could be revised to incorporate the project-level environmental analysis and technical studies necessary to ensure coverage of these identified development projects. Since a few City owned parcels have been identified for near-term redevelopment we have included a Phase I Environmental Site Assessment (ESA) as an optional task (see Task 2.10), for the parcels bounded by 29th Street to the South, Atlantic Avenue to the west, Spring-Street to the north, and California Avenue to the east.



Scope of Work

The following scope includes completion of each step of CEQA processing, including technical analysis and CEQA document preparation to ensure compliance with the City's CEQA requirements and legal defensibility.

Task 1. Project Initiation

1.1 Project Initiation/Kick-off Meeting

The CEQA Principal-In-Charge and Project Manager will attend one virtual project initiation meeting to discuss the proposed project and confirm the project approach, scope, goals, objectives, communication protocol, and schedule with the project team. At this meeting we will also provide our strategy to maximize future project streamlining from the PEIR. After this meeting, PlaceWorks will prepare a detailed CEQA schedule and create a detailed data needs list.

Deliverable(s):

- » Project Schedule and Data Needs
- » Kick-off Meeting Attendance and Materials

1.2 Land Use Statistics

PlaceWorks will develop land use statistics based on the existing development within the three OSAs, the economic study, and proposed uses. To start our team will complete this task using ArcGIS and the City's parcel data set, supplemented by other data, including building footprint shapefile, assessor parcel data, and aerial maps. This will establish the existing condition baseline for CEQA analysis. Using the target Overlay Zone density and various intensities (FAR) the as well as the conservative analysis completed for the EIFD PlaceWorks will establish a reasonable buildout forecast of the area for the horizon year of 2050. This task also provides time for the Planning and CEQA teams to collaborate on the project description and other project details needed to inform the analysis.

Deliverable(s):

- » Land Use Statistics will be summarized in the Project Description for the PEIR

1.3 Project Description

The project description will include text detailing the project characteristics, land use summary tables, statistical tables, and figures comparing existing conditions (on the ground) to the proposed project and associated development regulation changes. We assume the project description will be revised based on one consolidated set of comments from the City. Our scope of work assumes coordination with our in-house planning team to ensure that the Project Description includes existing and proposed project population, residential units, nonresidential square feet, and employment for use in the PEIR and technical studies, including traffic (see also Task 1.2).

PlaceWorks will complete the project description after the kick-off meeting and after receipt of project information. The project description will be sent to the City for review and confirmation. Upon approval of the project description, PlaceWorks will prepare the administrative draft Initial Study (IS) (Task 3.1). The project description will be prepared to support a program-level analysis. This task assumes one round of review. If the details of the project description change, additional budget may be necessary.

Deliverable(s):

- » Project Description (digital copies in MS Word and PDF)

Task 2. Technical Analyses

PlaceWorks will prepare or provide the technical analyses and studies outlined in Tasks 2.1 through 2.8 in support of the PEIR. The technical analyses/studies will be prepared in accordance with all applicable and professionally accepted federal, state, and local guidelines, procedures, and requirements—including the City’s established significance thresholds.

2.1 Air Quality, Energy, and Greenhouse Gas Emissions (PlaceWorks)

PlaceWorks will prepare an air quality, energy, and greenhouse gas (GHG) emissions technical analysis to evaluate potential criteria air pollutant, energy, and GHG emissions impacts associated with the Overlay Zones. Impacts will be based on the current methodology of the South Coast Air Quality Management District (South Coast AQMD) for projects within the South Coast Air Basin (SoCAB). Modeling will be conducted using the latest version of the California Emissions Estimator Model (CalEEMod) and/or California Air Resources Board’s (CARB) Emission Factor Model (EMFAC). The results of the analysis will be summarized in the PEIR and modeling included as an appendix. Mitigation measures, with performance standards for future projects within the Zoning Overlays, will be identified as needed to reduce any potentially significant impacts.

- **Construction Emissions.** Given the magnitude of development and acreage potentially affected by the Zoning Overlays and the uncertainty of future development, the analysis will be programmatic and will not include any quantification. Rather, the PEIR will identify future site-specific studies and the South Coast AQMD performance standards for construction activities that are needed to address project-level impacts for regional construction emissions, localized construction emissions, and construction-related health risk.
- **Operational Emissions.** The proposed project could generate an increase in criteria air pollutant and/or GHG emissions from transportation sources, energy (natural gas and indirect emissions from purchased electricity), area sources (landscape emissions, consumer products), indirect emissions from water use and wastewater generation, and indirect emissions from waste disposal. PlaceWorks will estimate the change in emissions associated with buildout of the OSAs. PlaceWorks will model criteria air pollutant and GHG emissions for existing land uses in the Plan area, as available, and project land uses at buildout. The impact analysis will identify overall change in emissions for the three OSAs. Modeling will be based on the weekday trips, weekend daily trips, and weekday vehicle miles traveled provided by Fehr & Peers for the Plan area. The change in long-term emissions from operation of the proposed project will be compared to South Coast AQMD’s significance threshold.
- **Health Impacts of Criteria Air Pollutants.** In 2018, the California Supreme Court in *Sierra Club v. County of Fresno* (2018) (Friant Ranch), determined that the EIR for the Friant Ranch project was inadequate because it did not make a reasonable effort to substantively connect the project’s air quality impacts to likely health consequences or explain in meaningful detail why such analysis is not feasible. PlaceWorks will include a qualitative discussion correlating the proposed project’s criteria air pollutant emissions to potential health effects. Regional-scale modeling of emissions that exceed the South Coast AQMD significance thresholds is not proposed.
- **AQMP Consistency and Other Air Quality Impacts.** The South Coast Air Basin (SoCAB) is currently designated nonattainment under the National and/or California ambient air quality standards (AAQS) for ozone (O₃), fine inhalable particulate matter (PM_{2.5}), coarse inhalable particulate matter (PM₁₀), and lead (Los Angeles County only). South Coast AQMD has adopted air quality management plans (AQMPs) to ensure the SoCAB can attain the long-term National and California AAQS. The analysis will include a consistency evaluation of the project’s regional emissions to South Coast AQMD’s 2022 AQMP. Furthermore, the SoCAB



has been designated in attainment for carbon monoxide (CO) under both the California and National AAQS; therefore, the air quality analysis will include only a qualitative assessment of CO hotspots. PlaceWorks will also describe potential odor impacts qualitatively.

- **Energy.** PlaceWorks will quantify the proposed project’s energy use (natural gas and electricity) and the long-term on-road fuel use based on annual average VMT. Fuel use for on-road vehicles will be modeled using EMFAC. Electricity and natural gas use associated with existing uses and operation of the proposed project will be directly based on the CalEEMod outputs. PlaceWorks will also provide an overview and review of the project’s consistency with the California Renewables Portfolio Standard Program (RPS).
- **Consistency with GHG Reduction Plans.** PlaceWorks will provide a consistency analysis of the proposed project with CARB’s 2022 Scoping Plan and Connect SoCal, the Southern California Association of Governments’ (SCAG) Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS).

Deliverable(s):

- » The results of the air quality, energy, and GHG analysis will be summarized in the PEIR and modeling included as an appendix.

2.2 Noise and Vibration (PlaceWorks)

PlaceWorks will prepare the noise and vibration technical analyses. The technical noise impact analysis will discuss relevant standards and criteria for noise exposure, including those in the City of Signal Hill General Plan Noise Element and Municipal Code noise ordinance. The results of this analysis will be summarized in the PEIR, and modeling will be provided in an appendix.

- **Existing Conditions.** The dominant noise source in the Plan Area is traffic noise from I-405 and local roadways (such as Willow Street, Orange Street, Atlantic Street, and Temple Avenue). PlaceWorks proposes to assess existing conditions and other environmental characteristics based on available data from the General Plan noise contour, aerial photography, and traffic noise modeling. No ambient noise monitoring is proposed.
- **Transportation Noise.** Traffic noise will be analyzed quantitatively based on information provided by the traffic engineer assigned to the project. The Federal Highway Administration (FHWA) Highway Traffic Noise Prediction guidelines will be used to determine if project-related traffic increase would result in significant increases over the baseline conditions. Aircraft noise attributable to the Long Beach Airport, though not anticipated to be significant, will also be addressed.
- **Stationary Noise.** Noise impacts from stationary sources will be evaluated based on local noise standards. PlaceWorks will analyze noise impacts from stationary sources within the opportunity areas in terms of potential impacts to noise-sensitive receptors and the noise limitations identified in the City’s Municipal Code at a programmatic level.
- **Construction Noise and Vibration.** PlaceWorks will provide a quantitative analysis for potential construction impacts associated with implementation of the proposed project at a programmatic level. Noise and vibration effects from construction activities will be estimated based on available construction information provided by the City, and the results will be discussed in terms of accepted local standards and the Federal Transit Administration guidance manual. Feasible mitigation measures will be identified to minimize noise and vibration impacts associated with implementation of the proposed project.

Deliverable(s):

- » The noise and vibration analysis will be summarized in the environmental document with technical modeling included as an appendix

2.3 Water Supply Evaluation (PlaceWorks)

PlaceWorks will prepare a Water Supply Evaluation (WSE) to determine whether available water supplies are sufficient to serve the project water demand generated over the next 25 years under average normal year, single dry year, and multiple dry year conditions. The WSE will also include regulatory requirements, existing water supply and demand, and water shortage contingency plans and programs in the Signal Hill 2025 Urban Water Management Plan. PlaceWorks will coordinate with the City's Public Works department as part of this task and/or rely on information provided in the Infrastructure Evaluation detailed under Task 2.5. PlaceWorks will summarize the information from the WSE in the CEQA document. In addition, mitigation measures that would reduce or eliminate any of the potential impacts will be identified. The WSE will be prepared by PlaceWorks' professional engineers registered in the State of California.

Deliverable(s):

- » Water Supply Evaluation Memorandum (electronic)

2.4 Transportation (Fehr & Peers)

Fehr & Peers will prepare a Vehicle Miles Traveled (VMT) assessment in support of the environmental documentation.

VMT Analysis

Fehr & Peers will prepare a VMT Analysis that forecasts project VMT consistent with the requirements of Senate Bill 743 (SB 743) and per the recommendations of the Office of Planning and Research's Technical Advisory. Fehr & Peers will utilize SCAG's Activity Based Model, which is consistent with Connect SoCal, the 2024 SCAG RTP/SCS, to conduct a project level and cumulative level VMT assessment. The following forecasting scenarios will be prepared as part of this effort if needed:

- Baseline (2026) No Project
- Baseline (2026) With Project
- Cumulative (2050) No Project
- Cumulative (2050) With Project

Fehr & Peers will code the SCAG Activity Based Model to represent the project, isolating the proposed project in its respective traffic analysis zone in base and future models. VMT data will be extracted from the model run and interpolated to represent the project baseline year. VMT per capita will be reported and compared against a threshold of significance consistent with City planning. For the scenarios above, Fehr & Peers will provide the population and employment data in the model to validate the data.

If the project is found to have a significant VMT impact, potential mitigation options will be recommended and discussed with the project team for their inclusion as mitigation. The mitigation strategies will be based on transportation demand management (TDM) measures that have been found to be effective in reducing VMT for the housing uses being developed as part of the project and in the context of Signal Hill, consistent with the requirements in the California Air Pollution Control Officers Association's *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity* (2021). Mitigation and TDM measures will include estimated reductions in trips or VMT resulting from proposed policies.



The results of the above assessment will be summarized in a draft technical memorandum. The memorandum will be submitted to the City for review. Fehr & Peers will respond to one round of consolidated comments and submit a final version of the memorandum to the City.

CEQA Transportation Metrics

Fehr & Peers will also develop transportation metrics for use in the Air Quality, Greenhouse Gas, and Noise analyses. These metrics will be developed from the same traffic model runs completed as part of the VMT analysis. The following transportation metrics will be prepared:

Trip Generation. Weekday and Weekend Daily Vehicle Trips and Trip Generation for the following scenarios:

- Existing Conditions
- Current Plan (if available/mandatory)
- Proposed Plan (Project)

Traffic Volumes. ADT segment volumes (both directions, in Excel) for up to ten highway, major roadway, arterial and collector segments in the traffic study, including:

- Analysis of baseline (2026) and future year (2050) with and without the project
- Daytime (7AM-7PM)/Evening (7PM-10PM)/Nighttime (10PM-7AM) percentage splits on analyzed segments
- Fleet mix [auto, medium-duty (2 axle, 6 tires), heavy-duty (3+ axles)]
- Speed limits
- Number of lanes/roadway widths for analyzed segments
- List of study segments

VMT. Origin-destination model-VMT for the overlay zone for the following scenarios:

- Existing
- Proposed Plan (Project)
- Current Plan (if available)
- For the scenarios above, we will provide the population and employment in the model to validate the data.
- Trips or VMT by fleet mix (e.g., % passenger vehicles, % medium-duty trucks, % heavy duty trucks)
- Reductions in trips or VMT from Policies or zoning that support transit, bicycles, walking or TDM

Deliverable(s):

- » Draft and Final VMT Technical Memorandum (electronic)

2.5 Infrastructure Evaluation (Fuscoe)

As a subconsultant to PlaceWorks, Fuscoe will provide infrastructure evaluation for PEIR purposes covering drainage, water, and sewer services. The Infrastructure Evaluation builds upon the existing contract in place with PlaceWorks for the Economic Analysis and Land Use Study for the three OSAs and the proposed condition infrastructure analysis previously contracted. The scope provided here incorporates the additional scope items and fee to prepare a formal PEIR technical report.

2.5.1 PEIR Infrastructure Evaluation

Fuscoe will conduct outreach with the Los Angeles County Sanitary Districts to coordinate on the proposed plan's impacts for residential and non-residential capacity, d/D, capital improvement projects, timing of improvements and cost sharing mechanisms. Fuscoe will perform similar outreach with the Signal Hill Water

Department for potential water impacts and cost sharing mechanisms and compile an existing conditions and proposed conditions analysis into a final Infrastructure Evaluation for inclusion as an appendix to the PEIR.

2.5.2 Project Meetings and Coordination

Fusco will provide additional coordination and meetings between the city staff, PlaceWorks and Los Angeles County Sanitation District during the processing of the PEIR. The cost for this task assumes up to 14 hours.

Deliverable(s):

- » CEQA Infrastructure Evaluation (electronic)

2.6 Biological Resources Literature Review Memorandum (HANA)

As a subconsultant to PlaceWorks, HANA biologists will research readily available information, including relevant literature, databases, agency web sites, various previously completed reports and management plans, Geographic Information Systems (GIS) data, maps, aerial imagery from public domain sources, and in-house records to: 1) assess habitats, special-status plant and wildlife species, jurisdictional waters, critical habitats, and wildlife corridors that may occur in and near the plan area, and 2) identify local or regional plans, policies, and regulations that may apply to the project.

Following completion of the desktop review, HANA will prepare a biological resources memo that will:

- Summarize existing conditions;
- Assess the potential presence of sensitive biological resources;
- Analyze the potential impacts on those resources from project development;
- Recommend, as appropriate, best management practices (BMPs), avoidance and protection measures, and mitigation measures to avoid, eliminate and/or reduce environmental impacts to less than significant levels; and
- Identify biological permits or approvals that the future development projects may need. The report will include methods and results of the literature review.

Deliverable(s):

- » One electronic copy of the draft and final biological resources memo

2.7 Historical/Archaeological Resources Due-Diligence Study (HANA)

HANA will provide a program-level, due-diligence historical/archaeological resources assessment for the proposed project. They will:

- Digitize the project boundary for plan area into their GIS mapping program and plot them on current and historic-era USGS maps and General Land Office plat maps for use during the records search, prehistorical and historical background research, and for inclusion in the letter report.
- Conduct a historical/archaeological resources records search on the plan area and vicinity at the South Central Coastal Information Center, California State University, Fullerton.
- Request a sacred lands file search from the Native American Heritage Commission; they will not, however, contact any of the Tribes on the list supplied by the Commission since the City will be contacting them according to their AB 52 and SB 18 requirements.

- Review general prehistorical and historical background information available from the records search and from archaeological, ethnographic, and historical literature and early maps for information about past land uses and development trends within and around the plan area.
- Conduct a field inspection of the plan area (three opportunity areas).
- Prepare a memo/letter report to document the methods and findings of numbers 1 through 5, identifying all previously recorded cultural resources within and near each of the plan areas (each site), discussing the result of the scared lands file, and recommending subsequent courses of action for cultural resource compliance.

Deliverable(s):

- » One electronic copy of the draft and final Historical/Archaeological Resources Due-Diligence Study

2.8 Geologic Hazards Evaluation (LGC Geotechnical)

As a subconsultant to PlaceWorks, LGC Geotechnical will prepare a Geologic Hazards Evaluation Report. Portions of the proposed opportunity zones are mapped within a State of California Earthquake Fault Zone (aka Alquist-Priolo Zone). Specifically, the Newport-Inglewood Fault is mapped through the northern portion of Opportunity Area 1 and southwest portion of Opportunity Area 2. LGC will review all local city and county maps to identify additional active fault zones beyond what the State has mapped.

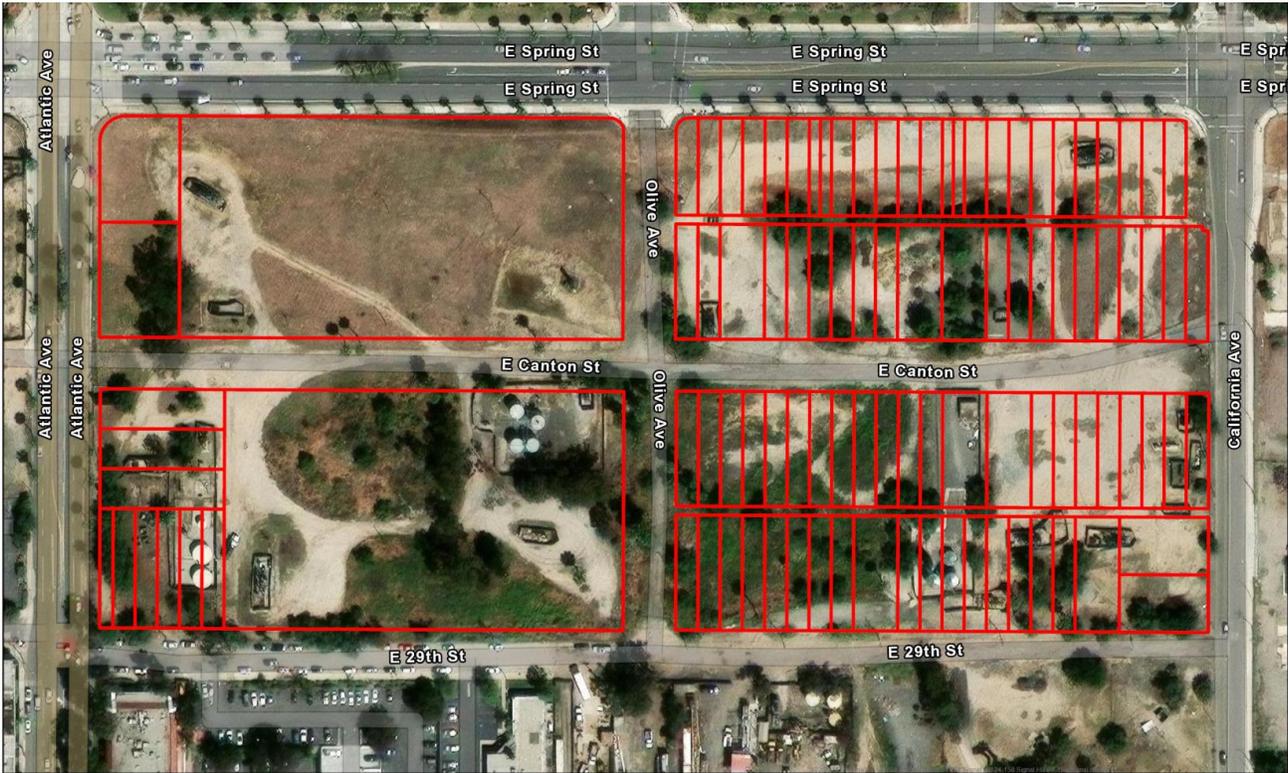
The evaluation will include advancing 5 to 7 small-diameter (approximately 8-inch) borings to a maximum depth of 50 feet, pushing 6 to 8 Cone Penetrometer Tests (CPTs) to a depth of 50 feet, and performing field infiltration testing. LGC will perform laboratory testing, including in-situ moisture and density, grain size analysis, Atterberg limits, expansion index, laboratory compaction, consolidation, collapse, and testing for corrosivity. LGC will perform geotechnical analysis and provide a preliminary report containing findings, conclusions, and geotechnical recommendations pertaining to foundation recommendations, remedial grading recommendations, depth to groundwater, temporary stability of excavations, parameters for walls, infiltration rates, seismicity, presence/absence of active faults, liquefaction potential, consolidation/collapse potential, corrosion potential, expansion potential, and pavement sections. Note: LGC is assuming drill cuttings will need to be drummed and the borings backfilled with grout due to environmental issues associated with the nearby oil wells. Drummed soils will be left on-site for approximately 3 to 4 weeks prior to being removed. This report will support the PEIR in identifying geologic hazards present within the plan area.

Deliverable(s):

- » One electronic copy of the draft and final Geologic Hazards Evaluation Report

2.9 Phase I Environmental Site Assessment (HANA) (Optional)

If requested by the City, HANA can provide an Environmental Professional and support staff to conduct a Phase 1 ESA for the 101-APNS shown in the following exhibit. The Phase I ESA will be completed in accordance with the AAI standard and American Society for Testing and Materials (ASTM) E 1527-21. The assessment will encompass a comprehensive review of historical records, including aerial photographs, topographic maps, and government databases, to identify any recognized environmental conditions (RECs), historical RECs, and/or other environmental concerns associated with the property in question. HANA shall conduct a site reconnaissance to visually inspect the property and surrounding area for evidence of potential contamination sources. HANA will conduct interviews with current and past property owners, as well as local government officials and neighboring businesses, to gather additional information about the property's historical land use and potential environmental risks.



Signal Hill Opportunity Areas Project

Exhibit I: Project Area



Phase 1 ESA Parcels



HANA will prepare a detailed report summarizing the findings of the Phase 1 ESA, including a description of the property and surrounding area, a review of historical land use, documentation of identified RECs, and recommendations for further investigation or remediation, if necessary. The report will be formatted to meet the requirements of the California Environmental Protection Agency (CalEPA) and other relevant regulatory agencies. Additionally, the report will include maps, photographs, and other supporting documentation to aid in the understanding and interpretation of the findings. HANA shall submit a draft report to the City for review and comment before finalizing the report. HANA will respond to one set of consolidated comments from the City.

The cost included in Table 1 assumes that the City will provide all environmental lien and Activity and Use Limitations (AULs) documents that pertain to the parcels that the Project Area intersects. If the environmental liens and AULs are not provided by the City, HANA can provide these documents at an additional cost.

Deliverable(s):

- » One electronic copy of the draft and final Phase I ESA

Task 3. PEIR Scoping

PlaceWorks will define the scope of analysis for the PEIR through the following subtasks:

3.1 Draft Initial Study

Following the approval of the Project Description prepared under Task 1.3, the draft Initial Study (IS) will be prepared in accordance with the requirements of CEQA (California Public Resources Code, Sections 21000 et seq.); the CEQA Guidelines (California Code of Regulations, Sections 15000 et seq.); and the City's requirements for the preparation, evaluation, and processing of environmental documents. It will address each resource category of the CEQA Guidelines Appendix G checklist, relying to the maximum extent possible on the studies prepared for the project, local and regional studies, and other publicly available information regarding the site. The IS will be submitted with the Notice of Preparation (NOP) described in Task 3.2.

Environmental Analysis

The draft IS will address each of the resource categories in Appendix G of the CEQA Guidelines:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems/Energy
- Wildfires

Findings will be clearly substantiated in the IS for each environmental resource category checklist question to conclude: 1) no impacts, 2) impacts will be less than significant, or 3) impacts will be potentially significant requiring the preparation of an EIR.

PlaceWorks will submit the administrative draft IS to the City-designated planner for review and comment. For the purposes of this proposal, we expect two rounds of review of the administrative draft IS with the City. All comments provided by the City will be addressed in tracked changes and comment bubbles indicating resolution for all issues. If needed, the CEQA PIC/project manager will attend one meeting with the City to discuss and resolve any outstanding issues. Following this last meeting, PlaceWorks will provide a final draft of the IS with all supporting materials (appendices, notices, etc.).

Deliverable(s):

- » Draft and Final of the IS and technical appendices, in digital format (PDF and MS Word)
- » Final IS, 3 hard copies for the City/library

3.2 Notice of Preparation and Tribal Consultation

Notice of Preparation

PlaceWorks will draft a Notice of Preparation (NOP) of a PEIR pursuant to CEQA Guidelines Section 15082. The NOP will include a brief project history and a description of the topics to be analyzed in the PEIR and will include the IS (Task 3.1). PlaceWorks will work with the City to prepare a master distribution list for the NOP.

PlaceWorks staff will be responsible for circulation to the State Clearinghouse and for mailings to local and regional agencies. PlaceWorks will submit the NOP to the Los Angeles County Clerk.

Tribal Consultation

The proposed project triggers two levels of tribal consultation. The first is consultation in accordance with Senate Bill (SB) 18, which is linked to the proposed Overlay Zones and the second is consultation in accordance with Assembly Bill (AB) 52 which is linked to public circulation of the EIR. PlaceWorks will coordinate with the City and the Native American Heritage Commission (NAHC) to determine which tribes have submitted general requests in writing to consult under AB 52 and SB 18. AB 52 and SB 18 requires that each group that has submitted general consultation requests must be contacted by letter to provide them with information about the project and ask if they wish to consult with the agency for the project being proposed.

PlaceWorks will draft the template consultation letters on behalf of the City and submit them to City staff for review and use. PlaceWorks will coordinate with the City to print the final letters on agency letterhead and send them to the tribes. PlaceWorks can assist with the consultation; however, the expectation is that the City will take the lead with the tribes.

Deliverable(s):

- » NOP and the required Notice of Completion (NOC) in Word and PDF files to the City
- » File the NOP with the County Clerk
- » File the NOP and the required NOC with the State Clearinghouse
- » Mailing the NOP/IS, including technical appendices, to the City's Distribution List (up to 100 certified mailings of the NOP)
- » SB 18 and AB 52 template consultation letters and final consultation letters

3.3 Scoping Meeting and Outreach

During the 30-day comment period for the NOP, PlaceWorks staff will attend and participate in a public scoping and up to three outreach meetings to hear comments on the suggested environmental issues to be addressed in the EIR. Public outreach events could include interactive meetings, planning charrettes, open forums, workshops, and presentations. PlaceWorks will prepare supporting material as needed, including PowerPoint presentations, comment cards, and sign-in sheets for the scoping and outreach meetings. Malia Durand, joined by one other PlaceWorks staff member, will facilitate the CEQA portion of the scoping and outreach meetings. Suzanne Schwab will also be present at the outreach meetings. Each meeting/outreach event is assumed to be a maximum of 2 hours. Our scope of work does not include the services of a court reporter for the scoping meeting, but we can arrange to have this service provided at the request and cost of the City.

Deliverable(s):

- » Scoping meeting materials (e.g., brief presentation [electronic], comment cards, and sign-in sheets [hard copies, if in person])
- » Scoping meetings comment summary in Word or Excel and PDF to the City

Task 4. PEIR Preparation

PlaceWorks will prepare an EIR that focuses on the CEQA resource categories where the proposed project may have a significant impact at the program level (PEIR). This approach will allow for the preparation of a rigorous environmental analysis and legally defensible PEIR on an optimized schedule and budget. The PEIR will be based on the documentation and findings in the technical analysis described above.



4.1 Admin Draft PEIR

The PlaceWorks team will prepare an Administrative Draft Program Environmental Impact Report (ADPEIR) for the proposed project. As described earlier, the PEIR will focus on the CEQA resource categories where substantial evidence of a potentially significant environmental impact exists. It is anticipated that the Agriculture and Forestry CEQA resource category will be analyzed in the “Impacts Found Not to be Significant” Chapter of the PEIR. Impacts and mitigation measures will be organized and discussed by resource category. As recommended by the State CEQA Guidelines, the PEIR will analyze potential impacts from implementation of the proposed project and construction and operation of the proposed project. For each identified environmental impact, a set of feasible mitigation measures will be recommended.

The ADPEIR will cover the following topics:

- Executive Summary
- Introduction
- Project Description
- Environmental Setting
- Environmental Analysis
- Alternatives to the Project
- Other CEQA-Mandated Sections: Significant Unavoidable Adverse Impacts, Significant Irreversible Changes, Growth-Inducing Impacts, Impacts Found Not to be Significant

Our specific approach to environmental topics to be supported by technical studies is detailed in Task 2. In compliance with Section 15126(d) of the State CEQA Guidelines, the PEIR will evaluate a reasonable range of alternatives. Per CEQA, PEIR alternatives are required to be selected on the basis of their ability to 1) avoid or reduce one or more of the proposed project’s significant impacts and 2) feasibly attain most of the basic objectives of the proposed project.

Meaningful project alternatives will be developed that take into account stakeholder input and evaluate which alternatives have the potential to achieve the majority of project objectives and reduce or eliminate significant impacts. Analyses of up to three alternatives in addition to the required “No Project” alternative are included in the cost estimate for the PEIR. This may include alternative sites identified in the Opportunities Site analysis if these alternative sites have the potential to reduce or eliminate the proposed project’s environmental impacts. Impacts associated with each alternative will be compared to the proposed project’s impacts for each of the environmental impact categories. The environmentally superior alternative will be identified; if it is the No Project/Existing General Plan Alternative, one of the development alternatives will be identified as the environmentally superior to the others.

The completed ADPEIR will be submitted to the City staff for review and comment. This task assumes two rounds of review by the City. Comments are assumed to be relatively light and not result in the need for additional restructuring or detailed analysis. Should additional rounds of review or restructuring of the document or methodology be necessary, additional budget may be requested.

As appropriate, PlaceWorks’ CEQA PIC and PM will meet with City staff to discuss and resolve any major areas of concern, clarify areas of misunderstanding, etc. Follow-up with City staff/departments will be conducted as necessary to respond to internal comments.

Cathy Fitzgerald PE will assist in the preparation of the hazards section of the PEIR as development within the Long Beach Oil Field and near active/abandoned oil wells involves strict City and State oversight and approval. The City’s Oil and Gas Code (Title 16) contains development standards for properties containing abandoned

wells and CalGEM provides State regulatory oversight in approving building permits and reviewing site plans for development near wells. Preparation of the hazards section of the PEIR may require coordination with the City and CalGEM to ensure that the proposed development meets all applicable requirements and regulations.

Deliverable(s):

- » ADPEIR, including technical appendices (digital in both PDF and Word)

4.2 Public Review Draft PEIR

PlaceWorks will prepare the public Draft PEIR, which is the final version of the document before it goes into reproduction. Upon City approval of the public Draft PEIR as the public draft version, we will prepare a Notice of Availability (NOA) and NOC. The NOA will provide a summary of the project description and an explanation of the scope of issues included in the Draft PEIR. The NOA will also clearly identify the public review period, contact person, and address established for submitting comments on the Draft EIR.

Unless requested/required otherwise by the City, our budget assumes that PlaceWorks will reproduce and distribute the public draft PEIR and NOA, NOC, and other required forms to the State Clearinghouse (CEQAnet), County Clerk, responsible and trustee agencies, and other special interest groups and individuals identified on a distribution list to be developed in consultation with the City. It is assumed that the City will be responsible for all newspaper notices and site postings, and posting the Draft PEIR on the City's website in accordance with AB 819.

Deliverable(s):

- » Public Review Draft PEIR 3 hard copies for the City/library
- » NOA and the required Notice of Completion (NOC) in Word and PDF files to the City
- » File the NOA with the County Clerk
- » File the NOA, NOC, and other required forms with the State Clearinghouse
- » Mailing the NOA/Public Draft EIR, including technical appendices, to the City's Distribution List (up to 100 certified mailings of the NOP, and up to 3 hard copies for the City/library)

Task 5. Certification Documents

5.1 Final PEIR/Response to Comments

PlaceWorks will prepare a Final PEIR that will contain an introduction describing the public review process concerning the Draft PEIR, copies of all comment letters received, written responses to comments, and revisions to the Draft PEIR. PlaceWorks will submit an electronic version of the Screencheck Final PEIR for City review.

Responses will focus on comments that address the adequacy of the environmental document. Comments that do not address the CEQA adequacy will be noted as such, and no further response will be provided unless deemed necessary by City staff. PlaceWorks will prepare the responses in coordination with City staff, as needed, to ensure that the Draft PEIR and associated documents are legally defensible, accurate, and useful to decision makers considering approval of the proposed project.

The budget for the Final PEIR, including response to comments, is an estimate only and assumes approximately 60 hours to complete. The estimated budget assumes that no additional basic research will be required to respond to comments, that the comments will be directed at the substance and technical adequacy of the document, and that the comments will be compiled by the City and transmitted in writing via e-mail to PlaceWorks. Modification to the scope of work, budget, and time frame may be necessary if comments received from agencies and/or the general public require substantially increasing the scope of



impacts and issues to be addressed. Should this situation become apparent, we will discuss this concern with the City before the response to comments budget is consumed to determine an appropriate course of action.

Upon receipt of City comments on the Final PEIR, PlaceWorks will develop a revised Screencheck Final PEIR for review. It is assumed that comments will be manageable and not result in large-scale restructuring or revisions to the Final PEIR. After City approval, PlaceWorks will submit a revised Printcheck Final PEIR to the City for its review. Upon approval by the City team, the Final PEIR will be completed at least 10 days prior to potential approval by the City.

Deliverable(s):

- » Screencheck Final PEIR (electronic)
- » Printcheck Final PEIR (electronic)

5.2 Mitigation Monitoring and Reporting Program

PlaceWorks will prepare a Mitigation Monitoring and Reporting Program (MMRP) based on mitigation measures identified in the PEIR and pursuant to Section 21081.6 of the CEQA Public Resources Code. The MMRP will be defined through working with City staff to identify appropriate monitoring steps/procedures in order to provide a basis for monitoring such measures during project implementation. It will be in standard City format and will identify the significant impacts that would result from the proposed project; proposed mitigation measures for each impact; the timing at which the measures will need to be conducted; the entity responsible for implementing the mitigation measure; and the City department or other agency responsible for monitoring the mitigation effort and ensuring its success. The MMRP will be submitted to City staff for review and approval in conjunction with submittal of the Final EIR (see Task 5.1).

Deliverable(s):

- » Screencheck and Final MMRP (electronic)

5.3 Findings of Fact/Statement of Overriding Consideration

Section 15091 of the CEQA Guidelines requires that no public agency approve or carry out a project for which an EIR has been completed that identifies one or more significant environmental effects, unless the public agency prepares findings for each significant effect. PlaceWorks will prepare draft findings and facts in support of findings for each of the significant impacts identified by the Draft PEIR and the determination as to whether those impacts would be reduced to below a level of significance by proposed mitigation measures. These findings and facts will be incorporated into the resolution(s) to be prepared by City staff, if deemed necessary.

Additionally, Section 15093 of the CEQA Guidelines requires that when an agency approves a project that will have significant adverse environmental effects that are unavoidable, the agency must make a statement of its views on the ultimate balancing of the merits of approving the project despite the environmental impact(s). PlaceWorks will prepare the statement of overriding considerations for any unavoidable significant impacts that may be identified by the Draft PEIR.

Deliverable(s):

- » Findings of Fact/Statement of Overriding Considerations (electronic)

5.4 Notice of Determination

Within five days after approval of the project by the City of Signal Hill City Council, PlaceWorks will file a Notice of Determination (NOD) with the County Clerk and State Clearinghouse. The NOD will be delivered to the

County Clerk along with the required California Department of Fish and Wildlife (CDFW) and County fees. This estimated cost for this proposal does not include the CDFW and County filing fees.

Deliverable(s):

- » NOD (PDF) Filed with State Clearinghouse and County Clerk

Task 6. Project Meetings, Management, and Coordination

6.1 Project Management

PlaceWorks' CEQA PIC will coordinate closely with City staff to ensure that the PEIR delivered to the City is legally defensible, accurate, and useful to decision makers. The CEQA PIC will coordinate with the City throughout the proposed project's duration, not only to streamline the CEQA process, but to anticipate and avoid any changes that could result in delays.

The CEQA PIC and project manager will be the key contacts for the City and will be responsible for 1) managing task scheduling and assignment under the CEQA task, management of resources under the CEQA task, monitoring of costs for the CEQA task, and schedule adherence to; 2) consultation and coordination with local and state agencies relative to the environmental document and the environmental review process; 3) coordination and communications with City staff to ensure that City policies, procedures, and any applicable codes are complied with and, where applicable, are incorporated into the EIR; (4) ensuring that the environmental review process and the EIR satisfy the statutes and guidelines of CEQA and the City's adopted Environmental Review Guidelines; and (5) representing the consultant team in public meetings and conference calls as requested by the City.

The project management task is based on duration of the estimated schedule, which is provided in the Timeline section. This proposal assumes four hours per month for up to 18 months for the CEQA project manager and one hour per month for the CEQA PIC. If the schedule of the project is extended for reasons beyond PlaceWorks' control, a contract amendment may be required for additional fees for project management and coordination. Our scope also includes attendance of our PIC and project manager at 12 virtual meetings at 1 hour per meeting.

Deliverable(s):

- » 12 virtual meetings
- » 18 months of project management and administration

6.2 Meetings and Public Hearing Attendance

PlaceWorks' CEQA PIC and project manager will attend up to two public hearings at the City and one study session. We assume approximately eight hours for each public hearing—the hours noted include preparation, drive, and attendance time. Additional meeting attendance by PlaceWorks staff at the City's request will require a contract amendment and be billed in accordance with the hourly rates for the personnel involved, as included in this proposal.

Deliverable(s):

- » Kick-off Meeting (See Task 1.2)
- » Planning Commission Study Session
- » Up to 2 Public Hearings



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QUALIFICATIONS AND RELEVANT EXPERIENCE





SIGNAL HILL
BOULEVARD
CADILLAC CENTER

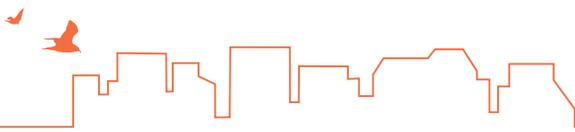
We are Hiring!

STOP IN & APPLY

- ✓ BODYSHOP/FRAME TECH
- ✓ HEAVY LINE SERVICE TECH
- ✓ SALESPEOPLE

CADILLAC





QUALIFICATIONS AND RELEVANT EXPERIENCE

Company Background and Qualifications

PlaceWorks is a 100% employee-owned planning, design, and environmental consulting firm offering a full complement of professional services. The firm serves both public- and private-sector clients in the fields of comprehensive planning, urban design, landscape architecture, environmental analysis and sciences, and GIS. Founded in 1975, PlaceWorks (known as The Planning Center prior to 2014) now employs a staff of approximately 150 people in seven locations. A summary of PlaceWorks’ services is provided below.



Company Ownership

100% Employee-Owned California Corporation

Incorporated: September 5, 1975

Locations

- Santa Ana (headquarters)
- Los Angeles
- San Diego
- Inland Empire
- San Luis Obispo
- Berkeley
- Sacramento

Primary Contacts

Malia Durand | Managing Principal
Principal in Charge

714.966.9220 x2342
mdurand@placeworks.com

Dina El Chammass Gas PE, QSD | Senior Associate
Project Manager

714.966.9220 x2371
delchammas@placeworks.com

3 MacArthur Place, Suite 1100
Santa Ana, CA 92707

Website

<https://placeworks.com>

Environmental Services

- CEQA/NEPA Documentation
- Third-Party Review
- Technical Studies, including Air Quality, GHG, Energy, Noise/Vibration, Hydrology/Water Quality, Health Risk, Wildfire, Visual Impact Analyses: Shade/Shadow, Light/Glare, Visual Simulations
- Regulatory Compliance

Economics

- Economic and Market 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

Community Planning

- Comprehensive Planning, including General Plans, Specific Plans
- Community Engagement
- Housing Research and Analysis
- Climate Adaptation & Resiliency Planning
- Zoning and Form-Based Code
- Infill Planning and Design
- Corridor Planning
- Transportation and Active Transportation Planning
- Transit-Oriented Development Planning
- GIS and Creative Media
- Transfer of Development Rights

Design

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



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

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.

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.





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

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 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.

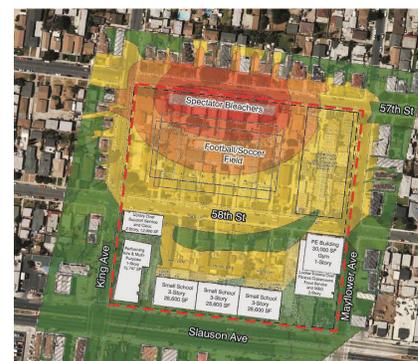
Noise, Vibration, and Acoustics

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.

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



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.

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.

Team Organization





Fehr & Peers

Subconsultants

Fehr & Peers (Traffic/Parking)

Fehr & Peers is a transportation planning and engineering firm with 24 offices and over 400 staff nationwide. Since 1985, the firm has partnered with public and private clients to design safer, more effective ways for people and goods to move—creating spaces where everyone can thrive, today and for generations to come.

Bringing together data, technology, and the lived experiences of the communities they serve, they help clients make confident, well-informed decisions. In addition to understanding travel demand models and vehicular demands, they are sustainable transportation experts who have prepared hundreds of transportation sections of all types of CEQA and NEPA documents. They know the CEQA verbiage (CE, ND, MND, EIR) and NEPA lingo (FONSI, EA, EIS), but more importantly, they understand the criteria in determining the type of study required based on the mobility analysis.

Fehr & Peers’ research into the connection between land use and transportation lead much of the work that is currently used to estimate vehicles miles of travel for both environmental impact reports and for CEQA assessment under SB 743.

Fuscoe Engineering (Infrastructure)



Fuscoe Engineering, Inc.(Fuscoe) provides civil engineering for land development, public infrastructure and General & Specific Plan EIRs, using an eco-adaptive® approach. Specialty practices include survey & mapping services; water quality assurance; sustainable engineering; and geospatial technology. Fuscoe has delivered a broad range of services for numerous General Plan and Specific Plan EIRs for Southern California cities and agencies. Fuscoe is currently working with PlaceWorks as we complete the Economic Analysis and Land Use Study for Signal Hill’s three Opportunity Sites. Other recent relevant projects include Artesia Downtown TOD Specific Plan, Costa Mesa Fairview Specific Plan and EIR, City of Lomita GPU and EIR, City of Redondo Beach GPU and EIR, Long Beach Shoreline Village Specific Plan, Montebello GPU and Downtown Specific Plan, City of Huntington Beach On-Call Environmental Planning, and San Bernardino GPU and Downtown Specific Plan.

HANA Resources (Biological/Cultural Resources & ESA)



HANA Resources, Inc. (HANA), is an award-winning certified diversity (WOSB, WBE, Federal SBE) environmental firm with nearly 30 years of experience throughout California and the southwest. HANA was founded with the goal of simplifying the environmental industry. Incorporating the appropriate usage of scientific methods and technology, HANA

continues to strive to remove the subjective components where possible and provide data supported by science, standards, and transparency to clients.. HANA has developed extensive expertise in serving a diverse range of public and private sector clients. The firm employs a team of approximately 30 skilled professionals who bring a wealth of scientific knowledge and innovative problem-solving approaches to address complex challenges in biological resources, cultural resource management, and ESA compliance.

HANA's primary operations are conducted from its Lake Forest corporate office, strategically located to capitalize on its deep understanding of regional environmental conditions and regulatory frameworks. This regional expertise enables the firm to deliver efficient, effective solutions tailored to the unique needs of clients. Through their commitment to excellence and innovation, HANA has built a strong reputation for the ability to navigate intricate environmental challenges while fostering sustainability and compliance with state and federal regulations. HANA's staff possess a diversity of expertise in biological resources, cultural resources, geology and hazards, water quality, and hazardous materials. Their environmental professionals have performed impact assessments throughout the State of California on a variety of utility, energy, public facility and natural resource projects.

HANA has extensive experience collaborating with PlaceWorks on numerous projects throughout California, leveraging their multidisciplinary expertise to deliver comprehensive environmental solutions. This partnership has successfully addressed diverse project needs, from biological and cultural resource management to environmental compliance and planning.

LGC Geotechnical (Geotechnical)

LGC Geotechnical, Inc. (LGC Geotechnical) is a Southern California based geotechnical consulting firm with its office located in San Clemente, California. Incorporated in 2010, LGC focuses on providing professional geotechnical services throughout Los Angeles, San Bernardino, Orange, Riverside and San Diego Counties. The firm provides quality, full service geotechnical services to clients, which include public agencies, local cities, residential and commercial developers, architects, insurance companies, utility companies, and homebuilders. LGC Geotechnical full-time staff of over 30 includes highly educated and licensed professionals such as registered geotechnical engineers (GE) and certified engineering geologists (CEG). Together they combine their technical knowledge and wide-ranging field experience to provide effective geotechnical engineering solutions to complex geologic problems. Recent CEQA related projects include: the Ontario Ranch residential and commercial development, Elephant Hill residential development in Pomona, and the Bouquet Canyon residential development in Santa Clarita.



Staff Experience

Brief biographies for key staff follow. Full resumes for all staff may be found in the Appendix.

PlaceWorks

MALIA DURAND | Managing Principal, Environmental Services *Principal-in-Charge*



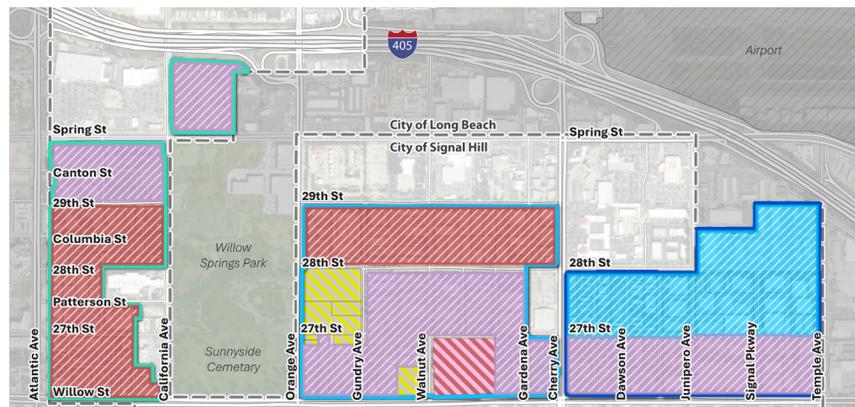
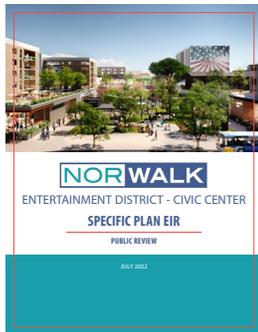
Malia is a seasoned environmental and urban planner with over 18 years of experience guiding hundreds of complex CEQA/NEPA projects throughout California—from program-level CEQA documentation to industrial, mixed-use/commercial, residential, adaptive reuse, open space, and school facilities to public works capital improvement projects of all types. Malia finds innovative and defensible approaches that streamline approvals, maintain transparency and public trust, and balance development goals with environmental stewardship. As a strategic leader, she mentors interdisciplinary teams and emerging talent, fosters collaboration among stakeholders, and ensures that documents embody the highest technical accuracy and legal defensibility.

Given that throughout the City of Signal Hill Opportunity Study Area Overlay Zones project Malia has been serving as environmental advisor to PlaceWorks’ Planning & Design team members Suzanne Schwab and Karen Gulley, she is up to speed with the details and needs for this project.

SUZANNE SCHWAB AICP | Associate Principal, Design *Project Advisor/Strategist and Study Area Overlay Project Manager*



Suzanne is an experienced urban planner with a diverse background—from conceptual planning to development standards and design guidelines incorporated in specific plans, general/comprehensive plans, and campus master plans. She manages a variety of planning projects, including master



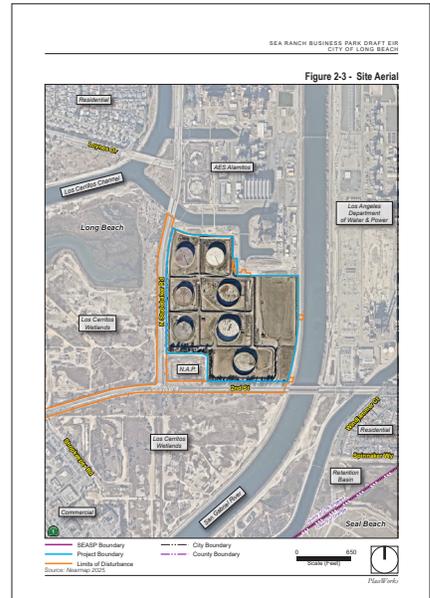
planned communities, vibrant corridors, military base reuse, and health districts. She is passionate about linking health to the built environment and has led planning efforts for many impactful campus developments. Suzanne is intimately familiar with the project area as she is currently the project manager for the Land Use studies for the three opportunity areas.

DINA EL CHAMMAS GASS PE, QSD | Senior Associate

Project Manager



As a CEQA project manager, Dina is organized and detail oriented, works collaboratively with her clients, and maintains a flexible and responsive work process. She is committed to providing high-quality products on schedule and on budget. She was the project manager for the 4416 Azusa Canyon Road Tilt-up Warehouse project in Irwindale, the 1401 Qual Street Residential project in Newport Beach, and the Whitmore Villa 66-Unit Residential project in South El Monte. She is currently managing the Landfill Gas to Energy Project in Newport Beach and the Walnut Business Park Project in Walnut. Dina also acts as assistant project manager for more complex and controversial projects. She was the assistant project manager for the San Bernardino Countywide Plan EIR, the Santa Ana General Plan Update EIR, the Wine Country Specific Plan SEIR, the Irwindale Gateway SEIR, and the Agua Mansa Commerce Park Specific Plan EIR. Dina 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.



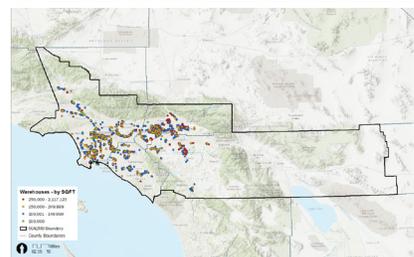
NICOLE VERMILION | Principal

AQ/GHG/Energy and Noise QA/QC



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 closely follows the rapid changes in CEQA thresholds and analysis methodology. 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 post-2020 GHG thresholds.

PROPOSED WAREHOUSE INDIRECT SOURCE RULE (ISR)
COMMUNITY MEETING
FEBRUARY 17, 2021
AQMD logo



JOHN VANG JD | Senior Associate

Air Quality/GHG Lead



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—developments with commercial, industrial, residential, and mixed uses; general plans and specific plans; and schools. John was a beta tester for CalEEMod versions 2013, 2016, 2020, and 2022, 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.

LANCE PARK | Senior Associate

Energy Lead



Lance has nearly 8 years of experience as an energy specialist preparing CEQA analyses for individual land use development projects and long-range planning documents. He leads PlaceWorks' energy practice for Title 24 compliance documentation and modeling and has prepared extensive energy calculations in support of air quality and greenhouse gas emissions CEQA analyses. At PlaceWorks, he functions as a leading expert in navigating the changing energy legislative landscape, trains technical staff, attends and directs client kick-off calls and attorney consultation, attends public hearings, and offers strategic insight into different CEQA document types and streamlining opportunities with project clients and lead agencies. Lance is currently attaining his Certified Energy Analyst accreditation through CABEC and has several years' experience advising PlaceWorks staff and clients on appropriate interpretation of Energy Code and CALGreen statutes.

CHRIS SHIELDS INCE-USA | Senior Associate

Noise Lead



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.

STEVE BUSH PE | Senior Engineer

Hydrology/Water Quality and Health Risk Assessment Lead



Steve has over 18 years of academic and professional experience in the areas of hydrology studies, health risk assessments, safety hazard assessments, and air quality studies. He also has over 10 years of experience reviewing hydrology and drainage studies, stormwater management, and Water Quality Management Plans. He maintains current knowledge of the latest stormwater regulations in various counties and municipalities. He has performed hydrology studies and incorporates the results into CEQA documents. Steve leads our risk assessment practice, providing air toxics/health risk, pipeline safety, railroad safety, and EMF risk analyses for schools.

Fehr & Peers

MIGUEL NÚÑEZ AICP | Principal

Traffic Principal



Miguel brings over 18 years of experience in transportation planning, leading impactful projects that enhance mobility and safety. He has managed complex regional studies, including the I-710 Livability Initiative, Downey Active Transportation Plan, and numerous environmental studies ranging on a scale from single development projects to Specific Plans and General Plans, ensuring defensible environmental analyses that facilitate approval and entitlements. His work on development projects and regional planning has helped communities progress desired development projects, creating cleaner and more resilient land use and transportation connections for local stakeholders. His local experience includes guiding the City of Carson General Plan and conducting a VMT study for the Panattoni warehouse, providing data-driven strategies to support sustainable development and transportation efficiency.

ALEX MELARAGNO EI | Senior Engineer/Planner

Traffic Project Manager



Alex is a senior transportation engineer/planner with 5 years of technical and qualitative experience in land use planning, CEQA, multimodal operations, and parking, among other topic areas. He is also the leader of Fehr & Peers' traffic operations training group. Alex ensures there is a deep connection between transportation and land use when supporting both public and private clients. From travel demand forecasting and long-range planning, Alex is invested in providing insight across all modes of travel. Alex has worked on and completed relevant projects in Long Beach and the South Bay Region and is currently the project manager of the El Segundo LU Element Update.

Fusco Engineering

IAN ADAM CPSWQ, QSD/P | VP, Specialty Practice

Infrastructure Lead



Ian's specialty is water resources, with an emphasis in water quality regulations, sea-level rise policy, Clean Water Act Citizen Suits and resource agency negotiation. Since joining Fusco in 2001, Ian has served as an effective leader and technical resource for numerous projects and clients. Ian has worked on over 80 General Plan Updates and Specific Plans throughout California to assist municipalities and developers with EIR technical support, infrastructure assessments, zoning approvals, and longterm capital improvement planning.

SUSAN WILLIAMS PE, QSD/P | Technical Manager

Technical Manager



Susan has over 25 years of experience in the civil engineering field of water resources for land development and public works. She is a very conscientious and responsible Technical Manager who acts as a central design team leader. Susan is highly proficient in designing the layout of project drainage facilities using applicable design standards, agency processing requirements and client expectations. Her specialties include drainage design (hydrology, hydraulics, stormwater) and preparation of H&H reports (including Drainage Reports, SWDR, WQMP, SWPPP, SUSMP) and construction plans (PS&E). Sue oversees a team of engineers who perform infrastructure assessments and CEQA technical reports for various specific plans and general plan updates.

HANA Resources

AUSTIN ISAKSON | Associate Biologist/GIS Analyst

Lead Biologist



Austin will serve as HANA's primary contact for this project. He has a diverse array of biological resource management experience throughout California. His experience includes Special-Status wildlife, rural and urban development, utilities, and regional conservation plans. Through his expertise in assessing biological resources, he has managed large-scale projects and expertly authored biological resource documents subject to HCP/NCCP's, SEA's, and CEQA.

BAI "TOM" TANG | Architectural Historian, Historian

Cultural Resources Lead



Tom has over 30 years of cultural resources management experience and is a recognized expert in California history and architectural history. He has successfully managed hundreds of projects as well as authored, co-authored, and contributed to hundreds of cultural resource management documents subject to the guidelines and requirements of the National Historic Preservation Act (NHPA) Section 106/4(f), CEQA and CEQA-Plus, and NEPA.

DALE M. SCHNEEBERGER PE, QSD/P | Managing Professional Geologist

Environmental Site Assessment Lead



Dale has over 30 years of experience in environmental consulting and scientific research. His extensive project management experience includes natural resource investigation and restoration; groundwater resource development and testing; soil, soil vapor and groundwater investigations; SWPPP, HBMP and SPCC plan preparation and updating; evaluation of geologic hazards and settings; and environmental impact analysis for NEPA/CEQA environmental documents. He has also managed or performed numerous environmental projects including Phase I ESA/ISA through Phase III remediation of soil and groundwater, environmental compliance and permitting documents, and construction monitoring and post-construction habitat restoration. His underground storage tank (UST) investigation and closure experience ranges from corner gasoline stations to those associated with a petroleum refinery.

LGC Geotechnical

DENNIS BORATYNEC PE, GE | President

Geotechnical Lead



Dennis has over 25 years of geotechnical consulting experience involving numerous projects in Southern California including: residential, commercial, retail, mixed used, transportation, and public works. His expertise includes evaluation of slope stability, foundation capacity, liquefaction, ground settlement and providing cost-effective ground improvement alternatives. He has been the lead on several of LGC Geotechnical's most complex projects including the mitigation of severe soil liquefaction potential through the use of stone columns and design of wick drain layouts to accelerate required alluvial soil settlement prior to development. He has extensive experience in hillside grading, flat land grading, distress evaluations, and third-party reviews.

KEVIN B. COLSON PG, CEG | Principal Geologist*Geology Lead*

Kevin has over 27 years of geotechnical consulting experience in Southern California. His expertise includes fault investigations; landslide mitigations and slope stabilizations (by both mechanical and earthen stabilization methods); hillside grading; flat land grading; hard rock rippability studies; liquefaction studies; distress evaluations; and reviews. He has been the lead on several of our most complex projects including slope stabilizations via soil nail and tieback walls below active roadways; design of earthen stabilizations for several hundred-foot-high slopes; fault trench investigations of active and potentially active faults; and mitigation of unstable rock slopes.

Fitzgerald Consulting**CATHY FITZGERALD DEnv, PE | Principal Engineer***Hazards Lead*

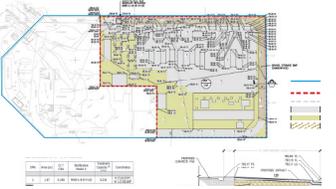
Cathy's academic and professional experience includes designing and conducting hazardous waste site investigations, soil sampling and groundwater monitoring programs, remedial action plans, groundwater and soil vapor extraction systems, and baseline health risk assessments. She has worked with clients around California to assess risks from natural gas and petroleum pipelines, nearby railroads and light rail commuter lines, air emissions from commercial and industrial facilities, and flooding hazards from large-diameter water pipelines or water storage tanks.

For the City of Newport Beach, Cathy prepared an off-site consequence analysis and air modeling to determine potential impacts and safety risks to the proposed residences at the Uptown Newport project from hazardous chemicals used at the adjacent TowerJazz Semiconductor Facility. The results indicated that residents could be impacted by an accidental release of ammonia from an on-site storage tank. The mitigation measure was to relocate the tank to a safe distance from the residences and install ammonia detectors and alarms at the nearest residential building in the event of an ammonia release from the aboveground storage tank,



References

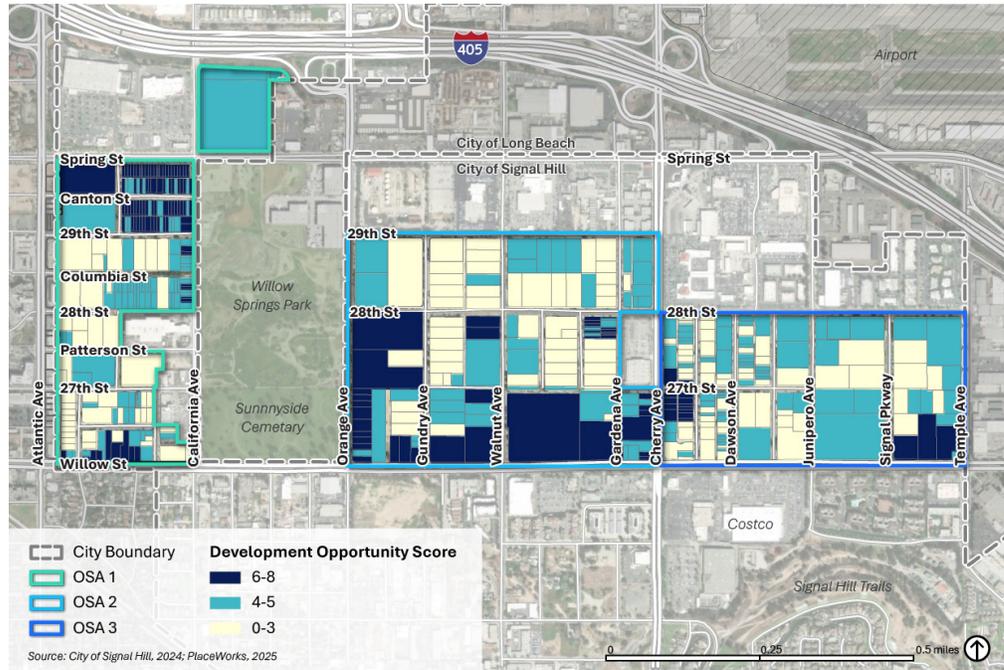
We encourage the City to contact each and every one of the following references to gain a clear idea of our history and quality of work. Details about these and other relevant projects are on the following pages.

Project(s)	Client Contact	Relevant Staff
<p>CITY OF LONG BEACH Tank Farm EIR (Industrial to Business)</p> 	<p>Manraj Bhatia, AICP Planner CITY OF LONG BEACH 411 W. Ocean Blvd, 3rd Floor Long Beach, CA 90802 562.570.6872 manraj.bhatia@longbeach.gov</p>	<p>Dina El Chammas Gass PE, QSD, Justine Garner, Nicole Vermilion, John Vang JD, Lance Park, Emily Parks, Chris Shields INCE-USA, Lexie Zimny, Steve Bush PE</p>
<p>CITY OF FOUNTAIN VALLEY Euclid & Heil Residential Project CEQA Addendum</p> 	<p>Steven Ayers Principal Planner CITY OF FOUNTAIN VALLEY 10200 Slater Avenue Fountain Valley, CA 92708 714.593.4431 steven.ayers@fountainvalley.gov</p>	<p>Malia Durand, Dina El Chammas Gass PE, QSD, John Vang JD, Emily Parks, Chris Shields, Angel Castro, Fehr & Peers</p>
<p>CITY OF IRWINDALE Irwindale Gateway EIR</p> 	<p>Brandi Jones Senior Planner CITY OF IRWINDALE 5050 N. Irwindale Ave. Irwindale, CA 91706 626.430.2260 bjones@irwindaleca.gov</p>	<p>Dina El Chammas Gass PE, QSD, Nicole Vermilion, John Vang JD, Lance Park, Lexie Zimny, Steve Bush PE, Angel Castro</p>
<p>KITE REALTY GROUP Ontario Regal Cinemas PUD/CEQA</p> 	<p>Ryan Vande Bosche Director, Development KITE REALTY GROUP 30 S. Meridian Street, Suite 1100 Indianapolis, IN 46204 317.577.5604 ryandebosche@kiterealty.com</p>	<p>Malia Durand, Dina El Chammas Gass PE, QSD, Nicole Vermilion, John Vang JD, Emily Parks, Steve Bush PE, Lexie Zimny</p>
<p>CITY OF NEWPORT BEACH Landfill Gas To Energy Plant Project IS/MND</p> 	<p>Joselyn Perez Senior Planner CITY OF NEWPORT BEACH Community Development Department 100 Civic Center Drive Newport Beach, CA 92660 949.644.3312 jperez@newportbeachca.gov</p>	<p>Dina El Chammas Gass PE, QSD, Nicole Vermilion, John Vang JD, Emily Parks, Chris Shields INCE-USA, Steve Bush PE, Angel Castro</p>



SIGNAL HILL LAND USE STUDIES

Economic Analysis and Land Use Study for Three Proposed Opportunity Areas



The Opportunity Study Areas initiative is designed to drive future redevelopment and economic growth in key underutilized areas of Signal Hill. These areas primarily consist of older industrial properties, office buildings, vacant lots, and minimally developed parcels with expansive storage yards and oil equipment. Many of the sites face challenges such as outdated infrastructure, environmental contamination, or small lot sizes that may require consolidation for viable redevelopment.

PlaceWorks is leading a team to identify near-term and long-term opportunities for change, including an assessment of properties for redevelopment, creation of a generalized land use plan, and establishment of a zoning mechanism (overlay zone) to incentivize development. An area for a central business district will be identified through the process. To position the area for change, a robust stakeholder engagement program has introduced potential new businesses, residential developers, and hotel operators to the Opportunity Study Areas. P11 supports the team with a logo, name, and branding package to assist the city with marketing and economic development efforts. Fuscoe will ensure that infrastructure needs are met (sewer, water, and storm drain) to support land uses changes. A traffic study and the CEQA process will begin in Phase II of the project.

Location

Signal Hill, California

Size

210 acres

Client

City of Signal Hill

Date Completed

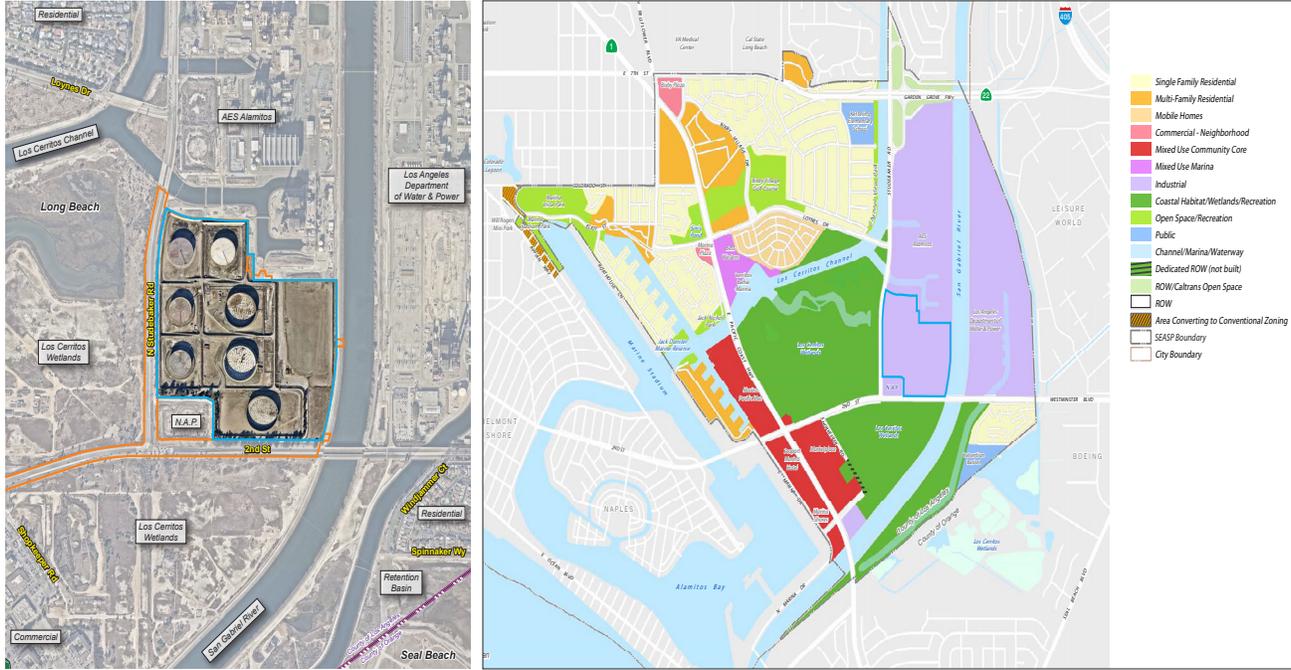
In Progress

Services Provided

Market Study, Financial Feasibility, Land Use Analysis, Vision, Creation of Overlay Zones

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

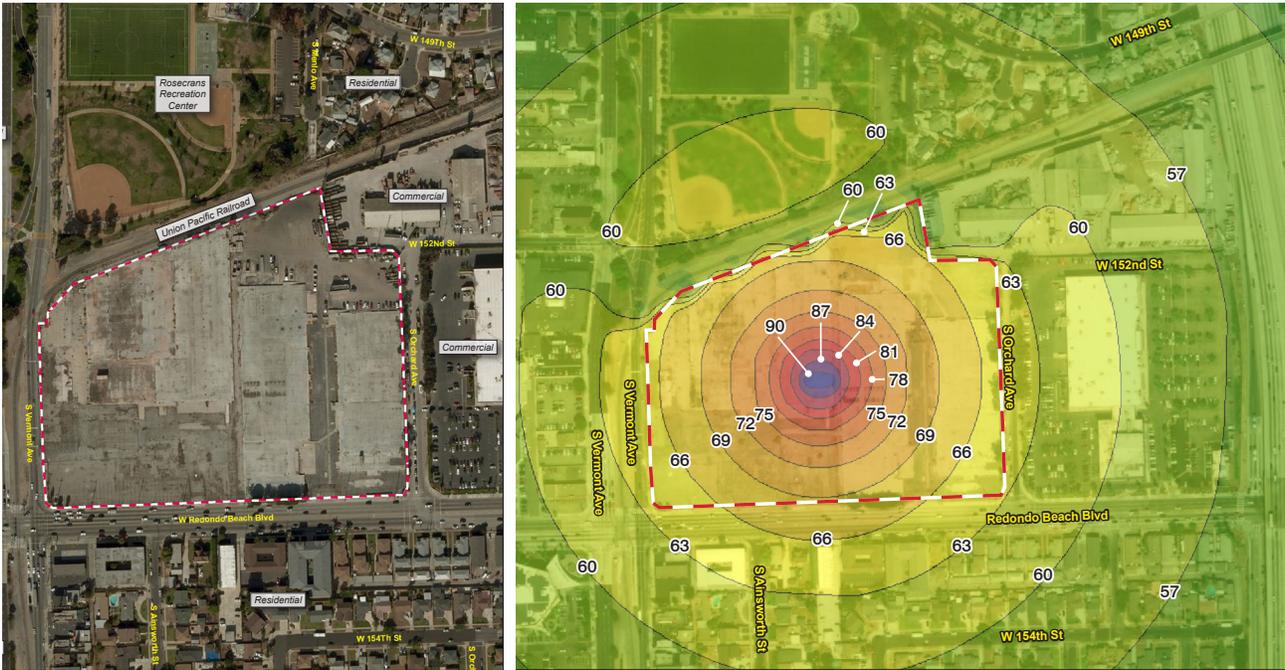
Date Completed
In Progress

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



PROLOGIS VERMONT AND REDONDO EIR

Cumulative Health Risk in a Disadvantaged Community



The city of Los Angeles circulated an Initial Study/MND for a large warehouse but switched to an EIR when the California Attorney General and an adjacent disadvantaged community wanted more details on cumulative health risk. To address their concerns, PlaceWorks provided detailed technical studies for air quality/greenhouse gas (AQ/GHG) analyses, air toxics health risk assessment, and noise monitoring and modeling.

PlaceWorks evaluated AQ/GHG emissions for construction and operation, including on- and off-road emissions, as well as reductions due to mitigation and the proposed solar photovoltaic system. Noise monitoring supported analysis of construction and traffic noise. We used SoundPLAN to show impacts to surrounding uses from truck noise.

PlaceWorks modeled existing health risk, project-related health risk, and cumulative health risk. Existing health risks were I-110, a railroad, and a recycling facility. We quantified emissions from the project and calculated health risks for sensitive receptors within 1,000 feet of the project site. Project-related health risks were less than the South Coast AQMD thresholds. For the cumulative analysis, we found that health risk is decreasing because of air quality regulations and turnover of vehicles. Despite existing health risks and project emissions, health risks from air toxic emissions would continue to decline.

Location

Los Angeles, California

Size

54.47 acres

Client

Prologis LP

Date Completed

2020

Services Provided

Air Quality/Greenhouse Gas Emissions Modeling, Technical Analysis, and Mitigation; Air Toxics Health Risk Assessments for Existing, With-Project, and Cumulative; Noise Modeling and Technical Analysis

UPTOWN NEWPORT EIR

Residential Mixed Use on an Industrial Site



The Uptown Newport project introduced a high-density residential, mixed use project—up to 1,244 residential units, 11,500 square feet of neighborhood-serving retail space, and two acres of park space—in the Airport Business Area of the city, consistent with the Newport Beach 2006 General Plan. Phase 1 broke ground in 2017.

The project had to meet several challenges. If the on-site, semiconductor facility extended its lease, Phase 1 residences would be within 50 feet of extremely hazardous chemicals and industrial noise for up to nine years. Also, construction vibration impacts could affect sensitive manufacturing equipment, and groundwater and soil hazards cannot be remediated until the manufacturing facility is demolished in Phase 2. The project also had to overcome the opposition of surrounding office owners and tenants to traffic increases and access to easements, and the Airport Land Use Commission’s finding that the project was inconsistent with the airport land use plan.

PlaceWorks comprehensively analyzed environmental conditions for each phase with in-house air quality, greenhouses gases, health risk, hazardous chemical release, and noise studies and subconsultant/team analyses of traffic, geotechnical, civil engineering, and visual analyses. Entitlements were approval of a development plan amendment, development agreement, affordable housing plan, phasing plan, design guidelines, and tentative map.

Location

Newport Beach, California

Size

25.05 acres

Client

City of Newport Beach

Date Completed

February 2013 [constructed 2019]

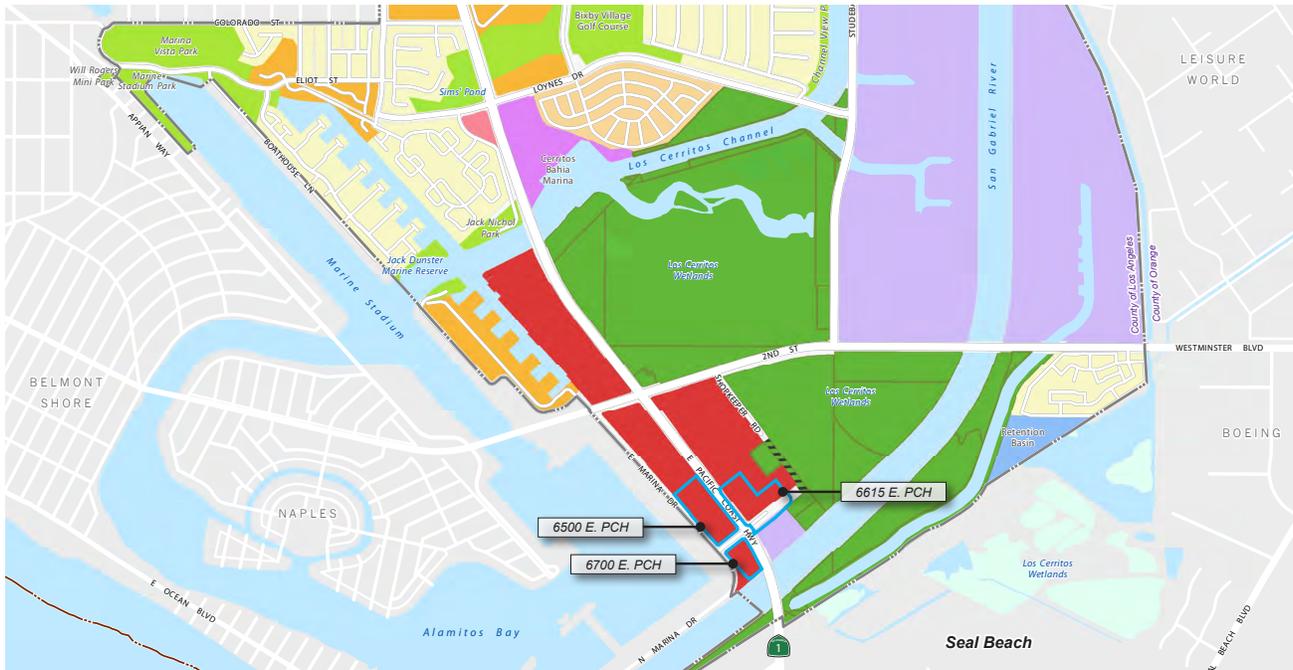
Services Provided

EIR Preparation, Technical Studies, Noticing, Public Hearing Presentation



LONG BEACH MIXED-USE CEQA PROJECTS

Three Projects along Pacific Coast Highway



PlaceWorks prepared compliance checklists for three projects pursuant to CEQA Section 15183, Projects Consistent with a Community Plan or Zoning, to document consistency with Long Beach’s Southeast Area Specific Plan (SEASP) EIR. All three projects will demolish underused office and commercial and develop mixed uses on Pacific Coast Highway within the SEASP. PlaceWorks’ technical team provided Air Quality/Greenhouse Gas Analysis, Photometric Plan, Noise and Vibration Analysis, Biological Technical Report and Jurisdictional Delineation, Historic Resources Assessment, Preliminary Geotechnical Evaluation, and Transportation Consistency Analysis as well peer reviewed analyses completed by the applicants’ subconsultants.

We were able to complete the work quickly and efficiently because of our thorough familiarity and history with the Southeast Area Specific Plan and EIR; our extensive experience with preparing streamlined environmental and technical documentation for similar development projects; and our familiarity with the city’s CEQA documentation and processing requirements.

Location

Long Beach, California

Size

113,874 square feet; 281 apartment units plus commercial and amenity space (6700 E. PCH)

264,345 square feet; 600 apartment units plus commercial and amenity space (6500 E. PCH)

638,273 square feet; 390 apartment units plus commercial and amenity space (6615 E. PCH)

Client

City of Long Beach

Dates Completed

July 2023 (6700 E. PCH)

December 2023 (6500 E. PCH)

December 2023 (6615 E. PCH)

Services Provided

CEQA Compliance Checklist for CEQA Guidelines 18183; AQ/GHG/Energy Analysis; Peer Review of various applicant-provided Technical Studies; hearing support



IRWINDALE GATEWAY SPECIFIC PLAN EIR

A Contentious Project in a Disadvantaged Community



The project applicant is redeveloping 67.4 acres with three new industrial buildings that provide a maximum of 982,796 square feet and could accommodate a variety of general warehousing and manufacturing tenants. The applicant also proposed a second option with two buildings and a maximum of 749,886 square feet and a battery energy storage system (BESS).

PlaceWorks prepared a Draft EIR supported by air quality and GHG analysis; noise analysis; and construction and operational health risk assessments. The BESS option was highly scrutinized, so we included analysis for the release of toxic air contaminants in the event of a thermal runaway reaction or overcharge event. In addition to the challenges inherent in any warehousing project, former land uses at the project site included a quarry and inert landfill. PlaceWorks fully researched the site history and existing conditions to accurately describe the status and future phasing of any remediation efforts still pending. Although the EIR's baseline conditions were site conditions after site reclamation, the remediation requirements and phasing relative to the proposed site redevelopment needed to be clearly disclosed. The project went through multiple planning and city council hearings before final approval.

Location

Irwindale, California

Size

67.4 acres

Client

City of Irwindale

Date Completed

April 2025

Services Provided

CEQA Analyses; Air Quality, Greenhouse Gas Emissions, and Noise and Vibration Technical Analyses; Operational and Construction HRAs; Peer-Review of Phase I ESA, Geotechnical Study, Hydrology Report, WQMP, and Sewer and Utility Studies; Assembly Bill 52 and Senate Bill 18 Tribal Consultation Support; Cultural and Paleontological Records Searches



IRWINDALE TILT-UP WAREHOUSE MND

Balanced analysis



The Irwindale 4416 Azusa Canyon Road project would develop a total of 129,830 square feet with 17,000 square feet of manufacturing space, 103,670 square feet of warehousing space, and 9,160 square feet of ancillary office space, with speculative future tenants. PlaceWorks prepared the IS/MND for the project in addition to the Phase I ESA, Noise Analysis, AQ/GHG analysis, and a construction and operational HRA. With speculative tenants, the methodology for the VMT, AQ/GHG, Noise, and HRA analyses needed to be carefully crafted to accommodate a reasonably conservative scenario without being overly conservative. PlaceWorks team also peer-reviewed the applicant- provided technical reports, which included a geotechnical report, water quality management plan, and hydrology report.

PlaceWorks navigated complex and lengthy comment letters during the public review period—some of which were sent the day of public hearings—and prepared robust responses to comments regarding speculative future tenants and the possibility of an Amazon fulfillment center. PlaceWorks worked closely with the city’s engineer and the traffic subconsultant to navigate the analysis of a warehouse/manufacturing project with unknown future tenants. PlaceWorks’ technical team also responded to comments regarding air quality, noise, and health risk, which are typically sensitive topics for warehouse projects.

Location

Irwindale, California

Size

129,830 square feet

Client

City of Irwindale

Date Completed

November 2022

Services Provided

Preparation of the IS/MND, Phase I ESA, AQ/GHG and HRA, Noise Analysis, Cultural and Paleontological Study (Cogstone), Transportation Analysis (Urban Crossroads), peer-review of applicant provided studies.



ONTARIO MILLS MIXED-USE PUD AND CEQA

A Streamlined Approach to Environmental Compliance



PlaceWorks is leading a team of subconsultants on behalf of Kite Realty Group to prepare a Planned Unit Development and CEQA documentation for the Regal Cinema Site, which is next to the Ontario Mills Shopping Mall. PlaceWorks is leading the enterprise to reimagine the site as a mixed-use development with residential, retail, and open space area.

PlaceWorks proposed two streamlined approaches to achieve CEQA compliance—an addendum or supplemental/subsequent EIR. PlaceWorks prepared CEQA Section 15162 findings to verify that the criteria were not met to require a subsequent or supplemental EIR. To substantiate the 15162 findings, Fehr & Peers prepared a tipping point analysis and trip generation assessment, and PlaceWorks performed operational air quality emissions modeling. The 15162 Findings found that the proposed project would fit within the parameters of a CEQA addendum. PlaceWorks determined that the proposed project would be able to tier from the city’s 2022 general plan EIR.

Location

Ontario, California

Size

16.53 acres

Client

Kite Realty Group

Date Completed

In Progress

Services Provided

Background Analysis and Policy/Regulatory Review; Planned Unit Development; CEQA Guidelines Due Diligence Findings; Addendum; Regional Air Quality Emissions Modeling; Technical Analyses: Air Quality/GHG, Energy, Noise/Vibration, Water Supply Assessment



EUCLID & HEIL RESIDENTIAL PROJECT

CEQA Addendum for a Phased Residential Development



PlaceWorks prepared an Addendum to the City of Fountain Valley’s General Plan EIR to support the Euclid & Heil Residential Development, a transformative project in Orange County that will deliver 606 new residential units. The development includes townhomes, triplexes, market-rate apartments, and senior affordable housing—each with thoughtfully programmed private amenities, integrated open space, and dedicated parking.

Our team guided the City and applicant through complex CEQA considerations tied to phased construction, helping to identify and mitigate potential impacts on nearby sensitive receptors. We provided strategic environmental planning to ensure long-term implementation could move forward with clarity and compliance.

Location
Fountain Valley, California

Size
18.09 acres

Client
City of Fountain Valley

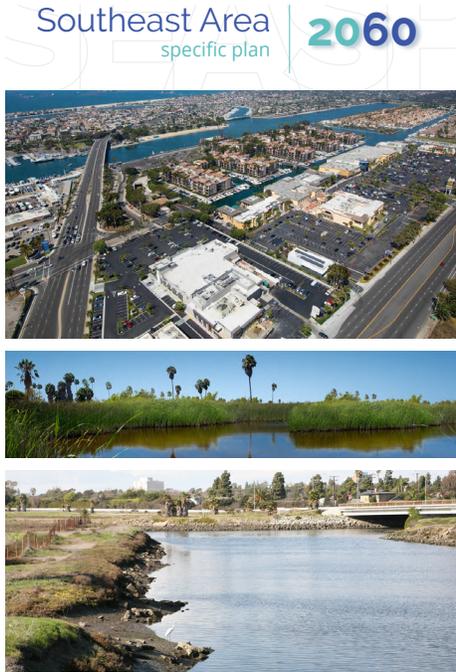
Date Completed
June 2025

Services Provided
CEQA Services



SOUTHEAST LONG BEACH SPECIFIC PLAN & EIR

Urban Wetlands Interface: A 10-Year Conversation with the Community



PlaceWorks, in collaboration with the City of Long Beach, created the Southeast Area Specific Plan (SEASP) for a 1,500-acre area in southeast Long Beach to replace the Southeast Area Development and Improvement Plan (SEADIP). The plan provided decision makers, property owners, and the public with a clear picture of what is expected in the area and a tool for implementing it. The specific plan provides direction on urban and wetland interface, design guidelines, and new solutions for circulation issues. It is based on the three pillars of sustainability: environment, planning, and economics, and future projects in the area must address all three.

The SEASP was an especially complex planning project because of the area's diverse mix of land uses—established residential neighborhoods, the Los Cerritos Wetlands, corridor commercial and hospitality uses, and the landmark AES Energy Plant. Many aging retail uses need renovation, reuse, or redesign. The Southeast Area also serves as the gateway into Long Beach from Orange County, with Pacific Coast Highway as the primary access. It lies within the coastal zone, and its proximity to the marina, San Gabriel River, and the ocean made connectivity to coastal resources another high priority.

The project reflected the desires of the community and council to address land use, design, transportation, resource conservation, and

Location

Long Beach, California

Size

1,500 acres

Client

City of Long Beach

Date Completed

September 2017

Services Provided

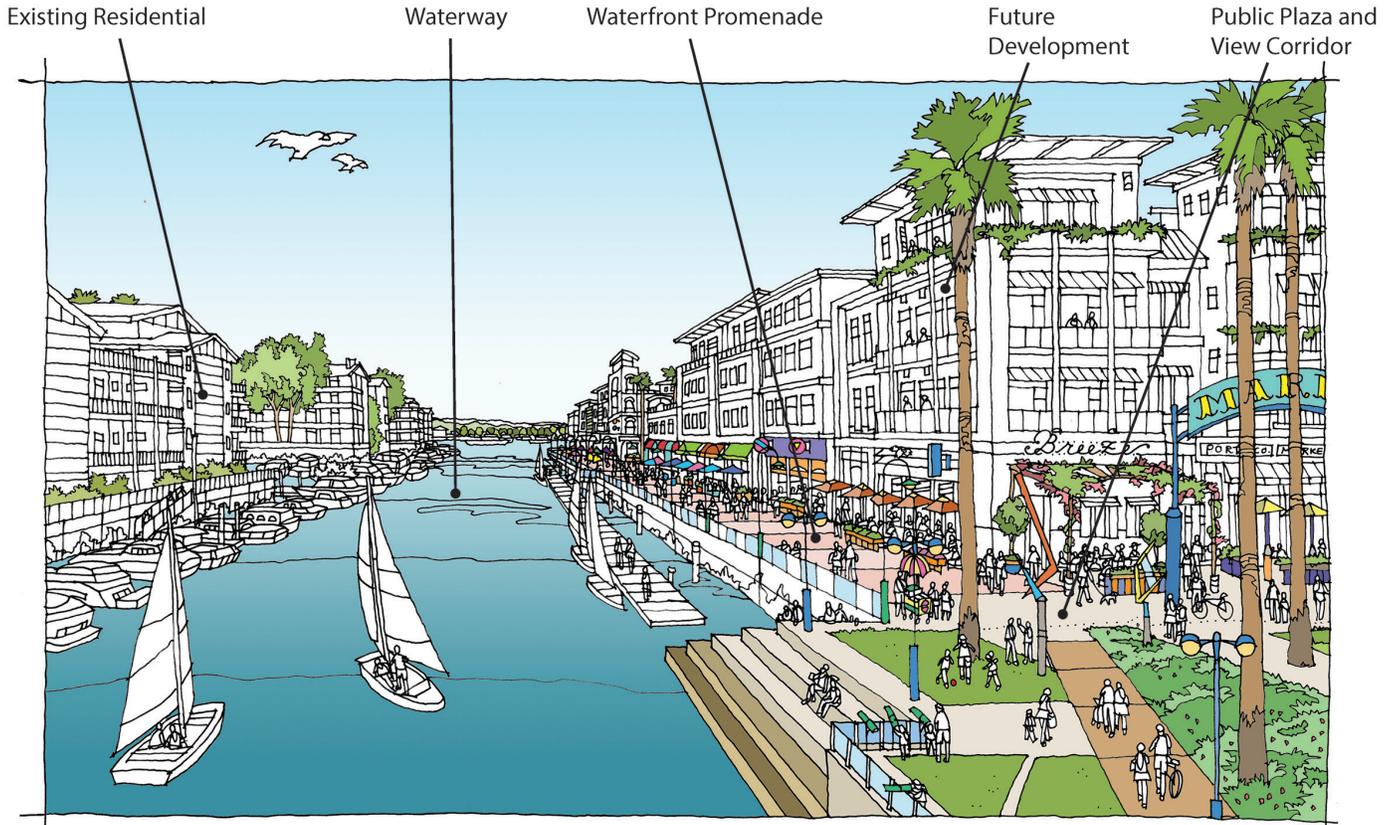
Specific Plan, EIR, Local Coastal Program, Public Outreach

Awards

2022 Efficient and Sustainable Land Use, Honorable Mention, SCAG

2021 Hard-Won Victory, APACA; APA-LA

2021 Outstanding Planning Document, AEP



©Cityworks Design, 2017

infrastructure in a single document—no easy task given the historically competing interests in the area. In the past, several individual planning efforts began, stalled, and were eventually abandoned, so the city council directed staff to seek funding for and conduct a comprehensive analysis of the area.

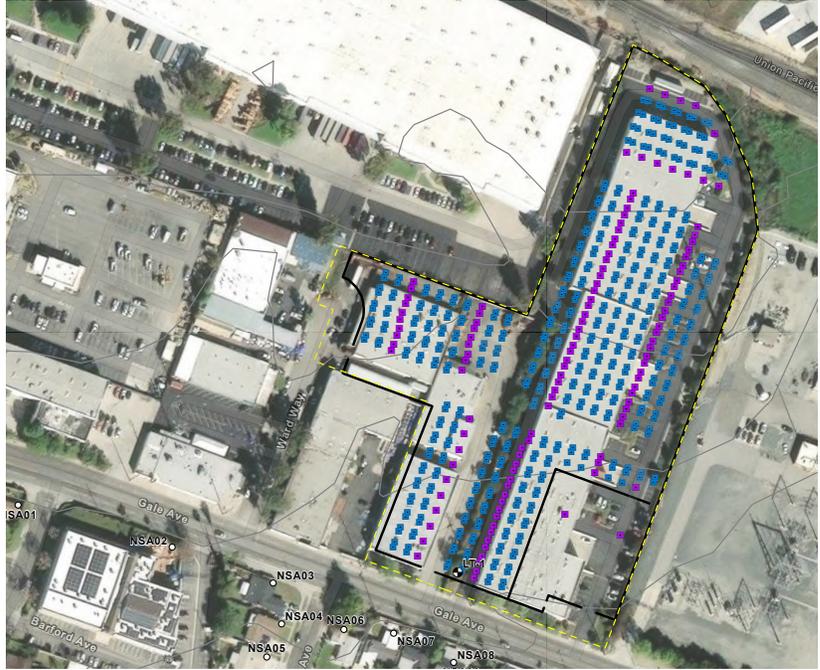
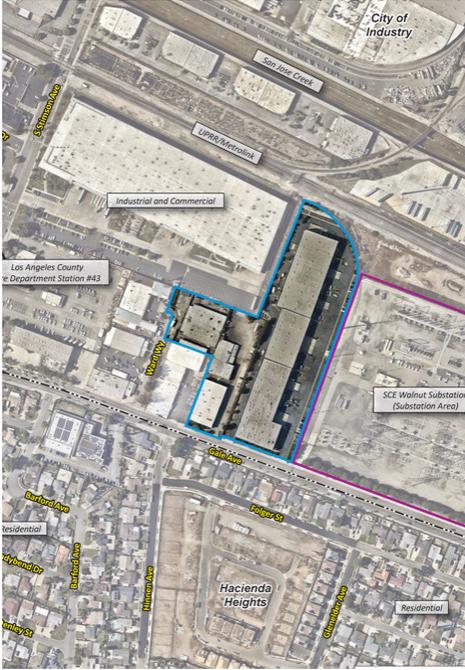
The project launched an extensive outreach effort that included forming a 22-member community advisory committee, an online community forum, and several public workshops at critical milestones. An opportunities and constraints workbook was prepared for the public to document existing conditions and key considerations for the area. PlaceWorks and the city were very careful to make this a transparent planning process that actively engages the public in each phase.

PlaceWorks also prepared a Local Coastal Program amendment to incorporate land use changes in the coastal zone. Wetland delineations and habitat studies informed other land use decisions. Finally, PlaceWorks prepared a program EIR for the specific plan and LCP amendment. The program EIR was structured to cover impacts of the ultimate buildout of the specific plan. Its mitigation measures provided performance standards for future development projects, reducing the need for subsequent environmental documentation.



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



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

Project Qualifications

6700 Pacific Coast Highway

Long Beach, CA

Client Contact

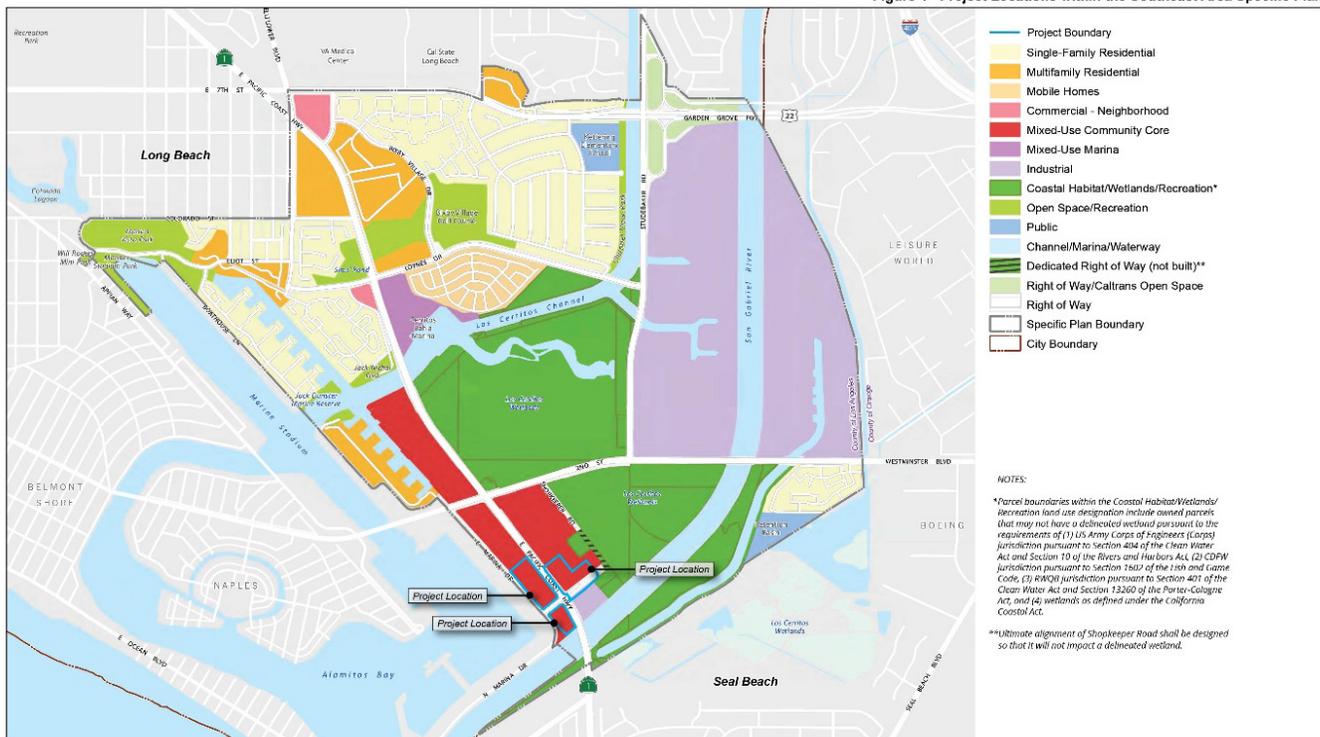
Thomas Warren
purs@hollandpartnergroup.com

Project Description

Fehr & Peers provided transportation impact analysis services for the proposed residential project at 6700 Pacific Coast Highway (PCH) in Long Beach. The site currently exists as office buildings and is proposed under the City's Southeast Area Specific Plan (SEASP) EIR. The Project is consistent with the Specific Plan and citywide goals to provide additional housing in this fast-changing area of Long Beach. Fehr & Peers developed a mixed-use trip generation approach included in the SEASP EIR, which accounts for the dynamic interaction between land uses within the SEASP area and worked with the City of Long Beach to ensure the most accurate data was used.

Fehr & Peers prepared a technical memorandum summarizing the findings of the detailed trip generation study, the consistency of the Project with the SEASP EIR and an evaluation of the site plan for the proposed pedestrian, bicycle, and vehicle access and circulation.

Figure 4 - Project Locations within the Southeast Area Specific Plan



Source: City of Long Beach, 2022, PlaceWorks, 2022.



Project Qualifications

6615 Pacific Coast Highway

Long Beach, CA

Client Contact

Kara Kosel
kkosel@placeworks.com
 (714)966-9220 x2338

Project Description

Fehr & Peers provided transportation impact analysis services for the proposed 6615 Pacific Coast Highway project located within the Southeast Area Specific Plan (SEASP) Area of the City of Long Beach. The SEASP and its accompanying Environmental Impact Report (EIR) establish the framework for how transportation should be analyzed for projects within the SEASP area, which is different than the City of Long Beach's Traffic Impact Analysis (TIA) Guidelines (June 2020). Fehr & Peers evaluated the consistency of the Project with the trip allocation of the SEASP EIR enabling tiering opportunities that can cover most or all aspects of the environmental impact analysis for transportation without needing to complete a full standalone evaluation for the project.

Fehr & Peers coordinated with City of Long Beach staff to confirm the transportation analysis approach, developed the mixed-use trip generation approach included in the SEASP EIR, which accounts for the dynamic interaction between land uses within the SEASP area, evaluated the consistency with SEASP VMT and the site plan's proposed multimodal access and circulation. Fehr & Peers prepared a technical memorandum summarizing the findings previously mentioned.

21611 Perry Street 15183 Memo

Carson, CA

Client Contact

Darren Embry
darren@faring.com
 (323)481-9178x2338

Project Description

Fehr & Peers provided a trip generation evaluation for an approximately 68-unit residential development at 21611 Perry in the City of Carson. Fehr & Peers coordinated with the City of Carson to finalize the project trip generation, trip generation comparison approach and approach for 15183 tiering. The trip generation analysis included an estimate of applicable trip credits related to transit, walk, bike and internal trip capture based on the Institute of Transportation Engineers (ITE) *Trip Generation, 11th Edition* (ITE, 2017) trip generation rates. A brief memo was created to reflect the LOS analysis and the envelope of trip generation previously analyzed for the site.

Fehr & Peers assisted the project team on the VMT strategy implemented with the project, working with the City of Carson General Plan to ensure consistency and tiering from the General Plan EIR impact findings using CEQA section 15183 tiering opportunities. A standalone CEQA focused memorandum was created to document the findings of consistency.



LONG BEACH SOUTHEAST AREA SPECIFIC PLAN

Long Beach, CA | PlaceWorks for City of Long Beach

This project entailed preparation of land use updates for a 1,500-acre portion of East Long Beach as well as a Specific Plan, a Program EIR and an amendment to the City's Local Coastal Program (LCP) and the Southeast Area Development and Improvement Plan (SEADIP) zoning district. Located south of CSU Long Beach, the area provides marina access to Alamitos Bay and is host to regional bikeway connections along the San Gabriel River, which provides ocean access. SEADIP is the last area of Long Beach that is not entirely built out and is characterized by undeveloped Los Cerritos wetlands parcels in varying degrees of degradation and several large under-utilized properties, particularly along Pacific Coast Hwy. Fuscoe participated in conducting community outreach, following State grant protocols to identify the community's key infrastructure concerns. The overall project encompassed refining and implementing the perspectives of multiple stakeholder groups, including property owners, businesses, residents and wetlands preservationists. This significant undertaking offered a unique opportunity to produce a land use and development code that creatively balanced responsible development with resource preservation. The final Specific Plan included customized land uses and development standards; identified locations for future development potential; expanded multi-modal transportation options; and incorporated proactive strategies to preserve wetlands and measures to maintain valuable natural resources.

CONTACT & STATUS

Karen Gulley, PlaceWorks, 714.966.9220

Christopher Koontz, City of Long Beach, 562.570.6288

Completed September 2021

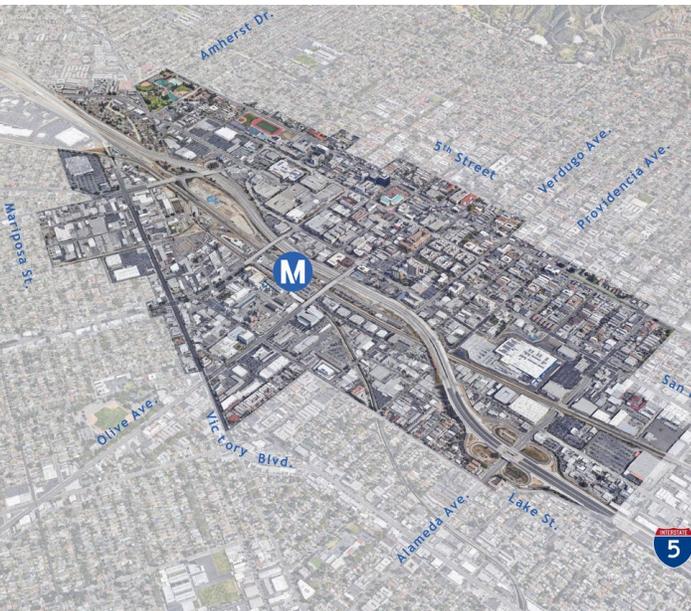
AWARDS

City of Long Beach Southeast Area Specific Plan

2021 Hard-Won Victories Award, APA Los Angeles Planning Awards

2021 Outstanding Planning Award, AEP Los Angeles Awards





BURBANK DOWNTOWN TOD SPECIFIC PLAN

Burbank, CA | Moule and Polyzoides for City of Burbank

The City of Burbank is preparing a Transit Oriented Design Specific Plan for Downtown Burbank, a 965-acre Plan Area, supported by funding from LA Metro and the State of California. The Specific Plan provides a vision for Downtown that encourages new housing within walking and biking distance of the Downtown Metrolink station and proposed North Hollywood to Pasadena BRT line, attracts high quality employment, and supports regional retail and entertainment opportunities.

Fuscoe Engineering (FEI) conducted water and sewer demand calculations based on detailed land use scenarios for various alternatives. After completing the demand analysis, projected increases in water and sewer requirements were spatially assessed at specific intersections and manholes. Additionally, FEI collaborated closely with Burbank Water and Power and Public Works to evaluate the hydraulic impacts on the water and sewer systems serving the TOD project area. FEI is also preparing a CEQA Technical Study addressing water supply, water distribution, and sewer distribution.

SERVICES PROVIDED

- › Water & Sewer Demand Calculations
- › Hydrology
- › CEQA Study

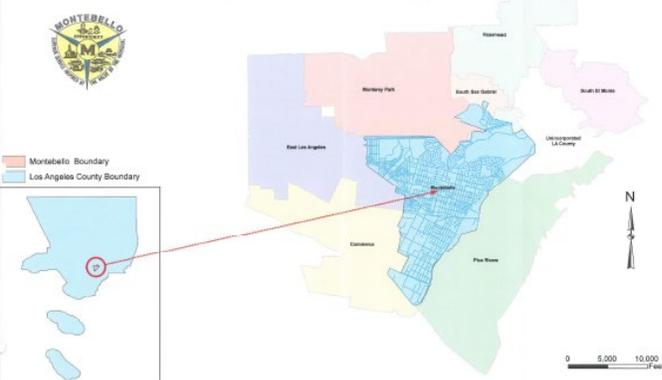
CONTACT & STATUS

Leonard "Lenny" Bechet, 818.238.5250
Ongoing





City of Montebello Boundary Map



CITY OF MONTEBELLO GENERAL PLAN UPDATE & SPECIFIC PLAN

Montebello, CA | Rangwala Associates

Fusco Engineering, as a subconsultant to Rangwala Associates, participated in a project tour with City staff and team members to identify opportunities and constraints and then prepared an existing conditions assessment that focused on existing wet infrastructure, including storm drain, water and sewer collection systems. Fuscoe also evaluated the status of existing systems and incorporated priorities within the CIP budgets to identify strengths and weaknesses of those systems. The Fuscoe team then summarized all major utility providers for the City (gas and electric) and included estimated demands as provided by the City.

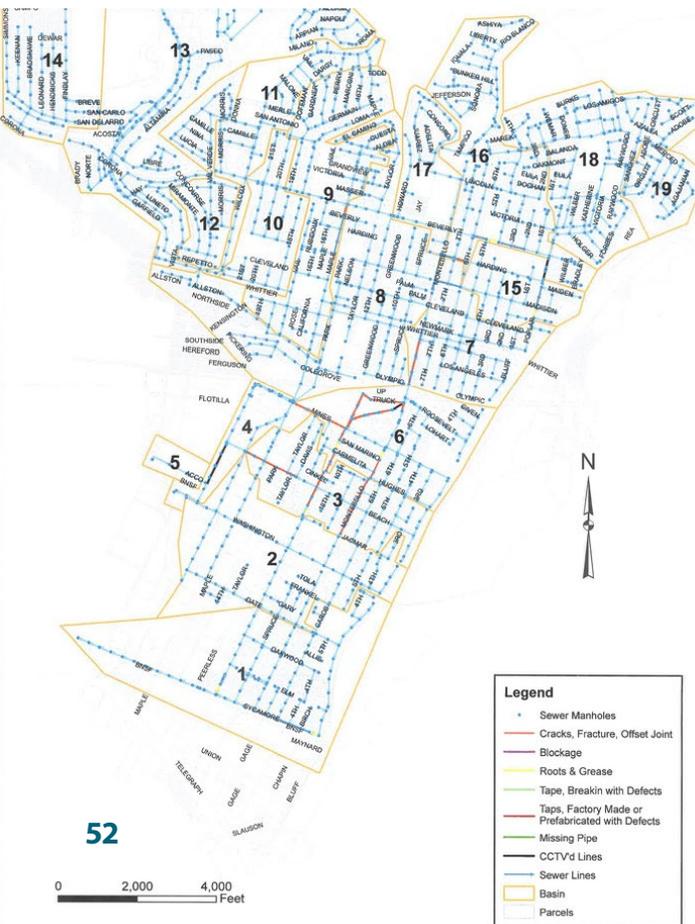
SERVICES PROVIDED

- > Infrastructure Profile
- > Infrastructure Adequacy Assessment
- > Utilities and Service

CONTACT & STATUS

Kaizer Rangwala, 805.850.9779

General Plan Update & Downtown Specific Plan approved April 2024





PREVIOUS PROJECTS

Project Example #1

Project Title: Glendora South Hills Bike Park IS/MND

Project Location: South Hills Park, City of Glendora, Los Angeles County, California

Client: PlaceWorks

Contact: Jorge Estrada, jestrada@placeworks.com 714.966.9220 ext. 2366

Project Duration: October 2024 to July 2025

Contract Amount: \$43,790

Description: HANA Resources, Inc. (HANA) was retained by PlaceWorks to prepare a Biological Resources Evaluation (BRE) report and conduct a Preliminary Jurisdictional Delineation (PJD) report for the proposed Glendora South Hills Bike Park. This proposed project consisted of the construction of a bike park and a 6-mile cross country style trail encompassing the entire South Hills Wilderness area.

This BRE: 1) summarized existing site conditions; 2) assessed the potential presence of sensitive biological resources; 3) analyzed the potential impacts on those resources; 4) recommended best management practices (BMPs), avoidance and protection measures, and mitigation measures to avoid, eliminate and/or reduce environmental impacts to less than significant levels; and 5) identified biological permits or approvals needed.

This PJD: 1) reviewed existing environmental data, aerial imagery, and site-specific hydrology and soils information; 2) performed a field delineation to identify potential wetlands, streams, and other aquatic resources using U.S. Army Corps of Engineers (USACE) methods; 3) documented field indicators of jurisdictional features, including hydrophytic vegetation, hydric soils, and wetland hydrology; 4) mapped identified features using GIS software to produce spatial data and support clear documentation of findings; and 5) prepared a Preliminary Jurisdictional Delineation (PJD) report summarizing methodology, findings, regulatory context, and recommendations for permitting or further coordination with resource agencies.

In support of trail design refinement, HANA also reviewed proposed trail alignments relative to mapped water resources and potential jurisdictional features to identify areas of concern and provide recommendations to avoid or minimize impacts. Feedback was provided in the form of annotated maps and written guidance, and HANA coordinated with the project design team to support the integration of recommendations. Following finalization of trail specifications, HANA conducted a follow-up site visit and prepared an addendum to revise the PJD accordingly.

Project Example #2

Project Title: Phase I Environmental Site Assessments Various Properties

Project Location: Southern California

Client: Totten Tubes, 500 Danlee Street, Azusa, CA 91702

Contact: Paul Totten, paul@totten tubes.com, (800) 882-3748 (work), (626) 353-6831 (cell)

Project Duration: August 2024 to November 2024

Contract Amount: \$45,080

Description: HANA Resources, Inc./Natures Image provided an Environmental Professional and support staff to conduct nine Phase I ESA's completed in accordance with the AAI standard and American Society for Testing and Materials (ASTM) E 1527-21. The assessment encompassed a comprehensive review of historical records, including aerial photographs, topographic maps, and government databases, to identify any recognized environmental conditions (RECs) associated with the properties in question. Site reconnaissance was conducted to visually inspect the properties and surrounding areas for evidence of potential contamination sources. Interviews with current and past property owners, as well as local government officials and neighboring businesses, was conducted to gather additional information about the properties historical land uses and potential environmental risks.

A detailed report for each site was prepared summarizing the findings of the Phase 1 ESA, including a description of the property and surrounding area, a review of historical land use, documentation of identified RECs, and recommendations for further investigation or remediation, if necessary. The report was formatted to meet the requirements of the California Environmental Protection Agency (CalEPA) and other relevant regulatory agencies. Additionally, the report included maps, photographs, and other supporting documentation to aid in the understanding and interpretation of the findings. The final electronic deliverable was provided to the client within a specified timeframe, along with any necessary supporting documentation or appendices.

Project Example #3

Project Title: Capistrano-Doheny Beach Nature-Based Shoreline Adaptation Project

Project Location: Doheny State beach and Capistrano Beach, Dana Point, Orange County, CA

Client: PlaceWorks

Contact: Malia Durand, mdurand@placeworks.com 714.966.9220 ext. 2342

Project Duration: July 2025 to current

Contract Amount: \$34,280

Description: HANA Resources, Inc. (HANA) was retained by PlaceWorks to provide CEQA/NEPA Cultural tech analysis for the Capistrano-Doheny Beach Nature-Based Shoreline Adaptation Project. This analysis included a Cultural Resource Assessment, Biological Assessment, and Jurisdictional Delineation of Tidal Waters.

This study provided information regarding cultural resources within the Area of Potential Effects (APE) and was completed in accordance with the California Environmental Quality Act (CEQA) and the requirements of the Secretary of Interior Standards and Section 106 of the National Historic Preservation Act (NHPA), as amended. This assessment included digitization of the APE, a records search, background research, Native American scoping, and a field survey following standard professional archaeological procedures. Complete site records were submitted to the South Central Coastal Information Center. Additionally, a report documenting the methods and findings of the above procedures, integrity and historical significance of historical properties, and recommended courses of action, was delivered to the Client.

LOMA ALTA EMERGENCY SEWER REPLACEMENT PROJECT **Oceanside, California**

Client: Ms. Daria Yegorova, City of Oceanside Water Utilities Department, (760) 435-5875



Project Highlights and Geotechnical Challenges

- Observation during excavation and backfill of Phase I sewer replacement within Oceanside Boulevard and Rancho del Oro Drive
- Jack and bore of new sewer line within Oceanside Boulevard
- Observation and testing of backfill for the jack and bore pits
- Observation and testing of pavement section construction within Oceanside Boulevard and Rancho del Oro Drive
- Geotechnical evaluation for Phase II sewer replacement
- Preparation of a geotechnical evaluation report for Phase II sewer replacement and for Phase II jack and bore pits

**NEW MAINTENANCE BUILDING SAN LUIS REY WATER
TREATMENT FACILITY**
Oceanside, California

Client: Mr. Ray Hahn, City of Oceanside Water Utilities Department, (760) 435-3065



Project Highlights and Geotechnical Challenges

- Performed subsurface geotechnical evaluation of the site consisting of the small diameter borings and Cone Penetration Tests (CPT) Soundings for proposed new building
- Performed liquefaction analysis and dynamic settlement analysis using data obtained from our subsurface geotechnical evaluations
- Provided preliminary geotechnical foundation recommendations relative to the proposed improvements

NORTH VALLEY LIFT STATION UPGRADE **Oceanside, California**



Client: Mr. Ryan Morgan, City of Oceanside Water Utilities Department, (760) 435-3065

Project Highlights and Geotechnical Challenges

- Performed subsurface geotechnical evaluation of the site of proposed jack and bore pits for sewer forced main bypass
- Provide geotechnical recommendation for the proposed jack and bore, trenchless pipe installation
- Provided mitigation recommendation for replacement of damaged culvert channel wall
- Recommendation for foundation stabilization for “pipe bridge” abutment

RECYCLED WATER SYSTEM EXPANSION **San Clemente, California**



Client: Mr. Amir Ilkhanipour, City of San Clemente, (949) 361-6118

Project Highlights and Geotechnical Challenges

- Geotechnical mapping and observation of remedial grading to mitigate differential settlement
- Observation of the temporary stability of a 10-foot high $\frac{3}{4}$:1 (horizontal to vertical) cut slope
- Observation and testing of backfill for the excavation backfill of approximately 51,750 linear feet of pipeline
- Observation and testing of during the construction of a new 0.2 millions of gallons per day (MGD) pre-stresses design-build concrete water tank

LAGUNA BEACH SEWER INTERCEPTOR TUNNEL **South Coast Water District**

Geotechnical Assessment of Coastal Bluff Impact on Sewer Line



Client: Mr. Joseph McDivitt, South Coast Water District, (949) 499-4555

Project Highlights and Geotechnical Challenges

- Geotechnical review of sewer tunnel rehabilitation plans, geologic and geotechnical reports, geologic maps, and aerial photos
- Performed geologic field mapping of accessible outcrops along the bluff face and in portions of the sewer tunnel and adits
- Modeling of structural geology and slope stability evaluation
- Recommendations for temporary and permanent geotechnical hazard mitigation during proposed tunnel rehabilitation.



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TIMELINE





TRAFFIC SIGNAL



TIMELINE

Proposed Schedule

The schedule for preparation of the PEIR and technical analysis is estimated to take 18 months as detailed below.

TASK	DURATION
Task 1. Project Initiation	
1.1 Project Initiation/Kick Off Meeting	1 day
1.2 Land Use Statistics	2 weeks
1.3 Project Description	2 weeks
Task 2. Technical Analyses	
2.1 Air Quality, Energy, and Greenhouse Gas Emissions	5 weeks*
2.2 Noise and Vibration	4 weeks*
2.3 Water Supply Evaluation	6 weeks*
2.4 VMT Assessment (F&P)	4 weeks*
2.5 Infrastructure Evaluation (Fuscoe)	6 weeks*
2.6 Biological Resources Literature Review Memorandum (HANA)	6 weeks*
2.7 Historical/Archaeological Resources Due-Diligence Study (HANA)	8 weeks*
2.8 Geologic Hazards Evaluation (LGC Geotechnical)	10 weeks*
Task 3. Draft Initial Study	12
NOP Public Review Period	30 days
Task 4. PEIR	30 weeks**
NOA Public Review Period	45 days
Task 5. Final PEIR/MMRP/FOF and SOC	4 weeks
Task 6. Project Meetings, Management, and Coordination	
6.1 Project Meetings, Management, and Coordination	Ongoing
6.2 Hearing Attendance	8 weeks

*Concurrent timing included in Draft Initial Study.
 ** Starts at the completion of the Final IS and moves concurrently with the NOP public review period.

“PlaceWorks’ project managers have consistently communicated complex schedules, efficiently, timely managed tasks, and provided accurate and up-to-date accounting information on their budgets. I highly recommend their services.”

— Larry Mainez

Community Development Director,
City of Highland



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BUDGET





art gallery



BUDGET

Cost Proposal

Title	PLACEWORKS															Place-Works Hours	PLACE-WORKS TOTAL	SUBCONSULTANTS					10% Subconsultant Markup	SUB-CONSULTANT TOTAL	TOTAL TASK BUDGET					
	DURAND Managing Principal Role: <i>Principal-in-Charge</i> Hourly Rate: \$285	SCHWAB Associate Principal Role: <i>Overlay Project Manager</i> Hourly Rate: \$270	EL CHAMMAS GASS Senior Assoc/Engineer Role: <i>Project Manager</i> Hourly Rate: \$250	GARNER Associate Role: <i>Assistant Project Manager</i> Hourly Rate: \$190	CASTRO Project Planner Role: <i>CEQA Planner</i> Hourly Rate: \$155	VERMILION Principal Role: <i>AQ, GHG, Energy, Noise QA/QC</i> Hourly Rate: \$285	VANG Senior Associate Role: <i>AQ, GHG Lead</i> Hourly Rate: \$255	PARKS Associate Role: <i>AQ, GHG, Energy</i> Hourly Rate: \$185	SHIELDS Senior Associate Role: <i>Noise Lead</i> Hourly Rate: \$260	ZIMNY Associate Role: <i>Noise</i> Hourly Rate: \$170	BUSH Senior Engineer Role: <i>Hydro/WQ and HRA Lead</i> Hourly Rate: \$230	MILLER Associate Role: <i>Hydro/WQ</i> Hourly Rate: \$165	DOCUMENT SUPPORT					Fehr & Peers Role: <i>Traffic and VMT</i> Hourly Rate: \$135	Fuscoe Role: <i>Civil Engineering, Infrastructure</i> Hourly Rate: \$170	HANA Resources Role: <i>Biological, Cultural Resources</i> Hourly Rate: \$150	LGC Geotechnical Role: <i>Geotechnical Engineering</i> Hourly Rate: \$135	Fitzgerald Consulting Role: <i>Hazards</i> Hourly Rate: \$150								
TASK 1. PROJECT INITIATION																														
1.1 Project Initiation/Kick-off Meeting	4		4		4															12	\$2,760	0	0	0	0	0	\$0	\$0	\$2,760	
1.2 Land Use Statistics		12	8																	20	\$5,240	0	0	0	0	0	\$0	\$0	\$5,240	
1.3 Project Description	4	8	6	10	24									16						68	\$12,580	0	0	0	0	0	\$0	\$0	\$12,580	
Task 1. Subtotal	8	20	18	10	28	0	0	0	0	0	0	0	16	0	0	0	0	0	100	\$20,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,580	
TASK 2. TECHNICAL ANALYSES																														
2.1 Air Quality, Energy, and GHG Emissions (PlaceWorks)	1		2			22	7	120												152	\$31,040	0	0	0	0	0	\$0	\$0	\$31,040	
2.2 Noise and Vibration (PlaceWorks)	1		2						10	36				1	1					51	\$9,825	0	0	0	0	0	\$0	\$0	\$9,825	
2.3 Water Supply Evaluation (PlaceWorks)			2								10	32	2	2	1					49	\$8,840	0	0	0	0	0	\$0	\$0	\$8,840	
2.4 Transportation (VMT/CEQA Metrics) (Fehr & Peers)			2																	2	\$500	40,505	0	0	0	0	\$4,051	\$44,556	\$45,056	
2.5 Infrastructure Evaluation (Fuscoe)																				0	\$0	0	0	0	0	0	\$0	\$0	\$0	
2.5.1 PEIR Infrastructure Evaluation			2																	2	\$500	0	8,901	0	0	0	\$890	\$9,791	\$10,291	
2.5.2 Project Meetings and Coordination																				0	\$0	0	3,482	0	0	0	\$348	\$3,830	\$3,830	
2.6 Biological Resources Literature Review (HANA)			2																	2	\$500	0	0	9,100	0	0	\$910	\$10,010	\$10,510	
2.7 Historical/Archaeological Resources Due-Diligence Study (HANA)			2																	2	\$500	0	0	9,600	0	0	\$960	\$10,560	\$11,060	
2.8 Geologic Hazards Evaluation (LGC Geotechnical)			2																	2	\$500	0	0	0	44,000	0	\$4,400	\$48,400	\$48,900	
Task 2. Subtotal	2	0	16	0	0	22	7	120	10	36	10	32	2	3	2	262	\$52,205	\$40,505	\$12,383	\$18,700	\$44,000	\$0	\$11,559	\$127,147	\$179,352					
TASK 3. PEIR SCOPING																														
3.1 Draft Initial Study	6		12	18	38									4	8	8				94	\$17,120	0	0	0	0	0	\$0	\$0	\$17,120	
3.2 Notice of Preparation & Tribal Consultation																				0	\$0	0	0	0	0	0	\$0	\$0	\$0	
NOP	1		1	2	4										1	1				10	\$1,855	0	0	0	0	0	\$0	\$0	\$1,855	
Tribal Consultation Assistance	2		2	8	8										1	1				14	\$2,630	0	0	0	0	0	\$0	\$0	\$2,630	
3.5 Scoping Meeting and Outreach	8	6	2		12															28	\$6,260	0	0	0	0	0	\$0	\$0	\$6,260	
Task 3. Subtotal	17	6	17	20	62	0	0	0	0	0	0	0	4	10	10	146	\$27,865	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,865		
TASK 4. PEIR PREPARATION																														
4.1 Admin Draft PEIR	29	8	72	116	214									54	66	46				605	\$109,045	0	0	0	0	2,640	\$264	\$2,904	\$111,949	
4.2 Public Review Draft PEIR	16	8	20	20	60									8	8	16				156	\$29,660	0	0	0	0	0	\$0	\$0	\$29,660	
Task 4. Subtotal	45	16	92	136	274	0	0	0	0	0	0	0	62	74	62	761	\$138,705	\$0	\$0	\$0	\$0	\$2,640	\$264	\$2,904	\$141,609					
TASK 5. CERTIFICATION DOCUMENTS																														
5.1 Final PEIR/Response to Comments	4		20	20	20										8	8				80	\$15,600	2,540	0	0	0	0	\$254	\$2,794	\$18,394	
5.2 Mitigation Monitoring and Reporting Program	1		2	10	12											2				27	\$4,845	0	0	0	0	0	\$0	\$0	\$4,845	
5.3 Findings of Fact/Statement of Overriding Consideration	6		12	30	14										8	4				74	\$14,540	0	0	0	0	0	\$0	\$0	\$14,540	
5.4 Notice of Determination			1		4															5	\$870	0	0	0	0	0	\$0	\$0	\$870	
Task 5. Subtotal	11	0	36	60	52	0	0	0	0	0	0	0	0	16	14	189	\$36,415	\$2,540	\$0	\$0	\$0	\$0	\$0	\$254	\$2,794	\$39,209				
TASK 6. PROJECT MEETINGS, MANAGEMENT, AND COORDINATION																														
6.1 Project Management and Meetings (18 months)	30	12	84	12																138	\$35,070	0	0	0	0	0	\$0	\$0	\$35,070	
6.2 Meetings and Public Hearing Attendance	24	4	24																	52	\$13,920	0	0	0	0	0	\$0	\$0	\$13,920	
Task 6. Subtotal	78	16	132	12	0	0	0	0	0	0	0	0	0	0	0	238	\$61,830	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,830		
Labor Hours Total	161	58	311	238	416	22	7	120	10	36	10	32	84	103	88	1696														
Labor Dollars Total	\$45,885	\$15,660	\$77,750	\$45,220	\$64,480	\$6,270	\$1,785	\$22,200	\$2,600	\$6,120	\$2,300	\$5,280	\$11,340	\$17,510	\$13,200	\$337,600	\$43,045	\$12,383	\$18,700	\$44,000	\$2,640					\$132,845	\$470,445			
PlaceWorks Percent of Total Labor	9.5%	3.4%	18.3%	14.0%	24.5%	1.3%	0.4%	7.1%	0.6%	2.1%	0.6%	1.9%	5.0%	6.1%	5.2%	100.0%														
REIMBURSABLE EXPENSES																														
PlaceWorks Reimbursable Expenses																														\$3,970
Subconsultants' Reimbursable Expenses																														\$550
EXPENSES TOTAL																														\$4,520
GRAND TOTAL																														
2.9 Phase I Environmental Site Assessment (HANA) Optional																														\$16,180
GRAND TOTAL WITH OPTIONAL TASK																														\$491,145



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Fee Schedules

PlaceWorks - 2026 Fee Schedule

STAFF LEVEL	HOURLY BILL RATE
Principal	\$210–\$345
Associate Principal	\$195–\$295
Senior Associate II	\$170–\$280
Senior Associate I	\$160–\$240
Associate II	\$135–\$210
Associate I	\$125–\$195
Project Planner	\$105–\$185
Planner	\$90–\$165
Graphics Specialist	\$90–\$175
Administrator	\$145–\$250
Clerical/Word Processing/Technical Editor	\$45–\$175
Intern	\$80–\$135

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

2026_StdFeeSch_INTERIM

Fehr & Peers

2025-2026
(July 2025 through June 2026)

Hourly Billing Rates

Classification	Hourly Rate
Principal	\$280.00 - \$460.00
Senior Associate	\$240.00 - \$335.00
Associate	\$215.00 - \$290.00
Senior Engineer/Planner	\$165.00 - \$240.00
Engineer/Planner	\$140.00 - \$200.00
Senior Engineering Technician	\$160.00 - \$255.00
Senior Project Accountant	\$125.00 - \$190.00
Senior Project Coordinator	\$135.00 - \$225.00
Project Coordinator	\$120.00 - \$190.00
Technician	\$155.00 - \$195.00
Intern	\$100.00 - \$160.00

- *Other Direct Costs / Reimbursable Expenses are invoiced at cost plus 10% for handling.*
- *Personal auto mileage is reimbursed at the current IRS approved rate (70 cents per mile as of Jan 2025).*
- *Technology & Security Fee (software licensing, hardware upgrades, secure data storage, etc.) are invoiced and calculated as a percentage of monthly project labor.*

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



FEE SCHEDULE*

Rates apply to any out-of-scope work.

Description	Rate
Project Manager	\$155/hr
Professional Geologist (PG)	\$150/hr
Staff Geologist/Environmental Scientist	\$125/hr
Archaeologist / Historian V/ Cultural Resource Specialist	\$140/hr
Associate Biologist	\$125/hr
Senior GIS Analyst	\$135/hr
Administrative Manager/ Technical Editor	\$100/hr
Other Direct Costs	Rate
Mileage (from nearest office to site)	Std. Gov't
Per diem	Std. Gov't
Materials fees & other ODCs	Cost + 10%
Special services or equipment	Ind. Quote

***ESCALATION MAY APPLY FOR MULTI-YEAR CONTRACTS**



Signal Hill PROFESSIONAL FEE SCHEDULE GEOTECHNICAL SERVICES

Professional Billing Rate (per hour)

Word Processing	\$ 75.00
CAD Operator	100.00
Junior Field Technician	100.00
Senior Field Technician/Field Supervisor/Operations Manager.....	115.00
Jr./Sr. Field Technician/ Field Supervisor/Operations Manager Prevailing Wage.....	160.00
Jr. Staff Engineer/Geologist.....	125.00
Staff Engineer/Geologist.....	135.00
Senior Staff Engineer/Geologist	145.00
Project Engineer/Geologist	155.00
Senior Project Engineer/Geologist.....	175.00
Geotechnical Engineer/Engineering Geologist/Project Manager.....	185.00
Senior Geotechnical Engineer/Engineering Geologist/Project Manager	195.00
Vice President of Engineering/Geology/Project Management.....	205.00
Senior Vice President of Engineering/Geology/Project Management	215.00
Director of Engineering/Geology.....	225.00
Associate Engineer/Geologist	235.00
Principal Engineer/Geologist.....	250.00
Senior Principal Engineer/Geologist.....	275.00

Engineering Equipment

Field Vehicle Usage	\$ 10.00/per hour
Vehicle Mileage	included in vehicle usage
Nuclear Soil Gauge and Inclinator	included in hourly rate
Other Monitoring Equipment	Upon Request

Laboratory Tests

Moisture Content	\$ 30.00
Moisture and Density (ring samples).....	45.00
Maximum Dry Density (optimum moisture content)	285.00
Maximum Density Checkpoint	85.00
Sieve Analysis.....	185.00
Hydrometer Analysis.....	145.00
Sieve and Hydrometer Analysis.....	240.00
Percent Passing No. 200 Sieve.....	90.00
Liquid Limit and Plastic Limit	235.00
Liquid Limit – Non-Plastic (1pt).....	110.00
Sand Equivalent.....	140.00
Expansion Index.....	170.00
Direct Shear (shear rate of 0.05 in./min.)	385.00
Direct Shear (shear rate of lower than 0.05 in./min.).....	465.00
Single Point Shear.....	140.00
Unconsolidated Undrained Triaxial Shear.....	225.00
Consolidation (w/o time rate)	255.00
w/time rate, add (per increment)	60.00
w/extra load, add (per load).....	55.00
Collapse Test (ASTM D4546-B)	140.00
R-Value (untreated).....	400.00



R-Value (treated)	440.00
Sulfate Content.....	100.00
Chloride Content	100.00
Corrosive Suite (minimum resistivity, pH, sulfate and chloride).....	345.00
Organic Matter Content	85.00
Caltrans 216 Compaction	325.00

Stipulations

- ◆ All professional rates are accrued from portal to portal.
- ◆ Expert witness testimony, depositions, or mediation conferences, will be billed at 2.0 times the professional billing rate.
- ◆ All geologists, engineers, and technicians will be billed at time-and-a-half for overtime. Overtime is defined as more than 8 hours in one day and any time worked on weekends, state holidays or night shifts. Double time will be billed when more than 12 hours are worked in one day or more than 8 hours on weekends, state holidays or night shifts. Scheduling Field Technicians less than 48 hours in advance may result in their hours being billed at overtime rates.
- ◆ Invoices are rendered monthly, payable upon receipt.
- ◆ Proposals are valid for 30 days, unless otherwise stated.
- ◆ Heavy equipment, subcontractor fees and expenses, supplemental insurance, travel, shipping, outside reproduction, and other reimbursable expenses will be invoiced at cost, plus 20 percent.
- ◆ Prior to initiating our field work, client agrees to provide all information in client’s possession about actual or possible presence of underground utilities and/or hazardous materials on the site. Client agrees to reimburse LGC Geotechnical for all costs related to unanticipated discovery of utilities and/or hazardous materials.
- ◆ Prior to initiating our field work, client agrees to provide all information in client’s possession with regard to restricted entry and/or exploration areas, such as areas of environmental contamination, hazardous soils, sensitive habitat areas, etc. Client agrees to reimburse LGC Geotechnical for all costs related to environmental contamination, hazardous soils, sensitive habitat areas, etc.
- ◆ Client is responsible for providing safe and legal access to the site at all times.
- ◆ Quoted laboratory test rates assume samples are free of hazardous materials. Handling and testing of samples containing hazardous materials may include additional costs.
- ◆ Soil samples obtained from a drill rig (SPT, Modified Ring Samples and bulk samples) will be retained for a period of 3 months, unless client requests otherwise.
- ◆ LGC Geotechnical will not be liable for any loss, damage or liability to persons or property arising out of performance of our service that is not covered and paid for by our insurance. For any other loss, damage or liability which is not covered by insurance, our liability will be limited to the lesser of either \$10,000 or the total amount paid by client to LGC Geotechnical on the project in question.
- ◆ These rates are based on standard insurance coverage. If higher insurance limits are required client should discuss these limits, and the associated cost, with LGC Geotechnical prior to the initiation of our services.
- ◆ LGC Geotechnical’s services will be performed in accordance with generally accepted standards of care and diligence normally practiced by geotechnical consulting firms performing services of a similar nature in Southern California. No other warranty, either expressed or implied, is included or intended in LGC Geotechnical’s proposals, contracts, reports, etc.
- ◆ **2026 fees shall be 2025 fees multiplied by 1.05 (5% increase). 2027 fees shall be 2025 fees multiplied by 1.10 (10% increase). 2028 fees shall be 2025 fees multiplied by 1.15 (15% increase). 2029 fees shall be 2025 fees multiplied by 1.20 (20% increase).



FITZGERALD CONSULTING

Fitzgerald Consulting –Standard Fee Schedule

STAFF LEVEL	HOURLY BILL RATE
Principal	\$165



APPENDIX

Resumes





WORLD
FAMOUS

CURLEY'S CAFE

* FINE FOOD
* COCKTAILS

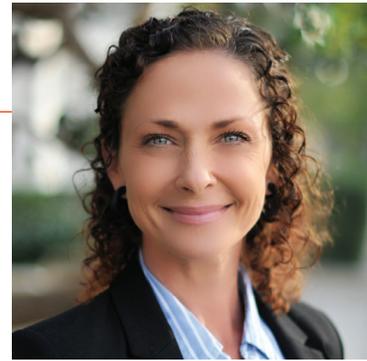
SPORTS
BIG SCREEN TV

PRIVATE AVAIL.
15021 424

EXIT

WELCOME
to
Curley's
Come In!

Handicapped parking sign



MALIA DURAND

Managing Principal, Environmental Services

As Managing Principal of Environmental Services, Malia pilots a team of sharp and discerning, analytical and conscientious CEQA/NEPA general practitioners and technical experts. A natural leader, she mentors interdisciplinary teams and emerging talent, fosters collaboration among team members, ensures project teams are appropriately staffed, and assists with determining the most streamlined level of review required for defensible projects. She is a seasoned environmental and urban planner with over 18 years of experience guiding complex projects through CEQA and NEPA processes.

Malia has overseen environmental review and regulatory compliance for hundreds of projects over virtually every project type—from schools, public works, and public- and private-sector housing developments to large-scale planning efforts and adaptive reuse initiatives, to program-level documents such as general plan EIRs. Her exceptional communication skills and proven ability to deliver results make her a dynamic leader and problem solver. As a strategic leader, Malia develops innovative and defensible approaches that streamline approvals, maintain transparency and public trust, and balance development goals with environmental stewardship.

Malia astutely applies her expertise to coordinating with federal, state, and local agencies; securing regulatory permits; and integrating technical studies covering transportation, biological, cultural, and other physical resources. Malia’s oversight ensures that documents embody the highest technical accuracy and legal defensibility. Her regulatory expertise, planning acumen, and commitment to a sustainable future have made her a trusted partner to public agencies and private clients navigating complex environmental challenges throughout California.

HIGHLIGHTS OF EXPERIENCE

Public- and Private-Sector Development Projects

- Ontario Mills Mixed-Use Planned Unit Development Project CEQA 15162 Findings | Ontario CA
- Euclid+Heil Residential Development Project EIR Addendum | Fountain Valley CA
- Norwalk Entertainment District-Civic Center Specific Plan and EIR Plan Review Services | Norwalk CA
- Santa Ana Short-Term Rentals Prohibition Ordinance EIR Addendum | Santa Ana CA
- Ontario Avenue Road Widening Project General Plan EIR Addendum | Corona CA
- Corona City Park Revitalization Project General Plan EIR Addendum | Corona CA
- Heacock Street Expansion Project IS/MND | Moreno Valley CA
- Norm Ross Sports Park Improvement Project IS/MND | Stanton CA
- Gleneyre Street Lighting Project IS/MND | Laguna Beach CA

EDUCATION

- BS, Environmental Science, San Diego State University

CERTIFICATIONS

- Certified Inspector of Sediment and Erosion Control In-Training (CISEC-IT)

AFFILIATIONS

- Association of Environmental Professionals (AEP)
- Worldwide Women’s Association (WWA)

Team member since 2023



MALIA DURAND

Managing Principal, Environmental
mdurand@placeworks.com

- CEQA Streamlining for Religious Sites Evaluation for Orange County Council of Governments | Laguna Beach CA
- Legacy-Highlands EIR and Specific Plan Peer Review | Beaumont CA
- 79 North Logistics Center EIR Peer Review | Beaumont CA
- The Peaks Subdivision 15183 Peer Review | Redding CA
- Chapman Yorba VIII Builders Remedy Mixed Use Project EIR | Orange CA
- Capistrano-Doheny Beach Nature-Based Shoreline Adaptation Project IS/MND | Orange County Public Works CA
- CEQA for La Paz Roundabout Reconstruction Project | Temecula CA

Program Level Environmental Projects

- Hesperia General Plan Update EIR | Hesperia CA
- Shafter General Plan Update EIR | Shafter CA

School Facilities CEQA Projects

- Menifee Valley Campus EIR Addendum; and Fire Lane Expansion Project EIR Addendum, Mt. San Jacinto CCD | Menifee CA
- Santa Ana College Synthetic Football Field Project IS/MND, Rancho Santiago CCD | Santa Ana CA
- Oxford Prep School Expansion IS/MND, Saddleback Valley USD | Lake Forest CA
- New School Construction EIR Addendum, Sulphur Springs USD | Santa Clarita CA
- Paakuma Park Field Lighting Project IS/MND and Addendum, San Bernardino City USD | San Bernardino CA
- Multiple Campus Upgrades CEQA, Chaffey JUHSD | Ontario CA
- Granite Hills HS Athletics Complex Master Plan IS/MND, Apple Valley USD | Apple Valley CA
- La Sierra HS Track & Field Project EIR, Alvord USD | Riverside CA

PRIOR EXPERIENCE

County of San Diego, Department of Public Works | San Diego CA. As a Land Use and Environmental Planner at the County, Malia managed the environmental processing of Capital Improvement Projects (CIPs), from concept through construction and final mitigation sign-off. Projects included road improvements, bridge rehabilitation and construction, flood control facilities, dump remediation, and complex emergency repair projects. During her time at the County, Malia frequently presented to members of the public, stakeholder groups, community planning groups, and representatives of state and federal regulatory agencies. She also spearheaded the development of numerous technological advances for essential countywide programs, resulting in substantial labor and cost savings. Projects Malia was involved with include:

- All Emergency Public Works Projects CEQA/NEPA Processing | SD County CA
- Cole Grade Road Widening Project EIR | SD County CA
- Mitigation/Conservation Bank Liaison | SD County CA
- Regional General Permit 53 Program IS/MND | SD County CA
- Lawson Valley Bridge Replacement Project IS/MND | SD County CA
- Valley Center Road Bridge Replacement Project IS/MND | SD County CA
- Former Fallbrook Burn Dump 1C Remediation Project IS/MND | SD County CA

Other Prior Experience

- Bakersfield Industrial/Warehouse Project EIR | Bakersfield CA
- Pasadena Environmental Peer Review Services (various projects under a long-term-contract for private development projects | Pasadena CA
- Lynwood Environmental Justice and Safety Elements Update | Lynwood CA
- Lynwood Housing Element Update and IS/MND, 6th Cycle | Lynwood CA
- Bell Gardens General Plan Zoning Consistency Analysis | Bell Gardens CA



SUZANNE SCHWAB AICP

Associate Principal

Suzanne is an experienced urban planner who loves creating places for people. She has a diverse planning background—from conceptual planning to development standards and design guidelines incorporated in specific plans, general/comprehensive plans and campus master plans. These documents cover a variety of planning efforts, including master planned communities, vibrant corridors, military base reuse, and health districts. Her plans lay the foundation for future great places. She is passionate about linking health to the built environment and has led planning efforts for impactful campus developments such as the Saint John’s Hospital Phase II Master Plan in Santa Monica. She also successfully entitled the Centennial at Tejon Ranch Specific Plan in Los Angeles County, a 12,300-acre new community projected to have 19,333 homes and 10.1 million square feet of nonresidential development with net zero energy and an unprecedented green building program. Suzanne is active in the urban planning community with the local sections of the American Planning Association and Urban Land Institute. She also mentors students attending the urban planning program at the University of California, Irvine.

HIGHLIGHTS OF EXPERIENCE

Specific Plans

- Fairview Developmental Center Specific Plan | Costa Mesa CA
- Specific Plan 5 | Placentia CA
- The Village at South Coast Specific Plan | Santa Ana CA
- Wine Country Specific Plan | Yucaipa CA
- Southeast Area Specific Plan (SEASP) | Long Beach CA
- Aqua Bella Specific Plan | Moreno Valley CA
- Centennial Specific Plan | Los Angeles County CA
- Goodman Commerce Center Eastvale Specific Plan | Eastvale CA
- Mill Creek, Update to The Preserve Specific Plan | Chino CA
- Tustin Legacy Specific Plan Update | Tustin CA

Corridor Plans

- Chapman Corridor Regulatory Requirements and Design Guidelines | Placentia CA
- Beach Boulevard Corridor Specific Plan | Anaheim CA
- Midtown Specific Plan | Long Beach CA
- Harbor Mixed Use Transit Corridor Specific Plan | Santa Ana CA

General Plans

- Redondo Beach General Plan Update | Redondo Beach CA
- La Habra General Plan | La Habra CA

EDUCATION

- Master of Urban and Regional Planning, University of California, Irvine
- BS, Marketing and International Studies, Indiana University, Bloomington
- AA, Interior Design, Fashion Institute of Design and Merchandising, Los Angeles
- Study Abroad Program, International Education for Students, London, England

CERTIFICATIONS

- American Institute of Certified Planners (AICP)
- NCI Charrette System™, National Charrette Institute

AFFILIATIONS

- American Planning Association
- Urban Land Institute

Team member since 2022

(also at PlaceWorks 2012–2018)



SUZANNE SCHWAB

Associate Principal

sschwab@placeworks.com

Other

- Land Use and Economic Analysis for 3 Study Areas | City of Signal Hill CA
- Concord Naval Weapons Station Staff Services | Concord CA
- Fontana Sphere of Influence Planning Services | County of San Bernardino
- Beach Cities Healthy Living Campus Entitlement Services | Redondo Beach CA
- Objective Design Standards and Zoning Code Updates | Anaheim CA
- SCAG Metrolink Area Station Analysis | SCAG Region
- Cal State Dominguez Hills Visioning Plan | Dominguez Hills CA
- Harris River Ranch Entitlement Services | Sanger CA
- Riverside Reconnects, Street Car Feasibility Study | Riverside CA
- Site Planning for Tustin Legacy, MCAS Reuse | Tustin CA
- WRCOG Sustainability Framework Plan | Riverside County CA
- SCAG UPLAN Grant Application | Long Beach CA

PRIOR EXPERIENCE

Master Plans

- Mt. San Antonio Community College | Walnut CA
- Mission Hospital | Mission Viejo CA
- Mission Hospital | Laguna Beach CA
- Saint John's Phase II Master Plan and Development Agreement | Santa Monica CA
- St. Mary Medical Center Revised Planned Unit Development and Development Agreement | Victorville CA
- Holy Cross | Los Angeles CA
- The Mount | Seattle WA

Feasibility Studies

- Providence Health System Workforce Housing (including Zoning Code Review, Site Planning Considerations, and Demand Study) for: Apple Valley CA; Gresham, Hillsboro, and Portland OR; and Olympia WA

Other Entitlement Projects

- St. Joseph Hospital Women's Center Medical Office Building | Orange CA
- Mission Medical Office Building | Rancho Mission Viejo CA
- Happy Valley Site Plan and Existing Conditions Report | Happy Valley OR
- St. Mary Medical Center Reuse Planning | Apple Valley CA

LEADERSHIP & COMMUNITY

- Mentor, UC Irvine's Urban Planning Program

ACTIVITIES

- Building Healthy Places Committee, OC/IE Urban Land Institute 2022-2024

AWARDS

- **Yucaipa Valley Wine Country Specific Plan** | 2024 Award of Excellence, APACA-IE
- **Southeast Area Specific Plan, City of Long Beach** | 2022 Efficient & Sustainable Land Use – Honorable Mention, SCAG; 2022 Hard-Won Victory, APA CA; 2021 Outstanding Planning Document, AEP; and 2021 Hard Won-Victory, APACA-LA
- **Midtown Specific Plan, City of Long Beach** | 2017 Outstanding Planning Document, AEP; 2017 Sustainability Award for Integrated Planning, SCAG



DINA EL CHAMMAS GASS PE, QSD

Senior Associate

As a CEQA project manager, Dina is organized and detail oriented, works collaboratively with her clients, and maintains a flexible and responsive work process. She is committed to providing high-quality products on schedule and on budget. She was the project manager for the Renewable Landfill Gas Facility project in Newport Beach, the 4416 Azusa Canyon Road Tilt-up Warehouse project in Irwindale, the 1401 Qual Street Residential project in Newport Beach, and the Whitmore Villa 66-Unit Residential project in South El Monte. She is currently managing the Walnut Business Park Project in Walnut, the Sea Ranch Business Park Project in Long Beach, and the Costco Cold Storage project in the City of Tracy. Dina also acts as assistant project manager for more complex and controversial projects. She was the assistant project manager for the San Bernardino Countywide Plan EIR, the Santa Ana General Plan Update EIR, the Wine Country Specific Plan SEIR, the Irwindale Gateway SEIR, and the Agua Mansa Commerce Park Specific Plan EIR. She is currently the Assistant Project Manager for the Brew Yard Project in Irwindale and the Mission Heights Land Use Project in the City of Banning. Dina 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. As an environmental engineer, she prepared and implemented environmental management plans; pollution prevention plans; and management plans for waste, water, and wastewater.

HIGHLIGHTS OF EXPERIENCE

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

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 Associate

delchammas@placeworks.com

- 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
- Wine Country Specific Plan SEIR | Yucaipa CA
- Freeway Corridor Specific Plan SEIR | Yucaipa CA
- Costco Cold Storage EIR | Tracy CA
- Proposed Rule 2305, Warehouse Indirect Source Rule Environmental Assessment | South Coast Air Basin CA
- Agua Mansa Commerce Park Specific Plan EIR | Jurupa Valley CA
- CEMEX Air Permitting Application | Bay Area AQ Management District CA
- Ontario Ranch Specific Plan EIR | Ontario CA
- Etiwanda Avenue/Country Village Road Truck Restriction Ordinance EIR | Jurupa Valley CA
- Artesia Downtown Specific Plan EIR | Artesia CA

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

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

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



JUSTINE GARNER

Associate

Justine has supported a variety of project types, providing leadership and assistance on small- and large-scale development projects and overseeing scopes of work, budgets, and schedules. She coordinates with subconsultants and collaborates with clients, design teams, government agencies, and project stakeholders to meet overall project objectives, all of which require excellent communication and people management skills. Justine's expertise includes NEPA-specific topics and documentation and CEQA documentation and procedural requirements. She has also worked regularly on Caltrans documents and is familiar with Caltrans requirements and protocol.

Justine worked on the Palmdale-to-Burbank High Speed Rail Project Section EIR/EIS from September 2019 to June 2024 while at a previous firm. She implemented QA/QC procedures, trained assistants on project procedures, and coordinated with subconsultants and directly with the High-Speed Rail Authority. Also, she was the lead author for Section 4(f), Cultural Resources and Parks and Recreation, and was responsible for section-specific updates.

HIGHLIGHTS OF EXPERIENCE

- Wyndham Hotel Density Modification Project IS/MND | Anaheim CA
- OCVIBE Substantial Conformance Review | Anaheim CA
- Capistrano-Doheny Beach Nature-Based Shoreline Restoration for County of Orange IS/MND | Dana Point CA
- Sea Ranch Business Park EIR and Technical Studies | Long Beach CA
- LA County General Medical Center and Healthy Village Master Plan EIR | Los Angeles CA
- LA County General Hospital- West Campus Redevelopment Project EIR | Los Angeles County CA
- Trail Widening EIR Addendum | Yucca Valley CA
- Walmart Fuel Station EIR Addendum for | Yucca Valley CA
- Etiwanda Heights Specific Plan EIR Addendum | Rancho Cucamonga CA
- CEQA for Battery Energy Storage System (BESS) Facility IS/MND | Industry CA
- Salinas General Plan Update EIR and Climate Action Plan | Salinas CA
- Costco Cold Storage Project EIR | Tracy CA
- Skypark Village Playground Equipment Replacement HUD NEPA Environmental Assessment (EA) | Scotts Valley CA
- HSD IS/MND and Categorical Exemptions for Six Campus Field Improvements | Fullerton Joint Union High School District
- Categorical Exemption for Monroe ES Reconstruction Project | Santa Ana USD
- EIR Addendum for University HS Performing Arts Center | Irvine USD
- EIR Addendum for Beacon Park ES Expansion | Irvine USD
- EIR Addendum for CEQA for Solis Park ES Expansion | Irvine USD

EDUCATION

- BA, Environmental Studies, California State University, Chico
- Related coursework: Advanced CEQA, Introduction to NEPA, CEQA Project Management, University of California, San Diego

AFFILIATIONS

- California Association of Environmental Professionals (AEP)

Team member since 2025



JUSTINE GARNER

Associate

jgarner@placeworks.com

- Categorical Exemption for Chaffey HS CTE Building | Chaffey Joint Union HSD (Ontario)
- CEQA/CDE Compliance (Due Diligence Memorandum) for Land Swap | Val Verde USD (Perris)
- Plumas Lake Middle School for Plumas Lake ES District EIR | Plumas Lake ES District (Plumas Lake)

PRIOR EXPERIENCE

Land Use

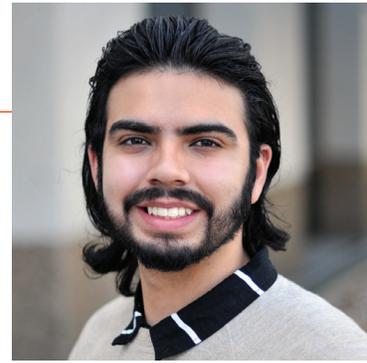
- Coresite SV9 Data Center IS/MND | Santa Clara CA
- 1231 Comstock Data Center IS/MND | Santa Clara CA
- 5200 Patrick Henry IS/MND | Santa Clara CA
- Seely Avenue Mixed Use Project EIR | San Jose CA
- San Jose NSJADP Retirement Plan EIR | San Jose CA
- 2880 Alum Rock Mixed Use Project IS/MND | San Jose CA

Transportation

- High Desert Corridor EA | Palmdale CA to Victorville CA
- Dumbarton Rail Corridor EIR/EIS | San Francisco Bay CA
- VTA BART Silicon Valley Phase II Extension Project MMRP | San Jose CA to Santa Clara CA
- LA Metro Sepulveda Transit Corridor Project NOP Comments | San Fernando Valley CA
- SR262 (Mission Blvd) Cross Connector PAED | Fremont CA
- I-80/Ashby Avenue (SR-13) Interchange Improvement Project IS/EA | Berkeley CA and Emeryville CA
- I-880 Whipple/Industrial Avenue Interchange Improvements IS/EA | Hayward CA
- I-880 Winton Avenue Interchange Improvements IS/EA | Hayward CA
- SR92/US101 Interchange Area Improvements Project EIR/EA | San Mateo CA and Foster City CA
- County Bridge Program IS/MND | Marin County CA
- San Pablo Avenue Corridor Projects CE & IS/MND | Berkeley CA, Albany CA, Emeryville CA and Oakland CA
- Mirabel Road Corridor Improvements and West County Trail Gap Closures IS/MND | Sonoma CA

Internship

- Communications Intern | Santa Clara Valley Water District



ANGEL CASTRO

Project Planner

Angel is a versatile member of PlaceWorks' environmental team. He works with various project teams to provide background research, review, analysis, and section writing for various project types and for different types of CEQA documents. He has experience in taking a project from kick-off to project completion and finalizing CEQA documents with the County and State. Angel is part of the tech team and conducts noise monitoring as necessary for projects.

Angel has experience assisting the Schools Team with a multitude of complex school projects, including modernization, new school construction, consolidation projects, non-educational district facilities, and lighting and stadium projects. He is well versed in utilizing and applying categorical exemptions to school projects.

HIGHLIGHTS OF EXPERIENCE

Private, Public, and Program-Level CEQA Compliance Projects

- Euclid and Heil Project | Fountain Valley CA
- Wine Country Specific Plan Supplemental EIR | Yucaipa CA
- Freeway Corridor Specific Plan Subsequent EIR | Yucaipa CA
- Mills Crossing Civic Center Project Subsequent DEIR | Rancho Cordova CA
- Fountain Valley General Plan Update EIR | Fountain Valley CA
- Bullhead Solar Project EIR for County of Kern | Kern County CA
- Giant RV Facility IS/MND | Colton CA
- Legacy Partners-Del Amo Crossing IS/MND | City of Torrance CA
- CEQA for 15010 Don Julian Industrial Building IS/MND | Industry CA
- Oak Creek Community Park Expansion and Improvement IS | Irvine CA
- Irvine Animal Care Center/Operations Support Facility IS | Irvine CA
- Del Amo Circle Residential Apartments project SCEA (Sustainable Communities Environmental Assessment) | Torrance CA
- Beyond Gas Station IS/MND | Wildomar CA
- Cherry-Waite Community subdivision, Class 32 Categorical Exemption | Wildomar CA
- Drive-Thru Coffeeshop Project IS/MND | San Gabriel CA
- 6615 East Pacific Coast Highway Mixed-Use Project Compliance Checklist | Long Beach CA
- Spruce & Red Oak Mixed-Use Project Class 32 Categorical Exemption | Rancho Cucamonga CA
- Yucca Valley Community Center Athletic Facility Project IS/MND | Yucca Valley CA
- Gleneyre Street Lighting Project IS/MND | Laguna Beach CA

EDUCATION

- BA, Urban Studies and Business Economics, University of California, Irvine
- MURP, University of California, Irvine

AFFILIATIONS

- American Planning Association
- Association of Environmental Professionals

Team member since 2022



ANGEL CASTRO

Project Planner

acastro@placeworks.com

School Facilities CEQA Projects

- Patriot High School Stadium and Varsity Baseball Field Improvements IS/MND | Jurupa Unified School District (USD)
- McKinley Elementary School 2021 Campus Master Plan Update EIR | Santa Monica-Malibu USD
- Grant Elementary School 2021 Campus Master Plan Update EIR | Santa Monica-Malibu USD
- Pathways to College K-8 Charter School IS/MND | Hesperia USD
- El Dorado High School Field Lighting Project EIR | Placentia-Yorba Linda USD
- El Rancho High School Field Lighting Project EIR | El Rancho USD
- JW North High School New Classroom Building and Gymnasium Modernization Project IS/MND | Riverside USD
- Transitional Kindergarten additions at Five Schols NOE | Newport-Mesa USD
- School Closure/Consolidation Program Project EIR | Amador County USD
- Santa Fe Elementary School Expansion Project IS/MND | Jurupa USD
- Del Mar Hills Academy Modernization Project NOE | Del Mar Union School District
- La Sierra High School Track and Field Project EIR | Alvord USD
- School Consolidation Project NOE | Paso Robles Joint USD
- Castle Park High School Building and Site Improvements Project NOE | Sweetwater Union High School District
- Bonita Vista HS Building and Site Improvements Project IS/MND | Sweetwater Union High School District
- Mar Vista Academy Building and Site Improvements Project NOE | Sweetwater Union High School District
- East Hills Academy Student Services Building Project NOE | Sweetwater Union High School District
- Highlands ES Improvements Project NOE | Saugus USD
- Esencia School Portable Additional Project NOE | Capistrano USD
- Madison ES Universal Transitional Kindergarten Classroom Buildings Project NOE | Twin Rivers USD
- Paakuma ES Sports Complex IS/MND | San Bernadino City USD
- Golden West MS Expansion Project IS/MND | Travis USD
- School Closure/Consolidation Program Project EIR | Amador County USD



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



EMILY PARKS

Associate, Air Quality/GHG/Energy

Emily is a valuable and versatile member of the Environmental Team’s Air Quality, Greenhouse Gas Emissions (GHG), Energy, and Noise group preparing various technical analyses and health risk assessments to support CEQA/NEPA compliance. Her project experience spans a broad array of environmental planning projects—from mixed-use, commercial, open space, schools, industrial, and transit-oriented projects to comprehensive planning projects such as general and specific plans.

Emily’s work combines technical precision with a strong overall understanding of environmental regulations and planning processes throughout the state. She particularly excels at communicating data needs to clients and modeling complex, technical projects. Emily also serves as Communications Chair for the Los Angeles Chapter of AEP, where she connects with peers and stays on current industry trends and legislative updates.

HIGHLIGHTS OF EXPERIENCE

CEQA Project Management

- California-Nevada JATC Expansion Project Tech Memo | Jurupa Valley CA

Project-Level Environmental Projects

- Linbrook Villas CEQA Class 32 Categorical Exemption | Anaheim CA
- La Palma Park Improvements NEPA Categorical Exclusion | Anaheim CA
- Irvine Business Complex Quart Office Addendum | Irvine CA
- Great Park EIR Addendum | Irvine CA
- Renewable Natural Gas Plant IS/MND | Newport Beach CA
- Norwalk Entertainment District-Civic Center Specific Plan EIR | Norwalk CA
- Euclid & Heil Residential Development Project EIR Addendum | Fountain Valley CA
- IS/MND for 1655 S. De Anza Boulevard Mixed-Use Project | Cupertino CA
- VP1 Apple Office Project Initial Study | Cupertino CA

Program-Level Environmental Projects

- Redondo Beach General Plan and EIR | Redondo Beach CA
- Moorpark General Plan Update and EIR | Moorpark CA
- Inglewood General Plan and EIR Existing Conditions | Inglewood CA
- City of San Bernardino General Plan Update and EIR | San Bernardino CA
- The Ontario Plan Update EIR | Ontario CA
- Wildomar General Plan Update and EIR | Wildomar CA
- Hollister General Plan Update and EIR | Hollister CA
- San Carlos General Plan EIR | San Carlos CA
- Santa Rosa General Plan Update EIR | Santa Rosa CA

EDUCATION

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

AFFILIATIONS

- Association of Environmental Professionals (AEP)

Team member since 2021



EMILY PARKS

Associate

eparks@placeworks.com

School Facilities Planning CEQA Projects

- Compton College Student Housing NOE, Compton CCD | Compton CA
- Santa Ana College Synthetic Football Field Project, Rancho Santiago CCD | Santa Ana CA
- UC College of Law EIR | San Francisco CA
- Eastside ES, Riverside USD | Riverside CA
- CEQA for Banning TK-8 New School, Beaumont USD | Beaumont CA
- Los Amigos HS Rebuild, Garden Grove USD | Garden Grove CA
- CEQA for Sowers MS Modernization Project, Huntington Beach City SD | Huntington Beach CA
- Compton HS EIR Remedial Action Workplan Addendum, Compton USD | Compton CA
- CEQA for only Los Alamitos HS Gym, Los Alamitos USD | Los Alamitos CA
- Newport-Mesa Unified School District/Costa Mesa HS Stadium Expansion, Newport-Mesa USD | Costa Mesa CA
- Esencia K-8 School Interim Housing Project, Capistrano USD | San Juan Capistrano CA
- Patriot HS Stadium & Varsity Baseball Field Improvements, Jurupa USD | Jurupa Valley CA
- Oxford Preparatory Academy Additions, Saddleback Valley USD | Mission Viejo CA
- IS/MND and AQ/GHG and Noise Studies for New School at Hercules St/ Hesperia Rd, Pathways to College Charter School | Hesperia CA
- IS/MND and Technical Studies, Temecula Valley Charter School | Temecula CA
- Amador School Consolidation EIR, Amador County USD | Jackson CA
- EIR for East Valley HS Stadium Project, Redlands USD | Redlands CA
- IS/MND for Kemble ES/Chavez ES Rebuild Project, Sacramento City USD | Sacramento CA

LEADERSHIP AND COMMUNITY

- Communications Chair, AEP Los Angeles Chapter, 2024-2025



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



LEXIE ZIMNY

Associate

Lexie is a sharp and focused environmental planner whose passion in planning stems from a desire to help clients make well-informed and inclusive decisions about communities, and whose alacrity in learning new skills and processes makes her a highly versatile team member. She is adept at finding creative and accessible ways to communicate complex information. Lexie’s responsibilities include research, writing, and coordination with team members, clients, and subconsultants for projects of all types. She particularly excels at comprehensive planning projects, and her experience includes environmental analysis for more than a dozen general plan projects statewide and a wide variety of other project types including school facilities, annexation, parks, solar energy, and staff services projects.

In addition to her work producing CEQA compliance documents, Lexie is also a specialist supporting PlaceWorks’ Technical Services group with Air Quality/GHG, Energy, noise monitoring, and hydrology/water quality & utilities analyses for CEQA/NEPA documentation. Finally, Lexie is experienced with a variety of software and modeling programs, including, ArcGIS, SketchUp, AutoCAD, and the Adobe Creative Suite, and she continually advances her skills in these programs.

HIGHLIGHTS OF EXPERIENCE

General CEQA Environmental Services

- Contra Costa County General Plan Update EIR | Contra Costa County CA
- City of Redding General Plan Update EIR | Redding CA
- Downtown Davis Specific Plan EIR | Davis CA
- City of Benicia Housing Element Update EIR | Benicia CA
- Downtown San Bernardino Specific Plan EIR | San Bernardino CA
- The Greentree Project EIR | Vacaville CA
- Butte County General Plan Update EIR | Butte County CA
- Colfax General Plan Update EIR | Colfax CA
- Wildomar Crossroads Mixed Use Project IS/MND | Wildomar CA
- Mills Crossing Project EIR | City of Rancho Cordova CA
- Walnut Business Park SEIR | Walnut CA
- Wine Country Specific Plan SEIR | Yucaipa CA
- Irwindale Gateway Specific Plan EIR | Irwindale CA
- Ontario Regional Sports Complex EIR | Ontario CA
- City of Rio Vista Housing Element Update Exemption | Rio Vista CA
- City of Suisun City Housing Element Update Exemption | Suisun City CA

EDUCATION

- BS, Environmental Policy Analysis and Planning & Sustainable Environmental Design, University of California, Davis

Team member since 2022



LEXIE ZIMNY

Associate

lzimny@placeworks.com

- Solano County Housing Element Update Addendum | Solano County CA
- City of Santa Rosa Housing Element Update Addendum | Santa Rosa CA
- City of Emeryville Housing Element Update Addendum | Emeryville CA

Air Quality, GHG, and Energy CEQA Technical Services

- Greenbriar Lane Residential Project EIR | Brea CA
- Hesperia General Plan Update Addendum | Hesperia CA
- Placer County General Plan Update, Existing Conditions Report | Placer County CA
- 27-Acre Park IS/MND | Wildomar CA
- Mark Twain School Expansion Project IS/MND | Garden Grove USD
- Santa Fe ES Improvement Project IS/MND | Porterville USD
- Hope ES Gymnasium/Classroom Building Project IS/MND and Internal Source Review | Hope Elementary School District
- Eastside ES Addendum | Riverside USD
- East Union HS Improvement Project Categorical Exemption | Manteca USD
- Manteca HS Improvement Project Categorical Exemption | Manteca USD
- Nicholas ES Replacement Project | Sacramento City USD
- Oak Ridge ES Rebuild Project | Sacramento City USD

Noise Monitoring Services

- Bundy Canyon Road Widening Noise Review Project | Wildomar CA
- Corona City Park Project IS/MND | Corona CA
- Yucca Valley Athletic Facility IS/MND | Yucca Valley
- Warren Road Residential Development Noise Technical Memorandum | Hemet CA
- City of Redding General Plan Update EIR | Redding CA
- Additional Noise Monitoring in Response for McCarthy Residential Acoustic Restaurant Fan Noise Acoustical Study Memorandum | San Rafael CA
- La Sierra HS Track and Field Project EIR | Alvord USD
- Atwell TK-8 Project Addendum | Beaumont USD
- Sycamore Academy School Expansion IS/MND | Wildomar CA
- Paakuma Sports Lighting Project IS/MND | San Bernardino City USD

Hydrology & Water Quality and Utilities & Service Systems CEQA Technical Services

- Grant Elementary School Campus Master Plan | Santa Monica–Malibu USD
- Artesia Downtown Specific Plan EIR | Artesia CA
- Gale Avenue Roadway Realignment IS/MND | City of Industry CA
- Newport Beach Landfill Gas to Energy Project IS/MND | Newport Beach CA
- Walnut Business Park SEIR | Walnut CA
- Spruce & Red Oak Mixed Use Project CE | Rancho Cucamonga CA
- Redondo Beach General Plan Update EIR | Redondo Beach CA
- Lodi General Plan Update SEIR & Water Supply and Demand Technical Memorandum | Lodi CA

Comprehensive Planning

- Yuba City General Plan Update, Safety Element | Yuba City CA
- Eastvale 2040 General Plan Update, No-Net Loss Housing Analysis | Eastvale 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



MADELINE MILLER

Associate

Starting her career with State Parks, Madeline (Maddy) has two years of experience in the environmental realm. Working within a public agency has given her valuable insight that she uses to support her team, clients, and projects, while also harnessing her skills to foster relationships between private, local, state, and federal agencies. She has worked on a variety of projects pertaining to CEQA and regularly prepares non-technical sections of EIRs while coordinating with staff and ensuring internal consistency. Maddy has successfully completed a variety of important CEQA components, including detailed project descriptions, existing conditions, impact conclusions, alternatives evaluations, and responses to comments. She is currently serving as the Project Manager for the *El Cerrito Safety Element Project General Plan EIR Addendum*, *San Carlos General Plan Reset EIR*, the *Point Isabel MND* for the East Bay Regional Park District, and the *Yountville Commons General Plan EIR Addenda*. She recently served as the Project Manager for the *San Carlos General Plan Reset EIR* for the City of San Carlos.

HIGHLIGHTS OF EXPERIENCE

- El Cerrito Safety Element Project General Plan EIR Addendum | El Cerrito CA
- San Carlos General Plan Reset EIR | San Carlos CA
- Point Isabel MND | Richmond CA
- Yountville Commons General Plan EIR Addenda | Yountville CA
- Los Alamitos High School Gymnasium Project IS/MND | Los Alamitos CA
- Stanford University Belmont Campus Conceptual Development Plan and Development Agreement | Belmont CA
- 2045 General Plan Reset | San Carlos CA
- Lake County 2050 | Lake County CA
- Greenbriar Residential Development Project | Brea CA
- Redwood City Ferry Terminal | Redwood City CA
- North Point Isabel Park Cap Improvement Project | Richmond CA
- Sycamore Academy School Expansion | Wildomar CA
- New Bret Harte Middle School Project | Hayward CA
- School Closure/Consolidation Program Project | Amador CA
- Mountain View Police and Fire Administrative Building CEQA Services | Mountain View CA
- Housing Element CEQA Review | Salinas CA
- Santa Rosa General Plan 2050 EIR | Santa Rosa CA
- Cupertino General Plan 2040 and Zoning Code Amendments | Cupertino CA
- Salinas General Plan Update EIR and CAP | Salinas CA
- San Mateo General Plan Update | San Mateo CA
- 501 Industrial Road Hotel Project CEQA | San Carlos CA
-

EDUCATION

- BS, Environmental Studies, University of California Santa Barbara

AFFILIATIONS

- Association of Environmental Professionals

Team member since 2022



MADLINE MILLER

Associate

mmiller@placeworks.com

PRIOR EXPERIENCE

California State Parks, Environmental Services Intern – Planning (2021-2022)

- Assisted with the implementation of CEQA processes and permit applications. Prepared drafts of technical memoranda, meeting minutes, transmittals, presentations, and other written materials. Interacted with various members of public agency and private client staff on matters related to land use planning and CEQA compliance.

U.S. Green Chamber of Commerce - Rotary Liaison (2020-2021)

- Orchestrated all stages of the Rotary Project, coordinated with a variety of stakeholders, and established a robust workflow.



Miguel Núñez, AICP

Principal

About

Miguel Núñez, AICP, brings over 18 years of experience in transportation planning, leading impactful projects that enhance mobility and safety. He has managed complex regional studies, including the I-710 Livability Initiative, Downey Active Transportation Plan, and numerous environmental studies ranging in scale from single development projects to Specific Plans and General Plans, ensuring defensible environmental analyses that facilitate approval and entitlements. His work on development projects and regional planning has helped communities progress desired development projects, creating cleaner and more resilient land use and transportation connections for local stakeholders. His local experience includes guiding the City of Carson General Plan and conducting a VMT study for the Panattoni warehouse, providing data-driven strategies to support sustainable development and transportation efficiency.

Relevant Project Experience

Long Beach Downtown Specific Plan Update (Long Beach, CA)

Project Manager. Fehr & Peers, as part of two multidisciplinary teams, is leading the development of mobility and parking policies, strategies, and project concepts for both the Downtown Specific Plan (PD-30) and the Shoreline (PD-6) Visioning Plan. We are also leading the CEQA transportation impact studies for both plans. The Downtown Specific Plan update and its accompanying environmental impact report (EIR), will plan for and environmentally clear the next phase of Downtown's growth. Fehr & Peers' mobility and transportation work will support continued growth of Downtown, multi-modal safety (leveraging Fehr & Peers' recent work documenting the City's collision history), improve connections from Downtown and the Metro A Line to the ocean, and evolve parking management strategies in light of statewide legislation. Fehr & Peers will lead the EIR transportation impact study, leverage the latest generation SCAG activity-base travel demand model for the analysis.

Similarly, the Downtown Shoreline Village Plan update will adapt the plan to the next decade+ of growth. Fehr & Peers will play the same role as under PD-30, including mobility concept development and CEQA clearance, with particular emphasis on mobility and transportation connections between the two plan areas, and enhancing flexibility and adaptability within the street network to serve important events (e.g. Olympics, Grand Prix) while better serving day to day mobility needs.

21611 Perry Street 15183 Memo (Carson, CA)

Project Manager. Fehr & Peers provided a trip generation evaluation for an approximately 68-unit residential development at 21611 Perry in the City of Carson. Fehr & Peers coordinated with the City of Carson to finalize the project trip generation, trip generation comparison approach and approach for 15183 tiering. The trip generation analysis included an estimate of applicable trip credits related to transit, walk, bike and internal trip capture based on the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition (ITE, 2017) trip generation rates. A brief memo was created to reflect the LOS analysis and the envelope of trip generation previously analyzed for the site.

Education

Master of Arts, Urban Planning
University of California, Los Angeles, 2007

Bachelor of Arts, Political Science, University of California Los Angeles, 2004

Registrations

American Institute of Certified Planners (024917)

Fluency

Spanish, Written & Verbal

Expertise

Transit Planning

Long-range Multimodal Transportation Planning

Parking Studies

Bicycle and Pedestrian Planning

Multimodal Corridor Planning

Land Use and Transportation

Multi-ethnic Community Engagement

Traffic Analysis

Fehr & Peers assisted the project team on the VMT strategy implemented with the project, working with the City of Carson General Plan to ensure consistency and tiering from the General Plan EIR impact findings using CEQA section 15183 tiering opportunities. A standalone CEQA focused memorandum was created to document the findings of consistency.

Talaria Mixed-Use Development (Burbank, CA)

Project Manager. As part of a team, Fehr & Peers performed a transportation impact study for the Talaria Mixed-Use development in Burbank. The study, which analyzed potential project-generated traffic impacts on the adjacent street system under both existing and future year traffic conditions, expected that the project will be completed by 2017. Key aspects of this effort included assisting the City of Burbank with the development of empirical trip generation rates for the high-end grocery store component of the proposed development. To understand the unique trip-making characteristics of this proposed establishment, several days of driveway and pedestrian counts were conducted at several existing locations to develop defensible empirical trip generation estimates. Another unique aspect of this project was the preparation of a policy-based screening analysis of proposed vehicle impact mitigations that helped assess the impact of proposed vehicle mitigations on active transportation modes by taking aspects such as scale and design, Complete Streets, and pedestrian opportunities into consideration. The effort also included a detailed parking and access analysis in a complex urban environment with dense development and multiple proximate freeways.

City of Azusa TOD Specific Plan (Azusa, CA)

Project Manager. Fehr & Peers was part of a team working on the City of Azusa TOD General Plan/Development Code Update and Specific Plan Project. Fehr & Peers used empiric and relevant background data to develop an analysis of the existing transportation network and access conditions within a ¼-mile of the future Gold Line Alameda Avenue Station and the Citrus Avenue Station TOD areas. The analysis considered multimodal transit service needs at the stations, documenting existing bus service, pedestrian access, and bicycle facilities. Fehr & Peers qualitatively reviewed access and mobility conditions and potential constraints at the five TOD opportunity sites in the Alameda Avenue Station TOD area, and the opportunity site in the Citrus Avenue Station TOD area. We also conducted a parking analysis of the study area. For the Specific Plan, based on the analysis of existing mobility conditions, and an evaluation of mobility changes associated with the introduction of the Gold Line, Fehr & Peers developed a recommended mobility strategy for the TOD station areas. Finally, a CEQA-compliant environmental analysis was performed for environmental clearance. This project won an Economic Planning and Development Award of Merit from the Los Angeles chapter of the APA in June 2016.

Downey Active Transportation Plan (Downey, CA)

Project Manager. Fehr & Peers led the development of the Downey Active Transportation Plan, also known as Walk Downey. Fehr & Peers undertook the development of existing conditions, collision analysis, countermeasure toolbox development, a crosswalk policy, and the identification of 10 priority projects for which concept plans were developed. Downey is roughly 75% Hispanic and Spanish language materials and staff were key aspects of the project engagement approach. The project included a robust outreach process, with a combination of traditional workshops and local pop-ups in the downtown Downey area. The pedestrian plan, which included a crosswalk policy, improvement toolbox, wayfinding program, planning level cost estimates, and an implementation strategy, was developed. Fehr & Peers completed the City's Bicycle Plan and wrote a grant that helped the City obtain Metro funding to implement over 10 miles of bike lanes, bicycle parking, and wayfinding signs. The Walk Downey plan was intended to follow a similar approach for effective positioning of the City to receive grant funding for implementation.



Alex Melaragno, EI

Senior Engineer/Planner

About

Alex is a senior transportation engineer/planner in the Los Angeles office. He has technical and qualitative experience in land use planning, CEQA, multimodal operations, and parking, among other topic areas. He is also the leader of Fehr & Peers' traffic operations training group.

Prior to joining Fehr & Peers, Alex worked at the Los Angeles Department of Transportation Vision Zero Division as a Student Professional Worker.

Relevant Project Experience

El Segundo Downtown Specific Plan (El Segundo, CA)

Project Manager. Fehr & Peers led the development of mobility and parking recommendations within Downtown El Segundo. Alex prepared and calibrated the ULI Shared Parking Model to inform a parking study and projected future parking needs for the specific plan area, based on expected land use changes. In addition to the Shared Parking Model analysis, the parking study included comparison of parking rates with other cities in the region, and the evaluation of net change in on-street parking supply based on proposed roadway modifications.

West Harbor Amphitheater EIR (San Pedro, CA)

Project Manager. Fehr & Peers conducted the transportation impact analysis of the West Harbor Amphitheater project along the San Pedro Waterfront. To support the evaluation of vehicle miles traveled for the proposed project, Fehr & Peers used cellphone based "big data" to evaluate average trip lengths for comparable Southern California venues and related those to the West Harbor Amphitheater.

El Segundo Land Use Element Update (El Segundo, CA)

Project Manager. Fehr & Peers is a sub to MIG in the City of El Segundo Land Use Element Update. Fehr & Peers is leading the transportation analysis related to existing conditions, land use alternatives, and EIR support.

Carson Gateway Specific Plan EIR (Carson, CA)

Project Manager. Fehr & Peers is conducting the CEQA analysis and Local Transportation Assessment for the Carson Gateway Specific Plan, located at the intersection of Avalon Boulevard and East 213th Street in Carson, California. The Project consists of residential and commercial/restaurant components, including single-family residential, apartments, and townhomes. Alex is the Project Manager and is leading the intersection operations analysis.

Goodman Commerce Center Transportation Analysis (Long Beach, CA)

Transportation Planner. The City of Long Beach has developed a Specific Plan as part of a comprehensive transition program in the wake of the closure of the C-17 Globemaster military aircraft production facility owned by the Boeing Corporation. Currently City is preparing the EIR for Globemaster Corridor Specific Plan. Goodman requested to prepare an independent Transportation Impact analysis for Phase I and phase II of Goodman Commerce Center. Phase I of the study is about the transportation impacts of using the existing building on the C-17 site. The buildings are 102.47 and 40 KSF respectively. Using Fehr & Peers' TDM+ tool, Alex

Education

Master of Urban Planning,
Transportation, University of
Southern California, 2021

Bachelor of Science,
Environmental Engineering,
University of Central Florida,
2019

Registrations

Engineering Intern (E.I.)

Years of Experience

Total: 6 years

With Fehr & Peers: 5 years

Expertise

- CEQA Transportation Impact Analysis
- Land Use Planning
- Multimodal Operations
- Transportation Demand Management (TDM)

Skills

- Traffic Analysis & Simulation (Synchro, Simtraffic, Vissim, Vistro)
- Parking Analysis (ULI Shared Parking Model)
- Mixed-Use Trip Generation Analysis (MXD)

prepared a set of TDM strategy packages with different themes to reduce the VMT of an E-fulfillment center transportation assessment study.

North Douglas Street Industrial Development TIS (El Segundo, CA)

Transportation Planner. Fehr & Peers analyzed a proposed specific plan to allow for the development and redevelopment of an approximately 25.53-acre Project site, located at 888 North Douglas Street in the City of El Segundo, California. The project would enable the creation of a high-quality infill campus, consisting of multiple buildings containing a wide range of uses, such as research and development, media, data processing, creative office, and retail, and provide a wide variety of landscaped and hardscaped amenities, plazas, and outdoor work environments.

Via Oro Logistics Center Traffic Study (Long Beach, CA)

Technical Reviewer. Fehr & Peers provided transportation analysis services in support of the proposed Intex Southbay Logistics Center project located at 4000 Via Oro Avenue in Long Beach. Alex led the QA/QC of the intersection operations analysis.

1521 Grand Avenue Housing EIR (El Segundo, CA)

Project Manager. Fehr & Peers is a sub to ESA on the preparation of CEQA documents for a mixed-use development at 1521 Grand Avenue in El Segundo. Fehr & Peers is leading the CEQA and non-CEQA transportation analyses.

Torrance Del Amo Housing CEQA MND (Torrance, CA)

Project Manager. Fehr & Peers assisted Rose Equities with the entitlements related to the proposed residential project at 2325 Crenshaw Boulevard in Torrance, which proposed to replace a government office building with multifamily housing. In accordance with Torrance's updated VMT and traffic circulation guidelines, a trip generation analysis was performed to determine the need for further VMT and/or intersection LOS analysis.

Foothill & Grand Signal Timing Study (Glendora, CA)

Project Manager. Fehr & Peers is preparing signal timing recommendations for the intersection of Foothill Boulevard and Grand Avenue in the City of Glendora.

One San Pedro Affordable Housing Transportation Assessment (San Pedro, CA)

Transportation Planner. Fehr & Peers conducted a transportation assessment for the proposed redevelopment and revitalization of the existing Rancho San Pedro housing development in San Pedro. The project included retail space and residential amenities and services. Alex conducted the environmental setting analysis and PPOP consistency for the One San Pedro Specific Plan affordable housing project.

Independence at Limoneira Housing Study (Santa Paula, CA)

Fehr & Peers prepared an analysis for the driveway sizing and circulation of the Independence at Limoneira housing development in Santa Paula. This development is part of the Santa Paula East Gateway Specific Plan area which Alex also prepared various trip generation and intersection operations studies for.



IAN ADAM MESM, CPSWQ, QSD

*VP, Specialty Practices
Irvine, CA*

Ian is Vice President, Specialty Practices and Fuscoe's Stormwater Management team leader. His specialty is water resources, with an emphasis in water quality regulations, sea-level rise policy, Clean Water Act Citizen Suits and resource agency negotiation. Since joining Fuscoe in 2001, Ian has served as an effective leader and technical resource for numerous projects and clients. Ian has worked on over 80 General Plan Updates and Specific Plans throughout California to assist municipalities and developers with infrastructure assessments, zoning approvals, EIR technical support and long term capital improvement planning.

For the past decade, Ian's experience with local and regional professional thoroughbred stabling operations has led to him to become an expert on CAFO NPDES permitting, including the negotiation of unique individual permits with the top management levels of all three Southern California Regional Water Quality Control Boards (San Diego, Santa Ana and Los Angeles). This expertise also includes providing assistance with the resolution of multiple third party lawsuits against commercial stabling operators.

Ian has also worked extensively in the California Coastal Zone, processing Coastal Development Permits, addressing Sea-Level Rise technically and politically, and working in partnership with Coastal Staff on individual projects, Specific Plans and Local Coastal Programs. Through this experience, Ian is uniquely trained to address complex drainage and water quality projects for both public and private clients, especially those needing site-specific solutions, multi-phased schedules and high-level regional board involvement. For the past two years, Ian has been assisting local municipalities and counties on regional stormwater improvement projects, including both feasibility and final design.

Ian enjoys the continuing pursuit of leadership development and is highly motivated by helping team members evolve into independent thinkers and leaders themselves. Ian's notable long-term clients include: City of Anaheim, Del Mar Fairgrounds, Orange County Fairgrounds, Los Angeles Turf Club and Del Mar Thoroughbred Club.

PROJECT HIGHLIGHTS:

- › City of Long Beach Southeast Area Specific Plan, Long Beach, CA
- › City of Santa Ana General Plan Update, Santa Ana, CA
- › Freeway Corridor Specific Plan, Yucaipa, CA
- › Arrowhead Highway Mixed Use District Specific Plan, Montclair, CA

EDUCATION:

- › Master of Environmental Science and Management
Donald Bren School of Environmental Science and Management University of California, Santa Barbara
- › BS, Science - Ecology and Systematic Biology
California Polytechnic State University, San Luis Obispo

REGISTRATIONS/CERTIFICATIONS:

- › Certified Professional in Stormwater Quality
- › QSD/QSP Certified

AFFILIATIONS:

- › BIA/Southern California
- › National Association of Environmental Professionals
- › Urban Land Institute
- › U.S. Green Building Council

*Fuscoe Team Member Since 2001
Fuscoe Principal Since 2011*



SUSAN WILLIAMS, PE, MS, **QSD/P** *Technical Manager*

Susan has 25+ years of experience in the civil engineering field of water resources for land development and public works. She is a very conscientious and responsible Technical Manager who acts as a central design team leader. Susan is highly proficient in designing the layout of project drainage facilities using applicable design standards, agency processing requirements and client expectations. Her specialties include drainage design (hydrology, hydraulics, stormwater) and preparation of H&H reports (including Drainage Reports, SWDR, WQMP, SWPPP, SUSMP) and construction plans (PS&E). She also has expertise in sewer and water design as well as preparation of hydraulic calculations, report and construction plans. Susan ensures quality of design and implements new ideas through communication, teamwork, supervision, participation, plan reviews and training/coaching/mentoring of junior staff.

Susan has provided services for a wide range of projects including mixed use developments, affordable housing, retail/commercial, master planned communities and various parks. More recently, Sue has been overseeing a team of engineers perform infrastructure assessments and CEQA technical reports for various specific plans and general plan updates. She has worked with clients such as Irvine Company Apartment Communities, Brookfield Residential, Sares-Regis Group, Alliance Residential, Lyon Living, KB Home, Costco Wholesale, Cities of Irvine, Anaheim, Brea and Newport Beach, among others.

EDUCATION:

- › MS, Civil Engineering, California State University, Long Beach
- › BS, Civil Engineering, California State University, Long Beach

REGISTRATIONS/CERTIFICATIONS:

- › PE CA#52976
- › QSP/D CA #20169
- › Coastal Engineering Certificate, Old Dominion University, VA

AFFILIATIONS:

- › American Society of Civil Engineers (ASCE)

PROJECT HIGHLIGHTS:

- › Artesia Downtown Specific Plan & EIR
- › Costa Mesa Fairview Specific Plan & EIR
- › South Bristol Specific Plan & EIR



R. Austin Isakson

Associate Biologist/ GIS Analyst

Years of Experience 5
Education <ul style="list-style-type: none"> • B.S., Wildlife Management and Conservation, Cal Poly Humboldt, Arcata, CA
Certifications <ul style="list-style-type: none"> • Small Unmanned Aircraft Systems Remote Pilot License #4925098 • CDFW General Scientific Collecting Permit (GW-240450001-24051-001) Expires 8/2/2027 • OSHA 40-Hour HAZWOPER • California Rapid Assessment Method (CRAM) Practitioner
Other Trainings <ul style="list-style-type: none"> • CDFW VegCAMP & BIOS 6 (2024) • The Wildlife Society, Arroyo Toad Workshop (2024) • Desert Tortoise Council, Introduction to the Mojave Desert Tortoise (2023)
Key Strengths <ul style="list-style-type: none"> • GIS Analysis & Sampling • Monitoring and Mitigation • Botanical Surveys & ID • Habitat Restoration • Wildlife Surveys & ID • Stream/Aquatic Surveys • Focused Herpetofauna & Special-Status Species Surveys

PROFESSIONAL EXPERIENCE

Mr. Isakson is a versatile biologist with experience working on projects related to nesting bird management, special-status species surveys and compliance, invasive species control, permit compliance, and biological resource evaluations. Mr. Isakson also specializes in plant and wildlife surveys, focusing on identifying, monitoring, and managing populations to support conservation efforts. His expertise includes plant and wildlife sampling techniques as well as geospatial analysis and sampling. His knowledge includes a wide variety of species and habitats having worked and volunteered from alpine lakes to desert scrub to the urban interface.

REPRESENTATIVE PROJECTS

Watershed Conservation Authority (WCA) Sustainable Land Management Project, Los Angeles County, CA

Mr. Isakson conducted comprehensive biological resource surveys that inventoried existing flora, fauna, and invasive species while analyzing site hydrology, ground cover, and habitat integrity on 250-acres of WCA’s Open Spaces. As a permitted biologist, Mr. Isakson conducted applied herpetofauna surveys. He used this data to then construct a comprehensive land management plan the WCA will use to guide land use and management practices.

I-10 Corridor Project, San Bernardino & Los Angeles County, CA

As the Biological Monitor on the 13-mile corridor project, Mr. Isakson ensured strict compliance with wildlife protection plans and permits, minimizing impacts to wildlife during construction activities. He conducted comprehensive surveys, provided expert recommendations, and maintained detailed monitoring reports. Mr. Isakson's expertise continues to support the project through training and on-site assistance.

USACE Santa Ana River Mainstream Flood Control Project, Alcoa Dike/Norco Bluffs, Riverside County, CA

Mr. Isakson provided various biological monitoring services to the U.S. Army Corps of Engineers for this 324.29-acre mitigation project focused on non-native plant removal, riparian and coastal sage scrub habitat restoration, and species management.

Austin helped quantify non-native and native plant densities prior to vegetation removal activities through vegetation surveys, conducted breeding season avian point count surveys to document avian



abundance and diversity, utilized CRAM to monitor wetland conditions, and performed annual drone flights to monitor vegetation health and track *Arundo*. Mr. Isakson continues to provide biological monitoring services during vegetation removals and habitat restoration activities, as well as conduct nesting bird/avian point count surveys during habitat restoration activities occurring post-breeding season. Additionally, Mr. Isakson assisted a permitted biologist for focused surveys of least Bell's vireo, southwestern willow flycatcher, and California gnatcatcher within suitable habitat of the restoration areas.

Glendora South Hills Bike Park, Los Angeles County, CA

Mr. Isakson conducted comprehensive biological resource surveys that inventoried existing flora and fauna while analyzing site hydrology, vegetation communities, and habitat integrity within the 318-acre South Hills Wilderness Park. Additionally, he led a preliminary wetland delineation survey and gathered geospatial data. Austin collected data that was then used to construct a comprehensive biological resource evaluation that PlaceWorks will use to guide future construction of the South Hills Bike Park.

Mt. San Jacinto Community College Fire Road Expansion Project, Menifee, Riverside County, CA

Mr. Isakson prepared a focused EIR addendum and provided updated mitigation and monitoring measures to existing documents. Additionally he conducted a comprehensive Stephen's kangaroo rat, burrowing owl habitat, and vernal pool assessment and pre-construction burrowing owl and nesting bird clearance surveys on the 80.72-acre campus in the city of Menifee, Riverside County, CA. He used this data to construct biological memos to ensure compliance with the WRMSHCP and College's MMRP for PlaceWorks future fire road expansion at the Mt. San Jacinto Community College in Menifee, CA.

Tustin USD Educational Center Project, Tustin, Orange County, CA

Mr. Isakson conducted a comprehensive biological survey that evaluated flora, fauna, and habitat integrity on 9-acres in the city of Tustin, Orange County, CA. He used this data to construct a comprehensive biological resource evaluation the client used to guide future construction of a new educational center, community event space, parking lot, and driveways for Tustin USD.

Santa Rosa City USD Project, Santa Rosa, Sonoma County, CA

Mr. Isakson evaluated site hydrology, flora, fauna, and vegetation communities for two schools, totaling 48.19-acres in the city of Santa Rosa, Sonoma County, CA. He used this data to construct two comprehensive biological resource evaluation the client used to guide future construction of new campus buildings for Santa Rosa City USD.

SoCal Gas NonBadlands/Badlands Biological Monitoring Project, Banning, Riverside County, CA

Mr. Isakson provided biological monitoring support during potholing survey activities by escorting crews safely through California gnatcatcher, burrowing owl, and desert tortoise habitat. Through the implementation of environmental recommendations in compliance with local, state, and federal laws, Mr. Isakson ensured the protection of sensitive biological resources, including nesting birds and jurisdictional drainages during all work activities.



Bai 'Tom' Tang, M.A.

**Cultural Principal Investigator
Historian**

Years of Experience 30+
Education <ul style="list-style-type: none"> • Graduate Program in Public History/Historic Preservation, UC Riverside • M.A., American History, Yale University, New Haven, Connecticut • B.A., History, Northwestern University, Xi'an, China
Certifications <ul style="list-style-type: none"> • Registered Cultural Resource Consultant, Riverside, Calif.
Experience <ul style="list-style-type: none"> • Principal Investigator since 2002 • Has worked in the field since 1988 • Over 30 years of experience with California architectural history
Key Strengths <ul style="list-style-type: none"> • Exceeds Secretary of Interior's Standards for Architectural History and History • Detailed understanding of State and Federal regulations • In-depth knowledge of California history • Attention to detail

PROFESSIONAL EXPERIENCE

Mr. Tang has over 30 years of cultural resources management experience and is a recognized expert in California history and architectural history. He has authored, co-authored, and contributed to hundreds of cultural resource management documents subject to the guidelines and requirements of the National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA) Section 106/4(f), and California Environmental Quality Act (CEQA) and CEQA-Plus.

He has successfully managed hundreds of projects, during which he has guided staff members and overseen their work to ensure that the various aspects of the studies (records searches, historical archival research, field work, graphics production, and report writing) were efficiently completed to the highest standards while meeting established schedules. Thus, Mr. Tang has a proven record of preparing and managing CEQA/NEPA projects to successful completion.

REPRESENTATIVE PROJECTS

Carson Sheriff Station Tentative Improvement Project; Project Effect Assessment for CEQA Compliance on Cultural Resources. April 2019. Prepared for Victor E. Monteil, Los Angeles County Public Works Department. Mr. Tang completed a project effect assessment on the Carson Sheriff Station at 21356 South Avalon Boulevard in the City of Carson. Tang served as the Principal Historian for the project.

14349 Pacific Avenue (Zocalo Park Project); Building Evaluation and Cultural Resource Assessment. Baldwin Park, Los Angeles County, California.

309-325 West Allen Avenue and 907-929 North Cataract Avenue, Allen/Cataract Warehouse Project; Historic Building Evaluation. San Dimas, Los Angeles County, California.

4048 Long Beach Boulevard at 14th; Historical Significance Evaluation of Buildings in Indirect APE. Long Beach, Los Angeles County, California.



Assessor's Parcel Number 330-180-045; Historical/Archaeological Resources Survey Report. Menifee, Riverside County, California.

Assessor's Parcel Numbers 913-350009 & -011; Historical/Archaeological Resources Survey Report. Murrieta, Riverside County, California.

Assessor's Parcel Numbers 1000-121-09 and 1000-131-01, 1424 Carbon Canyon Road; Historical/Archaeological Resources Survey Report. Chino Hills, San Bernardino County, California.

Boulders II Menifee Project Assessor's Parcel Numbers 339-200-012 and -013; Phase I Historical/Archaeological Resources Survey. Menifee, Riverside County, California.

Carson Station, Los Angeles County Sheriff's Department; Evaluation of Potential Historical Resource. Carson, Los Angeles County, California.

Cherry Valley RV Storage Facility Project, Assessor's Parcel Numbers 403-220-009, -014, and -020; Cultural Resource Assessment. Cherry Valley, Riverside County, California.

CHIPT Citrus Avenue Warehouse Project, Assessor's Parcel Numbers 0251-151-07, -09, -10, -14 to -16, and -39 to -44; Historic Building Evaluation and Cultural Resource Assessment. Fontana, San Bernardino County, California.

Compton Mixed-Use Senior Housing Project; Historical/Archaeological Resources Survey Report, Compton, Los Angeles County, California.

Elm Street Self Storage Project; Paleontological Resources Assessment. Murrieta, California.

Jefferson Avenue Apartments Project, APN 949-220-048; Limited Archaeological Monitoring of Ground Disturbances. Murrieta, Riverside County, California.

Lake Pointe Apartment Project (Phase 2); Historical/Archaeological Resources Report. Lake Elsinore, Riverside County, California.

Murrieta Gateway Hotel Project; Historical/Archaeological Resources Survey Report. Murrieta, Riverside County, California.

<p>Years of Experience Over 30</p>
<p style="text-align: center;">Education</p> <ul style="list-style-type: none"> • B.S., Biology (Wildlife Emphasis), California State University, Fullerton, CA, 1977 • B.S., Geology (General), California State University, Long Beach, CA, 1980 • M.S., Geology (Sedimentology Emphasis), California State University, Long Beach, CA, 1984
<p>Professional Registrations</p> <ul style="list-style-type: none"> • Qualified SWPPP Developer (QSD) #G04737 • Professional Geologist in California (PG) License #4737 • CSLB General Engineering Contractor A HAZ #1066972 • California Community College Instructor Credential (Lifetime) for Geology, Geophysics and Earth Science
<p>Professional Trainings</p> <ul style="list-style-type: none"> • 40-hour Hazardous Waste Operations Training • Contaminant Forensics of Petroleum, Chlorinated Hydrocarbons, and Metals – Geochemical Applications for Assessing Contaminant Transport, Risk, and Apportioning Liability • Assessment and Management of MtBE-Impacted Site Certificate

PROFESSIONAL EXPERIENCE

Mr. Schneeberger has over 30 years of experience in environmental consulting, scientific research and teaching. His professional experience includes work both nationally in California, Illinois, Nevada, Oregon and Washington, and internationally in the Philippines, India and Cambodia. His extensive project management experience includes natural resource investigation and restoration; groundwater resource development; soil, soil vapor and groundwater investigations; SWPPP, HBMP and SPCC plan preparation and updating; evaluation of geologic hazards and settings, and environmental impact analysis for NEPA/CEQA. Mr. Schneeberger has supervised and managed the installation of over a thousand groundwater monitoring wells, water production wells, hydro-punches and piezometers. He has successfully managed multi-million dollar environmental and construction projects with long project schedules exceeding five years duration. He has also managed or performed numerous environmental projects including Phase I ESA/ISA through Phase III remediation of soil and groundwater, environmental compliance and permitting documents, and construction monitoring and post-construction habitat restoration.

REPRESENTATIVE PROJECTS

New State Buildings / EIRs and Phase I ESAs

Mr. Schneeberger prepared CEQA-level documentation in support of state-required environmental due diligence assessments of three existing state-owned properties under consideration for redevelopment. Three Phase I ESAs were prepared for two existing state government buildings to be demolished and replaced, and the construction of a new state resources building and parking structure. Another parcel of land was a parking lot and was slated for development of a new building as well. One of the state-owned buildings was a former multi-story office building that contained a variety of potential environmental hazards that would require mitigation before demolition. Another building proposed for demolition was being used as a warehouse for government property and distribution. The Phase I ESA findings for the three state-owned properties were used as the basis for the preparation of the hazards and hazardous materials sections of the project EIR. In



addition, HANA also prepared the geology/soils sections for the three project EIRs; environmental analyses and mitigation measures were prepared.

Rancho Cucamonga Air Quality/Greenhouse Gas Assessment and Noise Assessment, San Bernardino County, CA

Mr. Schneeberger performed an Air Quality/Green House Gas analysis for the proposed project. The analysis utilized the California Emissions Estimator Model (CalEEMod) which is used to estimate emissions that may be generated. The estimated pollutants were compared to the Local Significance Thresholds (LSTs) developed by the SCAQMD, recognizing that criteria pollutants such as CO, NOx, and PM10 and PM2.5 in particular, can have local impacts as well as regional impacts. LSTs, defined separately for construction and operational activities, represent the maximum emissions or air concentrations from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standard at any nearby sensitive or worker receptor. Data outputs from CalEEMod will be compared to the LSTs following the SCAQMD issued guidance on applying CalEEMod to LSTs. Model outputs and LST compliance evaluation were provided as a deliverable. Mr. Schneeberger performed a traffic noise model for the proposed project. The model supplemented background information on noise and noise assessment criteria, present existing noise levels in the project area, and examine noise and vibration impacts that could potentially occur with project implementation. Results were compared to the appropriate regulatory compliance criteria. The results of the model and evaluation were used in the project's noise analysis section of the project environmental document.

JD Processing Site Investigation Project, Santa Ana, CA

Mr. Schneeberger was the project manager and licensed field geologist responsible for the planning and implementation of a limited site investigation and remedial action for two former metal plating facilities located in an industrial park in Santa Ana. The project included the installation of soil borings and soil vapor probes to assess potential subsurface impacts resulting from past operations. A total of 33 soil borings and six soil vapor probes were advanced. Impacted soil was excavated and disposed at a licensed offsite facility.

Cal Trans Staging Area Remedial Action Project, San Bernardino County, CA

Mr. Schneeberger was the project manager responsible for the planning and implementation of a limited site characterization and voluntary cleanup of identified soil contamination at a Cal Trans Staging Area located on private property in Yucca Valley. The limited site characterization and cleanup was designed to mitigate unauthorized releases of diesel fuel hydrocarbons and lubricating oils from heavy earth moving equipment that was stored on the property during road construction work associated with Highway 247. The project was under the oversight San Bernardino County Fire Protection Department, Hazardous Materials Division.

Western Tube and Conduit Project, Long Beach, CA

Mr. Schneeberger provided site assessment services at this active manufacturing facility. The project included the investigation of the source and extent of a release of various chlorinated solvents and petroleum hydrocarbons into the soil and groundwater beneath the site. Activities included the installation of direct push samples for both soil and groundwater, and soil vapor sampling. Also included interaction with the RWQCB and DTSC.

Dennis Boratynec, GE,PE

EDUCATION

M. Sc. in Geoenvironmental Engineering, University of Alberta, Edmonton, Alberta, Canada, 2003

B. Sc. in Civil Engineering, University of Alberta, Edmonton, Alberta, Canada, 1995

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

California, Certified Geotechnical Engineer, GE 2770

California, Registered Civil Engineer, RCE 60716

PROFESSIONAL SUMMARY

As President and Director of Engineering for LGC Geotechnical, Mr. Boratynec is a registered Geotechnical Engineer and Civil Engineer in the State of California. Mr. Boratynec holds both a Bachelor of Science in Civil Engineering and Masters Degree in Geoenvironmental Engineering and has over 25 years of geotechnical consulting experience. He has been involved in numerous projects in Southern California including: residential, commercial, retail, transportation, and public works.

Mr. Boratynec's expertise includes: evaluation of slope stability, foundation capacity, liquefaction, ground settlement and providing cost-effective ground improvement alternatives. Mr. Boratynec has been the lead on several of our most complex projects including the mitigation of severe soil liquefaction potential through the use of stone columns and design of wick drain layouts to accelerate required alluvial soil settlement prior to development. Mr. Boratynec has extensive experience in hillside grading, flat land grading, distress evaluations, and reviews.

SELECTED PROJECT EXPERIENCE

Project Manager/Engineer, Reservoir #4, San Clemente. Performed a subsurface geotechnical evaluation to assess the onsite geotechnical conditions as they relate to replacing the existing main line with a new mainline which will be installed via directional drilling.

Project Manager/Engineer, Eastern Wells 16-inch Water Pipeline, San Juan Capistrano. Performed geotechnical observation and testing during construction of approximately 6,820 linear feet of approximately 16-inch PVC pipeline, 200 linear feet of 20-inch fused PVC casing and 900 linear feet of 20-inch steel casing.

Project Manager/Engineer, Treatment Plant Building "N," San Clemente. Geotechnical observation and testing for sewer line backfill, subgrade and aggregate base.

Project Manager/Engineer, Geotechnical Evaluation and Recommendations for the Proposed Hydraulic Capacity Project No. 6 (CIP No. 07703), Inverted Siphon at San Juan Creek and San Juan

Creek Road, San Juan Capistrano, California. Performed a subsurface geotechnical evaluation to assess the onsite geotechnical conditions as they relate to replacing approximately 1,400 linear feet of the sewer line via directional drilling.

Project Manager/Engineer, Avenida Columbo Sewer Lift Station Protection, San Clemente. Provided a subsurface evaluation and design of caissons to support an existing sewer lift station in Avenida Columbo.

Project Manager/Engineer, Fuel Island Cover, Treatment Plant, San Clemente. Provided geotechnical observation of caisson drilling, concrete testing and deputy inspector for miscellaneous welding.

Project Manager/Engineer, Avenida San Pablo, Pressure Reducing Station, San Clemente. Provided a subsurface evaluation and design recommendations for a new pressure reducing station located within Avenida San Pablo.

Project Manager/Engineer, Camino Vera Cruz and Avenida Vista Hermosa Water Line Replacement, San Clemente. Provided observation and testing services during backfill and compaction of a new water line.

Project Manager/Engineer, Del Cabo Street Water Line Replacement, San Clemente. Provided observation and testing services during backfill and compaction of new water line.

Project Manager/Engineer, Via Bellota, San Clemente. Geotechnical observation and testing services including sewer and water line, subgrade for streets, curb and gutter, sidewalk and driveway approaches, aggregate base and asphalt compaction.

Project Manager/Engineer, Calle Amable Storm Drain Repair, San Clemente. Geotechnical observation and testing services during repair of approximately 115 feet of storm drain line located within an existing slope, which was being eroded.

PROFESSIONAL HISTORY

July 2010 -Present:	President, LGC Geotechnical, Inc., San Clemente, California
January 2006-July 2010:	Vice President, Lawson & Associates Geotechnical Consulting, Inc., San Clemente, California
2001-2006:	Associate Engineer, Lawson & Associates Geotechnical Consulting Inc., San Clemente, California
2000:	Engineering Geology Lecturer, Saddleback College, Mission Viejo, California
1998-2001:	Project Engineer/Manager, Senior Staff Engineer, Staff Engineer, Leighton and Associates, Inc., Irvine, California
1996:	Junior Geotechnical Engineer, Klohn-Crippen Consultants, Vancouver, Canada

Honors and Professional Societies

Member of American Society of Civil Engineers
Member of American of Engineering Geologists
California Geotechnical Engineers Association

PUBLICATION

Boratynec, D.J., 2003, "Fundamentals of Rapid Dewatering of Composite Tailings", M.Sc. Thesis.

Kevin B. Colson, CEG, PG

EDUCATION

M.S., Geological Sciences, San Diego State University, San Diego, California, 1996

B.S., Geological Sciences, San Francisco State University, San Francisco, California, 1993

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

California, Certified Engineering Geologist, CEG 2210

California, Professional Geologist, PG 7119

PROFESSIONAL SUMMARY

As a Vice President of and Director of Geology for LGC Geotechnical, Mr. Colson has over 27 years of experience in the geotechnical industry in Southern California. He has been involved in numerous projects in Southern California including: residential, commercial, retail, transportation, and public works.

Mr. Colson's expertise includes: fault investigations; landslide mitigations and slope stabilizations (by both mechanical and earthen stabilization methods); hillside grading; flat land grading; hard rock rippability studies; liquefaction studies; distress evaluations; and reviews. Mr. Colson has been the lead on several of our most complex projects including: design and construction of a major landslide stabilization with tiebacks and grade beams beneath occupied multi-storied residential structures; slope stabilizations via nail and tieback walls below active roadways; design of earthen stabilizations for several hundred-foot-high slopes; fault trench investigations of active and potentially active faults; and mitigation of unstable rock slopes. Mr. Colson, his wife and three children reside in San Clemente.

SELECTED PROJECT EXPERIENCE

Project geologist for the approximately 440-acre Santiago Hills II development for the Irvine Community Development Company in the City of Orange, California. The project will ultimately include over 17 million cubic yards of grading to be performed over an approximately span of 2-years. The site presents several complicated geotechnical issues to consider including: microtunneling for realignment of a 54-inch water line beneath the active lanes of Chapman Avenue; installation of new storm drain lines via "jack and bore" methods beneath the active lanes of State Route 241/261; grading with the Caltrans right-of-way directly adjacent to active lanes of State Route 241/261; proposed over-steepened slopes; deep saturated alluvium; numerous faults; slope stability issues; landslides; dense volcanic rock; very highly expansive soils; and shallow ground water. Mr. Colson and his LGC team have successfully addressed these issues on an extremely tight time frame and were essential in getting the project approved for development through city, county and state

jurisdictions. Particular LGC contributions to the success of the project, included: design of an extensive wick drain ground improvement system for areas of deep saturated alluvium; design for geogrid reinforcement for 60-foot-high 1.5:1 fill slope for bridge abutment; and design of landslide remediation and slope stabilizations for the project slopes.

Project Geologist for the Coventry Court Senior Apartments in Tustin, California. The project included grading and construction for ten three-story, twenty-four-unit senior residential housing structures, two clubhouse/pool structures and associated utilities, roadways, parking and improvements.

Project geologist for Laguna Beach Sewer Interceptor Tunnel rehabilitation, Laguna Beach, California. The project included geologic mapping and evaluation of approximately two miles of coastal bluff along the tunnel alignment. Mapping was performed both within the unlined portions of the existing tunnel and adits along the bluff face. The study included analysis of the stability of the bluff to assess the geotechnical conditions along the coastal bluff in an effort to identify areas of potential concern for the tunnel and associated adits and portals and to evaluate the potential impact of the proposed tunnel rehabilitation on the stability of the bluff. To avoid potential impact on the multi-million-dollar residences above, LGC aided in designing the new engineered structural liner for the tunnel rehabilitation to replicate the strength lost due to the increased diameter of the tunnel.

Third-party geotechnical reviewer for geotechnical evaluations for development of the Imperial Solar Energy Center South and West on approximately 2,000 acres of undeveloped and agricultural land in Imperial County, California. The project would ultimately include development of two photovoltaic arrays and associated electrical transmission lines capable of producing 500 megawatts of power.

PROFESSIONAL HISTORY

July 2010-Present: Principal Geologist, LGC Geotechnical, Inc., San Clemente, California

January 2006-July 2010: Vice President, Lawson & Associates Geotechnical Consulting, Inc., San Clemente, California

2002-2006: Associate Geologist, Lawson & Associates Geotechnical Consulting, Inc., San Clemente, California

2001-2002: Project Geologist, Lawson & Associates Geotechnical Consulting, Inc., San Clemente, California

1998-2001: Project Geologist, Staff Geologist, and Technical Illustrator, Leighton and Associates, Inc., San Diego, California



CATHY FITZGERALD

DEnv, PE

Principal Engineer

EDUCATION

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

REGISTRATIONS

- ◆ State of California Professional Engineer No. 39541

Dr. Cathy Fitzgerald has over 30 years of academic and professional experience in the areas of health risk assessments, safety hazard assessments, air quality studies, hazardous waste investigations, remedial action plans, and installation of groundwater and soil vapor extraction systems. Cathy has prepared geology and hazard sections for EIRs for numerous cities and counties, including San Bernardino County, Lake County, Contra Costa County, Livermore, Santa Rosa, and Ontario. She also has conducted over 100 pipeline safety hazard assessments and rail safety studies for various school districts throughout California. Cathy is currently working with Costco which is proposing to construct a 189,000 square foot cold storage facility in Tracy. She is responsible for preparing the hazards section of the EIR and providing expertise in ammonia storage and the evaluation of potential risks associated with cold storage facilities.

Additionally, Cathy has over 40 years of experience preparing water supply assessments, water management plans, drainage studies, hydrology reports, stormwater management permitting, stormwater pollution prevention plans, and stormwater management plans. She maintains current knowledge of the latest stormwater regulations in various counties and municipalities. She performs computer modeling to determine the impact of best management practices and low impact development on stormwater runoff for both construction and operation phases. Cathy performs hydrology and hydraulic studies and incorporates the results into CEQA and NEPA documents, and she has performed several studies evaluating the effect of dam or reservoir inundation and flooding.

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

HIGHLIGHTS OF EXPERIENCE

Hazard Safety Assessments

- ◆ Two Proposed Battery Energy Storage Facilities, City of Industry CA
- ◆ Review of LNG Plant Project, Long Beach USD
- ◆ Quarterly Groundwater Monitoring and Soil Vapor Extraction System Operation and Maintenance at a former GEMCO Site, Lancaster CA
- ◆ Palo Alto USD Pipeline Safety Hazard Assessment, Palo Alto CA
- ◆ Ramona Elementary School CNG and Propane Risk Assessment, Moreno Valley USD
- ◆ Numerous Pipeline Safety Hazard Assessments, Los Angeles USD
- ◆ Rail Safety Study, Fresno El Paseo EIR, Fresno CA
- ◆ 5th Street Alternative School Rail Safety Study, Redwood City CA
- ◆ Former ordnance facility, soil cleanup (for explosives) and screening level health risk assessment, Chino Hills CA

CATHY FITZGERALD DEnv, PE
Principal Engineer

CEQA/NEPA Environmental Services

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

Site Investigation

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

Hydrology Studies and NPDES Permitting

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

Regulatory Compliance, Air Quality Permitting, and Health Risk Assessments

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

SPEAKING ENGAGEMENTS

- ◆ "CEQA Responsibilities in Assessing and Managing Risk from Alternative VOC Compounds," South Coast Air Quality Management District Symposium, October 2014, Diamond Bar CA
- ◆ "Health Risk Challenges of Siting Housing Near High Volume Roadways," 2014 APA State Conference, Anaheim CA
- ◆ "Air Quality for Dummies," 2014 AEP State Conference, Huntington Beach CA
- ◆ "Health Risk Challenges of Siting Housing Near High Volume Roadways," 2014 AEP State Conference, Huntington Beach CA
- ◆ "Near Roadway Mitigation Measures," South Coast Air Quality Management District Symposium, November 2013, Diamond Bar CA

PUBLICATIONS

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



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