

PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is entered into this ____ day of _____ 202_, between the CITY OF PLEASANTON, a municipal corporation (“City”), and PlaceWorks, a (California corporation) whose address is 1625 Shattuck Avenue, Suite 300, Berkeley, CA 94709, and telephone number is (510) 848-3815, (“Consultant”).

RECITALS

A. Consultant is qualified to and experienced in providing on-call environmental review services on an as-needed basis for purposes specified in this Agreement.

B. City finds it necessary and advisable to use the services of the Consultant for the purposes provided in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and conditions in this Agreement, City and Consultant agree as follows:

1. **Consultant’s Services**. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services and furnish the materials, reports and drawings related to the preparation of environmental review documents pursuant to California Environmental Quality Act (CEQA) and its Guidelines, as hereinafter set forth:
 - a. Consultant shall perform all work described in the Scope of Work which will be submitted prior to authorization to proceed on individual projects.
 - b. Consultant shall meet with staff of the City, other pertinent agencies, and/ or landowners as necessary to complete the scope of work outlined in Section 1 (a) above.
 - c. The City reserves the right to select other consultants for services based on City needs.
2. **City Services**. In order to assist Consultant in this work, City shall provide, if necessary, relevant application materials and related reports, any existing plans of the area on file, necessary direction, and review of consultant-submitted draft materials within a reasonable time. Other City services shall be as mutually agreed to by the City and consultant as part of an authorized Scope of Work.
3. **Staff**. The Project Manager for Consultant shall be Abe Leider, who may not be replaced without written consent of City.
4. **Sufficiency of Consultant’s Work**. All reports, documents, drawings, plans and specifications prepared for City shall be adequate and sufficient to meet the purposes for which they are prepared.
5. **Ownership of Work**. All final reports, documents, drawings, plans and specifications, maps, designs, work data, and all other documents completed by Consultant in the performance of this Agreement shall become the property of City.

6. **Terms.** The term of the agreement shall commence on the date written above and shall expire on June 30, 2024, with up to two additional one-year extensions. Work authorizations issued by the City prior to the expiration of the term of this Agreement may be completed by Consultant after the term of this Agreement.

7. **Compensation.** For the as-needed services to be rendered, City shall pay consultant on time-and-materials based on the rate schedule per Exhibit A, which is attached and incorporated into this Agreement. Exhibit A may be amended on an annual basis at the start of the new fiscal year (July 1, 2021, July 1, 2022, and July 1, 2023). Individual projects covered by this contract shall require separate proposals and shall not exceed the cost estimate submitted. Partial payment shall be made on a monthly basis in proportion to the percentage of work completed, upon receipt of Consultant's invoice.

a. Invoices submitted to City for payment must contain a brief description of work performed, percentage of work completed, percentage of contract time used, percentage of contract amount expended and City reference numbers: Account No., Contract No., and Project No. Payment shall be made within thirty (30) days of receipt of Consultant's invoice.

b. Upon completion of work and acceptance by City, Consultant shall have ninety (90) days in which to submit final invoicing for payment. An extension may be granted by City upon receiving a written request thirty (30) days in advance of said time limitation. The City shall have no obligation or liability to pay any invoice for work performed which the Consultant fails or neglects to submit within ninety (90) days, or any extension thereof granted by the City, after the work is accepted by the City.

8. **Changes.** City may request changes in the scope of services to be provided by Consultant. Any changes and related fees shall be mutually agreed upon between the parties and subject to a written amendment to this Agreement.

9. **Consultant's Status.** In performing the obligations set forth in this Agreement, Consultant shall have the status of an independent contractor and Consultant shall not be considered to be an employee of the City for any purpose. All persons working for or under the direction of Consultant are its agents and employees and are not agents or employees of City.

10. **Termination for Convenience of City.** The City may terminate this Agreement at any time by mailing a notice in writing to Consultant. The Agreement shall then be deemed terminated, and no further work shall be performed by Consultant. If the Agreement is so terminated, the Consultant shall be paid for that percentage of the work actually completed at the time the notice of termination is received.

11. **Non-Assignability.** The Consultant shall not assign, sublet, or transfer this Agreement or any interest or obligation in the Agreement without the prior written consent of the City, and then only upon such terms and conditions as City may set forth in writing. Consultant shall be solely responsible for reimbursing subcontractors.

12. **Indemnity and Hold Harmless.** Consultant shall defend, indemnify, and hold harmless, the City and its officers, agents and employees from and against all claims, losses, damage, injury, and liability for damages arising from, or alleged to have arisen from, errors, omissions, negligent or wrongful acts of the Consultant in the performance of its services under this

Agreement, regardless of whether the City has reviewed or approved the work or services which has given rise to the claim, loss, damage, injury or liability for damages. This indemnification shall extend for a reasonable period of time after completion of the project as well as during the period of actual performance of services under this Agreement. The City's acceptance of the insurance certificates required under this Agreement does not relieve the Consultant from its obligation under this paragraph.

13. **Insurance**. During the term of this Agreement, Consultant shall maintain in full force and effect, at its own cost and expense, insurance coverages with insurers with an A.M. Best's rating of no less than A:VII. Contractor shall have the obligation to furnish City, as additional insured, the minimum coverages identified below, or such greater or broader coverage for City, if available in the Contractor's policies:

a. **General Liability and Bodily Injury Insurance**. Commercial general liability insurance with limits of at least \$2,000,000 combined limit for bodily injury and property damage that provides that the City, its officers, employees and agents are named as additional insureds under the policy as evidenced by an additional insured endorsement satisfactory to the City Attorney. The policy shall state in writing either on the Certificate of Insurance or attached rider that this insurance will operate as primary insurance for work performed by Consultant and its subconsultants, and that no other insurance effected by City or other named insured will be called on to cover a loss.

b. **Automobile Liability Insurance**. Automobile liability insurance with limits not less than \$2,000,000 per person/per occurrence.

c. **Workers' Compensation Insurance**. Workers' Compensation Insurance for all of Consultant's employees, in strict compliance with State laws, including a waiver of subrogation and Employer's Liability Insurance with limits of at least \$1,000,000.

i. **Professional Liability Insurance**. Professional liability insurance in the amount of \$2,000,000.

ii. **Certificate of Insurance**. Consultant shall file a certificate of insurance with the City prior to the City's execution of this Agreement, and prior to engaging in any operation or activity set forth in this Agreement. The Certificate of Insurance shall provide in writing that the insurance afforded by this Certificate shall not be suspended, voided, canceled, reduced in coverage or in limits without providing notice to the City in accordance with California Insurance Code section 677.2 which requires the notice of cancellation to: 1) include the effective date of the cancellation; 2) include the reasons for the cancellation; and 3) be given at least 30 days prior to the effective date of the cancellation, except that in the case of cancellation for nonpayment of premiums or for fraud, the notice shall be given no less than 10 days prior to the effective date of the cancellation. Notice shall be sent by certified mail, return receipt requested. In addition, the insured shall provide thirty (30) days prior written notice to the City of any cancellation, suspension, reduction of coverage or in limits, or voiding of the insurance coverage required by this agreement. The City reserves the right to require complete certified copies of policies.

e. **Waiver of Subrogation**. The insurer agrees to waive all rights of subrogation against the City, its officers, employees and agents.

f. **Defense Costs.** Coverage shall be provided on a “pay on behalf of” basis, with defense costs payable in addition to policy limits. There shall be no cross liability exclusions.

g. **Subcontractors.** Consultant shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated in this Agreement, including but not limited naming additional insureds.

14. **Notices.** All notices herein required shall be in writing and shall be sent by certified or registered mail, postage prepaid, addressed as follows:

To Consultant:	Steve Noack, AICP PlaceWorks 1625 Shattuck Avenue Suite 300 Berkeley, CA 94607	To City:	Ellen Clark Director of Community Development City of Pleasanton P.O. Box 520 Pleasanton, CA 94566
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15. **Conformance to Applicable Laws.** Consultant shall comply with all applicable Federal, State, and Municipal laws, rules, and ordinances. Consultant shall not discriminate in the employment of persons or in the provision of services under this Agreement on the basis of any legally protected classification, including race, color, national origin, ancestry, sex or religion of such person.

16. **Licenses, Certifications and Permits.** Prior to the City’s execution of this Agreement and prior to the Consultant’s engaging in any operation or activity set forth in this Agreement, Consultant shall obtain a City of Pleasanton business license, which must be kept in effect during the term of this Agreement. Consultant covenants that it has obtained all certificates, licenses, permits and the like required to perform the services under this Agreement.

17. **Records and Audits.** Consultant shall maintain all records regarding this Agreement and the services performed for a period of three years from the date that final payment is made. At any time during normal business hours, the records shall be made available to the City to inspect and audit.

18. **Confidentiality.** Consultant shall exercise reasonable precautions to prevent the unauthorized disclosure and use of City reports, information or conclusions.

19. **Conflicts of Interest.** Consultant covenants that other than this Agreement, Consultant has no financial interest with any official, employee or other representative of the City. Consultant and its principals do not have any financial interest in real property, sources of income or investment that would be affected in any manner of degree by the performance of Consultant’s services under this Agreement. If such an interest arises, Consultant will immediately notify the City.

20. **Waiver.** In the event either City or Consultant at any time waive any breach of this Agreement by the other, such waiver shall not constitute a waiver of any other or succeeding breach of this Agreement, whether of the same or of any other covenant, condition or obligation.

21. **Governing Law.** California law shall govern any legal action pursuant to this Agreement with venue in the applicable court or forum for Alameda County.

22. **No Personal Liability.** No official or employee of City shall be personally liable to Consultant in the event of any default or breach by the City or for any amount due Consultant.

23. **Exhibits.** All exhibits referred to herein are attached hereto and are by this reference incorporated herein.

24. **Counterparts and Electronic Signatures.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with U.S. federal E-Sign Act of 2000 (15 U.S. Code §7001 et seq.), California Uniform Electronic Transactions Act (Cal. Civil Code §1633.1 et seq.), or other applicable law) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.

25. **Scope of Agreement.** This writing constitutes the entire Agreement between the parties. Any modification to the Agreement shall be in writing and signed by both parties.

THIS AGREEMENT executed the date and year first above written.

CITY OF PLEASANTON

CONSULTANT

Nelson Fialho, City Manager

By: _____
Signature

ATTEST:

Print name

Karen Diaz, City Clerk

Its: _____
Title

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

Rev. 8/20

October 23, 2020

STATEMENT OF QUALIFICATIONS

ON-CALL ENVIRONMENTAL/CEQA CONSULTING SERVICES

for the City of Pleasanton



ON-CALL ENVIRONMENTAL/CEQA CONSULTING SERVICES

for the City of Pleasanton

Submitted By:

PlaceWorks

1625 Shattuck Avenue, Suite 300
Berkeley, California 94709
510.848.3815

In Association With:

**Environmental Collaborative
Archeo-Tec**

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CONSULTANT TEAM QUALIFICATIONS

PlaceWorks
Environmental Collaborative
Archeo-Tec

CHAPTER 1:

COVER LETTER/STATEMENT

Please accept this Statement of Qualifications for PlaceWorks to provide on-call environmental/California Environmental Quality Act (CEQA) consulting services to the City of Pleasanton (City).

PlaceWorks is extremely interested in, and well suited to, assisting the City with the preparation of CEQA documents on an as-needed basis. We offer the entire range of qualifications and capabilities requested through the City's Request for Qualifications (RFQ).

PlaceWorks has a robust stand-alone practice in environmental review under both CEQA and the National Environmental Policy Act (NEPA), offering all of the types of project-related environmental review services requested by the City, including preparation of initial study and infill checklists, negative declarations, mitigated negative declarations, expanded initial studies, and environmental impact reports, as well as their required noticing documents. We also provide in-house technical expertise in the fields of aesthetics, noise, air quality, greenhouse gas (GHG) analysis, energy analysis, hydrology, and geology. Our team includes subconsultants to provide the remaining services requested by the City, including biological and cultural resources. We understand that the City has on-call contracts with transportation and geotechnical consultants and we would be happy to team with these firms on future projects.

Our environmental consulting work is rooted in a deep and sincere commitment to the environment, which is reflected in the thoroughness of our research and the quality of our documents. PlaceWorks is distinguished from other environmental review firms by our integrated abilities in environmental sciences and engineering services, land use planning, urban design, and landscape architecture. Our environmental analysis and mitigation measures reflect an understanding not only of the physical environment, but also public policy and aesthetic issues.

TECHNICAL SERVICES

Our environmental team includes technical experts that address all 20 environmental topics identified in the CEQA Guidelines, ranging from aesthetics evaluations to wildfire assessments. With strong support from our comprehensive planning staff, PlaceWorks also provides comprehensive policy analysis; zoning conformity analysis; aesthetic evaluation (including geo-rectified photo simulations and light and shade studies); geographic information system (GIS)-based analysis; and comprehensive outreach services, including online engagement.

Air Quality and Greenhouse Gas Emissions Analyses. Continued public concern about poor air quality and changing climates due to increased GHG emissions requires a more stringent approach to meeting evolving regulations. PlaceWorks helps clients navigate these critical decisions with individually tailored, state-of-the-art air quality and GHG emissions analyses and modeling for environmental processing under CEQA and NEPA. We obtain and make use of key data from the California Energy Commission, the California Air Resources Board, 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), Emission Factors (EMFAC), ISCST3, Atmospheric Dispersion Modeling (AERMOD), Off-Road, CALINE, and Waste Reduction Model (WARM).

Public Health and Risk Assessments. 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 the Air Resources Board, California

Environmental Protection Agency, and Office of Environmental Health Hazards Assessment, as well as the Bay Area Air Quality Management District. PlaceWorks is proficient in air dispersion modeling software, such as Environmental Protection Agency's AERMOD and Office of Environmental Health Hazards Assessment 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.

Noise and Vibration Assessment. Our in-house noise sampling and modeling services use precision instrumentation to measure existing environments and the SoundPlan Prediction Model to calculate future conditions. This predictive noise model takes into account fluctuations in topography, varying terrain types, structure shielding, and other propagation parameters to calculate future noise environments in and around a proposed project. The model generates detailed visualizations of projected noise conditions and color-coded contour maps, which are far more informative than numerical tables. These maps clearly illustrate the geographic extent and intensity of the anticipated noise levels and facilitate the effective evaluation of potential noise mitigation strategies.

Hazardous Materials Site Assessment and Remediation. From a single residential parcel to a multijurisdictional oil refinery, from routine property transaction screenings to real estate due diligence for billion-dollar corporate mergers, PlaceWorks provides environmental, health risk, and safety hazard evaluations that satisfy or exceed even the most exacting standards. We understand the regulations that govern hazardous waste. Our professional geologists, hydrogeologists, engineers, and environmental scientists are familiar with well-established site assessment and cleanup protocols, as well as with more innovative, cutting-edge techniques. After hundreds of environmental assessments and cleanups, we know how to negotiate optimal work scopes, thereby avoiding unnecessary sampling and testing. When remedial actions draw to a close, we craft closure documents that are understandable, compliant, and persuasive.

Hazard Mitigation and Resiliency. Our hazard mitigation and resiliency practice integrates our multiple disciplines and expertise to develop comprehensive, risk-informed planning strategies to address natural and human-made hazards and increase community resiliency. Our team has engaged with cities, counties, and regional planning agencies to prepare local hazard mitigation plans, climate adaptation plans, and emergency operations plans. Our interdisciplinary practice reflects our collaborative and comprehensive approach to partnering with agency staff, key stakeholders, oversight agencies, advisory bodies, and community members to assess existing and anticipated hazards. We also integrate analysis and recommendations associated with climate change, relying heavily on our experience with climate action planning. Our goal is to develop pragmatic, easy-to-implement mitigation plans that are informative and set the course for future actions that reduce community vulnerabilities.

Working for the various Federal Emergency Management Agency (FEMA) regions over the past few years, our team has been exposed to the different ways communities prepare their plans, a variety of ways to engage communities (effectively and ineffectively), and how to create plans that are meaningful to a community and responsive to the region. Through this experience, key team members have reviewed local hazard mitigation plans from all over the United States and understand the various hazards in different parts of the country, the particular types of analyses needed, and the best strategies to address these risks. This experience also helped expand our understanding of FEMA's focus when it reviews local hazard mitigation plans for approval.

Hydrology and Water Quality Studies. PlaceWorks understands the complexity of protecting water quality in urban and rural settings during construction and the operation of development projects. Runoff can carry a variety of pollutants, such as soil and grease, metals, sediment, and pesticide residues from roadways, parking lots, rooftops, and landscaped areas, and deposit them into adjacent waterways via the storm drain system. Our hydrology and water quality analyses are prepared by our in-house engineers. Our environmental review documents provide a complete description of the issues relating to surface and groundwater hydrology, site drainage, stormwater pollution prevention during construction and operation, and identify current industry-standard best management practices to protect water quality. Our in-house engineers provide the storm drainage requirements for a project and calculate the requirements for volume of runoff and stormwater treatment to ensure that projects are compliant with the National Pollutant Discharge Elimination System permit and the C.3 provisions set by the San Francisco Bay Regional Water Quality Control Board.

Climate Action and Resiliency. PlaceWorks’ planners and technical experts work with communities to address climate change—at a policy level through the preparation of local sustainability, climate, and energy action plans, and at a CEQA level with GHG emissions inventories and analysis. We also create General Plan elements, adaptation strategies, implementation programs for sustainability, and physical and social vulnerability assessments. We help communities throughout the state develop innovative, feasible, and cost-efficient strategies to reduce GHG emissions and local vulnerability to hazards by combining our technical knowledge with a strong foundation in policy planning and community outreach.

Our climate action and resiliency practice team has engaged with more than 70 California cities, counties, and regional planning agencies to prepare climate, energy, and resiliency action plans and GHG emissions inventories. Our interdisciplinary practice reflects our collaborative and comprehensive approach to partnering with local staff, elected officials, advisory bodies, and community members. This greatly assists with our ability to assess existing and projected local contributions to and impacts from climate change, and to develop locally appropriate and feasible short- and long-term strategies to reduce GHG emissions and adapt to a changing climate.

KEY STAFF

The experience and qualifications of PlaceWorks staff, along with those of our subconsultants, are described in Chapter 3.

BUSINESS LICENSE

If PlaceWorks is selected by the City to provide on-call environmental/CEQA consulting services, we will obtain a City of Pleasanton Business License before the contract is awarded.

CHAPTER 2:

PROJECT DESCRIPTION AND APPROACH

APPROACH

PlaceWorks' approach to all projects focuses on collaboration. Our CEQA/NEPA practitioners work as an integrated team to prepare environmental documents that address the CEQA Statutes and Guidelines, and regulatory requirements at the local, regional, and state level. In addition, with extensive experience in preparing CEQA documents for communities throughout the Bay Area, we understand the importance of listing and addressing community concerns on projects, even if not in direct alignment with the CEQA Guidelines. Whether managing public outreach, analyzing environmental impacts, or crafting practical, cost-effective mitigation, we serve as integral partners in a host of environmental and planning processes. Overall, our approach to CEQA/NEPA environmental documents combines problem solving, accuracy, and attention to detail. Even projects that share common elements benefit from a fresh evaluation. We consider each project objectively and use our experience and imagination to formulate workable plans and programs.

The right document starts with the right questions. Many lead agencies and practitioners first ask the question: "Mitigated Negative Declaration or Environmental Impact Report?" Many proceed with environmental analysis before they determine whether their proposal is even a "project" under CEQA.

Once it is determined that the proposal is a CEQA project, the question is whether it is exempt from CEQA. There are more CEQA exemptions every year, and it is important to stay on top of the law. PlaceWorks knows CEQA. We teach CEQA. And we stay on top of legislation and case law interpretation.

Once the type of CEQA document and process is determined, PlaceWorks will work with the City to develop a detailed scope of work, cost estimate, and preliminary schedule. Depending on the complexity and duration anticipated for CEQA compliance and project approval, the scope of work will include tasks and sub-tasks; a detailed cost spreadsheet by task, staff, and individual rates; detailed reimbursable estimate; and preparation of a Microsoft (MS) Project, critical path schedule.

Once we concur with the City on the appropriate document, we will coordinate regarding the need and availability for technical support studies. Are there existing studies? It is our practice to provide a peer review of client-provided studies to determine if the data provides the substantial evidence to support a CEQA significance determination. If the data is lacking, we will collaborate with the City's design team to fill in the gaps. This approach often leads to project features that would avoid or minimize potential impacts, eliminating the need to impose mitigation measures.

If the data is not available, PlaceWorks' scientists, engineers, designers, and our subconsultants are experts in the technical aspects of comprehensive environmental review. Our staff brings rigorous methodologies to bear on the evaluation process. In the context of increasing litigation of environmental documentation, we believe this expertise is critical to maintaining analytically thorough, defensible documents. PlaceWorks experts can either prepare the required technical studies needed to complete the environmental process, or provide partial peer review of applicant-prepared technical studies. We will also review appropriate screening thresholds and rule out the need for complex technical studies where possible.

The core of an exceptional, defensible CEQA document is an accurate, non-changing, defensible project description. As such, we prefer to prepare and submit the project description for City review and approval prior to proceeding with environmental analysis.

We will use the detailed schedule and cost spreadsheet as the ongoing base for monitoring adherence to the project schedule and costs. We will advise the City on an ongoing basis of any delays in the schedule (for example, postponement in

noise monitoring due to weather conditions), and we will update the project schedule, which will then immediately identify the overall project delay that could occur. At this time, we will coordinate with the City to identify any potential schedule/deliverable changes in order to still maintain the overall schedule. Similarly, our ongoing cost monitoring will enable us to notify the City promptly of any cost issues.

Quality control is essential from day one. PlaceWorks has established methods and procedures, including senior reviewers, editors, and word processors to ensure document quality and consistency.

CEQA challenges are frequently on process details and compliance. For larger projects, we use MS Project schedules to incorporate the regulatory timelines and review periods for the respective processes. We anticipate completing all required notices and filing on behalf of the City.

In this role, we will function as an extension of City staff, and to be useful we need to be available. While we will schedule bi-weekly calls when we have an active task order, we will also ensure you have our contact information so that you can ask questions as they arise. Ongoing communication and responsiveness is critical for every project.

Our office in Berkeley is close by, so we can attend impromptu meetings such as design review, staff discussion, or meetings with City staff. Of course, we use technology such as Zoom, email, GoToMeeting, FaceTime, Skype, texting, DropBox, FTP sites, etc., to transfer data and provide virtual connectivity during the current COVID-19 situation.

For communication with the public, PlaceWorks has an award-winning public outreach team that we can tap into as needed for any project. Our planners know how to conduct themselves as representatives of the City in the public arena and appreciate the vital role planning plays in providing information to the public. When we work for an agency, we represent the goals and aspirations of that agency and help City staff to be the voice of the community. Our role is to support staff.

WHY PLACEWORKS?

PlaceWorks has worked on a variety of projects in Alameda County over the years. We are well-versed in the issues that these communities are facing, and we will use this local expertise to help best service the City on future environmental efforts.

PlaceWorks offers a team of talented environmental planners who are thoroughly versed in CEQA, NEPA, and more. PlaceWorks has a long history of providing clear, concise, and defensible environmental review documents. Because of the interdisciplinary nature of our firm, we can provide a big picture understanding of the critical relationship between land use, environmental issues, market conditions, and community interests.

We regularly host in-house CEQA trainings to ensure that our staff is up-to-date on current policies. Our engineers and scientists are familiar with the requirements of the Bay Area Air Quality Management District, the Environmental Protection Agency, the California Department of Toxic Substances Control, the Regional Water Quality Control Board, and CalRecycle to name a few. We understand the regulations that govern hazardous waste. Our professional geologists, hydrogeologists, engineers, and environmental scientists are not only familiar with well-established site assessment and cleanup protocols, but also with the more innovative, cutting-edge techniques.

Our legal team provides up-to-date guidance on legal decisions affecting the CEQA practice to ensure that our documents are written in compliance with emerging legal precedents. We currently have on-call planning and environmental consulting contracts with a number of agencies throughout California.

CHAPTER 3:

CONSULTANT DESCRIPTION OF QUALIFICATIONS

PLACEWORKS

PlaceWorks is one of the west's preeminent planning and design firms, with approximately 120 employees in seven offices. Formerly known as The Planning Center|DC&E, PlaceWorks' history dates back over 45 years. The Planning Center, established in 1975, was created with the intent to integrate individual design disciplines and work efforts into a greater whole. Similarly, Design, Community & Environment (DC&E) was founded over 20 years ago to offer high-quality, personalized, and comprehensive planning, design, and environmental review services. In 2011, these two highly respected planning and design firms merged, forming a company with an expanded set of disciplines and strengths.

PlaceWorks serves both public- and private-sector clients throughout the state in the fields of comprehensive planning, environmental review, urban design, landscape architecture, community outreach, and GIS. Our talented, multidisciplinary team thrives on working with communities to tackle complex problems and develop workable solutions.

PlaceWorks is all about places and how they work geographically, environmentally, functionally, aesthetically, and culturally. We are also passionate about how we work with our clients. PlaceWorks brings together people from diverse practice areas, offering best-of-all-worlds capability and connectivity. Just as each place we work on is distinctly different, so is our thinking.

Key Staff

Principals

PlaceWorks has 10 principals with expertise leading environmental review projects. Steve Noack and Terri McCracken lead the environmental review team out of our Berkeley office. Mr. Noack and Ms. McCracken will serve as the principals-in-charge for selected projects to ensure that all products are produced on time and on budget, and maintain the highest standards of quality. Additionally, they will be available to facilitate critical meetings when necessary.

Steve Noack, AICP, Principal, is an expert in environmental review with over 40 years of experience in environmental and land use planning, primarily in the San Francisco Bay Area. He specializes in preparing environmental documents on a wide range of projects, including commercial and residential development, parks and trails, Specific Plans, and transportation projects. His expertise includes day-to-day application of CEQA/NEPA and other state and federal environmental regulations and guidelines. Steve assembles a team of technical consultants tailored to each project and manages the work effort to produce cohesive planning documents. He provides planning analysis in land use and socioeconomic studies and is a trained facilitator. He is actively involved with California Association of Environmental Professionals (AEP) and has held several leadership positions within AEP, currently serving as the San Francisco Bay Area Chapter Director. Steve has managed numerous projects in the Bay Area, including the 2539 Telegraph Avenue Project EIR for the City Berkeley, the Industrial Road Hotel Development EIR for the City of San Carlos, the San Leandro Shoreline Development Project EIR for the City of San Leandro, and the Butcher's Corner Apartments EIR for the City of Sunnyvale, to name a few.

Terri McCracken, Associate Principal, is an extremely organized and efficient planner with a detailed understanding of the environmental review process. With 15 years of environmental planning experience in both the public and private sectors, she is a valuable asset to any project team. Her work at PlaceWorks has focused on the application of CEQA/NEPA, as well as other state and federal environmental regulations and guidelines. She manages, coordinates, reviews, and conducts research for various types of environmental review documents for a broad range of projects, including private developer, residential,

recreational, resort, and public works. She is responsible for the preparation of environmental constraints, feasible mitigation measures, and viable project alternatives, as well as responding to public and agency comments on environmental documents. Terri has served as project manager for multiple high-profile and complex EIRs, including the Hayward Downtown Specific Plan EIR, as well as EIRs, IS/MNDs, and Notice of Exemptions for infill commercial and residential projects throughout the Bay Area. Terri managed the Forum Senior Community Update Focused EIR for the City of Cupertino, the 930 Brittan Avenue Notice of Exemption for the City of San Carlos, and the 88 Broadway/735 Davis Street Housing Project IS/MND for the City of San Francisco, among many other Bay Area projects.

Project Managers

Alexis Mena, LEED AP, Senior Associate, brings valuable experience in both the public- and private-sector environmental review work. As a CEQA/NEPA project manager, she is organized and detail-oriented, works collaboratively with her clients, thinks strategically, and maintains a flexible and responsive work process. She is highly committed to providing high-quality graphic and written products on schedule and on budget. Alexis' work at PlaceWorks has focused on environmental review and planning for a range of land use, smart growth, urban design, and sustainability projects. She has served as project manager for the Broadway Plaza Project EIR for the City of Redwood City, the 1700 Dell Avenue Office Development EIR for the City of Campbell, the Campbell In-N-Out Burger Project EIR for the City of Campbell, and the 975-1075 Main Street Retail Center CEQA Review for the City of Watsonville.

Greg Goodfellow, Senior Associate, is a valuable asset on any team and provides exceptional service to all his clients. Greg's career at PlaceWorks has focused on CEQA review and researching CEQA practice, transit-oriented land use policy, and guiding public outreach. His CEQA experience includes managing a multidisciplinary team reviewing a controversial 68-unit townhome development on a wooded hillside in San Carlos. The location requires careful analyses of hydrologic resources and stormwater runoff, geology and soil stability, watershed impacts, biological resources, and subsurface cultural deposits. Greg recently contributed to the 840/4950 Mission Street Mixed-Use EIR, prepared for the City of South San Francisco. Greg has also led environmental and site reviews for new construction and modernization programs at Fremont, Hayward, and Napa school districts, including development of EIRs, IS/MNDs, Phase I Environmental Site Assessments, and Title 5 review.

Sean Anayah, Associate, supports the environmental team in managing, preparing, and processing CEQA compliance documents on a wide range of projects. His work has included an EIR on the San Leandro Shoreline Master Plan Amendment, a private development project. He has also completed environmental review for several new housing projects in the Town of Corte Madera, a new high school in Dublin, and a middle school in Fremont. Previously, Sean worked as a biologist at Caltrans where his project contributions consisted of biological technical reports for EIRs, IS/MNDs, and Categorical Exemptions. He also conducted routine biological surveys and mitigation monitoring for highway, bridge, local roadways, and associated projects. His primary interests include minimizing environmental hazards and risks, sustainable project design, environmental impact minimization and mitigation, and environmental compliance.

Technical Experts

Nicole Vermilion, Principal, *Air Quality/GHG*, oversees project staffing and timing for the air quality, GHG, and noise technical team's impact evaluations under CEQA. She is responsible for expanding and fine-tuning the team based on changes in technology, legislation, and client needs and for ensuring that PlaceWorks' air quality and GHG studies are defensible and consistent with recent case law. She closely follows the rapid changes in requirements and the latest information on CEQA thresholds and analysis methodology. She has performed numerous GHG inventories for individual projects as well as citywide emissions inventories for General Plans. Nicole has presented at several workshops, including American Planning Association's California State Conferences (2011, 2012, 2014) and AEP California State Conferences (2011–2015).

Tammy Seale, Associate Principal, *Sustainability/Climate Change*, is a leader in her field, working to inform and expand the practice. Tammy is an environmental planner with over 20 years of experience. She is committed to working with communities to identify and implement local strategies to address climate change. She prepares local sustainability, climate, and energy action plans; GHG inventories; GHG emissions analysis for CEQA documents; general plan elements; and policy

documents to address local sustainability, climate change, and energy programs. She is a frequent presenter and workshop participant at conferences and special lectures, and pursues research, publication, and curriculum development focused on local climate action planning. She is a member of the AEP Climate Change Committee and has contributed to committee white papers.

Joshua Carman, Senior Associate, *Noise/Vibration*, has 18 years of experience in the field of acoustics and air quality and has participated in the environmental review process for a diversity of projects throughout California. Joshua prepares noise, air quality/GHG, and community health risk assessments for environmental impact studies (CEQA/NEPA) and technical studies for transportation projects using federal, state, and local guidelines and methodology. His experience includes complex project- and program-level analyses of General Plan updates, Specific Plans, industrial, warehouse, mixed-use development, traffic, transit and rail, vibration-sensitive, infrastructure, utilities, telecommunications, non-standard construction and underwater construction (e.g., pile driving and blasting) projects. He is certified in the use of the Federal Highway Administration's Traffic Noise Prediction Model (TNM) and the U.S. Environmental Protection Agency (EPA) AERMOD air dispersion model.

Cathleen Fitzgerald, DEnv, PE, QSD/QSP, Senior Engineer, *Hydrology/Hazards*, has nearly 30 years of academic and professional experience in the areas of hydrology studies, health risk assessments, safety hazard assessments, air quality studies, hazardous waste investigations in support of the CEQA review process. Her experience also includes preparing remedial action plans, and installation of groundwater and soil vapor extraction systems. Cathy conducts baseline health risk assessments, develops site-specific soil cleanup levels, uses vadose zone modeling to evaluate the potential threat to groundwater from soil contaminants, conducts groundwater modeling to evaluate natural attenuation of chemical plumes, and develops innovative groundwater remediation systems. Cathy also 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.

Michael Watson, PG, Associate Geologist, *Hazardous Waste/Geotechnical Reports*, specializes in site assessments and remediation, geohazard studies, air quality and industrial hygiene assessments, groundwater investigations, and remedial actions. A dedicated geologist, he continually strives to refine his knowledge, methods, and efficacy. Mike is especially committed to his current work for numerous school districts throughout California, where he assists in site assessment services and the Department of Toxic Substance Control's (DTSC's) school site approval process. He performs Phase I Environmental Site Assessments, Proponent's Environmental Assessments, geohazard studies, supplemental site investigations, remedial investigation reports, removal action documents, feasibility study reports, Title 5 Constraints Studies, and fill testing reports.

Steve Bush, P.E., Senior Engineer, *Environmental Engineering*, has a skill set that covers a wide range of technical services. He applies his knowledge and skills to prepare air toxics health risk assessments for residential developments and schools. Steve has completed air quality and GHG analyses for a variety of projects, including residential development, mixed-use Specific Plans, stormwater outlets, and marsh areas. He also has extensive stormwater analysis and management experience, which is used to focus and clarify hydrology and water quality sections for CEQA documentation. Additionally, he is proficient in different air quality modeling software, such as CalEEMod2013 and AERMOD.

Dina El Chammas Gass, P.E., Senior Engineer, *Environmental Engineering*, comes to PlaceWorks with eclectic experience in sustainability, environmental engineering, and sustainable watershed management. She was an assistant professor of sustainability at the Maharishi University of Management in Iowa, as well as an environmental engineer in the Gulf and Caspian regions, where she prepared and implemented environmental management plans; pollution prevention plans; and waste, water, and wastewater management plans. At PlaceWorks, Dina conducts air quality dispersion modeling, quantitative risk assessments, and environmental and water resource engineering. She assists with general environmental analysis, contributing research, analysis, and has prepared numerous utilities and hydrology and water quality sections for CEQA documents.

Izzy Garcia, INCE-USA, Project Planner, *Noise*, is a planner with experience in industrial, urban, and remote outdoor noise environments across the United States and Mexico. As a member of PlaceWorks' Noise and Vibration Group, she measures

and analyzes noise data and assists with the preparation of stand-alone technical studies to support CEQA/NEPA compliance documents for projects such as residential, commercial, mixed-use, industrial, schools, and transportation. Before joining PlaceWorks, Izzy performed noise surveys, collected environmental and urban noise data, and worked directly with industrial plant managers at Amazon, General Motors, John Deere, and Ford, among others. She assisted senior staff monitoring urban noise levels and analyzing data, such as from concerts at a major league baseball team's stadium, and conducted EHS/Industrial Hygiene noise-exposure assessments.

Eli Krispi, Senior Associate, *Adaptation Planning*, works on planning projects to reduce environmental impacts and increase resiliency to a changing climate. As a planning and sustainability professional, he draws on experience implementing sustainable policies, a science-based education focused on the nexus of the built environment and the natural world, and a data-driven analytical approach to problem solving. Eli's work includes energy and climate action plans, climate adaptation and hazard plans, general and specific plans, and renewable energy strategies. He is currently working on the San Bernardino County Climate Adaptation, Resiliency, and Environmental Justice project; and the Renewable Energy Overlay project for Butte County. He has recently worked on the City of Elk Grove General Plan and the City of Huntington Beach General Plan.

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

Relevant Experience

San Leandro Business Center, 100 Halcyon Drive Environmental Review for the City of San Leandro. PlaceWorks will complete documentation required under CEQA, in the form of an IS/MND, for the proposed 100 Halcyon Drive Warehouse Development Project in San Leandro, California. The project is a three-building, 500,000-square-foot industrial/office complex on the 31-acre site of a disused "excess warehousing" property previously owned by Kraft Foods, and exemplifies the strategic, high-quality reuse of an aging site in a region of high industrial demand. The development will offer fully functional twenty-first century warehouse space to potential lessees of a range of types and sizes, creating valuable real estate opportunities in the warehouse-starved Bay Area. PlaceWorks' CEQA work will be supported by a series of technical and modeling reports completed by the firm under separate contract.



San Leandro Shoreline Development Project EIR for the City of San Leandro. The proposed San Leandro Shoreline Development represented five years of planning by the City of San Leandro, Cal Coast Companies, and a 35-member community stakeholder group. The visionary plan aimed to transform the underutilized San Leandro Marina, consisting of 52 acres of City-owned shoreline and 23 acres of water area, into a vibrant mixed-use community by providing a range of uses that take advantage of the scenic and recreational opportunities afforded by the City's bay shoreline while simultaneously strengthening the City's economic base. The project would be built in three phases, with Phase I consisting of site demolition and preparation. This phase would include construction of a conference hotel; two restaurants; and an office building with ground-floor retail, a parking structure, mixed-use residential, townhouses, multifamily residential, and a library/community building. Phase 2 would consist of constructing a café/boat rental facility, additional office space and parking, and single-family and detached golf-course homes. Phase 3 would consist of building an office/mixed-use building and additional office space. Infrastructure improvements would be provided during each phase of development. PlaceWorks prepared an EIR that provides project-level information for all phases, enabling development to occur over the course of the project with minimal

additional environmental review. The public review period for the EIR closed in February 2015 and PlaceWorks prepared a Final EIR that included responses to comments received during the public review period, as well as edits and clarifications to the Draft EIR. Areas of particular concern included impacts to traffic, noise, and biological resources, and impacts resulting from sea-level rise. The City of San Leandro certified the EIR in July 2015.

The Landing at Walnut Creek Apartments EIR for the City of Walnut Creek. PlaceWorks prepared an EIR for this 178-unit residential apartment development across the street from the Walnut Creek BART station. At a density of 100 units per acre, the project provides additional housing readily accessible to public transit in the City's central district. The project involved demolishing the site's existing nine residential buildings, as well as removing all existing vegetation. The environmental review process involved preparing a robust Initial Study that clearly identified the key topic areas where potentially significant impacts could occur, which resulted in a very focused and streamlined EIR. Key issues addressed in the EIR included traffic, air quality, GHG emissions, aesthetics, and land use compatibility.



West Downtown Walnut Creek Specific Plan and EIR for the City of Walnut Creek. PlaceWorks prepared a Specific Plan and EIR for a 146-acre area of Walnut Creek south of the existing Walnut Creek BART Station, east of Interstate 680, and immediately west of Downtown Walnut Creek. Surrounded on all sides by major vehicular corridors, the Plan Area contains a variety of uses, including commercial, single-family neighborhoods, apartments, retail, and the BART station, and is within a Priority Development Area (PDA) identified by the City of Walnut Creek and the Association of Bay Area Governments (ABAG) as an infill opportunity. The Specific Plan, funded by the Metropolitan Transportation Commission (MTC) Station Area Planning Grant Program, explores strategies for improving the pedestrian and bicycle connections between

the Plan Area, the existing BART Station, and Downtown Walnut Creek. The Specific Plan process also explored opportunities for new transit-oriented development (TOD) in the area that will provide new employment, retail, and housing opportunities for the community. To ensure community support and participation, the Specific Plan included a robust outreach process with five community workshops and oversight and input from a Technical Advisory and Citizen Advisory Committees.

Woodbury Highlands IS/MND for the City of Lafayette. PlaceWorks prepared an IS/MND for the Woodbury Highlands apartment project in Lafayette. The Woodbury Highlands project involved the development the 6.55-acre site with 93 residential units and a three-story clubhouse on two applicant-owned parcels located at 3700 and 3730 Mt. Diablo Boulevard in the City of Lafayette. The proposed project also included the installation of a section of the Lafayette/East Bay Municipal District (EBMUD) Aqueduct Bicycle & Pedestrian Pathway (Aqueduct Trail) located on the EBMUD right-of-way adjacent to the project site off of Mt. Diablo Boulevard. The IS/MND focused on aesthetics, air quality, and land use policy. The project site is within the Downtown Specific Plan area. The primary issue of concern for one resident in Lafayette was the potential for highway noise rebounding off of the proposed buildings and across Highway 24 to the existing hillside home. Noise experts from PlaceWorks were able to adequately evaluate noise impacts and the IS/MND was successfully approved without challenge.

640 Morecroft Road Subdivision IS/MND for the City of Lafayette. PlaceWorks is conducting CEQA review for a project at 640 Morecroft Road in Lafayette. The project site contains a single-family house, which will remain on the site during the project. The project would subdivide the site into three parcels to allow construction of two new single-family homes. The site is located in the City's Hillside Overlay District, and a City-designated ridgeline and ridgeline setback area covers a portion of the site. Associated issues, including scenic impacts and hillside development requirements, are particularly important for the IS/MND. The site appears to be located within a critical habitat unit for the State and federally-threatened Alameda whipsnake. The IS/MND will focus on the biological resource impacts, geotechnical issues, aesthetics, and land use policy and hillside development requirement consistency. In addition, PlaceWorks' technical staff will prepare air quality, GHG emissions, and noise analyses.

Hotel Floor Area Ratio (FAR) Bonus Ordinance Environmental Review for the Town of Corte Madera. The proposed Hotel FAR Bonus Zoning Ordinance Amendment by the Town of Corte Madera would establish a framework for permitting a floor area bonus for hotel development on lots greater than one acre in. The ordinance would incentivize hotel development along the Highway 101 corridor. Pursuant to CEQA, PlaceWorks prepared a programmatic-level IS/MND to analyze the potential environmental impacts of the proposed ordinance. A description of the entitlement review process, including the requirement for Town staff review and approval, as well as the assumptions and limitations of the analysis where no specific receiving sites are identified was included. PlaceWorks completed the CEQA Guidelines Appendix G Checklist within the IS/MND to determine potential impacts as a result of the project. The IS/MND concluded that all impacts would have no or less-than-significant impacts and that no individually limited but cumulatively considerable impacts would occur.

Black Mountain Townhome Development EIR for the City of San Carlos. PlaceWorks is leading a multidisciplinary team to complete environmental review of a 68-unit townhome development in San Carlos, California. The project site is a nearly undeveloped wooded hillside that includes a natural spring. The location requires careful analyses of hydrological and stormwater runoff, geology and soil stability, viewshed impacts and biological resources, including rare plant surveys. PlaceWorks is performing thorough historical and subsurface cultural analyses to assess potential impacts related to existing structures on the site and the previous use of the site as a bottled water facility. In addition, a second planned townhome developed on the adjacent hillside property requires careful cumulative assessments of traffic, connectivity, emergency access and safety.



930 Brittan Avenue Notice of Exemption for the City of San Carlos. PlaceWorks prepared an Initial Study and Notice of Exemption for the 930 Brittan Avenue redevelopment project to operate a biotech incubator company that provides laboratory space to small start-up companies in one building. The project site is located in the southeast portion of San Carlos at the southeast corner of Industrial Road and Brittan Avenue. The Initial Study included evaluation of the effects of redeveloping the project site through a series of minor changes to the surface parking lot and the two existing 1-story. The 1.3-acre project site directly adjoins the “top of bank” of the channelized Pulgas Creek and is within the Stream Development and Maintenance (SDM) Overlay District. The project is also located in the San Carlos Airport Land Use Compatibility Plan (ALUCP) Zone 6 (traffic pattern zone). Key issues addressed in the Initial Study included traffic flow on major roadways, consistency and compliance with the ALUCP Zone 6 and the SDM Overlay District, and also effects on air quality, greenhouse gas emissions, and aesthetics. The findings of the Initial Study concluded that the project was categorically exempt from CEQA and PlaceWorks prepared a Notice of Exemption for the City that applied the Class 1 exemption pursuant to CEQA Guidelines section 15301 (Existing Facilities) and Class 32 exemption pursuant to CEQA Guidelines Section 15332 (in-Fill Development Projects).

The Forum Senior Community Update Focused EIR for the City of Cupertino. PlaceWorks prepared an Initial Study and a Focused EIR for The Forum Senior Community Update Project. The Project would allow for renovations and additions to the existing Continuing Care Retirement Community facilities as well as new buildings on the currently developed 51.5-acre site. The proposed project would result in 25 new independent living villas, 10 new beds, and approximately 45,000 square feet of renovations and additions to the skilled nursing facility; approximately 10,500 square feet of renovations to the assisted living facility; 26 new beds in an approximately 39,000-square-foot new memory care building; and approximately 27,000 square feet of renovations and additions to the commons facilities (dining, fitness, and multi-purpose room). The proposed project would also include one new internally accessible roadway to accommodate the new independent living villas and minor changes to the internal on-site circulation system, as well as new landscaping and skilled facilities. The CEQA document identified mitigation measures to reduce potential impacts associated with construction-related air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, and utilities and service systems.



10234 Scenic Boulevard Subdivision IS/MND for the City of Cupertino. PlaceWorks prepared an IS/MND for a residential subdivision in the city of Cupertino. The project applicant proposed the Scenic Boulevard Subdivision Project to subdivide a 1.052-acre site into five parcels. The project involved the demolition of the existing residence on the site and construction of four market-rate homes on four of the resulting parcels. The fifth new parcel will be used as a common area for ingress/egress, emergency access, parking, and public utilities. Key issues addressed in the IS/MND included construction noise impacts to surrounding residences. Additionally, given the site's proximity to riparian habitat, potential impacts to biological resources were evaluated.

Hyatt House Hotel at Vallco Park Initial Study for the City of Cupertino. PlaceWorks conducted fast-track CEQA review for the Hyatt House Hotel at Vallco Park, which is a proposed 148 room, 5-story hotel adjacent to the intersection of North Wolfe Road and Interstate 280 in the City of Cupertino. The project site was formerly a parking lot utilized by the Vallco Shopping Mall. Given the proximity of the site to the existing shopping mall and I-280, a comprehensive CEQA review was required to identify potential environmental impacts and facilitate the development of feasible measures to mitigate adverse effects. PlaceWorks employed in-house expertise to model air quality, GHG emissions, and noise conditions, and recommend practical, effective mitigation measures where required. To complement this expertise, our team included technical specialists in traffic and cultural resources impact analysis.

Broadway Plaza Project EIR for the City of Redwood City. PlaceWorks prepared an EIR for a proposed mixed-use development consisting of 520 multifamily dwelling units, 420,000 square feet of new office space, a relocated CVS Pharmacy, childcare space, and 11,000 square feet of new retail space, located at the gateway intersection of Broadway and Woodside Road. Other project components include surface parking for the retail uses, shared underground parking for the residential and office uses, and on-site open space. The project includes affordable housing, child care, and relocation of an existing CVS Pharmacy. Areas of concern analyzed in the Draft EIR include traffic impacts, hazardous materials and site remediation, construction noise, and air quality impacts related to construction and operation of the project.



2539 Telegraph Avenue Project EIR for the City of Berkeley (under construction). PlaceWorks prepared an Initial Study and targeted environmental review of a proposed mixed-use infill project at 2539 Telegraph Avenue. The proposed project would replace an existing one-story, single-use commercial structure with a new six-story building with ground floor retail and five floors of apartments designed for student housing. The IS and targeted EIR tiered off the environmental review for Berkeley's recently adopted Southside Area Plan, which included the project site. PlaceWorks evaluated the potential for impacts under multiple CEQA topics and, in consultation with the City of Berkeley, conducted detailed review for two identified topics for which potential impacts existed: Air Quality and Cultural Resources. PlaceWorks examined potential air quality impacts and mitigation measures relating to construction and operations of the project, including traffic increases. With regard to Cultural Resources, PlaceWorks, in cooperation with another subconsultant, evaluated potential impacts and mitigation measures concerning City-designated historic resources relating to the Center for Independent Living, which was the former occupant of the project site. While completing the Final EIR, PlaceWorks drafted the findings of fact, a resolution, and a statement of overriding considerations. The City of Berkeley certified the EIR in June 2015.



2129 Shattuck Avenue Mixed-Use Project EIR for the City of Berkeley (under construction). PlaceWorks prepared an Initial Study, and eventually a focused EIR, for a proposed mixed-use infill project at 2129 Shattuck Avenue. The proposed project will replace the existing Berkeley Central Branch of Bank of America and its surface parking lot and construct a 15-story mixed-use building that will contain a bank, restaurant, café, conference facilities, and hotel rooms. The Initial Study

addressed issues that are likely to be of community concern while minimizing the need for significantly more detailed analysis in the EIR, resulting in a more efficient and cost-effective CEQA review process.

ENVIRONMENTAL COLLABORATIVE

Environmental Collaborative specializes in providing biological resource consulting as part of environmental assessments, natural resource management plans, park and open space improvement plans, and resource agency permitting. Established by James Martin in 1983, assessments performed by the firm include general vegetation and wildlife surveys, detailed surveys for special-status species, wetland delineations, and habitat restoration plans for sites throughout northern California. The firm has been involved in conducting biological assessments for a wide range of planning documents and development applications, from county General Plans and master plans for new communities, open space management plans and park master plans, to individual development plans for residential, commercial, and industrial projects. Mr. Martin has been involved in securing agency authorizations for a wide range of habitat restoration projects, park planning, development applications, and drainage, flood reduction, and erosion-control improvements.

Key Staff

James Martin, Principal, will provide the biological consulting for the on-call services for the City. Mr. Martin holds a BS degree in Biology and a BA degree in Fine Art, both from the University of California at Berkeley. He has over 35 years of experience as a biologist and environmental consultant, preparing biotic resource assessments for proposed open space, residential, industrial, and commercial projects for sites in Alameda, Contra Costa, Kings, Lake, Marin, Mariposa, Mendocino, Merced, Napa, Nevada, Placer, Sacramento, San Benito, San Francisco, San Mateo, San Joaquin, Santa Clara, Solano, Sonoma, Tuolumne, and Yolo Counties, among others. He has been involved in developing mitigation plans, restoration plans, and natural resource management plans for aquatic, transitional, and terrestrial habitats. These include restoration plans for salt marsh, freshwater marsh, riparian, oak woodland, and native grassland habitats. He has also worked on open space plans and public access improvements plans for sites throughout the Bay Area, including segments of the Bay Trail and park planning projects in Albany, American Canyon, Belmont, Berkeley, Burlingame, Corte Madera, Hercules, Napa, Novato, Oakland, Richmond, San Mateo, South San Francisco, San Francisco, and Vallejo. He routinely consults with resource agencies and has extensive experience in conducting wetland delineations and securing authorizations for modifications regulated under Sections 404 and 401 of the Clean Water Act, Porter-Cologne Act, Section 1600 of the California Fish and Game Code, and the state and federal Endangered Species Acts.

Mr. Martin has extensive experience conducting biological and wetland assessments throughout the Pleasanton and larger Alameda County areas and providing biological consulting and resource management services to local agencies. This includes CEQA review and permit assistance for sites in nearby Fremont, Livermore, Newark, Pleasanton, and Sunol. He recently prepared the biological resource assessments for the Iron Horse Trail Connector Project over Arroyo Mocho along Stoneridge Drive in Pleasanton and the new Dublin High School project in Dublin. He prepared the Bio-logical Resources section of the Kaiser Sand and Gravel Reclamation Plan EIR on the north side of Stanley Boulevard and Iron Horse Trail, and conducted numerous follow-up surveys for burrowing owl, tree nesting birds, and amphibian and reptile species of concern. Other experience in the surrounding area includes: the Camino Tassajara, Creekside Memorial Park, and the TVPOA General Plan Amendment Projects in the east Danville vicinity; the Gale Ranch/Windemere Ranch Phase 1 Subsequent EIR and several environmental assessments for water tanks and pumps stations in that project area; the Alameda County Juvenile Justice Center in Dublin; and the North Livermore and South Livermore Specific Plan EIRs. He has worked on public infrastructure projects, open space plans, and public access improvements plans including numerous segments of the Bay Trail and park planning projects in Albany, American Canyon, Belmont, Benicia, Berkeley, Brentwood, Burlingame, Corte Madera, Lafayette, Menlo Park, Napa, Oakland, Richmond, San Leandro, Santa Rosa, South San Francisco, San Francisco, and Vallejo. A summary of several of these representative projects is provided below, together with contact information for references.

Relevant Experience

Oakland Zoo California Trails Exhibit Project, Fire Fuel Management Plan, and Knowland Park Habitat Enhancement Plan for the East Bay Zoological Society. Since 2007, Mr. Martin has been working as the lead biologist with the East Bay Zoological Society on expansion as part of the California Trails Exhibit in Knowland Park. Mr. Martin over-saw updating systematic surveys for special-status plants, protocol surveys for the state and federally-endangered Alameda whipsnake, detailed mapping of native grasslands and jurisdictional wetlands, an expanded inventory of protected trees, and update to the CEQA assessment. He also prepared a Habitat Enhancement Plan (HEP) for the 450-acre Knowland Park as part of securing local authorization, and the Fire Fuel Management Plan (FFMP) for the California trail required to address resource agency concerns over modifications to chaparral and other core habitats for Alameda whip-snake. The FFMP address vegetation treatment in proximity to structures, roadways and public trails, consistent with treatment zones specified by the City's Fire Department. The HEP addresses Alameda whipsnake and other sensitive species protection, invasive species control, and native revegetation, among other elements. Follow-up surveys and detailed mapping of vegetative cover, invasive species and occurrences of sensitive natural community types has been performed as part of HEP implementation. Mr. Martin continues to serve as the lead biologist on the project as construction nears completion, providing input into compliance reviews, required monitoring, and responding to local and regulatory agency inquiries.

Lafayette Downtown Specific Plan EIR for the City of Lafayette. Mr. Martin prepared the Biological Resources section of the Downtown Specific Plan EIR. Maps of existing resources were prepared in coordination with GIS staff from the lead consultant. He collected and reviewed available background information on biological and wetland resources, reviewed the proposed goals and policies related to Natural Resource Protection and Enhancement in the Specific Plan, and provided an assessment of potential impacts of plan implementation. Additional policies were recommended where necessary to address potentially significant impacts of anticipated development and creek-related uses.

Benicia Waterfront Park Master Plan for the City of Benicia. As a subconsultant to PlaceWorks, Mr. Martin provided the biological and wetland consulting related to the Benicia Waterfront Master Plan. This includes conducting field reconnaissance surveys to characterize existing habitat, preparation of a wetland delineation, overseeing systematic surveys for special-status plants, preparing the biological resource section of the environmental document, and defining a conceptual framework for mitigation. The preferred alternative includes a 500-foot-long boardwalk over coastal salt marsh habitat on the site, impacting both jurisdictional waters and a sensitive natural community type. Mr. Martin has coordinated informal input from agency representatives over impacts to jurisdictional wetlands, habitat for special-status species, and direct and indirect effects on the sensitive coastal salt marsh natural community.

Vallejo Bay Trail - Carquinez Bridge Link, Vallejo. Mr. Martin conducted the background review and conducted field reconnaissance surveys for several alternative alignments for the segment of the Bay Trail providing a link on the north side of Carquinez Strait in the vicinity of Interstate 80. Sensitive biological resources in the vicinity of the proposed alignments included remnant native grasslands, drainages and other wetlands, and both native and planted ornamental trees. He provided input into refinement of a preferred trail alignment to avoid sensitive resources and need for permit authorization, prepared the Natural Environment Study (NES) according to Caltrans Guidance, and completed the Biological Resources section of the Initial Study for the project.

ARCHEO-TEC

Archeo-Tec is a private cultural resource management company located in Oakland, and has been serving the state of California since 1976. Archeo-Tec specializes in providing strategies to ensure compliance with legal and regulatory requirements during project planning and development. Their full-time staff designs cost-effective solutions to facilitate the timely completion of projects.

For more than 40 years, Archeo-Tec has successfully completed over 500 projects throughout Northern California. They work with developers, community, and Native American representatives to ensure and document compliance with the National Historic Preservation Act (NHPA), Native American Graves Protection and Repatriation Act (NAGPRA), Archaeological Resources Protection Act (ARPA), NEPA, and CEQA.

Archeo-Tec's staff consists of dedicated professionals with a wide range of specialties and training. They carry out much of our analyses in-house, obviating the need for expensive consultants. Their resources include a full photography studio, an archaeological processing laboratory, and a research library consisting of hundreds of published and unpublished reports. Their services encompass archival research, site evaluation and survey, data recovery, field and laboratory photography, Global Positioning System (GPS) and GIS mapping, bio-archaeological and lithic analyses, computer graphic design, technical rendering, cartography, conservation, and curation.

Archeo-Tec has participated in some of the most significant and challenging cultural resource projects in California. These projects range from prehistoric village and burial sites to Gold Rush and later nineteenth-century deposits, including the hulks of ships buried along San Francisco's original waterfront during the 1850s.

An integral part of their services is preserving California's cultural heritage by contributing to the scientific community and educating the public. Archeo-Tec participates in museum exhibits, creates documentary films, and gives lectures and educational presentations. In addition to specific site reports, they publish articles in professional and popular publications featuring their latest archaeological discoveries. Their contribution over the years has garnered local and national media attention.

Archeo-Tec is dedicated to managing culturally sensitive development as an asset to the public and the business community. They are honored to unearth California's past as an important part of building its future.

Key Staff

Assigned Staff

Allen G. Pastron, President and Principal Investigator, holds a Ph.D. in Anthropology (1978) from the University of California, Berkeley, and has over 40 years of experience in California archaeology. He has excavated many of the San Francisco Bay Area's largest and most interesting sites, has supervised archaeological crews of up to 50, and was one of the first San Francisco archaeologists to perform what is now known as Cultural Resource Management in San Francisco when the field first began in the 1970s. Dr. Pastron has published widely, including a special publication of the Society for California Archaeology on San Francisco's Gold-Rush-Era Hoff Store site, and several multi-volume publications on buried ships and large indigenous cemetery sites. Relevant sites in Berkeley include the University of California, Berkeley, Southeast Campus project, the 601 Addison Street Project, and several iterations of the Spenger's Parking Lot Project at 1900 4th Street in West Berkeley.

Juliana Quist has a B.S. in Anthropology from the University of New Mexico (2005) and a Professional Science Master's degree in GIS from North Carolina State University (2009). She has 14 years of archaeological field experience, and 4 years of archaeological experience in California. In addition to GIS and GPS expertise, Juliana specializes in prehistoric/indigenous sites and geoarchaeology. She also performs historical research, writes reports, and has served as Field Director and Project Manager.

Last year, Ms. Quist completed the analysis and reporting of the West Sacramento cemetery site CA-YOL-249, co-authored with Dr. Pastron. She has also recently completed an archaeological sensitivity study near the West Berkeley Shellmound, as well as another near the Emeryville Shellmound. These projects entailed the completion of sensitivity maps, taking into account historic maps, geographic changes over time, previous geoarchaeological analysis, and proximity to nearby archaeological sites/known shellmounds.

Emily Wick has an interdisciplinary B.A. from the University of Redlands (2000) and 20 years of experience in California archaeology. She has a wide range of historic and prehistoric field and research experience centered in San Francisco and the East Bay, including indigenous sites, buried ships, and Chinese sites, with particular emphasis on later nineteenth-century urban sites. Most of her work consists of project management, historical research, technical writing of CEQA-compliant documents, copy editing, and photography/graphics production.

Elizabeth (Libby) Tjoa has B.A. in Anthropology from the University of California, Santa Cruz. She has over 5 years of archaeological field experience in Northern California, including both historical and indigenous/prehistoric sites. Her main tasks are summarizing research and assisting with technical reports. She also assists with proposals and client consultation and communication.

Relevant Experience

Pacific Pearl (2016-2017), Stoneridge Creek (2013), and Arroyo Mocho Widening (2003) Projects for the City of Pleasanton. Archeo-Tec carried out a program of archaeological monitoring during road widening and filling of portions of Las Positas Creek in 2003. The team identified four prehistoric period archaeological site loci consisting of nine burials and four features. As a result of their intimate knowledge of the area's cultural resources and history, Archeo-Tec was retained to conduct testing and monitoring for subsequent development projects in the Staples Ranch area of Pleasanton. The archaeological investigations included testing and monitoring for the Stoneridge Creek and Pacific Pearl projects. All archival research and fieldwork efforts were conducted to fulfill the requirements of CEQA.

University of California, Berkeley, Long-Range Development Plan Project for the University of California at Berkeley. Archeo-Tec is currently teaming with PlaceWorks in the preparation of the University of California Berkeley Long-Range Development Plan (LRDP) project. This phase of the project entails a campus-wide archaeological sensitivity assessment that includes a records search, archival research, and a broad-based sensitivity assessment for the University of California, Berkeley, campus, as well as focused sensitivity assessments for locations selected for development.

1064–1068 Mission Street Project for Mercy Housing. Archeo-Tec has conducted several investigations for Sharon Christen at Mercy Housing, most recently for the 1064–068 Mission Street Project in San Francisco. The project entailed identifying and investigating potential cultural resources to fulfill requirements set forth by CEQA and the City and County of San Francisco. The project also required federal compliance under Section 106 of the National Historic Preservation Act. Investigations included developing and implementing an archaeological testing plan based on both prehistoric-era buried site sensitivity and historic-era land use and occupation.

HISTORY WITH PROPOSED SUBCONSULTANTS

PlaceWorks has teamed with both Environmental Collaborative and Archeo-Tec on many recent projects in the Bay Area, as evidenced in the qualifications described in this chapter. Our longstanding history has allowed for seamless integration when it comes to project work.

CHAPTER 4: COST

STANDARD FEE SCHEDULE

STAFF LEVEL	HOURLY BILL RATE
PLACEWORKS	
Principal	\$215–\$335
Associate Principal	\$190–\$235
Senior Associate/Senior Scientist	\$160–\$215
Associate/Scientist	\$135–\$170
Project Planner/Project Scientist	\$105–\$145
Planner/Assistant Scientist	\$80–\$110
Graphics Specialist	\$90–\$135
Administrator	\$145–\$200
Clerical/Word Processing	\$45–\$150
Intern	\$75–\$95
<i>Travel</i>	<i>Standard hourly rates</i>
<i>Mileage</i>	<i>IRS rate, currently 58¢ per mile</i>
<i>Office Expenses (phone, fax, etc.)</i>	<i>Billed at 2% of PlaceWorks labor</i>
<i>Mark-up on Subconsultants</i>	<i>10%</i>
<i>Other Expenses (including bridge tolls)</i>	<i>Actual costs without mark-up</i>
Subconsultants are billed at cost plus 10%.	
Mileage reimbursement rate is the standard IRS-approved rate.	
ENVIRONMENTAL COLLABORATIVE	
Principal Consultation Rate	\$180
Contract Research Rate	\$140
GIS/Graphic Production Rate	\$90
Wordprocessing Rate	\$90
ARCHEO-TEC	
Principal Investigator	\$175
Research Associate	\$110
Research Assistant	\$80

CHAPTER 5:

CONFLICT OF INTEREST

PlaceWorks does not have any real, potential, or perceived conflicts of interests with the City of Pleasanton.

CHAPTER 6: REFERENCES

Client	Lisa Costa Sanders , Principal Planner City of San Carlos
Address	600 Elm Street San Carlos, CA 94070
Contact Information	650.802.4207 lcostasanders@cityofsancarlos.org

Client	Piu Ghosh , Principal Planner City of Cupertino
Address	10300 Torre Avenue Cupertino, CA 95014
Contact Information	408.777.3308 piug@cupertino.org

Client	Paul Jensen , Community Development Director City of San Rafael
Address	1400 Fifth Avenue San Rafael, CA 94901
Contact Information	415.485.5064 paul.jensen@cityofsanrafael.org

CHAPTER 7: PROFESSIONAL SERVICES CONTRACT AND INSURANCE REQUIREMENTS

PlaceWorks has reviewed the City's standard contract in its entirety and takes no exception to the terms and conditions. We would be able to sign the agreement as is.

INSURANCE COVERAGE SUMMARY

Commercial General Liability Insurance

Amount of Liability Insurance: \$5,000,000 Deductible \$5,000.00
Name of Insurer/Surety Agent: Crum & Forster Specialty Insurance Co. (AMB Rating A XIII)
Policy No. EPK131438
Expiration Date: 07/01/2021

Professional Liability/Contractors' Pollution Insurance

Amount of Liability Insurance: \$5,000,000 Deductible \$25,000.00
Name of Insurer/Surety Agent: Crum & Forster Specialty Insurance Co. (AMB Rating A XIII)
Policy No. EPK131438
Expiration Date: 07/01/2021

Automobile Liability Insurance

Amount of Liability Insurance: \$1,000,000 Deductible \$1,000.00
Name of Insurer/Surety Agent: Travelers Indemnity Company of Connecticut (AMB Rating A++ XV)
Policy No. BA1N96406A20CAG
Expiration Date: 07/01/2021

Worker's Compensation /Employer's Liability Insurance

Amount of Liability Insurance: \$1,000,000
Name of Insurer/Surety Agent: Travelers Property Casualty Co of America (AMB Rating A++ XV)
Policy No. UB7K7286762014G
Expiration Date: 07/01/2021

Excess Liability Insurance (only extends to Auto Liability and Employee Liability)

Amount of Liability Insurance: \$4,000,000
Name of Insurer/Surety Agent: Travelers Property Casualty Co of America (AMB Rating A++ XV)
Policy No. EX6J3287562014
Expiration Date: 7/1/2021

Excess Liability Insurance (only extends to GL, PL, and E&O)

Amount of Liability Insurance: \$1,000,000
Name of Insurer/Surety Agent: Crum & Forster Specialty Insurance Company (AMB Rating A XIII)
Policy No. EFX115414
Expiration Date: 7/1/2021

Cyber Liability Insurance

Amount of Liability Insurance: \$1,000,000 Deductible \$10,000.00
Name of Insurer/Surety Agent: Lloyds of London (AMB Rating A+ XV)
Policy No. W1C012200501
Expiration Date: 7/1/2021

RESUMES



STEVE NOACK, AICP

Principal

Steve has over 40 years of experience in environmental and land use planning, primarily in the San Francisco Bay Area. He specializes in preparing environmental documents on a wide range of projects, including commercial and residential development, parks and trails, Specific Plans, and transportation projects. His expertise includes day-to-day application of the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and other State and federal environmental regulations and guidelines. Steve assembles a team of technical consultants tailored to each specific project and manages the work effort to produce cohesive planning documents. In addition, Steve provides planning analysis expertise in land use and socioeconomic studies, and he is a trained facilitator. He is actively involved with California Association of Environmental Professionals (AEP) and has held several leadership positions within the organization. He is currently serving as the San Francisco Bay Area Chapter Director.

HIGHLIGHTS OF EXPERIENCE

PROJECT-LEVEL ENVIRONMENTAL REVIEW

- » Devil's Slide Coastal Trial, San Mateo CA
- » Butcher's Corner Apartments EIR, Sunnyvale CA
- » 2539 Telegraph Avenue Project EIR, Berkeley CA
- » Industrial Road Hotel Development EIR, San Carlos CA
- » San Leandro Shoreline Development Project EIR, San Leandro CA
- » The Landing at Walnut Creek Apartments EIR, Walnut Creek CA
- » Santa Rosa Charter School for the Arts Improvement Project IS/MND, Santa Rosa CA
- » Serramonte Shopping Center Expansion EIR, Daly City CA
- » Clayton Valley Charter High School Preliminary Fatal Flaw Analysis, Concord CA
- » Valhalla Redevelopment Project Environmental Review, Sausalito CA
- » Vallco Hyatt House Hotel Cupertino CEQA Services, Cupertino CA
- » Sunnyvale High Tech Campus Environmental Review Services, Sunnyvale CA
- » Napa Pipe Site EIR, Napa CA
- » Codornices Creek IS/MND, Albany CA
- » Long-Range Development Plan EIR, UC Berkeley
- » Crocker Art Museum Expansion EIR, Sacramento CA
- » St. John's Church Creek Study, Oakland CA
- » Downtown Vallejo Specific Plan and Virginia Street Mixed-Use Project EIR, Vallejo CA
- » East Washington Place EIR, Petaluma CA
- » Mission Square EIR, Sonoma CA
- » Piner High School Field Lighting EIR, Santa Rosa CA
- » Trancas Crossing Park and Napa River Trail, Napa CA
- » Miraflores Housing Development Site Plan and EIR, Richmond CA
- » Tennessee Valley Trail Design IS, Marin County CA
- » Broadway Plaza Retail Expansion EIR, Walnut Creek CA
- » Powerhouse Science Center NEPA Environmental Assessment, Sacramento CA
- » Tenaya Lodge Facility Upgrades Project CEQA Review, Fish Camp CA
- » Breuner Marsh Restoration EIR, Richmond CA
- » Lafayette Town Center Phase III Environmental Analysis and Mitigation Monitoring Project, Lafayette CA

EDUCATION

- » Master in Urban and Regional Planning, San Jose State University, San Jose CA
- » BS, Urban and Regional Government, Willamette University, Salem OR

CERTIFICATIONS

- » American Institute of Certified Planners

AFFILIATIONS

- » American Planning Association
- » Association of Environmental Professionals

Team member since 2002

- » Bridge Rail Environmental Assessment, Napa CA
- » Lake Merritt Channel Environmental Assessment, Oakland CA
- » Napa Creek IS/MND/Environmental Assessment, Napa CA
- » Little League Fields Relocation Environmental Review, Petaluma CA
- » Lawrence Berkeley National Laboratory BELLA Environmental Assessment, Berkeley CA
- » Terraces of Lafayette EIR, Lafayette CA
- » Main Street Santa Clara, Santa Clara CA

STEVE NOACK

Principal

snoack@placeworks.com

PROGRAM-LEVEL ENVIRONMENTAL REVIEW

- » Atherton Civic Center Master Plan EIR, Atherton CA
- » Menlo Park Housing Element, General Plan Update, and IS/MND, Menlo Park, CA
- » Cupertino General Plan Update and Rezoning EIR, Cupertino CA
- » San Joaquin River Parkway Master Plan Update & EIR, Fresno CA
- » Cupertino General Plan EIR, Cupertino CA
- » Menlo Park Housing Element, General Plan, and Zoning Ordinance Update Environmental Assessment, Menlo Park CA
- » Housing Element Update IS, Concord CA
- » Housing Element and Safety Element Update IS, Milpitas CA
- » Dell Avenue Area Plan and Environmental Review, Campbell CA
- » West Downtown Walnut Creek Specific Plan and EIR, Walnut Creek CA
- » Rohnert Park Northwest Specific Plan and EIR, Rohnert Park CA
- » Gasser Master Plan EIR, Napa CA
- » Tracy Zoning Code Update and IS/MND, Tracy CA
- » Cordes Ranch Specific Plan Review and EIR, Tracy CA
- » Long-Range Development Plan EIR, UC Berkeley
- » Downtown San Leandro Transit-Oriented Development Strategy EIR, San Leandro CA
- » Downtown Lafayette Specific Plan EIR, Lafayette CA
- » Danville General Plan Update EIR, Danville CA
- » Walnut Creek General Plan EIR, Walnut Creek CA
- » Tracy General Plan and EIR, Tracy CA
- » Eden Area General Plan and EIR, San Lorenzo CA
- » Santa Cruz General Plan Staff Support, Santa Cruz CA
- » San Carlos General Plan Update and EIR, San Carlos CA
- » Monte Sereno General Plan Update, Monte Sereno CA
- » Martial Cottle Park Master Plan, San Jose CA
- » McClellan Heights/Parker Homes Land Use & Infrastructure Plan & EIR, Sacramento CA

SPEAKING ENGAGEMENTS

- » “The Push for Renewable Energy and Its Impacts: The Two Sides of Going Green,” 2011 AEP State Conference, Monterey CA

ACTIVITIES

- » Director, AEP San Francisco Bay Area Chapter, 2016 to Present
- » Member, AEP Legislative Committee, 2014 - 2015
- » Executive Vice President, AEP California, 2010 - 2014
- » Chair, 2009 AEP State Conference, San Francisco CA
- » Director, AEP San Francisco Bay Area Chapter, 2009 - 2010
- » Director, APA Northern California Section, 1990- 1992

TEACHING

- » CEQA Basics, State Legislature Staff, 2014
- » “Introduction to Planning in California,” UC Davis Extension Course, 2011
- » CEQA Basics Workshop, AEP CEQA Workshop Series, 2010
- » Advanced CEQA Workshop, AEP CEQA Workshop Series, 2009



TERRI McCracken

Associate Principal

Terri is an extremely organized and efficient planner with a detailed understanding of the environmental review process. With over a decade of environmental planning experience in both the public and private sectors, she is a valuable asset to any project team. Terri's work at PlaceWorks has focused on the application of CEQA, NEPA, and other State and federal environmental regulations and guidelines. Terri effortlessly manages, coordinates, reviews, and conducts research for various types of environmental review documents for a broad range of projects, including residential, recreational, resort, and public works. She is responsible for the preparation of environmental constraints, feasible mitigation measures, and viable project alternatives, and for responding to public and agency comments on environmental documents. She is also responsible for facilitating public meetings and managing project schedules in order to provide work products on time and within budget.

HIGHLIGHTS OF EXPERIENCE

PROJECT-LEVEL ENVIRONMENTAL REVIEW

- » Hilton Garden Inn IS/MND, San Carlos CA
- » Woodbury Highlands Project IS/MND, Lafayette CA
- » The Forum Senior Community Update EIR, Cupertino CA
- » 88 Broadway/735 Davis Street Housing Project IS/MND, San Francisco CA
- » Industrial Road Hotel Development EIR, San Carlos CA
- » Butcher's Corner Project EIR, Sunnyvale CA
- » The Landing at Walnut Creek Apartments Project EIR, Walnut Creek CA
- » Terraces of Lafayette EIR, Lafayette CA
- » Piner High School Field Lighting EIR, Santa Rosa CA
- » Canyon Springs Subdivision Project EIR, Truckee CA
- » Village Entrance Parking Garage Revised EIR, Laguna Beach CA
- » Wavcrest Coastal Trail Phase II IS/MND, Half Moon Bay CA
- » The Hamptons Redevelopment IS/MND, Cupertino CA
- » Marina Plaza Mixed-Use, Cupertino CA
- » Santa Rosa Charter School for the Arts Improvement IS, Santa Rosa City Schools
- » Vineyard Pointe Elementary School, Elk Grove Unified School District
- » Lafayette Town Center Specific Plan Phase III IS/MND, Lafayette CA

PROGRAM-LEVEL ENVIRONMENTAL REVIEW

- » ConnectMenlo: General Plan Land Use & Circulation Elements and Bayfront Area Zoning Update EIR, Menlo Park CA
- » Millbrae Station Area Specific Plan Update and Transit Oriented Development Projects EIR, Millbrae CA
- » West Downtown Specific Plan EIR, Walnut Creek CA
- » San Leandro General Plan Update EIR, San Leandro CA
- » Northwest Specific Plan EIR, Rohnert Park CA
- » Cupertino General Plan Amendment, Housing Element Update and Associated Rezoning EIR, Cupertino CA
- » Southeast Greenway General Plan and Zoning Amendment, Santa Rosa CA
- » Brighton Landing Specific Plan FEIR, Vacaville CA
- » Iris Chang Park Master Plan IS/MND, San Jose CA

EDUCATION

- » BA, Urban Studies and Planning, California State University, Sonoma CA
- » BS, Environmental Education, University of Oklahoma, Norman OK

CERTIFICATIONS

- » Certified Green Building Professional

AFFILIATIONS

- » Association of Environmental Professionals
- » American Planning Association
- » San Francisco Bay Area Planning and Urban Research Association

Team member since 2010



TERRI McCracken

Associate Principal

tmccracken@placeworks.com

- » Kelly Park Master Plan IS/MND, San Jose CA
- » San Vicente Redwoods Public Access Plan, Land Trust of Santa Cruz
- » Housing Element Update IS/MND, Concord CA
- » Housing Element and Safety Element Update IS/MND, Milpitas CA
- » Zoning Ordinance Amendments: Housing Element Implementation IS/ND, Milpitas CA
- » Housing Element Update (2015–2023) and Zoning Ordinance Amendment (Housing Element Implementation) IS/MND, Menlo Park CA
- » Santa Clara Climate Action Plan IS/MND, Santa Clara CA

OTHER

- » City of Cupertino Climate Action Plan Consistency Checklist, Cupertino CA
- » BottleRock Festival, Categorical Exemption, Latitude 38
- » Devil's Slide Trail CEQA Documentation Report, San Mateo County Parks Department
- » Chevron Kelham Warehouse Property Redevelopment Project EIR Peer Review, Richmond CA
- » Environmental Constraints Memorandum for the Coyote Point Recreation Area and Flood Park Renovation Projects, San Mateo County Parks Department
- » Addison Ranch Apartments Technical Reports, Petaluma CA
- » Housing Element Update, General Plan Consistency Update, and associated Zoning Ordinances amendments Environmental Assessment, Menlo Park CA

SPEAKING ENGAGEMENTS

- » Presenter, Casino Serving Land Uses Panel, 2014, American Planning Association State Conference, 2014, Anaheim CA
- » Presenter, Environmental Professional Career Panel, 2014, Association of Environmental Professionals State Conference, 2013, Huntington Beach CA
- » Presenter, Basics CEQA Workshop, Association of Environmental Professionals Advanced CEQA Workshop, Eureka CA
- » Guest Lecturer, How to Prepare an Environmental Impact Report, 2011 to 2016, Bren School of Environmental Science & Management, UC Santa Barbara CA
- » Panel Moderator, Advanced CEQA Workshop, 2011 Association of Environmental Professionals Advanced CEQA Workshop, Eureka CA
- » Presenter, Exploring US Environmental Policy Panel, Eco-Journalism: A Project for Uzbekistan, Office of International Visitors Bureau of Educational and Cultural Affairs, US Department of State, Institute of International Education (IIE), 2011, San Francisco CA
- » Presenter, Comparing Climate Change Policy Panel, Depute of Rhône Conseiller Municipal de Lyon Tour, Office of International Visitors Bureau of Educational and Cultural Affairs, US Department of State Institute of International Education (IIE), 2010, San Francisco CA
- » Presenter, Becoming an Environmental Professional Panel, 2010 Santa Rosa Junior College Environmental Education Forum, Petaluma CA

LEADERSHIP AND COMMUNITY

- » State Conference Committee, 2016 to 2017, Association of Environmental Professionals
- » Director-at-Large, 2014 to 2016, Association of Environmental Professionals
- » President, 2010 to 2013, Association of Environmental Professionals San Francisco Bay Area Chapter
- » Student Scholarship Selection Committee, 2008 to Present
- » CEQA Workshop Coordinator, 2007 to 2012
- » Vice President of Programs (North Bay), 2008 to 2010
- » Legislative Committee Representative, 2007 to 2010
- » Membership Director, 2006 to 2010



ALEXIS MENA, LEED AP

Senior Associate

A team member of PlaceWorks since 2008, Alexis brings valuable experience in both the public and private sectors. As a project manager, she is organized and detail-oriented, works collaboratively with her clients, thinks strategically, and maintains a flexible and responsive work process. She is highly committed to providing high-quality graphic and written products on schedule and on budget.

Alexis' work at PlaceWorks has focused on environmental review and planning for a range of land use, smart growth, urban design, and sustainability projects. She recently served as project manager for the Broadway Plaza EIR for the City of Redwood City; Campbell In-N-Out Burger Project EIR and 1700 Dell Office Development Project EIR for the City of Campbell; Comprehensive Plan Update EIR for the City of Palo Alto; Concord Hill Land Use Plan EIR for the East Bay Regional Park District; and General Plan Update EIR for the City of San Leandro. Alexis is managing the zoning analysis for the Assembly Bill 2923 project for Bay Area Rapid Transit, as a subconsultant to Bard Consulting, and she managed the land use analysis for the Dumbarton Rail Corridor Project for SamTrans/Caltrain/Peninsula Corridor Joint Powers Board, as a subconsultant to Wilbur Smith. She has also served as key staff for the Transfer of Development Rights Feasibility Study for the Southeastern Regional Planning and Development District, the Napa Pipe Site EIR and Napa County Housing Element EIR for Napa County, the Tracy General Plan Amendment and Supplemental EIR and Sustainability Action Plan for the City of Tracy, and the City of Alameda Community-Based Transportation Plan for the Alameda County Congestion Management Agency.

HIGHLIGHTS OF EXPERIENCE

COMPREHENSIVE PLANNING

- » Los Gatos Housing Element Update and General Plan 2020 EIR Addendum, Los Gatos CA
- » Buildout projections for the Comprehensive Plan Update and Transportation Impact Fee Nexus Study, Palo Alto CA
- » Tracy General Plan and EIR, Tracy CA
- » Tracy Sustainability Action Plan, Tracy CA
- » Napa Housing Element Update and EIR, Napa County CA
- » Menlo Park Housing Element Assistance, General Plan Update, and Environmental Review, Menlo Park CA

ENVIRONMENTAL REVIEW

- » Campbell In-N-Out Burger Project EIR, Campbell CA
- » 1700 Dell Office Development Project EIR, Campbell CA
- » Broadway Plaza EIR, Redwood City CA
- » Comprehensive Plan Update EIR, Palo Alto CA
- » Concord Hills Land Use Plan EIR for the East Bay Regional Park District, Concord CA
- » 975-1075 Main Street Retail Project IS/MND, Watsonville CA
- » General Plan Update EIR, San Leandro CA
- » General Plan 2020 EIR Addendum for the Affordable Housing Overlay Zone, Los Gatos CA
- » Alviso Park Master Plan Update and IS/MND, San Jose CA

EDUCATION

- » Master of City and Regional Planning, University of California, Berkeley
- » Bachelor of Arts, Vassar College

CERTIFICATIONS

- » Leadership in Energy and Environmental Design Accredited Professional (LEED AP)

AFFILIATIONS

- » American Planning Association

Team member since 2008



ALEXIS MENA

Senior Associate

amena@placeworks.com

- » Cordes Ranch Specific Plan Review and EIR, Tracy CA
- » Downtown Specific Plan EIR, Lafayette CA
- » Martial Cottle Park State Park General Plan/County Park, Santa Clara County
- » Napa Pipe Site EIR, Napa County CA
- » The Terraces of Lafayette/Homes at Deer Hill EIR, Lafayette CA

TRANSPORTATION PLANNING

- » Assembly Bill 2923 Zoning Analysis for Bay Area Rapid Transit
- » Dumbarton Rail Corridor Project, SamTrans/Caltrain/Peninsula Corridor Joint Powers Board
- » Alameda Community-Based Transportation Plan, Alameda County Congestion Management Agency

TRANSFER OF DEVELOPMENT RIGHTS

- » Transfer of Development Rights Feasibility Study, Southeastern Regional Planning and Economic Development District

PRIOR EXPERIENCE

- » Mineta Transportation Institute, San Jose CA
- » City of Berkeley, Berkeley CA

PUBLICATIONS

- » "Connecting Transportation Decision Making with Responsible Land Use: State and Regional Policies, Programs, and Incentives", Mineta Transportation Institute, 2008

AWARDS

- » 2011 American Planning Association California Chapter Innovation in Green Community Planning Award, Martial Cottle Park Master Plan, Santa Clara County CA
- » 2011 American Planning Association Northern California Chapter Innovation in Green Community Planning Award, Martial Cottle Park Master Plan, Santa Clara County CA
- » 2007 American Planning Association Honorable Mention, Information Technology Division Student Paper Competition, "Urban Development and Infrastructure For The High-Tech: The Plan for a Wireless Silicon Valley"
- » Department and General Honors, Vassar College, 2005



GREG GOODFELLOW

Senior Associate

Greg is a valuable asset on any team and provides exceptional service to all his clients. As an engineering industry editor and published author of non-fiction before joining PlaceWorks, Greg brings effective research and skilled communications to the planning process. He has worked in both the public and private sectors, written about infill development in industry journals, and draws on a decade of planning experience to tackle problems in an innovative and efficient manner.

Greg's career at PlaceWorks has focused on developing general plans, coordinating CEQA review and researching CEQA practice, developing transit-oriented land use policy, and guiding public outreach. He is currently developing a series of wide-ranging case studies to highlight the economic benefit of CEQA legislation. His Experience includes managing the Dumbarton Rail Draft EIS, centered on the development of station area concept plans and coordination of outreach to key stakeholders, as well as the BART to Livermore Extension Program EIR, for which he assessed TOD potential around station sites and led formal and informal outreach events. Greg has just completed efforts in two Bay Area cities to coordinate existing affordable housing policy with new standards established in 2017 housing law, including SB 35. Greg also managed the Smart Parking Training Program for MTC, for which he developed a comprehensive online parking survey of local jurisdictions in the Bay Area and led a series of multi-tiered parking reform training sessions.

Greg continues to hone his speaking and leadership skills on volunteer planning and community projects. He has instructed students as part of the Urban Land Institute's (ULI) UrbanPlan high school teaching program. He is currently a team planner for ConnectOakland, a group advocating for the transformation of Interstate 980 in Oakland into a multi-modal thoroughfare.

HIGHLIGHTS OF EXPERIENCE

ENVIRONMENTAL REVIEW

- » Thornton Junior High School Expansion CEQA and Environmental Site Assessment Services, Fremont, CA
- » Measure E Bond Program CEQA and Site Assessment Services, Fremont, CA
- » Napa Valley Unified School District Measure H CEQA Review, Napa CA
- » 4840/4950 Mission Street Mixed Use EIR, San Francisco CA
- » Hayward Unified School District Master CEQA Services, Hayward CA
- » Tennyson High School CEQA Services, Hayward CA
- » Hayward High School CEQA Services, Hayward CA
- » Mount Eden High School CEQA Services, Hayward CA
- » San Mateo-Foster City Charter Square K-5 School CEQA Services, San Mateo CA
- » 2016 CEQA Economic Benefits Study
- » Civita Elementary School EIR Addendum, San Diego CA
- » BART to Livermore Program EIR, Bay Area Rapid Transit District (BART)
- » BART to Livermore Project EIR, Bay Area Rapid Transit District (BART)
- » Vallejo General Plan EIR, Vallejo CA
- » Vacaville General Plan Update EIR, Vacaville CA

EDUCATION

- » Master of Urban Planning, University of California, Los Angeles
- » BA, Archaeology, University of California, Berkeley

AFFILIATIONS

- » American Planning Association
- » Association of Environmental Professionals
- » Urban Land Institute

Team member since 2008



GREG GOODFELLOW

Senior Associate

ggoodfellow@placeworks.com

COMPREHENSIVE PLANNING

- » City of Palo Alto General Plan Update and EIR, Palo Alto CA
- » Town of Los Gatos General Plan Update & EIR, Los Gatos CA
- » Eden Area General Plan and EIR, Alameda County CA
- » City of Capitola General Plan Update and EIR, Capitola CA
- » Dupont Bridgehead Road Specific Plan, Oakley CA
- » Novato General Plan Update and EIR, Novato CA
- » Main Street Specific Plan, Alameda CA

TOD/INFILL PLANNING

- » Dumbarton Rail Phase 2 Study, San Francisco Bay Area CA
- » Dumbarton Rail DEIS, San Francisco Bay Area CA
- » BART to Livermore Yard Feasibility Analysis, Livermore CA
- » SANDAG Smart Growth Design Guidelines, San Diego CA
- » Walnut Creek BART Transit Village Plan EIR, Walnut Creek CA

COMMUNITY OUTREACH

- » I-80/Gilman Street Interchange, Berkeley CA
- » Los Lagos Golf Course Community Dialogue, San José CA
- » MTC Smart Parking Training Program, San Francisco Bay Area CA
- » Northeast Livermore Public Facilities and Programs Planning, Livermore CA
- » BART to Livermore Extension FY 2011 Outreach, Livermore CA

LEADERSHIP & COMMUNITY

- » ConnectOakland/Team Planner and Media Specialist
- » Urban Land Institute/UrbanPlan Volunteer High School Instructor

SPEAKING ENGAGEMENTS

- » Informed by Informality: Reassessing Skatepark Development, 2012 Community Festival, Encinitas, CA

PUBLICATIONS

- » "Density and Parking Flexibility Improve Infill Feasibility," Vol. 22, No. 3, California Planning & Development Report
- » "South Bay Mixed-Use Centers Provide Infill Lessons," Vol. 22, No. 1, California Planning & Development Report
- » "The World Trade Center Report," 2002 Parsons Brinckerhoff global report on 9/11 rebuild efforts

AWARDS

- » 2002 New York City Parks Commission "Friend of Parks" Award



SEAN ANAYAH

Associate

Sean supports the Environmental Team in preparing and processing CEQA compliance documents. He also coordinates with the Planning and Design Teams, and participates in project management and proposal preparation. His primary interests include minimizing environmental hazards and risks for diverse and complex projects, sustainable project design, environmental impact minimization and mitigation, environmental compliance, sustainable leadership, and innovative solutions for renewable energy proliferation. His education at the University of Copenhagen introduced him to the environmental and energy policy of Denmark, and his education at BOKU in Vienna focused on managing environmental risks. Outside of academia, his participation at the Climate KIC Journey, a program focused on sustainable entrepreneurship, saw his team develop a startup focused on demand response energy reduction.

HIGHLIGHTS OF EXPERIENCE

- » Black Mountain Townhome Development EIR, San Carlos CA
- » Promenade High School EIR, Dublin CA
- » Centerville Junior High School Expansion CEQA and Environmental Site Assessment Services, Fremont CA
- » Williamson Elementary School EIR, Fremont CA
- » Hamilton High School Expansion CEQA Study, Hamilton City, CA

PRIOR EXPERIENCE

ANALYTICAL ENVIRONMENTAL SERVICES/MONTROSE ENVIRONMENTAL GROUP | ENVIRONMENTAL ANALYST III

Assisted in Phase I and II (CERCLA) investigations for soil and groundwater contamination by USTs, ASTs, asbestos, lead paint, VOCs. Assisted in permitting for stormwater drainage, air quality, hydrology, and associated CEQA/NEPA requirements. Assessed and calculated GHG emissions and energy for renewable energy (biomass and solar) projects.

ENVIRONMENTAL RESOURCES MANAGEMENT | PROJECT SCIENTIST

Performed QA/QC of PG&E Transmission Line Replacement Projects. Conducted NEPA/CEQA permitting for infrastructure projects.

CALIFORNIA DEPARTMENT OF TRANSPORTATION | ASSOCIATE ENVIRONMENTAL PLANNER

Conducted permitting for San Francisco Bay Bridge and Richmond San Rafael Improvement project. Provided various CEQA/NEPA services, including hazardous waste, biology, air quality, hydrology, geology, socioeconomics. Consulted with various agencies: Army Corp. Waterboard, Cal Fish, Cal Fire, USPA, Air Resources Board.

EDUCATION

- » MS, Environmental Sciences, University of Copenhagen, Denmark
- » MS, Environmental Sciences, University of Natural Resources and Life Sciences, Vienna, Austria
- » BS, Biological Sciences, California Polytechnic State University, San Luis Obispo

AFFILIATIONS

- » Association of Environmental Professionals

Team member since 2019



SEAN ANAYAH

Associate

sanayah@placeworks.com



NICOLE VERMILION

Associate Principal, Air Quality/GHG & Noise

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

Nicole frequently presents at conferences, including the APA California State Conference and the AEP California State Conference. She participated in the San Joaquin Valley Air Pollution Control District's CEQA GHG significance thresholds working group for development projects and beta-tested the South Coast Air Quality Management District's new CalEEMod program. As a member of AEP's Climate Change Committee, Nicole has contributed to white papers addressing GHG emissions inventories for climate action plans and general plans, and she is working with the committee on a new white paper about post-2020 GHG thresholds.

HIGHLIGHTS OF EXPERIENCE

AIR QUALITY AND GREENHOUSE GAS ANALYSES

- » Thornton Junior High School Expansion CEQA and Environmental Site Assessment Services | Fremont CA
- » Measure E Bond Program CEQA and Site Assessment Services | Fremont CA
- » Consolidated Correctional Treatment Facility EIR | Los Angeles County CA
- » Los Angeles County General Plan EIR | Los Angeles County CA
- » San Fernando Valley Family Support Center EIR | Los Angeles County CA
- » Antelope Valley Area Plan EIR | County of Los Angeles CA
- » San Leandro Shoreline Development EIR | San Leandro CA
- » Air Quality and GHG Emissions Technical Report for the Town Center Marketplace (Rich Development Enterprises, LLC) | Menifee CA
- » Air Quality and GHG Emissions Technical Report for the Del Amo Financial Center Expansion (Muller Company) | Torrance CA
- » City of Industry Climate Action Plan | Industry CA
- » Midtown Specific Plan EIR | Long Beach CA
- » Butcher's Corner EIR | Sunnyvale CA
- » Hotel Project Sonoma EIR | City of Sonoma CA
- » Del Avenue Specific Plan EIR | Campbell CA
- » Millbrae Station Area Specific Plan EIR | Millbrae CA
- » Serramonte Shopping Center Expansion EIR | Daly City CA
- » Atherton Civic Center EIR | Atherton CA
- » Walnut Creek Downtown Specific Plan EIR | Walnut Creek CA

CEQA ANALYSES

- » CollegeTown Specific Plan EIR | Fullerton CA
- » City of Irvine CEQA Manual | Irvine CA
- » Puente Hills Intermodal Facility EIR | Industry CA
- » Irvine Business Complex EIR and GHG Inventory | Irvine CA

EDUCATION

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

AFFILIATIONS

- » American Planning Association
- » Association of Environmental Professionals

Team member since 2004



- » UDR Los Alisos Apartments Mitigated Negative Declaration | Mission Viejo CA
- » North Hemet Specific Plan EIR | Hemet CA
- » City Ventures LLC Townhome Mitigated Negative Declaration | Claremont CA

GENERAL PLAN EIRs

- » Los Angeles County General Plan EIR | Los Angeles County CA
- » Temple City 2050 Mid-Century Plan EIR | Temple City CA
- » Los Alamitos General Plan EIR | Los Alamitos CA
- » Yucaipa General Plan EIR | Yucaipa CA
- » Yucca Valley General Plan EIR and GHG Inventory | Yucca Valley
- » The Ontario Plan EIR and GHG Inventory | Ontario CA
- » Torrance General Plan Update EIR and GHG Inventory | Torrance CA
- » Palm Springs General Plan Update EIR and GHG Inventory | Palm Springs CA
- » San Bernardino General Plan and Arrowhead Springs Specific Plan EIR | San Bernardino CA
- » Highland General Plan Update EIR | Highland CA
- » Rancho Mirage General Plan Update EIR | Rancho Mirage CA

NICOLE VERMILION

Associate Principal

nvermilion@placeworks.com

ACTIVITIES

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

SPEAKING ENGAGEMENTS

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

ARTICLES AND PUBLICATIONS

AEP CLIMATE CHANGE COMMITTEE WHITE PAPERS

- » "Beyond 2020: The Challenge of Greenhouse Gas Reduction Planning by Local Governments in California," March 2015
- » "Forecasting Community-Wide Greenhouse Gas Emissions and Setting Reduction Targets," May 2012
- » "California Community-Wide Greenhouse Gas Baseline Inventory Protocol," June 2011



TAMMY L. SEALE

Associate Principal

Tammy Seale is a leader in the field of sustainability and climate change services, working to inform and expand the practice. As an environmental planner for more than 20 years, she is committed to working with communities to identify and implement local strategies to address climate change. She prepares local sustainability, climate, and energy action plans; greenhouse gas emissions inventories; GHG analysis for CEQA documents; general plan elements; and policy documents to address local sustainability, climate change, and energy programs.

Tammy is a frequent presenter and workshop participant at conferences and special lectures and pursues research, publication, and curriculum development focused on local climate action planning. She is a member of the Association of Environmental Professionals (AEP) Climate Change Committee and has contributed to committee white papers. She is co-author of *Local Climate Action Planning*, the first guidebook for climate action plans to address GHG emissions reductions and climate change adaptation.

HIGHLIGHTS OF EXPERIENCE

- » Placer County Climate Action Plan | Placer County CA
- » Climate Adaptation, Resiliency, and Environmental Justice | San Bernardino County CA
- » Butte 2035 Action Plan Update | Butte County CA
- » Butte County Utility-Scale Solar Guide | Butte County CA

PRIOR EXPERIENCE

CLIMATE ACTION PLANS

- | | | |
|-----------------------|-------------------|----------------|
| » Benicia | » Merced | » San Mateo |
| » Butte County | » Milpitas | » Santa Clara |
| » Calimesa | » Novato | » Seal Beach |
| » Contra Costa County | » Palmdale | » Sunnyvale |
| » Laguna Woods | » San Carlos | » Tulare |
| » Lancaster | » San Luis Obispo | » Walnut Creek |

OTHER PROJECTS

- » San Gabriel Valley COG Energy Efficiency and Climate Action Plan (included Energy Action Plans for 27 cities) | San Gabriel Valley CA
- » Santa Barbara County Energy and Climate Action Plan | Santa Barbara County CA
- » Western Riverside COG Subregional Climate Action Plan Implementation and Adaptation Plan | Western Riverside County CA
- » San Mateo County Energy Efficiency and Climate Action Plan | San Mateo County CA
- » Elk Grove Climate Action Plan and Sustainability Element | Elk Grove CA
- » Qualified GHG Reduction Strategy and Coastal Resiliency Plan | Huntington Beach CA
- » San Bernardino County Renewable Energy and Conservation Element | San Bernardino County CA
- » County of San Luis Obispo EnergyWise Plan and Renewable Energy Streamlining Program | San Luis Obispo County CA
- » Inyo County Multi-jurisdictional Hazard Mitigation Plan | Inyo County CA
- » Downtown Concept Plan | San Luis Obispo CA
- » Madera Parks and Recreation Master Plan | Madera CA
- » Plan Morro Bay General Plan, LCP, and Zoning Code Update | Morro Bay CA

EDUCATION

- » MSP, Urban and Regional Planning, Florida State University, Tallahassee
- » BA, Environmental Conservation, University of Colorado, Boulder

AFFILIATIONS

- » American Planning Association
- » California Planning Foundation, Board of Directors
- » Association of Environmental Professionals
- » AEP Climate Change Committee
- » Urban GHG Inventory Specialist, City Climate Planner Certificate Program (World Bank Group, 2017)

Team member since 2017



TAMMY L. SEALE
Associate Principal
tseale@placeworks.com

PUBLICATIONS

- » Tammy L. Seale, contributing author. "Production, Consumption and Lifecycle Greenhouse Gas Inventories: Implications for CEQA and Climate Action Plans." White Paper. California AEP Climate Change Committee, August 2017.
- » Tammy L. Seale, contributing author. *Guiding Principles for City Climate Action Planning*. United Nations Human Settlements Programme (UN-HABITAT), 2015.
- » Boswell, Michael R., Adrienne I. Greve, and Tammy L. Seale. "Climate Change Planning." In *Elgar Companion to Sustainable Cities: Strategies, Methods and Outlook*, edited by D. Mazmanian and H. Blanco, 302–319. Northampton, MA: Edward Elgar Publishing, 2014.
- » Boswell, Michael R., Adrienne I. Greve, and Tammy L. Seale. *Local Climate Action Planning*. Washington, DC: Island Press, 2012.
- » Tammy L. Seale, principal author. "Forecasting Community-wide Greenhouse Gas Emissions and Setting Reduction Targets." California Association of Environmental Professionals (AEP), May 2012.
- » Tammy L. Seale, contributing author. "Community-wide Greenhouse Gas Baseline Inventory White Paper." AEP, March 2011.

AWARDS

- » 2017 Innovation in Green Community Planning Award, APACA, Central Coast Section | Santa Barbara County Energy and Climate Action Plan
- » 2016 Environmental Resource Document Merit Awards, California AEP and APACA, Central Coast Section | San Luis Obispo (SLO) County Renewable Energy Streamlining Program
- » 2013 Innovation in Green Community Planning Awards, APA California Chapter and APACA, Central Coast Section | City of San Luis Obispo Climate Action Plan
- » 2012 Innovation in Green Community Planning Award, APACA, Central Coast Section | SLO County EnergyWise Plan
- » 2012 Energy Efficiency Project Merit Award, *Climate Change Business Journal* | San Gabriel Valley Council of Governments Energy Efficiency Climate Action Plan
- » 2011 Project of the Year: Creative and Innovative Category, Southern California American Public Works Association | Palmdale Energy Action Plan

SPEAKING ENGAGEMENTS & TEACHING

- » "Implementing Integrated Local Climate Action Planning" | 2017 UCLA Lake Arrowhead Symposium
- » "First-Time Project Managers: Strategies for Success" | 2017 State Conference, APA California | Sacramento CA
- » "Emerging Issues in Climate Action" | 2017 California Climate Action Planning Conference | San Luis Obispo CA (moderator)
- » "Local Climate Action Planning" | Leadership SLO 2017, Sustainability Day | San Luis Obispo CA
- » Boswell, Michael R. and Tammy L. Seale. "Introduction to Climate Action Planning." "Greenhouse Gas Emissions Accounting for Cities." "Creating a Low-Carbon, Resilient City." Planetizen Courses, 2016.
- » "The Future of Streets: Hacking Streetmix for Community-Based Outreach" | 2016 Code for America Summit | Oakland CA
- » "Implementing a Renewable Energy Strategy in California" | 2016 State Conference, APA California | Pasadena CA
- » "City Climate Action and Resiliency Planning" | 2015 National Planning Conference, American Planning Association | Seattle WA
- » "The Idiot's Guide to Climate Action Planning" | 2013 Joint Conference, National AEP and California AEP | Los Angeles CA
- » "Tools of Engagement: Technology and Techniques to Engage Your Community in Sustainability Planning Efforts" & "Collaborative Sustainability Efforts in Southern California" | 2013 Joint Conference, National AEP and AEP | Los Angeles CA



JOSHUA CARMAN, INCE-USA

Senior Associate, Noise & Vibration

Joshua Carman has 18 years of experience in the field of acoustics and has participated in the environmental review and monitoring process for a diversity of projects in California, Washington, Nevada, and New York. Joshua prepares noise assessments for environmental impact studies (CEQA/NEPA) and technical studies for transportation projects using federal, state, and local guidelines and methodology. His experience includes complex project- and program-level analyses of General Plan updates, Specific Plans, mixed-use development, traffic, transit and rail, vibration-sensitive, industrial, infrastructure, utilities, telecommunications, non-standard construction and underwater construction (e.g., pile driving and blasting) projects. He is certified in the use of SoundPLAN and the FHWA's Traffic Noise Model (TNM).

Joshua's project experience includes conducting the noise modeling, analysis and preparation of the noise technical report for the 506 Brookside Drive industrial warehouse project in North Richmond; noise study report for the Mid-County Parkway EIR/EIS, a 16-mile transportation corridor in Riverside County; noise measurements for the Harry Tracy Water Treatment Plant in San Bruno; on-site vibration monitoring for the BART Rock Blanket Project in San Francisco; and noise and vibration measurements for a New York City Transit Authority subway extension.

HIGHLIGHTS OF EXPERIENCE

- » 506 Brookside Drive Industrial Warehouse, North Richmond CA
- » Thornton Junior High School Expansion CEQA and Environmental Site Assessment Services, Fremont, CA
- » Measure E Bond Program CEQA and Site Assessment Services, Fremont, CA
- » San Bernardino Countywide General Plan Update EIR, Noise, San Bernardino County CA
- » Broadway Mixed-Use EIR, Redwood City CA
- » Cardiff Elementary School EIR, Encinitas CA
- » Brookside Drive Industrial Project Noise Technical Report, North Richmond CA
- » Dell Avenue Office Project EIR, Campbell CA
- » Etiwanda Avenue Truck Restriction Ordinance EIR, Jurupa Valley CA
- » Cupertino Village Hotel IS/MND, Cupertino CA
- » Hayward Downtown Specific Plan EIR, Hayward CA
- » Hunt Cancer Center CALGreen Acoustical Study, Torrance CA
- » In N Out Drive-Through Noise Peer Review and EIR, Campbell CA
- » SpaceX Test Tunnel NOE, Hawthorne CA
- » 7-Eleven Car Wash Noise Technical Report, San Jacinto CA

PRIOR EXPERIENCE

- » The Block Temporary Residence Project Noise and Community Health Risk Assessments, Santa Rosa CA
- » Dougherty Road Improvement Project Noise Assessment, Dublin CA
- » East Bay Municipal Utility District Summit Reservoir Noise & Vibration Monitoring, Berkeley CA
- » Forestville Town Park Ambient Noise Measurements, Forestville CA
- » Naval Base Kitsap at Bangor, Hydroacoustic and Construction Noise Monitoring, Silverdale WA

EDUCATION

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

CERTIFICATIONS

- » SoundPLAN (2018), Navcon Engineering, Fullerton, CA
- » US EPA AERMOD (2015), Lakes Environmental, Las Vegas, NV
- » FHWA – Traffic Noise Model 2.5 (2011), Bowlby & Associates, Inc., Brentwood, TN
- » Noise Control for Buildings, Manufacturing Plants, Equipment and Products (2008), Hoover & Keith, Houston, TX
- » Principles of Acoustics and the Measurement of Sound (2005), Brüel & Kjaer, Los Angeles, CA
- » Principles of Vibration Measurement and Analysis (2005), Brüel & Kjaer, Los Angeles, CA

AFFILIATIONS

- » Association of Environmental Professionals, SF Bay Board Member-at-Large
- » Institute of Noise Control Engineering (INCE-USA)

Team member since 2018





JOSHUA CARMAN

Senior Associate

jcarman@placeworks.com

- » Route 101/De La Cruz Boulevard/Trimble Road Reconstruction Project Noise Study Report, Santa Clara County CA
- » San Francisco Public Utilities Commission Regional Groundwater Storage and Recovery Project Noise and Air Quality/GHG Assessments, Bay Area CA
- » BART Rock Blanket Vibration Monitoring, Bay Area CA
- » NYCTA No. 7 Line Ambient Vibration Monitoring, New York NY
- » Smith Performing Arts Center Vibration Measurements, Las Vegas NV
- » Conoco Phillips Refinery Noise Testing, Rodeo CA
- » Orange County Municipal Waste District Gravity Sewer Ambient Vibration Measurements, Newport Beach CA
- » New College Construction Vibration Monitoring, San Francisco CA
- » SF Metropolitan Luxury Condos Floor-Ceiling Assembly Testing, San Francisco CA
- » Freeport Water In-Take Facility Hydroacoustic Monitoring, Freeport CA
- » Harry Tracy Water Treatment Plant Long-Term Improvements Noise Assessment, San Francisco Public Utilities Commission CA
- » MTA Gold Line Eastside Extension Noise Measurements, Los Angeles CA
- » VTA Silicon Valley Rapid Transit Extension Noise and Vibration Measurements, Bay Area CA
- » Hyatt Hotel Sound Wall Recommendations, Monterey CA
- » BART Earthquake Safety Program Construction Noise and Vibration Monitoring, San Francisco CA
- » Fort Cady Road Quarry Noise Assessment, San Bernardino County CA
- » Fourth Street Bridge Rehabilitation Hydroacoustic Monitoring, San Francisco CA
- » East Bay Municipal Utility District Claremont Tunnel Long-Term Construction Noise Monitoring, Oakland CA
- » Third Street Light Rail Transit Construction Vibration Monitoring, San Francisco CA
- » California High Speed Rail Program EIR, Noise and Vibration, California High Speed Rail Authority CA
- » Hollister Hills State Vehicular Recreation Area Noise Monitoring, San Benito County CA



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

Principal Engineer

Cathy has over 30 years of academic and professional experience in the areas of hydrology studies, health risk assessments, safety hazard assessments, air quality studies, hazardous waste investigations, remedial action plans, and installation of groundwater and soil vapor extraction systems. She has worked with various public and private sector clients in the United States, Japan, Taiwan, and Korea on licensing and environmental assessments for nuclear and fossil fuel power plants, hazards associated with solar thermal power projects, and the development of alternative energy sources. In addition, she has worked on numerous water projects in Africa, South America, and Central America.

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

HIGHLIGHTS OF EXPERIENCE

REGULATORY COMPLIANCE, AIR QUALITY PERMITTING, AND HEALTH RISK ASSESSMENTS

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

HAZARD SAFETY ASSESSMENTS

- » Palo Alto USD Pipeline Safety Hazard Assessment | Palo Alto CA
- » 5th Street Alternative School Rail Safety Study | Redwood City CA
- » Numerous Pipeline Safety Hazard Assessments | Los Angeles USD
- » Rail Safety Study, Fresno El Paseo EIR | Fresno CA
- » Ramona Elementary School CNG and Propane Risk Assessment | Moreno Valley USD
- » Former ordnance facility, soil cleanup (for explosives) and screening level health risk assessment | Chino Hills CA
- » Rail Safety Study, John Glenn High School | Norwalk-La Mirada USD

EDUCATION

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

REGISTRATIONS

- » State of California Professional Engineer No. 39541
- » Registered Hazardous Substances Professional
- » State of California Qualified SWPPP Developer/Practitioner No. 20222

CERTIFICATIONS

- » State of Nevada Certified Environmental Manager

AFFILIATIONS

- » Air Pollution Control Hearing Board, Washoe County, Nevada

Team member since 1986



CATHLEEN FITZGERALD

Principal Engineer

cfitzgerald@placeworks.com

SITE INVESTIGATION

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

CEQA/NEPA ENVIRONMENTAL SERVICES

- » State Superfund Site Third-Party Review of field investigations, removal actions, and groundwater remediation activities | Nevada
- » Walltown Quarry, Air Quality Impact Analysis EIR Review | Sacramento CA
- » Puente Hills Intermodal Facility EIR | Industry CA
- » Citrus Heritage Middle School IS/MND | Riverside USD
- » AZ Winter Mesa Towing Site Subdivision EIR, Hydrology Section | Malibu CA
- » Crummer Site Subdivision EIR | Malibu CA

HYDROLOGY STUDIES AND NPDES PERMITTING

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

ARTICLES & PUBLICATIONS

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

SPEAKING ENGAGEMENTS

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



DENISE CLENDENING, PhD

Associate Principal, Site Assessment Services

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

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

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

HIGHLIGHTS OF EXPERIENCE

ENVIRONMENTAL & HEALTH RISK ASSESSMENTS

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

EDUCATION

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

CERTIFICATIONS

- » Oil Spill Response Training

AFFILIATIONS

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

Team member since 2005



DENISE CLENDENING

Associate Principal

dclendening@placeworks.com

SITE ASSESSMENTS

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

TITLE 5/CDE RISK ASSESSMENTS

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



MICHAEL WATSON, PG

Associate Geologist

With over a decade in the environmental consulting industry, Mike is proficient in providing field and office support to project managers performing site assessment and remediation. He performs site assessments, geohazard studies, air quality and industrial hygiene assessments, groundwater investigations, and remedial actions. Mike also manages materials acquisition, field equipment maintenance, and subcontractor coordination on large field investigations and monitoring programs.

A dedicated geologist, Mike continually strives to refine his knowledge, methods, and efficacy. He is especially committed to his current work for numerous school districts throughout California, where he assists in site assessment services and the Department of Toxic Substances Control's school site approval process. He performs Phase I ESAs, PEAs, geohazard studies, supplemental site investigations, remedial investigation reports, removal action documents, feasibility study reports, Title 5 Constraints Studies, and fill testing reports. In addition, he assists with the management and implementation of field investigations, assembles project data, and arranges methodical and comprehensive procedures to attain the client's goals.

HIGHLIGHTS OF EXPERIENCE

SITE ASSESSMENTS

- » PEAs, Phase I ESAs, Geohazards Study Reports, and Title 5 Studies for various schools | Moreno Valley USD
- » PEAs and Fill Testing for various schools | Clovis USD
- » PEA for Proposed Castaic High School | William S. Hart Union High School District
- » Phase I ESA for Proposed K-8 Parker Dam School | Needles USD
- » Removal Action, Fill Testing, and Quarterly Groundwater Sampling for Central Region High School No. 13 | Los Angeles USD
- » Removal Actions for Chaffey West Community Day School and Chino Early Education Center | San Bernardino County Superintendent of Schools
- » Phase I ESA for Citrus Creek Residential Development | Upland CA
- » Phase I ESA for the Arrowhead Springs Resort | San Bernardino CA
- » Phase I/II ESAs for Former Gas Station | Los Angeles CA
- » Quarterly Groundwater Sampling, Remedial Investigation and Remedial Action for Santa Fe Springs Athletic Fields | Little Lake City School District/Santa Fe Springs CA
- » Environmental Services for various schools | Hayward USD

REGULATORY COMPLIANCE & STRATEGIC PLANNING

- » Environmental Auditing for General Motors Railroad Locomotive Service Facility | Commerce CA
- » Construction Site Review Implementation, RAW, and Methane Mitigation System Inspection for Hull Middle School | Torrance USD
- » Underground Storage Tank Closure Report and Construction Response – Removal of Six Hydraulic Lifts for Central Region Elementary School No. 13 | Los Angeles USD
- » Removal Action, Oil Well Reabandonment, Crude Oil Pipeline Removal, Construction Response Services, and Construction Site Review Implementation for Harry Bridges Span K-8 | Los Angeles USD

EDUCATION

- » BS, Geology, University of California, Riverside

REGISTRATIONS

- » California Professional Geologist No. 8177

CERTIFICATIONS

- » 40-Hour Hazardous Waste Workers (HAZWOPER) Certification
- » 24-Hour First Responders Certification
- » 8-Hour HAZWOPER Refresher Certification
- » CPR/First Aid Certification
- » NITON X-ray Fluorescence (XRF) Analyzer Certification

AFFILIATIONS

- » Geological Society of America
- » Association of Environmental and Engineering Geologists
- » Seismological Society of America
- » Inland Geological Society
- » South Coast Geological Society

Team member since 2005



MICHAEL WATSON

Associate Geologist

mwatson@placeworks.com

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

CEQA/TITLE 5 ASSESSMENTS

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

PUBLICATIONS

- » Watson, M. J., and S. Jorgensen, 2001. Geologic Map of the Margarita Peak 7.5 Minute Quadrangle, San Diego County, California: A Digital Database, Version 1.0. Mapping by S. S. Tan. California Division of Mines and Geology, Preliminary Geologic Map.
- » Watson, M. J. and others, 2003. Quaternary Geologic Materials Map of Part of the Juniper Hills 7.5 Minute Quadrangle, California. In Seismic Hazard Zone Report for the Juniper Hills 7.5-Minute Quadrangle, Los Angeles County, California. Mapping by A. G. Barrows, D. J. Beeby, D. B. Burke, T. W. Dibblee Jr., J. E. Kahle, and D. J. Ponti. California Geological Survey Seismic Hazard Zone Report 102.
- » Watson, M.J., K.R. Bovard, R.M. Alvarez, and C.I. Gutierrez, 2007, Geologic Map of the Oceanside 30' X 60' Quadrangle, California, Mapping by M.P. Kennedy and S.S. Tan. California Geological Survey Regional Geologic Map Series, Map No. 2: Scale 1:100,000.



ELI KRISPI

Associate

Eli Krispi works on planning projects to reduce environmental impacts and increase resiliency to a changing climate. As a planning and sustainability professional, he draws on experience implementing sustainable policies, a science-based education focused on the nexus of the built environment and the natural world, and a data-driven analytical approach to problem solving. Eli's work includes energy and climate action plans, climate adaptation and hazard plans, general and specific plans, and renewable energy strategies. Eli is currently working on the Placer County Sustainability Plan, the East Bay Regional Park District Climate Adaptation Strategy, the Mammoth Lakes Vulnerability Assessment, the City of San Mateo General Plan Update, and local hazard mitigation plans.

HIGHLIGHTS OF EXPERIENCE

CLIMATE ACTION PLANNING AND IMPLEMENTATION

- » Butte County Climate Action Plan, Butte County, CA
- » Contra Costa County Climate Action Plan, Contra Costa County, CA
- » East Bay Regional GHG Inventory, East Bay Energy Watch
- » City of Lancaster Climate Action Plan, Lancaster, CA
- » City of Merced Programmatic Climate Action Plan, Merced, CA
- » Mono County Resource Efficiency Plan, Mono County, CA
- » Placer County Sustainability Plan, Placer County, CA
- » San Bernardino County Renewable Energy Element, San Bernardino County, CA
- » San Gabriel Valley Council of Governments Energy Action Plans, San Gabriel Valley, CA
- » San Luis Obispo County Renewable Energy Streamlining Program, San Luis Obispo County, CA
- » City of San Mateo Climate Action Plan, San Mateo, CA
- » City of Seal Beach Climate Action Plan, Seal Beach, CA
- » City of Sunnyvale Climate Action Plan Implementation Monitoring, Sunnyvale, CA
- » City of Walnut Creek Climate Action Plan Implementation Monitoring and Assessment Reports, Walnut Creek, CA

CLIMATE ADAPTATION/RESILIENCY AND HAZARD MITIGATION PLANNING

- » City of Colton Local Hazard Mitigation Plan, Colton, CA
- » East Bay Regional Park District Climate Adaptation Strategy, East Bay Regional Park District
- » Local Government Hazard Resiliency Toolkit for FEMA Region IV, FEMA
- » Achieving Element S4, Technical Guidance for FEMA Region VIII, FEMA
- » City of Huntington Beach Local Hazard Mitigation Plan, Huntington Beach, CA
- » Inyo County Multijurisdictional Hazard Mitigation Plan, Inyo County, CA
- » City of Laguna Beach Local Hazard Mitigation Plan, Laguna Beach, CA
- » City of Laguna Woods Climate Adaptation Plan, Laguna Woods, CA
- » Resilient Mammoth Lakes, Mammoth Lakes, CA
- » City of Redondo Beach Climate Vulnerability Assessment, Redondo Beach, CA
- » Santa Clara Valley Water District Local Hazard Mitigation Plan, Santa Clara County, CA
- » City of Santa Rosa Local Hazard Mitigation Plan, Santa Rosa, CA
- » City of Seal Beach Emergency Operations Plan, Seal Beach, CA
- » City of South Gate Local Hazard Mitigation Plan and Safety Element, South Gate, CA
- » City of Torrance Local Hazard Mitigation Plan, Torrance, CA

EDUCATION

- » Master of City and Regional Planning, California Polytechnic State University, San Luis Obispo
- » Bachelor of Arts, Geography, Environmental Studies, University of California, Santa Barbara

CERTIFICATIONS

- » Certified City Climate Planner, Greenhouse Gas Emissions Inventory Specialist
- » Certified FEMA Plan Reviewer for Local Mitigation Plans (IS-00328)

AFFILIATIONS

- » American Planning Association
- » SPUR (San Francisco Planning and Research Association)

Team member since 2017





ELI KRISPI

Associate

ekrispi@placeworks.com

- » Western Riverside Council of Governments Adaptation and Resiliency Strategy, Western Riverside Council of Governments
- » Western Riverside County and San Bernardino County Regional Climate Adaptation Toolkit for Transportation Infrastructure, Western Riverside Council of Governments and San Bernardino County Transportation Authority
- » Town of Windsor Local Hazard Mitigation Plan, Windsor, CA

GENERAL/COMPREHENSIVE PLANNING

- » Contra Costa County General Plan Update, Contra Costa County, CA
- » City of Elk Grove General Plan, Elk Grove, CA
- » City of Huntington Beach General Plan, Huntington Beach, CA
- » Plan Morro Bay, Morro Bay, CA
- » San Bernardino County Community Planning Continuum, San Bernardino County, CA
- » Strive San Mateo, San Mateo, CA

SPEAKING ENGAGEMENTS

- » Playing Blackjack Against Climate Change: Improving Your Community's Odds with Natural Hazards Without Going Bust, California Chapter of the American Planning Association Conference, October 2018
- » Sum of Our Parts: Reducing Social Vulnerability and Improving Adaptive Capacity in Disadvantaged Communities, California Chapter of the American Planning Association Conference, October 2018
- » Understanding and Reporting Natural Resource Use of Buildings, California Higher Education Sustainability Conference, June 2011
- » Implementing Sustainability in the University and Business Communities, This Way To Sustainability, November 2010
- » Waste Management Measuring and Reporting, California Higher Education Sustainability Conference, July 2010
- » Student-Led Office and Building Greening Programs, California Higher Education Sustainability Conference, June 2009
- » Waste Audit Workshop, California Higher Education Sustainability Conference, June 2009
- » Reaching Zero Waste, California Higher Education Sustainability Conference, June 2008

PUBLICATIONS

- » Contributing Author, "Production, Consumption, and Lifecycle Greenhouse Gas Inventories: Implications for CEQA and Climate Action Plans". Association of Environmental Professionals, 2017



DINA EL CHAMMAS GASS, PE

Senior Engineer

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

Dina helped prepare environmental impact statements for large construction sites and performed field baseline studies and data modeling and assessment, working with EPA, EU, and WHO environmental legislation and regulations. As environmental team leader for an engineering contractor, she built an environmental management system that earned the company ISO 14001 certification. She also did research at the American University of Beirut on industrial waste management, water and wastewater treatment and reclamation, alternative fuels, and development of natural resources within an economically sustainable framework.

At PlaceWorks, Dina performs air quality dispersion modeling, quantitative risk assessments, and assists with environmental and water resource engineering. She also assists with general environmental analysis, contributing research, analysis, and has prepared numerous utilities and hydrology and water quality sections for CEQA documents, including environmental impact reports.

HIGHLIGHTS OF EXPERIENCE

- » San Bernardino Countywide Plan EIR | San Bernardino County CA
- » Etiwanda Avenue/Country Village Road Truck Restriction Ordinance Health Risk Assessment | Jurupa Valley CA
- » Agua Mansa Commerce Park Specific Plan EIR | Jurupa Valley CA
- » Temecula Valley Charter School Health Risk Assessment | County of Riverside CA
- » Villa Park High School Modernization Pipeline Risk Assessment | Orange CA
- » Solana Vista Elementary School Reconstruction Pipeline Risk Assessment | Solana Beach CA
- » Brownwell Middle School Project Pipeline Risk Assessment | Gilroy CA
- » Aliso Niguel High School and Newhart Middle School STEM Geologic and Environmental Hazards Assessment | San Juan Capistrano CA
- » Eastside School Site Geologic and Environmental Hazards Assessment | Riverside CA
- » Newport Crossings Mixed Use Project EIR | Newport Beach CA
- » Christ's Church of the Valley Campus Expansion and Improvements Initial Study | Rancho Cucamonga CA
- » New Public Safety Facility Initial Study | Rancho Cucamonga CA
- » Plaza Mexico Residences & Lynwood Transit Area Specific Plan EIR | Lynwood CA
- » River Street Marketplace EIR | San Juan Capistrano 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

CERTIFICATIONS

- » State of California Professional Engineer No. 91182

AFFILIATIONS

- » California Stormwater Association (CASQA)

Team member since 2018



STEVEN BUSH, PE

Senior Associate

A member of both the Environmental Sciences and the CEQA teams, Steve's eclectic skill set covers a wide range of technical services. He 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 air quality and greenhouse gas assessment group, Steve has completed air quality and GHG analyses for a variety of projects, including residential development, industrial warehousing, and marsh areas. Additionally, Steve is proficient in different air quality modeling software such as CalEEMod2016, AERMOD, and HARP.

HIGHLIGHTS OF EXPERIENCE

AIR QUALITY/GHG AND CEQA

- » 101 Halcyon Drive Industrial Warehouse, San Leandro CA
- » 506 Brookside Drive Industrial Warehouse, North Richmond CA
- » Cupertino Village Hotel Project, Cupertino CA
- » Air Quality and Greenhouse Gas Analyses for Breuner Marsh Restoration, Richmond CA

ENVIRONMENTAL AND HEALTH RISK ASSESSMENTS

- » Pipeline/Railroad/Health Risk Assessments for Lomita Park ES, Millbrae CA
- » Dam Inundation Study for Brownell Middle School, Gilroy 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
- » Health Risk Assessment, Pipeline Safety Hazard Assessment, and Railroad Safety Study for Pioneer High School, Whittier CA
- » Health Risk Assessments for Central Region Elementary School and South Region Span K-8 #1, Los Angeles CA
- » CNG and Propane Risk Assessment for Ramona Elementary, Moreno Valley CA

SITE INVESTIGATION

- » Environmental Oversight of Remedial Action Plan for LAUSD Central Region Elementary School No. 20, Los Angeles CA
- » Site Remediation for former Sargent Industries Property, Huntington Park CA
- » Phase I Environmental Site Assessments for City Recreation and Parks, Los Angeles CA
- » Fontana USD High School Site No. 5, Fontana CA
- » Alessandro Boulevard and Kitching Street Alternative High School Site, Moreno Valley CA
- » High School No. 5 Alternate Sites EIR, Moreno Valley CA
- » Citrus Heritage Middle School IS/MND, Riverside USD
- » Tri-City Community Day School IS/MND, San Bernardino County Superintendent of Schools
- » AZ Winter Mesa Towing Site Subdivision EIR, Malibu CA
- » Crummer Site Subdivision EIR, Malibu CA

EDUCATION

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

REGISTRATION

- » State of California Professional Engineer No. 83997

CERTIFICATIONS

- » 40 Hour HAZWOPER
- » CPR and First Aid

Team member since 2007



STEVEN BUSH

Senior Associate

sbush@placeworks.com

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



IZZY GARCIA, INCE-USA

Project Planner

Izzy Garcia is a planner with experience in industrial, urban, and remote outdoor noise environments across the United States and Mexico. As a member of PlaceWorks' Noise & Vibration Group, she measures and analyzes noise data and assists with the preparation of stand-alone technical studies to support CEQA/NEPA compliance documents for projects such as residential, commercial, mixed-use, industrial, schools, and transportation.

Before joining PlaceWorks, Izzy performed noise surveys, collected environmental and urban noise data, and worked directly with industrial plant managers at Amazon, General Motors, John Deere, and Ford, among others. She assisted senior staff monitoring urban noise levels and analyzing data, such as from concerts at a major league baseball team's stadium, and conducted EHS/Industrial Hygiene noise-exposure assessments. Her technical software experience includes INSUL, Acoustic Information Model, Google SketchUp, Odeon Room Acoustics Simulator, Olive Tree Lab, and Bluebeam Revu.

HIGHLIGHTS OF EXPERIENCE

- » Residences at Nohl Ranch EIR | Anaheim CA
- » LAUSD Elizabeth Learning Center Campus Modernization MND | Cudahy, CA
- » Santa Anita Park North Barn EIR | Arcadia CA
- » Mercury Residential Project EIR | Brea CA
- » Brea Downtown Hotel | Brea CA
- » Point Dume Elementary School IS/MND | Malibu CA
- » Val Verde USD Office Master Plan Initial Study | Perris CA
- » Redondo Beach General Plan EIR and Noise Element | Redondo CA

PRIOR EXPERIENCE

- » Amazon Fulfillment Center Noise Surveys | Arizona, Nevada, Indiana, Texas, North Carolina, Kentucky
- » Amazon Distribution Center ABE8 Noise Survey | Florence NJ
- » Chicago Cubs Perimeter Noise Monitoring | Chicago IL
- » Chicago Cubs Stadium Concert Noise Monitoring | Chicago IL
- » Township Noise Monitoring | Filer Charter Township MI
- » Ford Motors Assembly Plant Noise Surveys | Kentucky, Ohio, Illinois, Michigan
- » Ford Stamping and Assembly Plant Noise Survey | Cuautitlan, Mexico
- » General Motors (GM) Global Propulsion Systems Noise Survey | Pontiac MI
- » GM Assembly Plant Noise Surveys | Various locations, MI
- » GM Powertrain and Engine Noise Surveys | Michigan and Ohio
- » John Deere Foundry Operations Noise Study | Waterloo IA
- » John Deere Product Engineering Center Noise Survey | Waterloo IA

EDUCATION

- » BS, Acoustics, Columbia College, Chicago

CERTIFICATIONS

- » Institute of Noise Control Engineering (INCE-USA)

AFFILIATIONS

- » Association of Environmental Professionals

Team member since 2018



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