

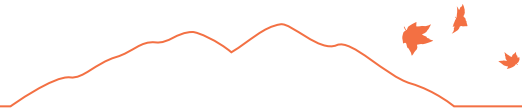


Statement of Qualifications | September 25, 2025

On-Call CEQA Consulting Services for Peer Review and Staff Augmentation

for the City of Placerville





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for the City of Placerville

Prepared by: PlaceWorks

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September 25, 2025

Carole Kendrick, Director of Development Services
City of Placerville
3101 Center Street
Placerville, CA 95667

Subject: Placerville On-Call CEQA Consulting Services

Dear Carole:

Please accept the attached submittal as PlaceWorks' Statement of Qualifications to provide CEQA consulting services for the City of Placerville.

PlaceWorks has a robust environmental review team, offering all of the services requested by the City, including preparation of initial studies, exemptions, negative declarations, mitigated negative declarations, and environmental impact reports (EIRs), as well as tiered documents such as addenda, environmental assessments, and supplemental and subsequent EIRs. We provide in-house technical expertise in the fields of aesthetics (photo simulations and night-lighting modeling), noise, air quality, greenhouse gas (GHG) analysis, energy analysis, and hydrology and water quality and supply.

PlaceWorks' approach to all projects focuses on collaboration. Whether managing the public input process, analyzing environmental impacts, or crafting practical, cost-effective mitigation, we serve as integral partners in a host of environmental planning processes. Overall, our approach to CEQA documents combines problem solving, accuracy, creativity, and attention to detail.

Please do not hesitate to contact me if you need more information. We look forward to the prospect of working with you.

Respectfully submitted,

PLACEWORKS

A handwritten signature in blue ink, appearing to read "Mark Teague".

Mark Teague, AICP
Principal Advisor, Land Use and Environmental Strategies

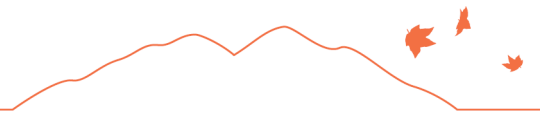
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Appendix A: Resumes



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1. OVERVIEW AND APPROACH

PlaceWorks

PlaceWorks is a 100 percent employee-owned planning, design, and environmental consulting firm. The firm serves both public- and private-sector clients in the fields of comprehensive planning, urban design, landscape architecture, environmental analysis and sciences, and GIS. Founded in 1975, PlaceWorks now employs a staff of approximately 140 people in six offices.

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 is distinctly different, so is our thinking.

PlaceWorks will primarily conduct work for the City of Placerville out of our Folsom office.

Environmental Services

PlaceWorks has completed thousands of environmental documents—from CEQA documentation, environmental site investigations and remediation, and health risk assessments to technical modeling reports, mitigation trackers, and visual studies. Our dedicated in-house team consists of project managers, environmental planners and scientists, licensed engineers, environmental assessors, designers, economists, and air quality/GHG and noise modeling experts. Our broad experience and technical proficiency have given us a keen understanding of the complexities of both public policies and project designs for sustainable development. In addition to providing the requisite technical support for wide-ranging tasks, we often serve as a sounding board for clients to explore design strategies and their environmental and regulatory implications. The breadth of our environmental services is shown below.

California Environmental Quality Act Documentation

- Environmental Impact Reports (EIRs)
- Mitigated Negative Declarations (MNDs)
- Categorical Exemptions
- Mitigation Monitoring Programs
- Findings/Resolutions
- Third-Party CEQA Adequacy Review
- Litigation Support
- Technical Studies
 - Air Quality, GHG, Energy
 - Noise, Vibration, and Acoustics
 - Hydrology/Water Quality Studies
 - Health Risk Assessments
 - Visual Impacts Analyses: Shade/Shadow Analysis, Light/Glare Studies, Visual Simulations including Drone Photography

National Environmental Policy Act Documentation

- Environmental Impact Statements (EISs)
- Environmental Assessments (EAs)
- Categorical Exclusions (CEs)
- Findings of No Significant Impact (FONSI)

Regulatory Compliance and Safety

- SWPPPs/WQMPs
- SPCCPs
- NPDES Monitoring and Permits
- Air Permits
- CDFW/Corps Permitting
- Regulatory Agency Interface and Strategy

Technical Studies

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

Air Quality, GHG, Energy, Health Risk. 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 air quality, GHG, and energy analyses and modeling for environmental processing under CEQA. We obtain and make use of key data from the California Air Resources Board (CARB), the Environmental Protection Agency (EPA), the Bay Area Air District (Air District) (formally the Bay Area Air Quality Management District), the California Energy Commission, and the Energy Information Administration. Our staff also has a strong technical grasp of modeling tools and protocols for quantifying air quality parameters and GHG emissions.

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

PlaceWorks' in-house technical services staff is well versed in analyzing both how projects impact the environment and how existing air emission sources in the environment affect sensitive populations. PlaceWorks stays up to date with the latest recommendations and studies prepared by CARB, California Environmental Protection Agency (CalEPA), and Office of Environmental Health Hazards Assessment (OEHHA), as well as the Air District.

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

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

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

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

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

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

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

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

Approach

We begin every project with a conversation with the project manager about the goal of the project, viewpoint of staff, and any agency history surrounding the type of project, site, or application. After this initial discussion, we will prepare a task order that outlines the anticipated action, cost, and timeline. The

task order will be discussed with the project manager and no work on the project will be initiated until authorized by the project manager. Our approach in drafting the task order is to use the least-most method, anticipating an efficient processing of an application using the least amount of resources to gain the appropriate consideration. Typically, the City can expect work to begin within a week of approval of the task order and authorization to proceed.

If awarded a contract with the City, PlaceWorks will determine personnel needs based on the specific project at hand. PlaceWorks will assign a Principal-in-Charge to oversee its successful and timely completion, a Project Manager to handle the day-to-day management and coordinate with City staff, and key support staff as needed. No matter the size or scale of the project, PlaceWorks' staff will give the City its undivided attention.

Approach to Services

Our role is to serve as an extension of staff for the City. This means that we represent the City with the applicant, on the phone, and at every meeting. As staff, our planners are assigned a project from the application intake and follow through with all aspects of the project. This includes public noticing, keeping the applicant apprised of the status, and keeping others in the City informed of the status of our work. Even if other planners, subconsultants, or departments take over the "lead" on a project, the assigned planner will keep informed and offer support to ensure that the process is followed, and the City represented. We refer to this as "project ownership," and it is an integral part of what we do.

The foundation of our approach is communication. We use regular conference calls and face time to check in and report on progress. We also participate in scheduled staff calls or meetings, provide training for our staff and that of our clients, and attend commission and council meetings to learn the expectations of the City and improve our services. Our job is to ensure that City staff never *wonder* about a project status but *know* what is happening because our planners keep them informed.

In our role as staff, we make recommendations based on what is best for the City and the applicant, even if this results in less scope or work for PlaceWorks. We will recommend an efficient and less-expensive way to accomplish the same result and discuss the options with the City. Once a task order is approved, PlaceWorks will provide weekly progress reports and monthly billings by project number and tasks in a format suitable to the City

Staff Reports and Presentations

PlaceWorks' final written products (e.g., staff reports, resolutions, ordinances, studies) will be reviewed by the project manager. PlaceWorks will use the City's standard format for products or work with the City to develop a format if one does not exist. Staff reports will include graphics, photographs, analyses, and findings, and attachments will be available for posting on the internet. From previous experience with other cities, we know that the City's attorney's office will be involved in review of critical documents, resolutions, ordinances, etc. PlaceWorks will build both the Director and attorney review process into the timeline.

Our staff will ensure that documents are suitable for posting on the City's website and follow through to ensure that the posting(s) are complete. Our staff will also assist as needed in preparing ordinances,

resolutions, and approval letters to complete the project. As part of this task, PowerPoint slides and/or other presentations will be prepared to assist the commission and council in considering the project.

Outreach and Public Relations

The foundation of all public outreach is effective communication. Regardless of whether the medium is written, oral, or graphics/maps, information needs to be clear and understandable. Our staff is proficient in using plain language to explain the complex and jargon-filled planning process. Almost all our projects include preparing a basic project summary, whether that is used in a staff report, project website, fact sheet, or frequently asked questions. We have prepared and given numerous presentations to planning commission and city council hearings.

PlaceWorks also has extensive experience developing and executing more complex public outreach strategies, and our staff are trained by the International Association of Public Participation. We are skilled in meeting facilitation and have successfully negotiated consensus during public meetings for contentious projects. We can conduct stakeholder interviews and issue assessments to identify where outreach efforts should be focused, and which stakeholders are most interested in the project and why.

Environmental Review

PlaceWorks prepares CEQA and NEPA documents with our in-house technical staff or through peer review of studies provided by applicants. Once a project is sufficiently well defined to initiate the environmental analysis, Mark Teague as Project Manager will make a recommendation to the Director on the level of environmental review. Based on that level, we will prepare an exemption or provide a scope, timeline, and budget for preparation of an addendum, negative declaration, or mitigated negative declaration and submit them to the Director for approval.

If an EIR is necessary, PlaceWorks will assist in preparation of a Notice of Preparation and Request for Proposals (RFP) to enable other firms on the City's approved list to provide scope, timeline, and budget. Or, if directed by the City, PlaceWorks can provide an estimate for preparation of an EIR. Serving as an extension of staff, PlaceWorks can manage other environmental consultants, peer review documentation, and provide recommendations to the City on the adequacy of the analysis. We will ensure that noticing, findings, resolutions, and monitoring are conducted in accordance with the CEQA Guidelines.

Project Analysis

PlaceWorks' technical staff can evaluate noise, air quality, and GHG emissions. We have in-house active transportation planning staff and a licensed traffic engineer. We have professional engineers who can prepare and evaluate hydrology and water quality plans, etc. In short, we have technical expertise in-house to provide the depth of analysis or peer review necessary for a project in the city.

Training and Best Practices

Mark Teague prepares training for new planners, senior staff, commissions, and councils and has done so for many years. We can provide quarterly sessions with the commission and a short training session as part of the monthly staff meetings. For example, Mark gives an annual briefing on recent court decisions. Mark's approach is to provide the practical implications of the ruling and adjust operations accordingly—for example, amend the analysis, include new studies, or study new issues. He takes a similar approach to

changes in planning and zoning laws and CEQA. Other trainings include “CEQA for Commissioners,” a course on how to read an EIR that he gives every year at the League of California Cities Planning Commissioner’s Academy.

PlaceWorks is an industry leader in the use of technology for planning, especially GIS as the foundation for many types of analysis. We can also provide video and photo simulations. As a firm focused on planning and design, PlaceWorks understands the needs of planners and is organized to meet them.

Finally, as leaders in the field, we review the work of others, attend and present at conferences, and keep current in the best practices of the profession. This information will be shared with the City and integrated into our everyday tasks. As part of our training services, PlaceWorks staff will teach best methods for analysis, approaches to conditions of approval, and national changes that may be of interest locally.

Quality and Cost Control

Over years of managing complex projects, PlaceWorks has developed effective strategies for guaranteeing that our work products are of the utmost quality, are completed within the agreed upon time frame, and are aligned with the established budget. We work with our clients to develop complete critical path schedules in the initial project stages and establish meeting and workshop dates as early as possible to allow everyone involved to monitor the project’s progress. We schedule dates for written deliverables in order to allow adequate time for internal review for consistency, style, and completeness and to ensure that each product we give our clients is polished. All PlaceWorks deliverables are proofed by both technical and grammatical readers, as well as formatted by in-house word processors.

PlaceWorks maintains a rigorous system of project cost control, employee billability, and client invoicing. Our project budget sheets are oriented subtask-by-subtask, and include both hours/budget used, hours/budget available, and percentage of work complete. All Project Managers are required to complete monthly staffing needs for each of his/her projects, which are then used by the PlaceWorks Management Team to develop long term staffing requirements for all PlaceWorks team members. We maintain a redundant invoicing process whereby invoices are distributed to Project Managers for review and signature, then rerouted to project Principals-in-Charge for a second review and execution. Invoices are then returned to accounts receivable with required revisions, to be returned to Project Managers for final review before distributing to clients.

PlaceWorks utilizes Deltek management and accounting software. Deltek allows each Project Manager to input staffing requirements at the level of detail required. For example, projected work can be input at the weekly level for short-term planning (e.g., 2 to 3 months) and monthly requirements (hours/week for the month) for the duration of a longer project. This allows us to manage workload to ensure that appropriate level staff is available and working on project tasks. The Deltek system also projects the cost for each task based on the staffing plans. Any change to hours is automatically reflected in the budget information. More importantly, Deltek facilitates “real time” budget status information. Based on weekly entry of time, the Project Manager can get the budget status by the level of detail entered for the project (typically for milestone tasks at a minimum). If required, daily time entry and information can be facilitated through Deltek.



2. RESUME AND QUALIFICATIONS OF PERSONNEL

This chapter describes PlaceWorks' key personnel. Resumes for the staff identified below are included in the appendix at the end of this proposal. Additional materials are available upon request.

Key Staff

Mark Teague, AICP, Principal Advisor, Land Use and Environmental Strategies



In over 35 years of public- and private-sector experience, Mark has worked throughout California in agencies large and small and is considered an innovative problem solver. His projects include planned communities, shopping center EIRs, general plan and zoning code updates, impact fees, and public outreach for projects highly scrutinized by the public. His experience as a planning director, staff liaison, and ability to see the whole of the project, ensures that every document meets the need of the client. He has served as on-call extension of staff for numerous cities throughout northern and southern California including Anderson, Mount Shasta, Wildomar and Eastvale. Mark is also an excellent public speaker and regularly presents at the League of California Cities Planning Commissioner's Academy on topics such as design guidelines, CEQA compliance, and how to read an EIR. He also teaches planning to staff with a focus on how new legal decisions affect daily activity. With a great deal of experience in smaller communities, Mark has experience using available resources to meet the clients' needs.

Miles Barker, Associate, Project Manager



Miles works on a variety of projects ranging from CEQA analysis, comprehensive planning, and climate adaptation planning. With a background in city planning and environmental management, and a passion for climate adaptation planning, he seeks to create socially, ecologically, and economically sustainable and resilient communities. Miles possesses a comprehensive understanding of the environmental analysis and CEQA process. He has managed several CEQA analyses including the Colfax General Plan Update EIR, Butte County General Plan Update EIR, Yuba City General Plan Update EIR, Redding General Plan Update EIR, Rio Vista General Plan Update EIR, Won Meditation-Retreat Center Project Initial Study, Grand Avenue Improvement Project Initial Study, Glen Paul School Modernization Project Initial Study, Ridgeview High School Project Initial Study, New District Office Project Initial Study, Roseville High School Improvement Project Initial Study, Oak Ridge Elementary School Rebuild Project Initial Study, and Pleasant Grove Elementary School Improvements Project. Additionally, Miles has prepared various initial studies and addendums for housing element updates across the state.

Nicole Vermilion, Principal. Air Quality/Energy/GHG/Noise Services

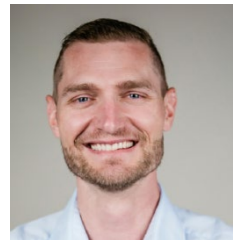
Nicole oversees project staffing and timing for the air quality, greenhouse gas (GHG), and noise technical team's impact evaluations under CEQA. She is responsible for expanding and fine-tuning the team based on changes in technology, legislation, and client needs and for ensuring that PlaceWorks air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



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

Lance Park, Senior Associate, Air Quality/Energy/GHG

Lance has nearly six years of experience as an air quality analyst preparing CEQA analyses for individual land use development projects and long-range planning documents. As an air quality scientist, he has prepared extensive emissions modeling and calculations consistent with different California air district methodologies, including but not limited to the BAAQMD, South Coast AQMD, SJVAPCD, and Sac Metro AQMD. With PlaceWorks, he functions as a leading expert in air quality, greenhouse gas emissions, health risk, and energy CEQA analyses; trains air quality technical staff; attends and directs client kick-off calls and attorney consultation; attends public hearings; and offers strategic insight into different CEQA document types and streamlining opportunities with project clients and lead agencies. Lance is also 40-hour HAZWOPER certified, is currently attaining his Certified Professional in Erosion and Sediment Control-In Training accreditation, and has several years' experience conducting Phase I and Phase II Site Assessments and SWPPP Construction Site Monitoring.



Chris Shields, INCE-USA, Senior Associate

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



Jessica Mendoza, Project Planner

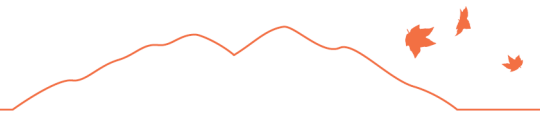


Jessica holds passions for environmental justice projects, public outreach, urban planning, and policy research. She works on the Environmental Planning Team to bring about environmental projects throughout the state. Recently, Jessica completed CEQA analysis for the Contra Costa County 2045 General Plan and the Draft Climate Action Plan 2024 Update. She has also supported planning efforts for the Placer County and Sonoma County General Plan Updates, and assisted with outreach initiatives for the Lake County General Plan.

Joseph Ruiz, Planner



Joseph is a member of PlaceWorks' Environmental Team supporting the analysis and preparation of California Environmental Policy Act (CEQA) documents, as well as Housing Element documents. He has extensive experience researching and writing General Plan EIRs, including drafting fact of findings and impact sections. Joseph is also well-versed in drafting Notice of Exemptions and Addendums for Housing Element updates. Additionally, he assists with drafting IS/MNDs for various school districts.



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3. PAST EXPERIENCE

This chapter details our experience on similar projects.

Relevant Projects

On-Call Planning and Environmental Services for the City of Weed

Dates of Work
2022 – Ongoing

PlaceWorks serves as on-call staff to the City of Weed working with property owners to consider applications for development. We also provide information to staff and the public on planning issues that involve interpretation of city ordinances, architectural review of projects, preparation of CEQA documents, and management of other consultants. As an extension of staff, we work in the City office as a team with City staff to provide information to residents. We prepare staff reports and presentations for the planning commission, city council, and other city committees. As part of a grant funded task, we are creating a staff-accessible GIS to replace their current paper maps. Our on-call contract will be used to maintain the GIS. Our task also includes training of field personnel in the use of the system.

On-Call Planning and Environmental Services for the City of Wildomar

Dates of Work
2017 – Ongoing

PlaceWorks serves as on-call staff to the City of Wildomar’s planning department at all levels—from intake through senior staff. We provide information to staff and the public on planning issues that involve interpretation of city ordinances, architectural review of projects, preparation of CEQA documents, and management of other consultants. As an extension of staff, we work in the city office with the city’s team to provide information to residents. We also prepare staff reports and presentations for the planning commission, city council, and other city committees. This role also includes preparing CEQA documents such as environmental impact reports and initial studies, assisting with grant applications and reports, and any other planning-related duties requested. Recent individual projects include:

- General Plan Zoning Consistency Program
- Palomar Road Widening Project Phase I Technical Studies
- Cannabis Zoning Ordinance
- Commercial Design Standards and Guidelines
- Multifamily Residential Design Standards

On-Call CEQA Services for the City of San Carlos

Dates of Work
2012 – Ongoing

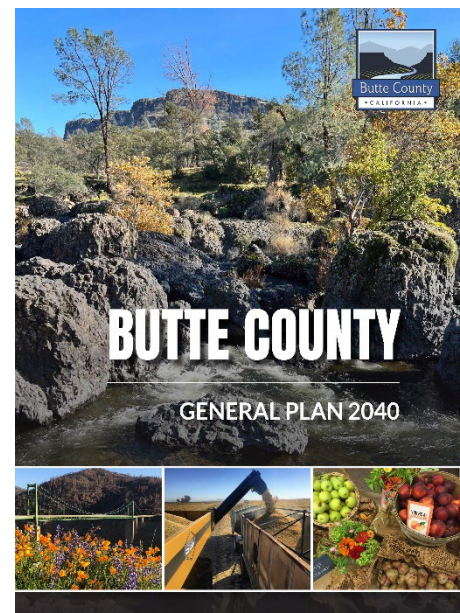
For over a decade, PlaceWorks has provided CEQA review to the City of San Carlos, after adoption of the General Plan, with PlaceWorks as the prime consultant. Our CEQA review documents, including Categorical Exemptions, Initial Studies, and EIRs, address key topics, including air quality, health risk, GHGs, hazardous materials, hydrology and water quality, and transportation. Within the last five years, PlaceWorks prepared the Industrial Road Hotel Development EIR, which entailed detailed analysis on the demolition of a paint manufacturing facility, focusing on the potential health risk associated with air quality and hazardous waste exposure during the demolition phase of the project. PlaceWorks also prepared the 808 Alameda de las Pulgas Townhome Project EIR, which was certified in 2023 and recently selected by the California AEP for the 2024 Merit Award under the Environmental Analysis Document category.

PlaceWorks is also assisting the City with entitling and conducting CEQA review for the Vista del Grande planning application. The approximately 12-acre project consists of 85 dwelling units, with a mix of single-family residential and duplex units, and is utilizing State Density Bonus Law. Acting as consulting project manager, PlaceWorks' staff is responsible for managing the review process; coordinating with City staff, the PlaceWorks CEQA team, and the project applicant team; conducting review for completeness and zoning compliance in accordance with the Permit Streamlining Act; preparing the required CEQA documentation; and preparing public hearing materials.

Butte County General Plan Update and EIR for the County of Butte

Dates of Work
2022 – 2023

Butte County sits just 70 miles north of Sacramento and encompasses some 1,670 square miles. The County's outgoing General Plan 2030 (also completed by PlaceWorks) was intended to guide development for many years, but conditions have changed significantly since its adoption in 2010. In addition to the global pandemic, the county endured several local disasters—including the 2017 Oroville Dam failure; the 2018 Camp Fire, the deadliest and most destructive wildfire in the state's history; and the 2020 North Complex Fire. PlaceWorks helped the County develop creative policies to rebuild and recover from these events, preserve agriculture and open lands, optimize community resilience and safety, and address equity and environmental justice. The new General Plan maintains policies to support agriculture throughout the county, including policies to ensure compatibility between agriculture and other nearby uses, and to support uses such as agricultural processing and agritourism. The PlaceWorks team also provided nimble solutions to meet requirements of CEQA in a way that best fit the county's needs. The Final EIR was certified in March 2023.



Placer County 2050 Comprehensive General Plan Update and EIR for the County of Placer

Dates of Work
2023 – Ongoing

PlaceWorks is leading an update to the Placer County General Plan, which was last comprehensively revised in 1994. Placer County spans a diverse geography that covers suburban centers, the rural Sierra foothills, and the Lake Tahoe region.

Coming to community consensus on how the General Plan can provide cohesive guidance for the entire unincorporated county, while also recognizing and enhancing the unique character and future of individual communities, will be one of the most important and influential accomplishments of the General Plan Update. The outreach program will start with a countywide visioning process to establish the vision for 2050 and will be followed by staff-led community touch points at each phase of the project. This update will also review the 15 existing community plans that provide land use and design guidance to sub-regions of the county, some dating from the 1960s. Working closely with the community, the County will lead a public process to identify which community plans should remain, be retired, or combined into sub-area plans of the General Plan. To ensure community input is incorporated in meaningful ways, the adopted 2050 General Plan will reflect community consensus and include clear actions to continue communicating with the public as the County implements the plan and moves closer to the community's vision. As part of this project, PlaceWorks will also prepare a programmatic EIR covering the updated General Plan.





On-Call Environmental Master Agreements

PlaceWorks has built strong relationships with many clients and prepared thousands of CEQA/NEPA documents through our on-call environmental and planning services contracts (most of which are multiple-repeat contracts). A select list of PlaceWorks’ current Northern California on-call services contracts is provided below. Our Technical Services staff has and continues to work on nearly every CEQA/NEPA project PlaceWorks leads and dozens of stand-alone projects each year.

- Anderson
- Auburn
- Benicia
- Brentwood
- Butte County
- Cupertino
- El Dorado County
- Fremont
- Hercules
- Orinda
- Palo Alto
- Petaluma
- Richmond
- San Carlos
- San Jose
- Shasta Lake
- Stockton
- Tracy
- Weed

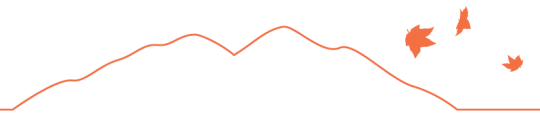
In addition, we have worked with many private-sector clients to usher projects and applications through the development review process—plan review, environmental documentation, preparation of staff reports, attendance at public hearings, and other tasks as needed to process development projects.



4. REFERENCES

The following is a list of references for PlaceWorks and more can be provided on request. We encourage the City to contact each one of these references to gain an idea of our history of work. Descriptions and service durations for the projects are included in the preceding chapter.

- **Sandra Duchi**, City Clerk
City of Weed
(530) 938-5020 | sandra.duchi@ci.weed.ca.us
Project: On-Call Planning and Environmental Services
- **Matthew Bassi**, Planning Director
City of Wildomar
(951) 677-7751 x213 | mbassi@cityofwildomar.org
Project: On-Call Planning and Environmental Services
- **Dan Breedon**, Planning Division Manager
County of Butte
(530) 552-2538 | DBreedon@buttecounty.net
Project: Butte County General Plan Update and EIR



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6. COST PROPOSAL

PlaceWorks’ hourly rate sheet is shown in Table 1, followed by our administrative costs in Table 2. Our rates increase by a small percentage each year, and if selected, PlaceWorks can provide rates for subsequent years. For on-call services, we are flexible in adjusting our rates depending on the duration of the contract. We bill on a monthly time-and-materials compensation schedule.

Table 1. PlaceWorks 2025 Standard Fee Schedule

Staff Level	Hourly Bill Rate
Principal	\$210-\$345
Associate Principal	\$195-\$285
Senior Associate II	\$170-\$270
Senior Associate I	\$160-\$235
Associate II	\$135-\$200
Associate I	\$125-\$185
Project Planner	\$105-\$175
Planner	\$90-\$155
Graphics Specialist	\$90-\$165
Administrator	\$135-\$245
Clerical/Word Processing/Technical Editor	\$45-\$170
Intern	\$80-\$125
Subconsultants are billed at cost plus 10%. Mileage reimbursement rate is the standard IRS-approved rate. Possible Yearly Increase of 5% on bill rates.	

Table 2 Document Reproduction and Other Direct Costs

Item	Cost	Unit
Mileage		at current IRS reimbursement rate
Postage		at cost
Black/White Copies, Scans & Prints	\$0.10	per side of 8½" x 11" paper
Color Copies, Scans & Prints	\$0.80	per side of 8½" x 11" paper
Black/White Copies, Scans & Prints	\$0.20	per side of 11" x 17" paper
Color Copies, Scans & Prints	\$1.60	per side of 11" x 17" paper
Large Scale Scanning	\$4.00	per square foot
Black/White Plotting	\$0.75	per square foot
Color Plotting	\$10.00	per square foot
Flash Drives	\$5.00	each
Urban Footprint	\$500.00	each use/project
PA System	\$100.00	each PA system/project/day
Microphone Rental	\$25.00	each microphone/project/day
Noise Equipment Fee	\$200.00	each noise monitor/project
AERMOD Software	\$200.00	each use/project
Survey Monkey	\$300.00	each user/project/year
Survey Monkey (Premium Account-No Advertising)	\$1,500.00	each user/project/year
Website Hosting and Management	\$420.00	each project/year (add-ons billed at cost)
Traffic Analysis Software	\$200.00	each use/project
SoundPlan Software	\$500.00	each use/project
Tablet	\$75.00	each tablet/project/day
LCD Screen	\$100.00	each LCD screen/project/day
Projector	\$175.00	each projector/project/day
Projector Screen (Premium)	\$250.00	each premium project screen/project/day
Projector Screen (Regular)	\$150.00	each regular projector screen/project/day
GIS Software - Minor Use on a Project	\$100.00	per project
GIS Software - GIS Contracts	\$150.00	per project
GIS Software - Major Use on a Project	\$300.00	per project
iPad Podium	\$50.00	each podium/project/day
Digital Camera	\$50.00	each camera/project/day
Laptop	\$125.00	each laptop/project/day
Easel	\$20.00	each easel/project/day
EMF Meter	\$150.00	each EMF meter/project/day
Light Meter	\$150.00	each light meter/project/day
Cart	\$35.00	each cart/project/day
Chairs	\$50.00	each chair/project/day
Tables	\$75.00	each table/project/day
Sand Bags	\$75.00	each sand bag/project/day
Easy-Up Outdoor Tent	\$75.00	each tent/project/day

Insurance Statement

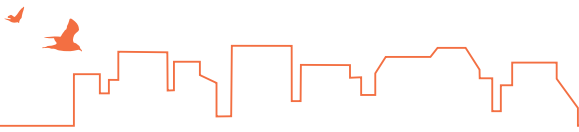
PlaceWorks is willing and able to provide proof of insurance at the City's request.



RESUMES







MARK TEAGUE AICP

Principal Advisor, Land Use and Environmental Strategies

In over 35 years of public- and private-sector experience, Mark has worked throughout California in agencies large and small and is considered an innovative problem solver. His projects include planned communities, shopping center EIRs, general plan and zoning code updates, impact fees, and public outreach for projects highly scrutinized by the public. Mark is often able to offer a unique approach to meeting a critical goal of a project. His experience as a planning director, staff liaison, and ability to see the whole of the project, ensures that every document meets the need of the client. He has served as on-call extension of staff for numerous cities throughout northern and southern California including Anderson, Mount Shasta, Wildomar and Eastvale.

Mark is also an excellent public speaker and regularly presents at the League of California Cities Planning Commissioner's Academy on topics such as design guidelines, CEQA compliance, and how to read an EIR. He also teaches planning to staff with a focus on how new legal decisions affect daily activity. Because of his public outreach skills, Mark has helped with projects ranging from Walmart to water-bottling plants and conducted town hall meetings about development services department efficiencies and increases in utility fees.

With a great deal of experience in smaller communities, Mark has experience using available resources to meet the clients needs. Small agencies have the same issues to resolve as larger agencies, what they lack is resources. Using previously prepared studies, data collected for several projects and from different sources as a resource to complete tasks. By talking with the community about an issue, Mark is often able to arrive at solutions using information the agency has already paid for. He is known for recommending solutions that are less expensive and in tune with the community.

HIGHLIGHTS OF EXPERIENCE

- SB 2 and LEAP/REAP Technical Assistance | Statewide CA
- River Crossing Market Place Specific Plan EIR | Redding CA
- Redding General Plan Circulation and Noise Element and EIR | Redding CA
- Addendum to Northeast Quadrant Specific Plan EIR | Dixon CA
- Loomis General Plan Housing and Land Use Element Update | Loomis CA
- Colfax General Plan and Housing Element Update | Colfax CA
- Yuba City General Plan Update | Yuba City CA
- Elk Grove Kammerer Road Annexation Area | Elk Grove CA
- Davis Core Area Plan and EIR | Davis CA

EDUCATION

- BA, Political Science, California State University, Stanislaus

CERTIFICATIONS

- American Institute of Certified Planners #019631

AFFILIATIONS

- American Planning Association
- Association of Environmental Professionals

Team member since 2016



MARK TEAGUE

Principal Advisor

mteague@placeworks.com

- Envision Contra Costa 2040 General Plan Update, Climate Action Plan, Zoning Code Update, and EIR | Contra Costa County CA
- Greentree Mixed-Use Development Project | Vacaville CA
- Lincoln Housing Element Update Environmental | Lincoln CA
- Lodi General Plan EIR | Lodi CA
- Barstow General Plan EIR and General Consulting Services | Barstow CA
- Rancho Cucamonga General Plan Update and EIR | Rancho Cucamonga CA
- On-Call Environmental Services | Beaumont CA
- City Planner | Weed CA
- Temple City General Plan Update EIR | Temple City CA
- Temple City Development Code Update | Temple City CA
- North School Reconstruction EIR | Hermosa Beach CA
- John Killen/Fox Luggage Warehouse Project IS/MND | Industry CA
- Residential Care Facility Specific Plan IS/EIR | Solana Beach CA

SPEAKING ENGAGEMENTS

- CEQA Basics | 2024 League of California Cities Planning Commissioners Academy | Long Beach, CA
- Planning Commissioners Training | 2024 Inland Empire APA Riverside
- Perfect Mitigation Measures | 2024 California Association of Environmental Planners Anaheim
- Policy Implications of Planning | 2024 New Councilmembers and Mayors Academy Monterey

ACTIVITIES

- Engineering, Environment Planning Internship Chareete (EEPIC) Lead for PlaceWorks

AWARDS

- Envision Wildomar 2040 | 2025 Daniel Burnham Award of Merit for a Comprehensive Plan, California APA, Inland Empire Section



MILES BARKER

Associate

Miles possesses a comprehensive understanding of the environmental analysis and CEQA process. He has managed several CEQA analyses including the Colfax General Plan Update EIR, Butte County General Plan Update EIR, Yuba City General Plan Update EIR, Redding General Plan Update EIR, Rio Vista General Plan Update EIR, Won Meditation-Retreat Center Project Initial Study, Grand Avenue Improvement Project Initial Study, Glen Paul School Modernization Project Initial Study, Ridgeview High School Project Initial Study, New District Office Project Initial Study, Roseville High School Improvement Project Initial Study, Oak Ridge Elementary School Rebuild Project Initial Study, and Pleasant Grove Elementary School Improvements Project. Additionally, Miles has prepared various initial studies and addendums for housing element updates across the state.

Prior to joining PlaceWorks, Miles served as a biologist for NOAA Fisheries, where he worked closely with local, state, and federal agencies to ensure the success of various projects subject to Endangered Species Act consultations and CEQA. During his graduate education at Cal Poly, San Luis Obispo, he prepared a plan introducing flood control measures to address sea level rise and localized flooding for a redevelopment project.

HIGHLIGHTS OF EXPERIENCE

Environmental Planning

- Wildomar Trail Town Center Mixed-Use Project EIR | Wildomar CA
- The Greentree Project EIR | Vacaville CA
- Butte County General Plan Update EIR | Butte County CA
- Yuba City General Plan Update EIR | Yuba City CA
- Redding General Plan Update EIR | Redding CA
- La Puerta School Site Specific Plan EIR | Claremont CA
- Lincoln Housing Element Update Addendum | Lincoln CA
- Auburn Housing Element Update Addendum | Auburn CA
- Colfax Housing Element Update Addendum | Colfax CA
- Wildomar Housing Element and Safety Element Update Addendum | Wildomar CA
- Rocklin Housing Element and Safety Element Update Addendum | Rocklin CA
- Marysville Housing Element Update Addendum | Marysville CA
- Loomis Housing Element Update Addendum | Loomis CA
- Rancho Cordova Housing Element Update Addendum | Rancho Cordova CA
- South Lake Tahoe Housing Element and Safety Element Update Addendum | South Lake Tahoe CA
- Yuba City Housing Element Update Addendum | Yuba City CA
- Arcata Housing Element Update Addendum | Arcata CA
- Eastvale Housing Element Update Addendum | Eastvale CA
- Susanville Housing Element Update Addendum | Susanville CA



EDUCATION

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

AFFILIATIONS

- Association of Environmental Professionals
- American Planning Association

Team member since 2019





MILES BARKER

Associate

mbarker@placeworks.com

- Anderson Housing Element Update Addendum | Anderson CA
- Corning Housing Element Update Addendum | Corning CA
- Pismo Beach Housing Element Update Addendum | Pismo Beach CA
- Arroyo Grande Housing Element Update Addendum | Arroyo Grande CA
- Laguna Hills Housing Element and Safety Element Update Addendum | Laguna Hills CA
- Yucca Valley Housing Element and Safety Element Update Addendum | Yucca Valley CA
- Yuba County Housing Element and Safety Element Update Addendum | Yuba County CA
- El Dorado County Housing Element Update Addendum | El Dorado County CA
- Trinity County Housing Element Update Addendum | Trinity County CA
- Mendocino County Safety Element Update Addendum | Mendocino County CA
- Grover Beach Housing Element Update Initial Study | Grover Beach CA
- Morro Bay Housing Element Update Initial Study | Morro Bay CA
- San Dimas Housing Element Update Initial Study | San Dimas CA
- San Luis Obispo County Housing Element Update Initial Study | San Luis Obispo County CA
- Imperial County Housing Element Update Initial Study | Imperial County CA
- Imperial County Safety Element Update Initial Study | Imperial County CA
- Won Meditation-Retreat Center Project Initial Study | Wildomar CA
- Grand Avenue Improvement Project Initial Study | Industry CA
- Ridgeview High School Project Initial Study | Paradise CA
- Glen Paul School Modernization Project Initial Study | Eureka CA
- Butte County Climate Adaptation Plan Addendum | Butte County CA
- Yucca Valley Native Plant Ordinance EIR Addendum | Yucca Valley CA
- Wildomar Zoning Consistency Addendum | Wildomar CA
- Westpark Area High School Project EIR Addendum for Six New Tennis Courts | Roseville CA
- Westpark Area High School Project EIR Addendum for a New Aquatic Center | Roseville CA
- Stadium Support Building Project Exemptions for the Roseville Joint Union High School District | Granite Bay, Antelope, and Roseville CA
- Exemption for the Natomas Charter High School Site Acquisition Project | Sacramento CA



NICOLE VERMILION

Principal, Air Quality/Energy/GHG/Noise Services

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

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

HIGHLIGHTS OF EXPERIENCE

Air Quality, GHG, and Energy Analyses

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

EDUCATION

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

AFFILIATIONS

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

ACTIVITIES

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

Team member since 2004



NICOLE VERMILION

Principal

nvermilion@placeworks.com

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

CEQA Projects Managed by Nicole Vermilion

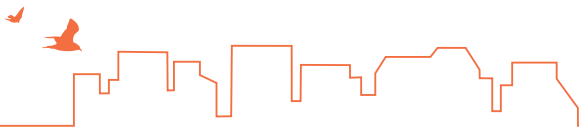
- Specific Plan EIRs: Brea, Cal State Fullerton/City of Fullerton, Hemet, Yucaipa
- General Plan EIRs: Los Alamitos, Corona, Ontario, Yucca Valley, Yucaipa
- City of Irvine CEQA Manual | Irvine CA
- Brea Mall Mixed-Use Project EIR | Brea CA
- Residential Project EIRs: Anaheim, Brea, Claremont, Mission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

Additional Projects

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

SPEAKING ENGAGEMENTS

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



LANCE PARK

Senior Associate, Air Quality/Energy/GHG

Lance has nearly six years of experience as an air quality analyst preparing CEQA analyses for individual land use development projects and long-range planning documents. As an air quality scientist, he has prepared extensive emissions modeling and calculations consistent with different California air district methodologies, including but not limited to the BAAQMD, South Coast AQMD, SJVAPCD, and Sac Metro AQMD. With PlaceWorks, he functions as a leading expert in air quality, greenhouse gas emissions, health risk, and energy CEQA analyses; trains air quality technical staff; attends and directs client kick-off calls and attorney consultation; attends public hearings; and offers strategic insight into different CEQA document types and streamlining opportunities with project clients and lead agencies. Lance is also 40-hour HAZWOPER certified, is currently attaining his Certified Professional in Erosion and Sediment Control-In Training accreditation, and has several years' experience conducting Phase I and Phase II Site Assessments and SWPPP Construction Site Monitoring.

HIGHLIGHTS OF EXPERIENCE

- Benicia Housing Element and Safety Element Update EIR | Benicia CA
- Amador County USD CEQA for School Closures & Reorganization | Amador County CA
- Orchard 3rd Party Review | Beaumont CA
- Walmart Gas Station IS Review | Beaumont CA
- Beaumont/Legacy Highlands EIR Peer Review | Beaumont CA
- Stanford University Belmont Campus Conceptual Development Plan and Development Agreement EIR | Belmont CA
- Berkeley High School Parking Structure and Tennis Courts MND | Berkeley CA
- Daly City Serramonte Precise Plan | Daly City CA
- Chaffey CCD CEQA + NEPA for New Fontana Campus | Fontana CA
- AQ/GHG for North White Avenue Apts in La Verne | LA Verne CA
- Redwood City Ferry Project Environmental Review Services | Redwood City CA
- Los Banos General Plan Update 2040 | Los Banos CA
- Newport Beach 6-Story Podium Housing at 1401 Quail Street | City of Newport Beach
- Cupertino General Plan 2040, Housing Element and Addendum, Safety Element, and CEQA Exemption, Rezoning, and EIR | Cupertino CA
- CEQA Review Santa Clara County Stevens Creek Quarry Use Permit EIR | Cupertino CA
- Great Park EIR | Irvine CA
- 6700 PCH Congressional Project Checklist | Long Beach CA
- 6500 E. PCH Mixed-Use Project | Long Beach CA

EDUCATION

- MA, International Environmental Policy, Middlebury Institute of International Studies, Monterey, CA
- BA, International Relations, California State University, Chico, CA

CERTIFICATIONS

- 40-Hour Hazardous Waste Workers (HAZWOPER) Certification

AFFILIATIONS

- Association of Environmental Professionals

Team member since 2022

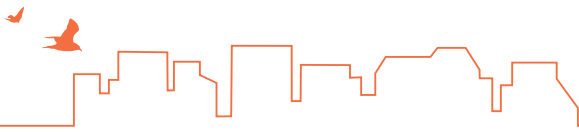


LANCE PARK

Senior Associate

lpark@placeworks.com

- Jefferson Avenue & Murrieta Hot Springs | Murrieta CA
- Contra Costa County General Plan Update | Contra Costa County CA
- CA Ventures Richmond Warehouse Checklist | Richmond CA
- Freeway Corridor Specific Plan EIR | Yucaipa CA
- 506 Brookside Dr. Warehouse | Richmond CA
- Redding General Plan Update EIR | Redding CA
- San Mateo General Plan Update | San Mateo CA
- Santa Rosa General Plan Update & EIR | Santa Rosa CA
- Westminster Mall Specific Plan EIR | Westminster CA
- Tapia Ranch EIR | Castaic CA
- Peer Review Class 32 Ex for 6-Story Self Storage, 3846 W. Century Blvd | Inglewood CA
- Peer Review for Mixed-Use Project at 420 W. Century Blvd | Inglewood CA
- Gateway Industrial Development EIR | Irwindale CA
- Jurupa USD CEQA for Patriot High School Stadium Improvements Project | Jurupa Valley CA
- Bullhead Solar Project EIR | Kern County CA
- Del Amo Crossing Air and Noise Tech Studies | Torrance CA
- Madera Station Relocation Transit Area Specific Plan | Madera CA
- Manteca USD East Union High School Improvements | Manteca CA
- Proposition 51 Mare Island Technology Academy Renovation MND | Vallejo CA
- Moorpark General Plan Update and EIR | Moorpark CA
- GGUSD Norm Ross Sports Park CEQA | Stanton CA
- Primester Norwalk Civic Center EIR | Norwalk CA
- Roseville Jt Union HSD CEQA for New District Office at 1750 Cirby Way | Roseville CA
- Rose Kemble-Chavez Elementary School Rebuild Project MND | Sacramento CA
- Sac City USD Nicholas ES Replacement Project | Sacramento CA
- Sacramento USD CEQA for Oak Ridge ES Redevelopment | Sacramento CA
- SMMUSD McKinley ES EIR for 2021 Campus Master Plan | Santa Monica CA
- SMMUSD Grant ES: EIR for 2021 Campus Master Plan | Santa Monica CA
- Silverado San Jose Memory Care CEQA Review | San Jose CA
- Solano Transportation Authority (STA) Multi-Jurisdictional Housing Element | Solano County CA
- Mountain View Police and Fire Administrative Building CEQA Services | Mountain View CA
- Sweetwater Union HSD Environmental for Castle Park High School Stadium Modernization | Chula Vista CA
- Trucking Warehousing and Sustainability | Tracy CA
- Hembree Lake Residential Project MND | Windsor CA
- University of California College of Law EIR for New Projects | San Francisco CA
- Wildomar On-Call Contract Planning & CEQA Staff Augmentation Services | Wildomar CA
- Westlake Charter School CEQA, Title 5, DHTSC | Sacramento CA



CHRIS SHIELDS INCE-USA

Senior Associate

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

EDUCATION

- BA, Environmental Studies, California State University, Sacramento

Team member since 2024

HIGHLIGHTS OF EXPERIENCE

Public- and Private-Sector Development Projects

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





CHRIS SHIELDS

Senior Associate

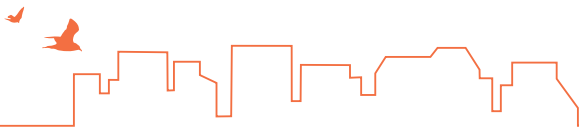
cshields@placeworks.com

School Facilities CEQA Projects

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

PREVIOUS EXPERIENCE

- Feather River Levee Repair Project EIR | Yuba County CA
- Rancho Cordova Sun creek Revised EIR/EIS | Rancho Cordova CA
- The Ranch at Sunridge EIR/EIS | Rancho Cordova CA
- Prairie City State Vehicular Recreation Area General Plan and EIR | Rancho Cordova CA
- Citrus Heights General Plan Update, Climate Action Plan, and EIR | Citrus Heights CA
- Capitol Villas Redevelopment Project EIR | Sacramento CA
- Brookins Ranch Monitoring | Colusa County CA
- Atherton Drive Gap Closure IS/MND EA-FONSI | Manteca CA
- Union Crossing EIR | Manteca CA
- Galt Wastewater Treatment Plant Pipeline Project | Galt CA
- Lodi/Delta College Master Plan and EIR | San Joaquin County CA
- Brockway Erosion Control Project IEC | Placer County CA
- Martis Creek Lake Dam Safety Modification Study EIS | Nevada County CA
- Elk Grove USD Cosumnes River Elementary School Expansion Project EIR | Elk Grove CA
- San Juan USD Rio Americano High School Sports Facilities Upgrade EIR | Sacramento CA
- Crows Landing Industrial Business Park Specific Plan and EIR | Crows Landing CA
- Folsom South of US Highway 50 Specific Plan EIR/EIS | Sacramento County CA
- Natomas Levee Improvement Program EIR, EIS, and EIR/EIS | Sacramento County CA
- California Department of Transportation District 3, TO 53 Yuba Highway 20 | Yuba County CA
- Chevron Corporation WMEP CEQA Support | Richmond CA
- SCVWD Alviso Slough Restoration Project | Santa Clara County CA
- Small Erosion Repair Program Program EIR | Central Valley CA



JESSICA MENDOZA

Project Planner

Jessica holds passions for environmental justice projects, public outreach, urban planning, and policy research. She works on the Environmental Planning Team to bring about environmental projects throughout the state. Recently, Jessica completed CEQA analysis for the Contra Costa County 2045 General Plan and the Draft Climate Action Plan 2024 Update. She has also supported planning efforts for the Placer County and Sonoma County General Plan Updates, and assisted with outreach initiatives for the Lake County General Plan.

Prior to joining PlaceWorks, Jessica interned for UC Davis Center for Environmental Policy Behavior researching how the Sustainable Groundwater Management Act addresses low-income and disadvantaged communities throughout California. As an Environmental Planner, she hopes to help support environmental projects and engage in meaningful public outreach.

HIGHLIGHTS OF EXPERIENCE

- Contra Costa County General Plan Update EIR | Contra Costa County CA
- Benicia Housing Element Update EIR | Benicia CA
- Downtown San Bernardino Specific Plan EIR | San Bernardino CA
- Greentree Project EIR | Vacaville CA
- Butte County General Plan Update EIR | Butte County CA
- Palm Spring General Plan Update EIR | Palm Springs CA
- Redding General Plan Update EIR | Redding CA
- Westminster Mall Specific Plan EIR | Westminster CA
- Rancho Cucamonga General Plan Update EIR Addendum | Rancho Cucamonga CA
- Fountain Valley General Plan Update EIR | Fountain Valley CA
- La Puerta School Site Specific Plan EIR | Claremont CA
- Del Amo Circle Residential Apartments Project IS/MND | Torrance CA
- Downtown Davis Specific Plan EIR | Davis CA
- Colfax General Plan EIR | Colfax CA
- Town of Loomis General Plan Update | Loomis CA
- Wildomar Meadows Specific Plan EIR | Wildomar CA
- Lodi Vineyard Valley Development EIR | Lodi CA
- Counter Work/Assignments | Weed CA
- Vacaville Housing Element & Safety Element Addendum | Vacaville CA
- Windsor Housing Element & Safety Element Addendum | Windsor CA
- Housing Element Implementation Zoning Code Amendments | Industry CA
- Bobier Elementary School Reconstruction Project NOE | Vista CA
- Stockton Housing Element Update | Stockton CA
- Mills Crossing Project EIR | Rancho Cordova CA
- Barstow General Plan Update EIR | Barstow CA

EDUCATION

- BS, Environmental Science and Management, University of California, Davis

Team member since 2022



JESSICA MENDOZA

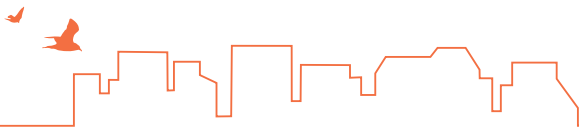
Project Planner

jmendoza@placeworks.com

- Wildomar General Plan EIR | Wildomar CA
- Wildomar 20-acre Park IS/MND | Wildomar CA
- Rio Vista General Plan Update EIR | Rio Vista CA
- Greenbriar Lane Residential Project EIR | Brea CA
- Lake County General Plan | Lake County CA
- Tuolumne County Zoning Code | Tuolumne County CA
- Fairview Development Center EIR | Costa Mesa CA
- San Mateo General Plan Update | San Mateo County CA
- Fresno County Multi-Jurisdictional Housing CEQA | Fresno County CA
- Sowers Middle School Bus Yard ISMND | Huntington Beach CA
- Hesperia 2023 Focused General Plan Update ISMND | Hesperia CA
- Lodi General Plan Update SEIR | Lodi CA
- Lake of Pines Longe-Range Strategic | Lake of Pines CA
- Madera Station Relocation Transit Area | Madera CA
- District Service Office NOE | Oceanside CA
- Placer County General Plan Update | Placer County CA
- 701 North E St Relocation Project Addendum | San Bernardino CA
- Welcoming Resources Center & District HQ Addendum | San Bernardino CA
- Sonoma County General Plan | Sonoma County CA
- Soledad General Plan Update | Soledad CA

PUBLICATIONS

- Kristin Dobbin, Darcy Bostic, Michael Kuo, Mark Lubell, Ernest Echeveste and Jessica Mendoza. “Drivers of (in)equity in collaborative environmental governance” Policy Studies Journal, 2022.
- Kristin Dobbin, Darcy Bostic, Michael Kuo and Jessica Mendoza” SGMA and the Human Right to Water: To what extent do submit Groundwater Sustainability Plans address drinking water use and users?” California Water Blog, 2020.
- Darcy Bostic, Kristin Dobbin, Rich Pauloo, Jessica Mendoza, Michael Kuo, Jonathan London. “Sustainable for Whom? The impact of Groundwater Sustainability Plans on Domestic Wells” UC Davis, Center for Regional Change, 2020.
- Kristin Dobbin, Jessica Mendoza and Michael Kuo “Challenges and opportunities for integrating small and rural drinking water stakeholders in SGMA implementation” California WaterBlog, 2019.



JOSEPH RUIZ

Planner

Joseph is a member of PlaceWorks' Environmental Team supporting the analysis and preparation of California Environmental Policy Act (CEQA) documents, as well as Housing Element documents. He has extensive experience researching and writing General Plan EIRs, including drafting fact of findings and impact sections. Joseph is also well-versed in drafting Notice of Exemptions and Addendums for Housing Element updates. Additionally, he assists with drafting IS/MNDs for various school districts.

Prior to his role at PlaceWorks, Joseph served as an Transportation Planning intern at Mark Thomas, where he translated community engagement materials to Spanish, conducted transportation research on communities, and wrote transportation-related reports regarding commuting information of the study area.

HIGHLIGHTS OF EXPERIENCE

- Contra Costa General Plan Update and Climate Action Plan EIR | Contra Costa County CA
- Redding General Plan EIR | Redding CA
- Mills Crossing Civic Center Project EIR | Rancho Cordova CA
- Grant Elementary School Campus Master Plan Project EIR | Santa Monica CA
- Los Angeles USD 49th Street ES ISMND | Los Angeles CA
- Rio Vista General Plan EIR | Rio Vista CA
- Orange Cove Housing Element Update Notice of Exemption | Orange Cove CA
- Coalinga Housing Element Update Notice of Exemption | Coalinga CA
- Kerman Housing Element Update Notice of Exemption | Kerman CA
- City of Newport Beach General Plan 2006 Update EIR Addendum No. 7 | Newport Beach CA
- City of San Bernardino Housing Element Update EIR Addendum | San Bernardino CA
- City of San Joaquin Housing Element Update EIR Addendum | San Joaquin CA
- Lodi General Plan Update EIR | Lodi CA
- Wildomar Cherry Outpost Retail Center ISMND | Wildomar CA
- City of Wildomar General Plan Update EIR | Wildomar CA
- El Dorado High School Field Lighting Project EIR | Placentia CA
- Fountain Valley General Plan Update EIR | Fountain Valley CA
- Wine Country Specific Plan | Yucaipa Valley CA
- Yuba City General Plan Update | Yuba City CA
- Tuolumne County Housing Element Update Addendum | Tuolumne County CA
- Oroville General Plan Update Addendum | Oroville CA
- Oceanside USD District Services Office Rebuild Project | Oceanside CA

EDUCATION

- MA, Urban and Regional Planning, University of California, Irvine
- BA, History, University of California, Los Angeles

Team member since 2023



JOSEPH RUIZ

Planner

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- Loara ES MPR NOE | Anaheim CA
- Franklin ES MPR NOE | Anaheim CA
- Clara Barton ES MPR NOE | Anaheim CA
- City of Bastow General Plan Update EIR | Barstow CA

TEACHING

- CEQA Essentials Workshop/ November 2024





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