

PLACEWORKS.COM



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**PlaceWorks.** Just like our name, we're all about places and how they work—geographically, environmentally, functionally, aesthetically, and culturally. We start with a vision to foster and create healthy and sustainable environments, neighborhoods, workplaces, and schools. Our approach is holistic and brings together people from diverse practice areas to offer integrated and comprehensive expertise.

PlaceWorks has a passion for working collaboratively with clients and communities, emphasizing outreach, engagement, and communication. Our core values celebrate personal passion, integrity, creativity, and innovative thinking. Just as each project and place is distinctly different, so is our approach.

Ideas about place and community have evolved since we began in the 1970s. Our services and practice areas have also evolved, responding to economic and societal changes and the increasing complexity of environmental regulation. PlaceWorks has more than met these challenges. Employing the latest planning tools and best practices, we consistently deliver workable plans, and our work has been recognized with numerous awards. From this solid foundation—and in partnership with our clients—PlaceWorks continues to create great places.

# PLANNING





# COMPREHENSIVE PLANNING

PlaceWorks takes an integrated and holistic approach to comprehensive planning projects. The breadth of our experience includes general plans, zoning codes, community profiles, and other long-term planning and policy documents. We also have significant experience helping agencies apply for and utilize grant funding to help implement their projects. Working closely with our clients and stakeholders, we help communities realize their goals while supporting environmental stewardship and sustainable, long-term growth.

## PROMINENT PROJECTS

- Temple City 2050 Mid-Century General Plan and Zoning Code Update, and EIR, City of Temple City
- Mammoth Lakes General Plan Update, Town of Mammoth Lakes
- ConnectMenlo General Plan, M-2 Area Zoning Update, and EIR, City of Menlo Park
- Pasadena General Plan Implementation, City of Pasadena
- Clovis General Plan Update and EIR, City of Clovis
- Anaheim General Plan and Zoning Code Update, and EIR, City of Anaheim
- Yucca Valley Community Profile, Town of Yucca Valley
- Butte County General Plan and Zoning Code Update and EIR, Butte County
- Stockton General Plan Update and EIR, City of Stockton
- National City General Plan and EIR, City of National City
- Riverside County General Plan Update, Riverside County



## THE SAN BERNARDINO COUNTYWIDE PLAN

PlaceWorks is leading an effort to go further than any county or city has ever gone with a general plan: a web-based “complete county” plan. While most general plans are simply rulebooks for guiding development and growth, this update will go well beyond that to establish a comprehensive plan that covers all County services. As a complement to the Countywide Vision, the Plan will take into account the unique values and priorities of individual communities across the county. In fact, it will serve as a guide for all County decision-making, financial planning, and communications. Additionally, the web-based format makes it possible to provide easy access to a wealth of data—such as performance metrics for tracking goals and dynamic online mapping tools that allow anyone to view, overlay, and filter information from the parcel level to the entire 20,000-square-mile area.





# COMMUNITY PARTICIPATION

Developing and implementing strong public engagement processes is a cornerstone of our work. As a result, PlaceWorks projects reflect the interests and concerns of community members and decision makers. We employ a variety of in-person and online outreach tools—including workshops, focus groups, special events, surveys, and our proprietary, customizable online engagement platform—to elicit creative input and participation from all stakeholders. By successfully opening dialogue and building support, we help move projects from vision to final approval.

## PROMINENT PROJECTS

- Southeast Area Specific Plan and EIR, City of Long Beach
- Mendocino Blueprint Planning Community Outreach (MCOG), Mendocino County
- Harbor Boulevard Mixed-Use Transit Corridor (SCAG), Orange County
- Southeast Greenway Vision, General Plan Amendment, and EIR, City of Santa Rosa
- A Compact for a Sustainable Ventura County (SCAG), Ventura County
- Yucca Valley General Plan Outreach Program, Town of Yucca Valley
- Riverside Reconnects Streetcar Feasibility Study (SCAG), City of Riverside
- Palo Alto Comprehensive Plan Summit, City of Palo Alto

## PROPRIETARY TOOL

- PlaceWorks Online Civic Engagement Platform

## DE ANZA REVITALIZATION PLAN

PlaceWorks and the City of San Diego led a 3-year, comprehensive outreach, design, and environmental program to reimagine, repurpose, and revitalize one of the last redevelopment sites along San Diego's shoreline. This was a long-awaited opportunity for the community to reclaim regional parkland, and the extensive, multipronged outreach involved the community, stakeholders, and decision makers in developing a revitalization plan and amending the Mission Bay Park Master Plan. PlaceWorks' outreach program included 16 stakeholder interviews, 8 steering committee meetings, 3 open-house community workshops attracting over 600 attendees, various pop-up events in Mission Bay Park, citywide notifications in utility bills, media coverage, a project website, and a robust interactive online forum. When the draft plans were released for public review, over 1,700 comments were received via PlaceWorks' innovative feedback and self-mapping tools.



**DE ANZA**  
Revitalization Plan



A photograph of several large solar panels installed in a field of dry grass and brush. In the background, there are rolling hills under a clear blue sky.

# CLIMATE ACTION & RESILIENCY

PlaceWorks is committed to working with communities to address climate change. We prepare local sustainability, climate, and energy action plans; greenhouse gas (GHG) emissions inventories and CEQA analysis; adaptation strategies and vulnerability assessments; hazard mitigation plans; and policy documents to address climate change and energy programs. Our technical knowledge and strong foundation in policy planning result in innovative, feasible, and cost-efficient strategies to reduce GHG emissions and address local climate change impacts.

## PROMINENT PROJECTS

- Benicia Vulnerability Assessment and Adaptation Plan, City of Benicia
- Laguna Beach Local Hazard Mitigation Plan, City of Laguna Beach
- Vacaville Energy and Conservation Action Strategy, City of Vacaville
- National City Climate Action Plan, City of National City
- East Bay Energy Watch GHG Inventory, Alameda and Contra Costa Counties
- Climate Adaptation, Resiliency, and Environmental Justice Plan, San Bernardino County
- Los Gatos Sustainability Plan, Town of Los Gatos
- Butte Solar Overlay Zone and EIR, Butte County
- Capitola Climate Action Plan, City of Capitola
- Placer County Sustainability Plan, Placer County
- Community Planning Assistance for Wildfire, Town of Mammoth Lakes

A photograph of several wind turbines standing on a grassy hill under a blue sky with some clouds. The turbines are white with three blades each.

## TRACY SUSTAINABILITY ACTION PLAN

PlaceWorks led the effort to prepare a comprehensive strategy to reduce GHGs and make Tracy a more sustainable community in general. The Plan includes strategies related to energy use, transportation, land use, solid waste management, air quality, public health, water conservation, economic development, agriculture, and open space protection. Through these strategies, the Plan successfully achieves the City's GHG reduction target. Developed as part of the State of California's Emerald Cities program, a pilot program run by the California Natural Resources Agency and the California Department of Conservation, the Plan is the result of a collaborative process with a strong community outreach component that yielded innovative measures.

- *2011 Innovation in Green Community Planning Award of Merit, APA California, Sacramento Valley Section*



# ZONING & FORM-BASED CODES

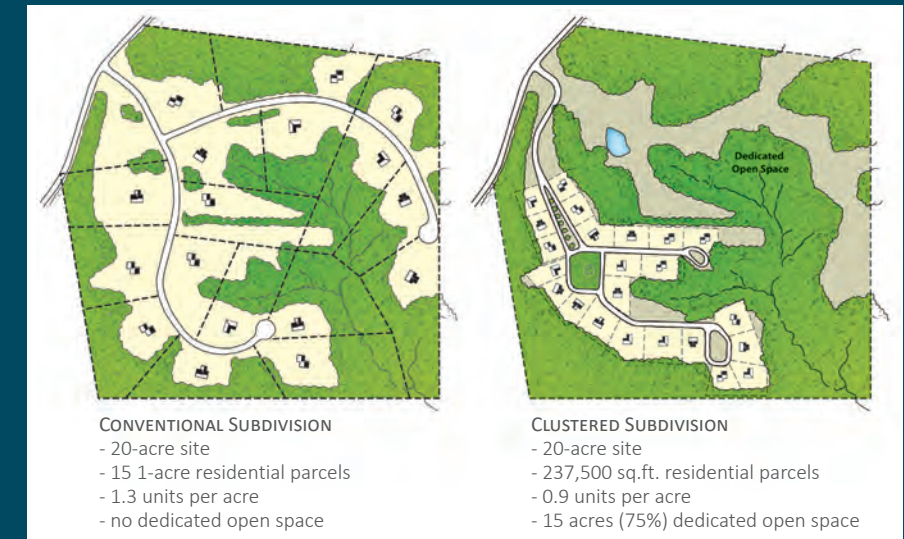
PlaceWorks' effective and user-friendly zoning codes are carefully customized to meet each community's unique needs. We focus on what already works and then tailor and integrate best practices from a range of approaches, including form-based codes, performance zoning, and conventional zoning. Our codes are innovative but practical—grounded in economic realities, with clear and concise text, high-quality graphics, and creative solutions to complicated issues.

## PROMINENT PROJECTS

- San Bernardino Transit-Oriented Development Overlay District, City of San Bernardino
- Merced Comprehensive Zoning Ordinance Update, City of Merced
- Envision Chino: Zoning Code Update, City of Chino
- Downtown Burbank Development Standards (SCAG), City of Burbank
- Moran and Weststate Streets Specific Plan and Form-Based Code, City of Westminster
- National City Zoning Code Update, City of National City
- CollegeTown Visioning, Specific Plan, EIR, and Form-Based Code, City of Fullerton
- Capitola Zoning Code Update, City of Capitola
- Temple City Zoning Code Update, City of Temple City
- Waterfront District Form-Based Code Project Review Services, City of Hercules

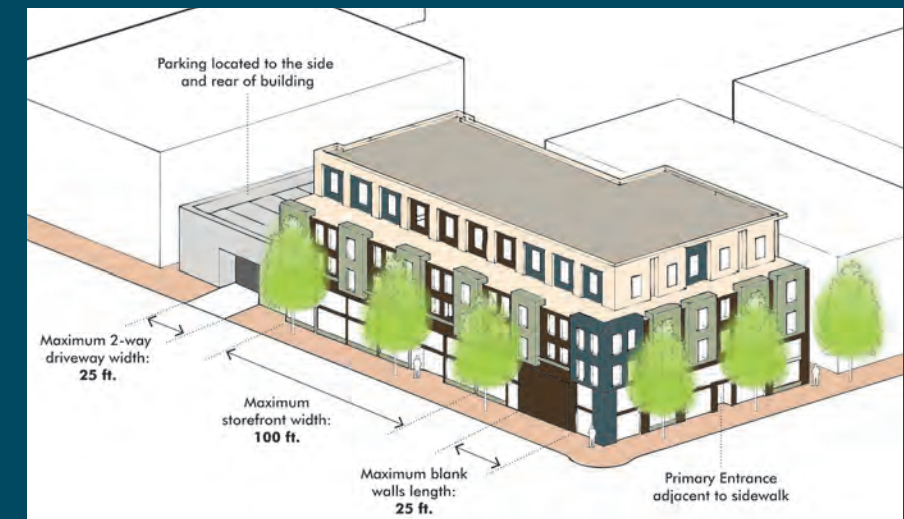
## BUTTE COUNTY ZONING CODE UPDATE

As part of our work on the General Plan Update, PlaceWorks prepared a comprehensive update to Butte County's Zoning Code. The updated Zoning Code implemented important new policies to address resource conservation, economic development, and community character. Butte County's new Zoning Code features a simplified and streamlined permit approval process and modernized regulations to reflect current conditions. Abundant tables, charts, and graphics, combined with a plain English writing style, make the new Zoning Code easy to understand for all readers.



## SAN BRUNO ZONING CODE AND SUBDIVISION ORDINANCE

PlaceWorks updated San Bruno's Zoning Code to help transform the city into a model of sustainable development. The Zoning Code contains new transit-oriented development districts to concentrate pedestrian-friendly mixed-use development around San Bruno's BART and Caltrain stations. PlaceWorks will also prepare online versions of the Zoning Code and Zoning Map, which will feature a graphical user interface, automated navigation links, and downloadable documents.







# HOUSING

A house is more than sticks and bricks, and planning from a housing perspective means integrating the diverse pieces that make up a neighborhood and community—such as parks and recreation, social services, care for the environment, design and aesthetics, health and wellness, and the economy. We have crafted housing documents for towns under 2 square miles, counties over 20,000 square miles, and everything in between, with creative and workable housing solutions for the communities we serve.

## PROMINENT PROJECTS

- Pasadena Housing Element and Housing Agenda for Action, City of Pasadena
- International Design Competition for Workforce Housing, Coachella Valley
- Western Riverside Council of Governments Video, “Another Step Forward” (SCAG), Riverside County
- County of San Bernardino Housing Element, San Bernardino County
- Dana Point Housing Element, City of Dana Point
- Los Gatos Housing Element, Town of Los Gatos
- Rancho Cucamonga Analysis of Impediments to Fair Housing Choice, City of Rancho Cucamonga
- San Mateo Housing and Environmental Primer, San Mateo County



## SANTA ANA HOUSING ELEMENT

Santa Ana is one of the few cities in California whose housing vision is inclusive, sustainable, and embraces community health and wellness. PlaceWorks has completed the City’s last three Housing Element updates, winning multiple APA awards. The Housing Element strategy centers on implementing smart growth principles: housing along transportation corridors and mixed-use development in downtown; rehabilitation of housing to stabilize neighborhoods; and the integration of health, wellness, and active living. Community workshops in English, Spanish, and Vietnamese were part of an extensive public outreach effort.

- 2012 Outstanding Planning Award for Focused Issue Planning, APA California, Orange Section
- 2004 Outstanding Planning Award for Focused Issue Planning, APA California, Orange Section





# ACTIVE TRANSPORTATION PLANNING

From bicycle and pedestrian master plans to multiuse trails and complete streets, PlaceWorks supports the creation of active transportation amenities and networks that are integrated and accessible for all users. Our innovative community outreach, extensive planning and design experience, and familiarity with funding mechanisms and grant opportunities result in multimodal improvements that are responsive, sustainable, and feasible. At both the local and regional scales, our multimodal policies and plans improve community health, safety, and mobility.

## PROMINENT PROJECTS

- Orange County Active Transportation Plan (OCTA), Orange County
- Irwindale Active Transportation Plan and Design Guidelines, City of Irwindale
- MTC Bicycle and Pedestrian Count Database Project, San Francisco Bay Area
- Tracy Bikeways Master Plan Amendment, City of Tracy
- Newman Non-Motorized Transportation Plan, City of Newman
- Murphys State Route 4 Complete Streets Project (CCOG), Calaveras County
- Lake Elsinore Active Transportation Plan, City of Lake Elsinore
- LA Metro Transit to Parks Strategic Plan, Los Angeles County
- Richmond Wellness Trail, City of Richmond
- Long Beach Active Transportation Grant & Outreach Assistance, City of Long Beach

## LOS GATOS BICYCLE AND PEDESTRIAN MASTER PLAN

PlaceWorks developed a Bicycle and Pedestrian Master Plan to guide the development of safe and accessible active transportation routes between local destinations and regional assets. The project involved extensive outreach, including community meetings, volunteer bike and pedestrian counts, and online surveys, as well as close collaboration with the Bicycle and Pedestrian Advisory Committee. The Plan identified critical gaps in the town's non-motorized network; recommended feasible, context-sensitive facility designs; and provided guidance for obtaining regional, State, and federal funding.



## AVENAL ACTIVE TRANSPORTATION AND SAFE ROUTES TO SCHOOL PLAN

The Avenal Active Transportation and Safe Routes to School Plan (AT/SRTS Plan) guides the development of bicycle, pedestrian, safe routes to school, and trail facilities throughout the small, but diverse city. Most safe routes to school plans are developed separately from active transportation plans, but PlaceWorks incorporated both components into a single cohesive plan. This approach resulted in a feasible set of innovative policies, project recommendations, and implementation strategies that support the creation of a fully integrated and accessible multimodal network.

- 2018 Transportation Planning Award, APA California, Central Section





# ECONOMICS

PlaceWorks approaches planning, design, and environmental projects with a comprehensive analysis of the underlying economic and market dynamics and with a thoughtful eye to attainable implementation. We assist public- and private-sector clients with market analyses, economic development strategies, assessing and enhancing development feasibility, assessing financing mechanisms and incentives, and optimizing the fiscal benefits of development. And in every project, we focus on providing concise, understandable, and effective recommendations tailored for each client.

## PROMINENT PROJECTS

- El Monte Economic Development Feasibility Study, City of El Monte
- San Joaquin Valley Demographic Forecasts (FCOG), San Joaquin Valley
- Torrance Community Profile and Environmental Scan, City of Torrance
- Buena Park Entertainment District Financing Alternatives Review, City of Buena Park
- Napa Pipe EIR Urban Decay Analysis, Napa County
- Marketplace at El Paseo Market Analysis and EIR, City of Fresno
- Financial Planning and Economic Development Assessment (SCAG), City of Coachella
- Parcels at El Toro Conceptual Site Plans and Market Analysis, Orange County
- Downtown Redding Specific Plan Market Analysis, City of Redding

## CLOVIS GENERAL PLAN UPDATE: ECONOMIC/FISCAL ANALYSIS AND ECONOMIC DEVELOPMENT ELEMENT

The City's primary planning objective was to continue building a city they can afford to own. PlaceWorks prepared an economic analysis quantifying trends that would shape development, generate revenues, and drive demand for public facilities and services. The analysis influenced the land use plan to create Sierra Gateway Commerce Park, enhance the Shaw Avenue corridor, and expand the Old Town district. We also prepared a fiscal analysis that recommended funding and financing strategies to improve the plan's fiscal performance.

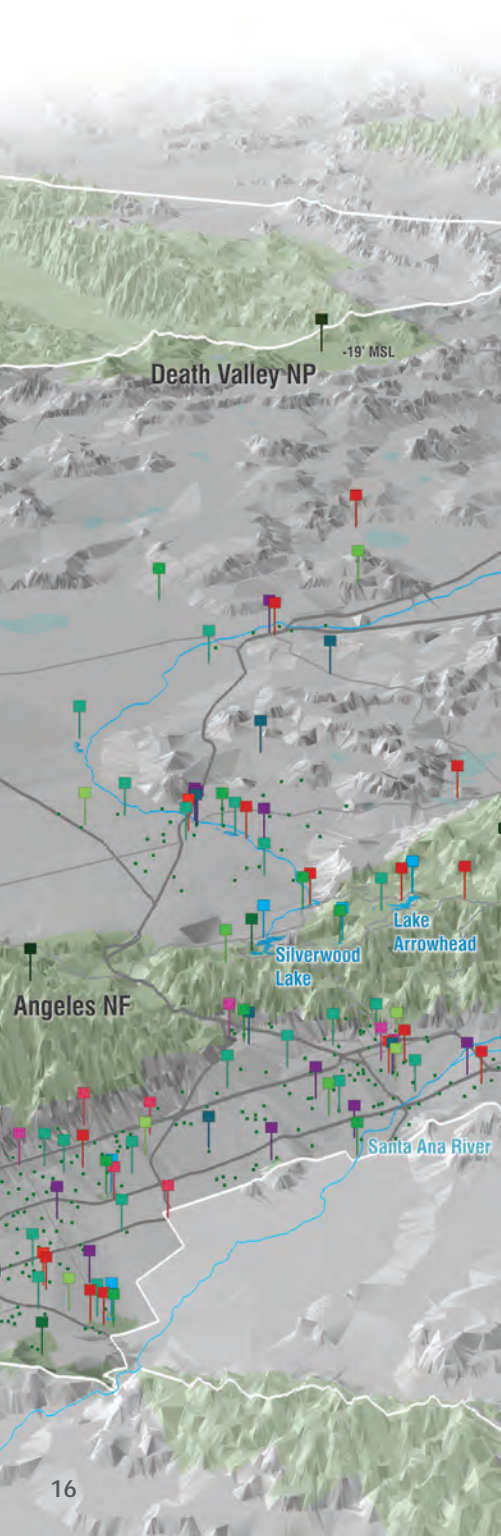


## RE-ENVISIONING CHINO: IMPLEMENTING THE 2025 GENERAL PLAN

PlaceWorks was asked to answer a very basic question: what level of development density/intensity would be needed to make private-sector redevelopment financially feasible? Our analysis quantified the market demand for residential and retail development. We analyzed the redevelopment potential of individual parcels, identifying 6 opportunity sites. We collaborated with SCAG and City staff to create desirable and realistic development scenarios for each site. Finally, we prepared financially feasible site plans for each site in a graphically rich report format. The City is currently using the report to guide land use decisions.







# GEOGRAPHIC INFORMATION SYSTEMS

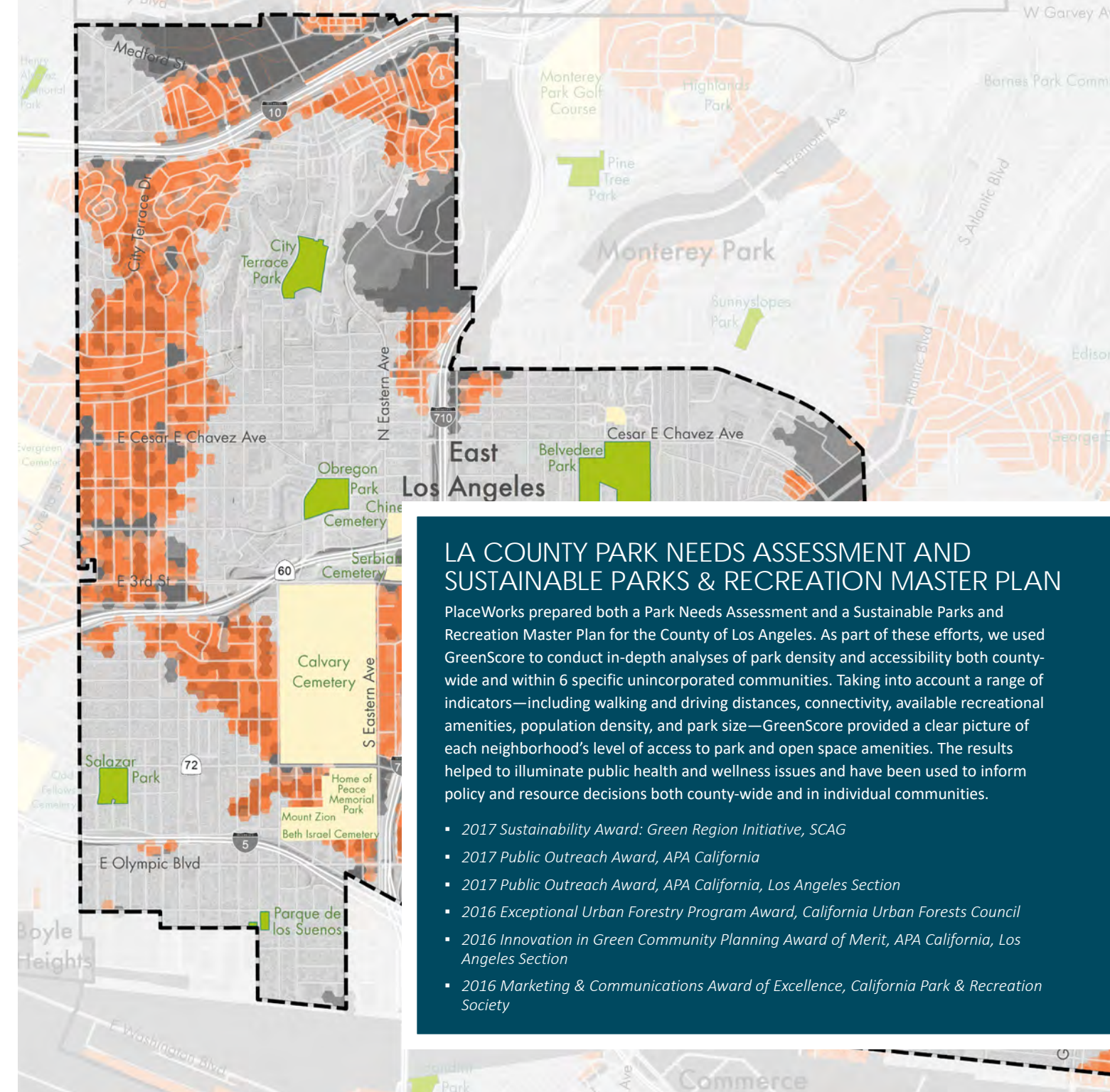
PlaceWorks harnesses the power of GIS to transform complex information into focused geographic insights and intuitive maps and figures. We use GIS to support everything from existing conditions analyses to alternatives assessments to public participation. Our stand-alone GIS services include infill and buildout analysis, site suitability, natural resource and conservation mapping, decision support systems, and land-use modeling. We also offer GreenScore, our proprietary suite of GIS-based tools for assessing the sustainability of the built environment and predicting project outcomes.

## PROMINENT PROJECTS

- Vacaville General Plan Update, City of Vacaville
- Santa Cruz Sustainable Community and Transit Corridors Plan, Santa Cruz County
- HAZUS Hazards Assessment and Modeling, City of Highland
- San Bernardino Countywide Plan, San Bernardino County
- Fullerton Downtown 3D Model and GIS Database (SCAG), City of Fullerton
- LA Supervisorial District 5 Trails Assessment and GIS Mapping, Los Angeles County
- Butte County Solar Overlay, Butte County
- Taft GIS Services, City of Taft

## PROPRIETARY TOOL

- GreenScore



## LA COUNTY PARK NEEDS ASSESSMENT AND SUSTAINABLE PARKS & RECREATION MASTER PLAN

PlaceWorks prepared both a Park Needs Assessment and a Sustainable Parks and Recreation Master Plan for the County of Los Angeles. As part of these efforts, we used GreenScore to conduct in-depth analyses of park density and accessibility both county-wide and within 6 specific unincorporated communities. Taking into account a range of indicators—including walking and driving distances, connectivity, available recreational amenities, population density, and park size—GreenScore provided a clear picture of each neighborhood's level of access to park and open space amenities. The results helped to illuminate public health and wellness issues and have been used to inform policy and resource decisions both county-wide and in individual communities.

- 2017 Sustainability Award: Green Region Initiative, SCAG
- 2017 Public Outreach Award, APA California
- 2017 Public Outreach Award, APA California, Los Angeles Section
- 2016 Exceptional Urban Forestry Program Award, California Urban Forests Council
- 2016 Innovation in Green Community Planning Award of Merit, APA California, Los Angeles Section
- 2016 Marketing & Communications Award of Excellence, California Park & Recreation Society





# HEALTHY COMMUNITIES

Throughout the state, in city halls and neighborhoods, healthy community initiatives are at the top of the agenda. PlaceWorks has a long history of working to improve the health of our communities in collaboration with schools, healthcare professionals, civic leaders, businesses, and residents. With our multidisciplinary approach and experience, resources, and planning tools, we transform ideas into plans and, finally, into healthier places.

## PROMINENT PROJECTS

- WRCOG Sustainability Framework (SCAG), Riverside County
- Santa Clara County Healthy Food Resources Survey, Santa Clara County
- Envision Chino: Healthy City Element, City of Chino
- El Monte Community Building Initiative, City of El Monte
- Alameda Urban Farm and Garden Plan, City of Alameda
- Healthy Montclair Initiative, City of Montclair
- California State Parks Youth Soccer & Recreation Grants, Cities of South Gate and San Fernando
- Clovis Urban Greening Plan, City of Clovis
- San Bernardino Healthy Community Environmental Scan, City of San Bernardino

## RECENT PRESENTATIONS & PUBLICATIONS

- “Pioneering a New Frontier for Healthy Communities,” Healthy High Desert Summit
- *A Practical Guide to Planning Healthy Communities*

## SB 1000 IMPLEMENTATION TOOLKIT

In collaboration with the California Environmental Justice Alliance, PlaceWorks developed a toolkit to guide local government agencies, planners, and communities through the process of implementing Senate Bill 1000. The bill requires all cities and counties to add an environmental justice element to their general plans or integrate environmental justice policies into other elements. The toolkit provides resources and recommends methods for preparing an environmental justice element or policies; identifying disadvantaged communities; and addressing issues such as pollution exposure, food access, and safe and sanitary homes. The toolkit also includes strategies for meaningful community engagement as well as case studies of successful environmental justice elements and policies adopted before passage of SB 1000.

- 2018 Best Practices Merit Award, APA California
- 2018 Best Practices Award of Excellence, APA California, Northern Section
- 2018 Environmental Resource Document Award of Merit, California AEP



# SB 1000

## Implementation Toolkit

### Planning for Healthy Communities

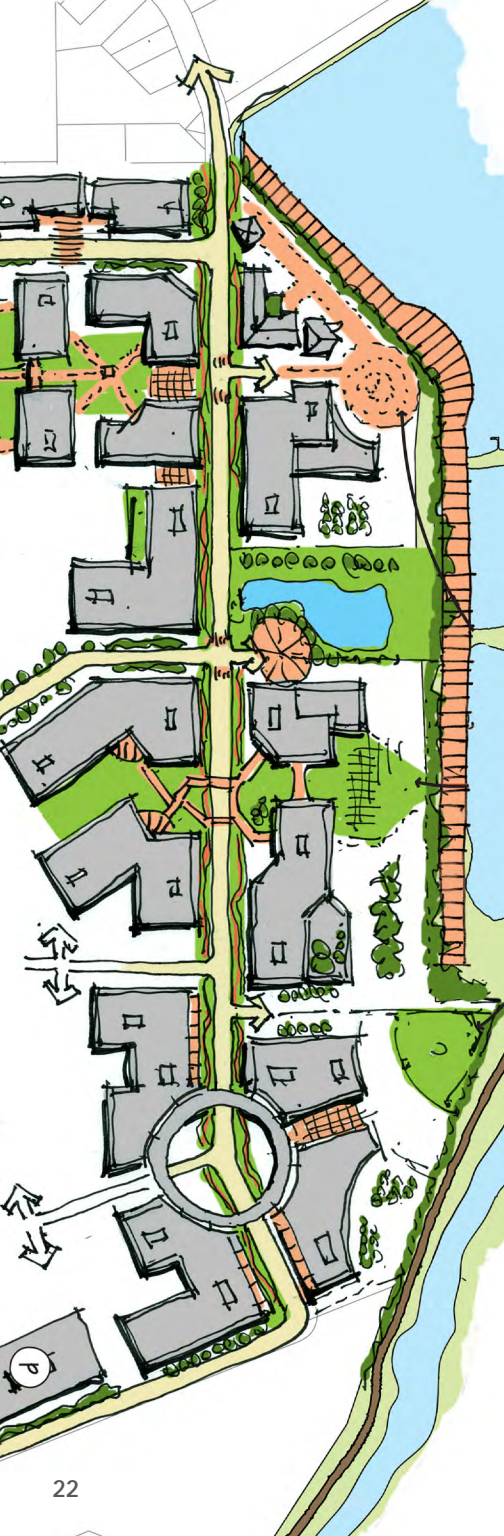






DESIGN



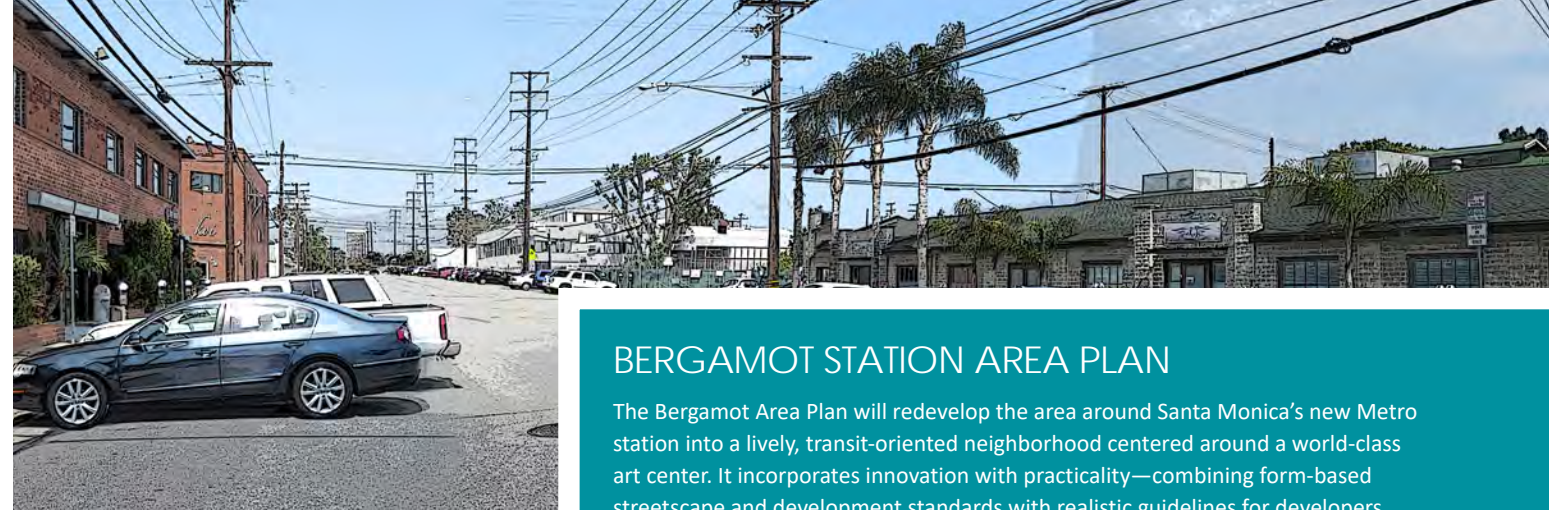


# URBAN DESIGN

To successfully create an urban environment requires an in-depth understanding of both land use planning and design. At PlaceWorks, our approach to urban design is enhanced by our expert understanding of transit-oriented development, downtown revitalization, and corridor planning. We integrate cohesive transit and streetscape networks with their surrounding neighborhoods, buildings, open spaces, and public facilities—all while maintaining the unique character of each community.

## PROMINENT PROJECTS

- Santa Rosa Downtown Station Area Specific Plan, City of Santa Rosa
- Smart Growth Design Guidelines (SANDAG), San Diego County
- Historic Downtown Upland Specific Plan, City of Upland
- Ravenswood/Four Corners Specific Plan and EIR, City of East Palo Alto
- Savi Ranch Vision Plan, City of Yorba Linda
- Southwest Fresno Specific Plan and EIR, City of Fresno
- Downtown Bakersfield Visioning and Strategic Plan, City of Bakersfield
- San Antonio Precise Plan, City of Mountain View
- Palm Springs Downtown Urban Design Guide, City of Palm Springs
- South Orange County Community College District Master Plan for Advanced Technology Education Park, City of Tustin
- Bay Trail Design Guidelines & Implementation Tool Kit (ABAG), San Francisco Bay Area



## BERGAMOT STATION AREA PLAN

The Bergamot Area Plan will redevelop the area around Santa Monica's new Metro station into a lively, transit-oriented neighborhood centered around a world-class art center. It incorporates innovation with practicality—combining form-based streetscape and development standards with realistic guidelines for developers. Extensive community participation revealed City and stakeholder concerns about intensity and design quality, and these were addressed in the Plan through close coordination with the City and landowners. The Plan was only recently adopted, but several projects are already in the works.

- *2014 Outstanding Planning for Comprehensive Planning, Small Jurisdiction, APA California, Los Angeles Section*







# TRANSIT PLANNING & DESIGN

An efficient, accessible, and well-connected public transportation system is an increasingly important part of a thriving community. At PlaceWorks, we believe that transit systems should not only improve mobility, but respond to the specific needs of the community and enhance the public realm. Our multidisciplinary approach to station area and network planning for fixed-rail and bus rapid transit promotes high-quality urban design, economic vitality, and connectivity at both the local and regional scales.

## PROMINENT PROJECTS

- Palmdale to Burbank High-Speed Rail Station Area Design and Planning, Los Angeles County
- Morena Corridor TOD Specific Plan, City of San Diego
- Western Riverside BRT Route Planning and Station Area Studies (SCAG), Riverside County
- Gilroy High-Speed Rail Visioning and Station Area Plan, City of Gilroy
- Santa Rosa Station Area Specific Plan and EIR, City of Santa Rosa
- Washington Boulevard Light Rail Corridor Plan (SCAG), Los Angeles County
- Fullerton College Connector Study (SCAG), City of Fullerton
- Connect Southwest LA TOD Specific Plan and EIR, Los Angeles County
- Ohlone Greenway BART Station Area Access, Safety, and Placemaking Improvements, City of El Cerrito
- LA Metro Green Line Extension Land Use and Design Analysis, Cities of Norwalk and Santa Fe Springs

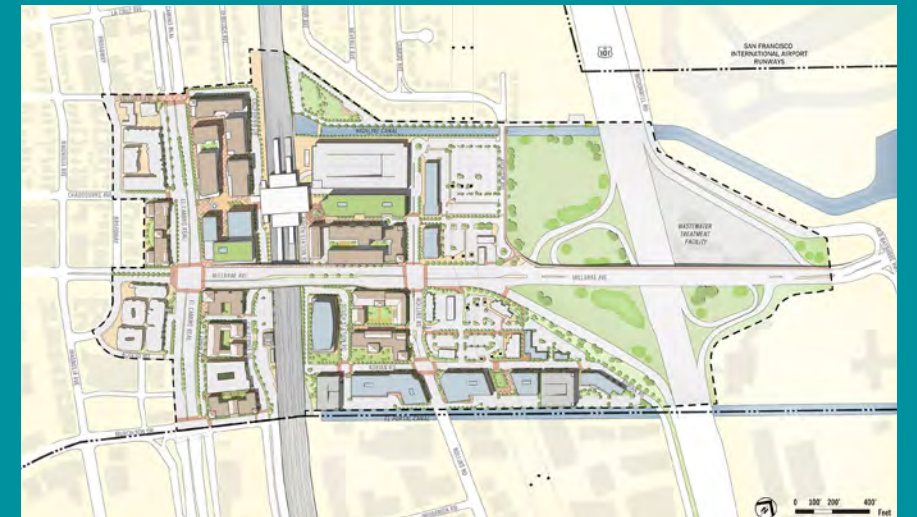
## DOWNTOWN BELLFLOWER STATION AREA SPECIFIC PLAN

This groundbreaking specific plan will combine the city's goals for the downtown area with the benefits of the West Santa Ana Branch Transit Corridor. It will create synergy between uses along the transit line and better balance land uses and encourage development throughout the study area, particularly in areas that have struggled in the past. Its goals are to attract a range of new development, encourage multimodal transportation, and improve access to employment centers. A parking management study summarizes existing parking inventory, evaluates long-term trends, and makes recommendations for planning and managing parking for the downtown area.



## MILLBRAE STATION AREA SPECIFIC PLAN AND EIR

The Millbrae Station Area is a major regional multimodal transportation hub on the San Francisco Peninsula that serves both BART and Caltrain, as well as a future High-Speed Rail station. The goals and policies of the previous specific plan needed a major update in order to respond to current market conditions and regional housing needs. PlaceWorks reassessed the development regulations and elicited new ideas from the community. The updated vision and development framework for this critical station area will yield significant economic benefits, increase bicycle and pedestrian access, and improve the city's character.





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- Midtown Specific Plan and EIR (SCAG), City of Long Beach
- Santa Rosa Avenue Corridor Plan, City of Santa Rosa
- Los Alamitos Commercial Corridors Plan (SCAG), City of Los Alamitos
- Base Line Corridor Study (SCAG), City of Highland
- Ocean Street Area Plan, City of Santa Cruz
- Arrow Highway: Multijurisdictional Corridor Planning (SCAG), San Gabriel Valley
- Ventura/Kings Canyon Corridor Revitalization Project (FCOG), City of Fresno
- Morena Corridor Specific Plan, City of San Diego
- El Camino Real Corridor & Downtown Vision Plan, City of Menlo Park
- Shaw Avenue Corridor Plan, City of Clovis

Before Specific Plan Update



### After Specific Plan Update

- 2015 Comprehensive Planning, Large Jurisdiction, APA California & Orange Section





# LANDSCAPE ARCHITECTURE

From conceptual planning to site specific design and details, PlaceWorks creates landscapes that are sustainable, context sensitive, and inspiring. Our work in parks, trails, creek restoration, streetscapes, and urban plazas balances community needs with protection and enhancement of the natural environment. Our projects reflect locally appropriate design patterns and include innovative uses of plant materials and constructed elements to create a sense of place.

## PROMINENT PROJECTS

- Potrero Hill Park and Visitacion Valley Greenway Community Garden, City of San Francisco
- Duck Pond Park, City of Hercules
- Arbor Vista Master Landscape Plan, City of Temecula
- Berkeley Animal Shelter and Bicycle/Pedestrian Bridge Plaza, City of Berkeley
- 66th Avenue Gateway Project, City of Oakland
- Tesoro Viejo Site Planning and Landscape Architecture, Madera County
- Los Angeles County Sustainable Parks and Recreation Master Plan, Los Angeles County
- Paradise Creek and Park Concept Plans, City of National City
- Ramona Creek Master Plan, City of Hemet
- Iris Chang Park, City of San Jose

## CRYER SITE PARK

Part of the Oakland Waterfront Promenade Master Plan, this high-profile project enhances the San Francisco Bay Trail connection through the area and creates public waterfront access. PlaceWorks coordinated the design development with site remediation plans in conjunction with oversight from various agencies. The new park includes concrete plazas that simultaneously cap the soil below and create passive recreation space, as well as landscaping that treats stormwater runoff through the use of rain gardens and native plantings.

- 2011 Merit Award, American Society of Landscape Architects, Northern California Chapter







# STREETSCAPE DESIGN

Our streets are a vital resource of open space in urban areas, and the design of the public realm is an essential component of good urban form. Streetscape design can significantly influence the safety, comfort, and appearance of this realm. PlaceWorks develops streetscape designs from concept to implementation—incorporating multimodal complete street concepts, green infrastructure, and sustainable design principles.

## PROMINENT PROJECTS

- Foothill Boulevard Streetscape Design, City of Oakland
- Fairmount Avenue Streetscape Master Plans, City of El Cerrito
- Date Palm Drive Streetscape Plan (SCAG), City of Cathedral City
- Central County Complete Streets Implementation Project (ACTC), Alameda County
- Decoto Green Streets, City of Union City
- 66th Avenue Streetscape Improvements, City of Oakland
- Buena Park Entertainment District Streetscape Enhancement, City of Buena Park
- Crafton Hills College Village/Greater Dunlap Neighborhood Plan (SCAG), City of Yucaipa
- West San Carlos Streetscape Master Plan (MTC), City of San Jose
- California/Escuela/Shoreline Complete Streets Project, City of Mountain View

## LAKESIDE GREEN STREETS

PlaceWorks is working with the City of Oakland to transform a portion of Lakeside Drive into a multimodal corridor along Lake Merritt, redesign Snow Park, and improve the path and landscape along the lake's edge. The Streetscape Plan reconfigures a key intersection, reduces traffic lanes, and implements pedestrian- and bicycle-friendly amenities to address community safety and livability concerns. The plans were developed into construction documents that include specific enhancements for roadways, electrical systems, street lighting, and stormwater infrastructure, including ample rain gardens.



## CENTRAL AVENUE COMPLETE STREETS

PlaceWorks worked with the City of Alameda to improve a 1.7-mile segment of Central Avenue by enhancing safety, promoting multimodal transportation, and creating a sustainable built environment for all users. Focused on the curb-to-curb realm, the concept design includes high-visibility crosswalks, curb extensions, and signage for traffic calming and wayfinding. The design also includes innovative multimodal infrastructure, such as Class IV protected bike lanes and accessible bus islands, and it addresses a half-mile gap in the San Francisco Bay Trail.







# SITE PLANNING

PlaceWorks' interdisciplinary team includes experts in neighborhood design and site development to effectively integrate site engineering, land forming, product programming, community structure, building design, and landscape architecture. We provide our public- and private-sector clients with site plans and designs that work—for neighborhoods that thrive both functionally and aesthetically.

## PROMINENT PROJECTS

- Marine Corps Air Station El Toro Base Reuse, Orange County
- Ramona Creek Specific Plan, City of Hemet
- Kingsland Adventure Land, Kingsland, GA
- Centennial Master Plan, Los Angeles and Kern Counties
- Harmony Specific Plan, City of Highland
- Shea Homes Trilogy Master Plan, San Luis Obispo County
- Tustin Legacy Specific Plan, City of Tustin
- Vallejo Opportunity Sites Development Analysis, City of Vallejo
- Skyline Ranch Planning Services and Design Guidebook, Los Angeles County
- Harlan Ranch Master Development Plan, City of Clovis
- Kennecott Strategic Plan, Oquirrh Mountain Ranch, UT
- Estrella Mountain Ranch Master Plan/Strategic Plan, City of Good Year, AZ

## NEWHALL RANCH MASTER-PLANNED COMMUNITY SITE PLANNING

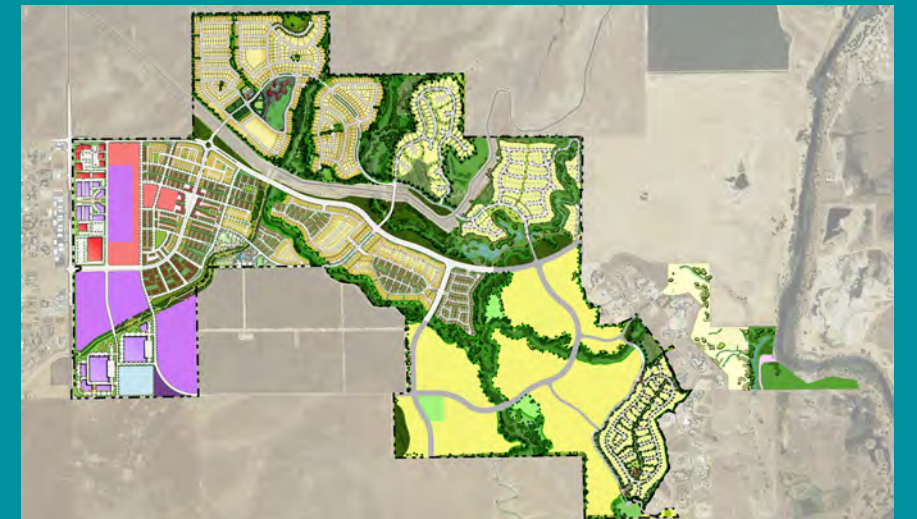
Once built, Newhall Ranch will have 22,500 homes and over 7.3 million square feet of commercial space on 11,963 acres in northwest Los Angeles County. Six distinctive villages will each provide a unique experience for its residents and establish a vital social, cultural, and economic hub. The paseo system links an array of residential products to retail shops, offices, schools, and parks, and the result will be a truly livable, authentic town that respects its surroundings.



## TESORO VIEJO SITE PLANNING AND LANDSCAPE ARCHITECTURE

With stunning views of the Sierra Nevada and Little Table Mountain, Tesoro Viejo is a new community along the San Joaquin River in Madera County. PlaceWorks guided a plan which establishes the community as the steward of the waterways, wetlands, and wildlife. The fully contained community is approved and entitled for up to 5,190 homes, 3 million square feet of nonresidential space, 400 acres of recreational open space, and over 15 miles of walking, hiking, and biking trails.

- *2016 Innovation in Green Community Planning, APA California, Central Section*

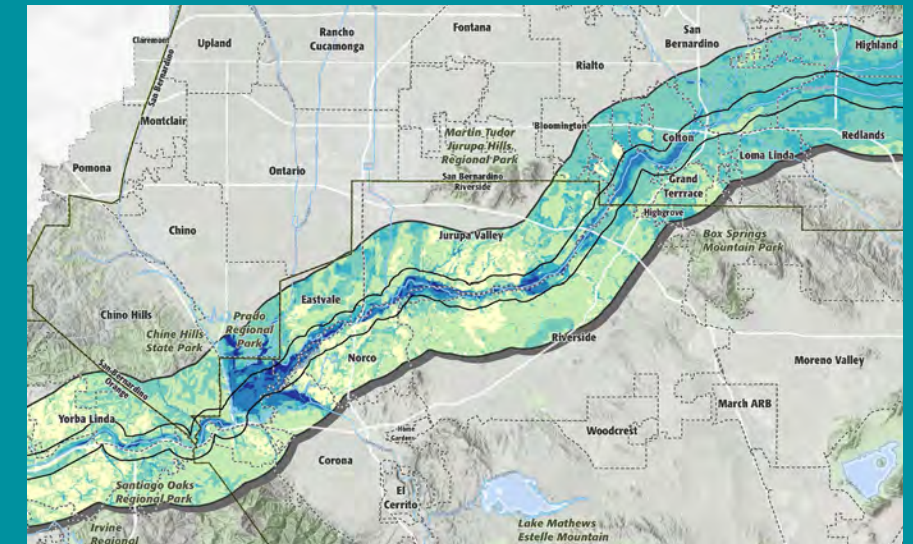




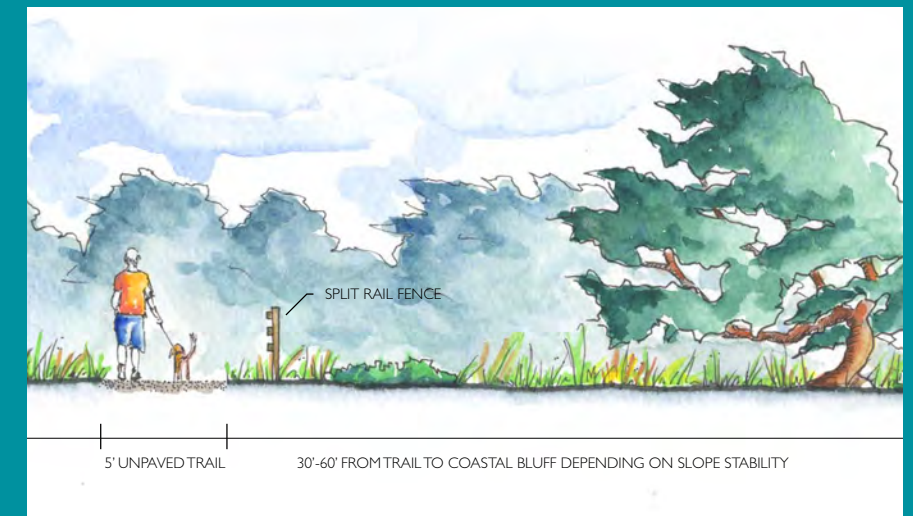
## A tall, green plant with multiple clusters of small white flowers, growing in a field. In the background, there is a hill covered in dense green trees under a clear blue sky.

## PROMINENT PROJECTS

The comprehensive vision for the Santa Ana River Parkway reaches beyond the spine of the Santa Ana River Trail to connect nearby communities to the river and integrate new parks and green space opportunities into the network. Key components of the plan were collaboration with multiple agencies, synthesis of plans from numerous jurisdictions along the corridor, assessment of the parkway boundaries and parkway needs, and a comprehensive GIS database for existing and potential opportunities. The final plan has clear priorities and strategies to guide the enhancement and expansion of the parkway as well as interagency coordination and collaboration.



The Wavecrest property is a unique natural and recreational resource at the edge of Half Moon Bay. At 206 acres, it is a large property that supports a diverse range of uses. PlaceWorks worked with the Peninsula Open Space Trust (POST), the property owner, to develop alternative conceptual land use plans for the property to retain and enhance Wavecrest's habitat, agricultural land, and recreational assets. Alternatives included regional trail connections, a segment of the California Coastal Trail, an internal trail network, staging areas, wetland enhancement areas, agricultural areas, and a spectrum of recreational amenities.





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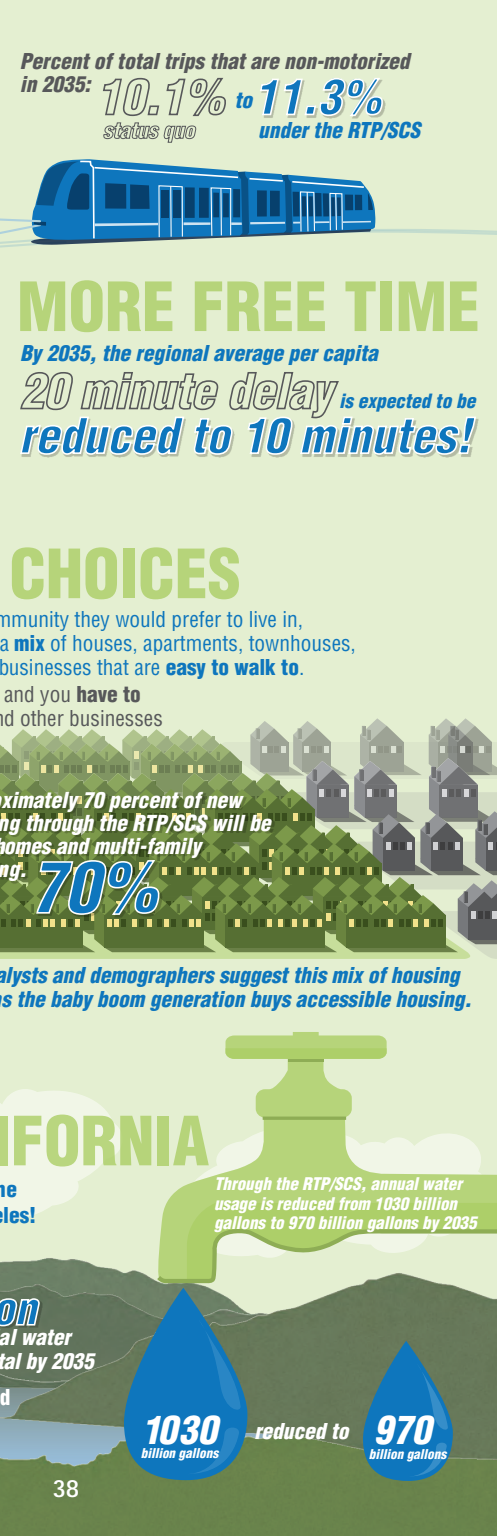
The top-left image shows a wide view of the Mount Diablo Visitor Center building, a large, modern structure with a flat roof, situated in a grassy field. In the background, the Mount Diablo mountain range is visible under a clear blue sky. A paved path leads from the foreground towards the building, and several people are walking along it. A low, curved concrete wall is in the immediate foreground.

The top-right image is a close-up of a cow standing in a field of tall, dry grass. The cow is looking towards the camera. In the background, there are some trees and a utility pole.

The bottom-left image shows the interior of the visitor center. It is a large, open space with a high ceiling and exposed wooden beams. People are walking around, and there are informational displays and a counter in the background. The floor is made of large, light-colored tiles.

The bottom-right image is a site plan diagram of the visitor center and surrounding area. It shows the layout of the building, parking areas, and trails. Key features include the visitor center (reuse of building 1A-24), a new archive building (optional), an outdoor classroom, an amphitheater, a picnic area, an outdoor exhibit area, a bike parking area, a multipurpose room, a main parking area, and a bus parking area. The plan also shows a boundary line, a directional sign, and a multipurpose trail along Mount Diablo Creek.





# GRAPHIC DESIGN

Our compelling, visually rich graphic design helps community stakeholders envision the future of their neighborhood, community, or region. PlaceWorks uses renderings, plans, photographs, 3-D animation, videos, and online applications to bring plans to life. Our infographics make highly technical data accessible and accurately communicate complex issues and information. We manage each project in-house, from design and layout through the final product.

## PROMINENT PROJECTS

- San Bernardino Countywide Vision Infographics, San Bernardino County
- Yorba Linda Community Profile, City of Yorba Linda
- Napa River Flood Control Project Interpretive Signage, Napa County
- Smart Growth Visual Simulations (SANDAG), Cities of Carlsbad, Vista, and San Diego
- Santa Clara County Parks and Recreation Strategic Plan Identity, Branding, and Website Design, Santa Clara County

## SERVICES

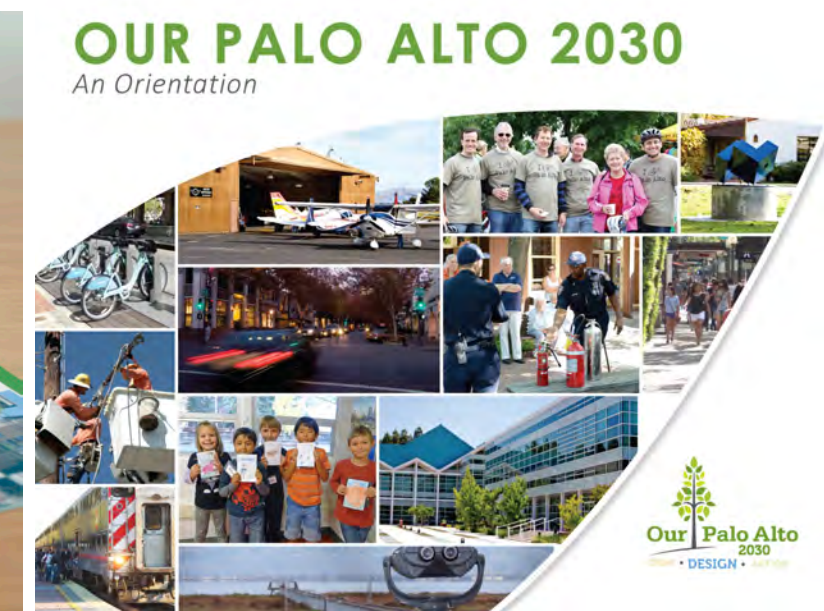
- Advertising and Branding
- Digital Illustrations and Visual Simulations
- Information Graphics
- Large-Format Display Graphics
- Print and Web-Based Publications
- Website Design and Development



## PALO ALTO COMPREHENSIVE PLAN UPDATE

Located in the heart of Silicon Valley, Palo Alto has a global reputation for innovation, a high quality of life, and a strong commitment to sustainability. PlaceWorks is assisting the City in a broad-based initiative to update the Palo Alto Comprehensive Plan, the City's blueprint for the future of land use and development. As part of this effort, PlaceWorks has produced a variety of outreach graphics that includes both print and web-based materials. Graphically rich display boards, magazine-quality booklets, and a full website designed and optimized for desktop and mobile browsers help the City maximize stakeholder and resident engagement in the planning process.

- 2016 Outstanding Public Involvement/Education Program Award, California AEP





ENVIRONMENT





# CEQA/NEPA COMPLIANCE

PlaceWorks understands that good environmental analysis doesn't just tally up impacts, but requires thoughtful review and clear insights to address serious environmental concerns. As one of the few firms in California that offers services in CEQA and NEPA compliance as well as comprehensive planning and design, PlaceWorks is able to seamlessly integrate environmental review at the outset to create policies and designs that self-mitigate and streamline the development process. We also continually monitor legal precedent, legislative proposals, and industry and government activity to help clients stay on top of the latest technology and trends.

## PROMINENT PROJECTS

- Terraces of Lafayette EIR, City of Lafayette
- Fresno El Paseo Marketplace EIR, City of Fresno
- Puente Hills Intermodal Facility EIR, City of Industry
- Napa Pipe Site EIR, Napa County
- Uptown Newport EIR, City of Newport Beach
- South Beach Public Restroom EIR, City of Coronado
- Lake Merritt Channel Bridge Environmental Assessment, City of Oakland
- Powerhouse Science Center Environmental Assessment, City of Sacramento
- Los Angeles County General Plan EIR, Los Angeles County

## THE PLATINUM TRIANGLE CEQA COMPLIANCE

The Platinum Triangle is home to such landmarks as Angel Stadium, Honda Center, and The Grove of Anaheim. The Platinum Triangle Master Plan is part of an effort to attract residents, businesses, and entertainment uses, making this area of Anaheim a mixed-use urban community as well as a popular destination spot. PlaceWorks has prepared several EIRs in The Platinum Triangle, including the most recent Subsequent Environmental Impact Report No. 339 for the Revised Platinum Triangle Expansion Project, which analyzed proposed amendments to the Anaheim General Plan and to the Platinum Triangle Mixed-Use Overlay Zone and Master Land Use Plan to increase allowable residential, office, and commercial space.







# AIR QUALITY & GHG

Growing public concern about climate change and air quality 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 greenhouse gas analyses and modeling under CEQA and NEPA. We use key data from the California Energy Commission, the California Air Resources Board, and the Energy Information Administration, and we have a strong technical grasp of modeling tools and protocols such as CalEEMod, EMFAC, ISCST3, AERMOD, Off-Road, Caline, and WARM.

## PROMINENT PROJECTS

- The Landing at Walnut Creek Health Risk Assessments, City of Walnut Creek
- Terraces of Lafayette Air Quality and GHG Analysis, City of Lafayette
- Del Amo Senior Village Air Quality and GHG Emissions Technical Report, City of Torrance
- Southeast Area Specific Plan EIR, City of Long Beach
- Serramonte Shopping Center Expansion EIR, City of Daly City
- Valley Boulevard Specific Plan EIR, San Bernardino County
- Mt. San Jacinto Community College and Meniffee Valley Campus EIR, City of Meniffee
- Oceanside High School Performing Arts Center IS/MND, City of Oceanside
- Los Angeles County Men's Central Jail Expansion EIR, Los Angeles County
- Tulare TOD Plan, CAP, and General Plan EIR, City of Tulare

## LOS GATOS SUSTAINABILITY PLAN

Building off our recent work on the Los Gatos General Plan Update, which included new sustainability measures, PlaceWorks developed a comprehensive strategy to reduce GHG emissions and help the Town reduce its carbon footprint. The Sustainability Plan identifies concrete steps; explains the costs, benefits, and expected outcomes of each measure; and sets up an implementation and monitoring program. PlaceWorks also conducted the CEQA review so that future projects can “tier” off the Plan and streamline the environmental review process.

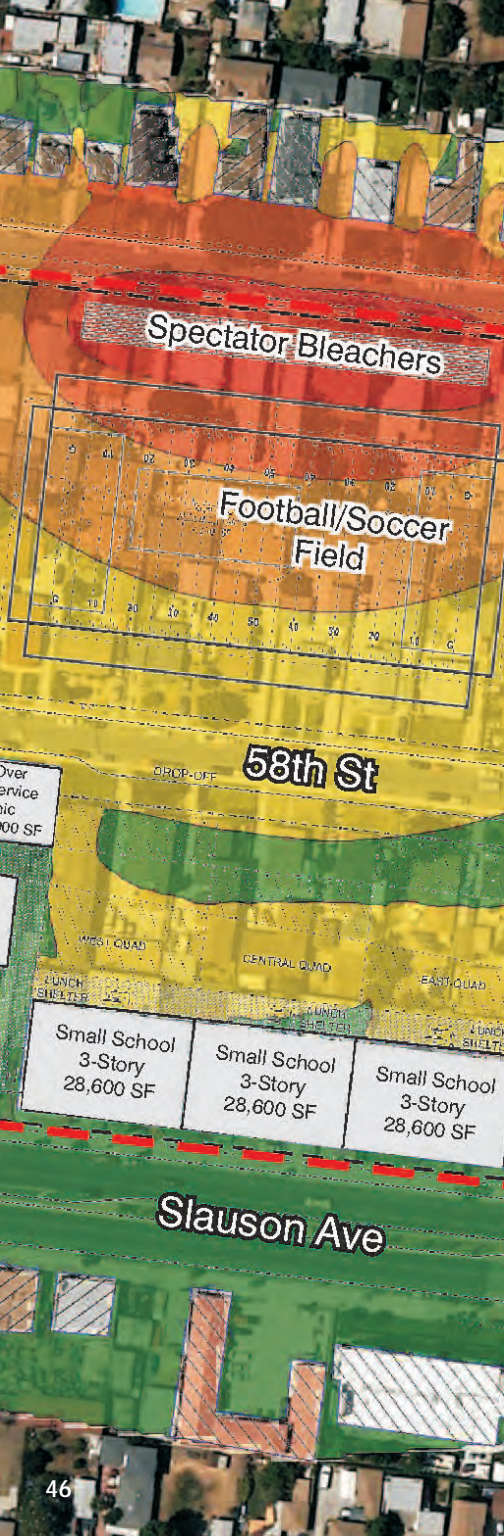


## UPTOWN NEWPORT AIR QUALITY AND GHG ANALYSIS

This high-density project is proposed on a site that is surrounded by a semiconductor manufacturer, offices, and busy roads. PlaceWorks modeled air pollutant and GHG emissions for both phases of project buildout and prescribed mitigation for significant construction impacts on air quality. GHG emissions would actually decrease compared to the existing use. PlaceWorks also assessed risk to Phase 1 residents from accidental release of five chemicals at the adjacent factory. One chemical tank was too close and posed a risk, so it was moved to more than 200 feet from future residences.







# NOISE & VIBRATION

PlaceWorks uses precision instrumentation and powerful models to measure, calculate, and evaluate existing and future noise conditions. Our specialists support a wide variety of clients with an equally wide variety of services—from community noise impact assessments to industrial noise control and applied engineering acoustics. Utilizing SoundPLAN, we are able to model and predict construction and operational noise levels for proposed projects, as well as create detailed visualizations and color-coded contour maps. We then use this information to develop effective noise mitigation strategies.

## PROMINENT PROJECTS

- Walnut Creek Transit Village Plan EIR, City of Walnut Creek
- Solar Array, Two Bunch Palms Elementary School IS/MND, City of Desert Hot Springs
- Oceanside High School Performing Arts Center IS/MND, City of Oceanside
- Terraces of Lafayette EIR, City of Lafayette
- Castaic High School EIR, City of Santa Clarita
- Cordes Ranch Specific Plan Review and EIR, City of Tracy
- Los Angeles County General Plan EIR, Los Angeles County
- Sycamore Academy Noise and Vibration Technical Memorandum, City of Wildomar
- Broadway Mixed-Use EIR, City of Redwood City
- San Bernardino Countywide General Plan EIR, San Bernardino County

## INDUSTRY BUSINESS CENTER NFL STADIUM NOISE ANALYSIS

PlaceWorks evaluated noise impacts of the proposed 75,000-seat NFL stadium, four practice fields, and approximately three million square feet of retail, restaurants, office, and entertainment uses. We used the SoundPlan noise model—a complex, three-dimensional noise prediction computer program that graphically portrays noise level contours. These modeling results and graphical contours were evaluated according to the Los Angeles County Code and Noise Element. Several mitigation measures were identified, including sound walls, architectural barriers, buffer areas, and time restrictions.



## EL TORO HIGH SCHOOL STADIUM EIR

The proposed expansion of the El Toro High School sports facilities posed a significant challenge due its close proximity to a residential neighborhood. PlaceWorks took noise measurements throughout the neighborhood and modeled noise from stadium crowd cheers, PA systems, whistles, and the marching band using SoundPLAN. We then developed a number of unique mitigation strategies to minimize neighborhood objections, including various sound wall options, double-pane windows, and landscaping.







# TRAFFIC & PARKING

PlaceWorks’ transportation engineers and planners combine technical traffic expertise with a deep understanding of the regulatory requirements under CEQA, including developments like SB 743. We use up-to-date methodologies and traffic simulation tools to prepare defensible transportation analyses—from access studies to comprehensive traffic impact analyses—for all modes of travel. We also prepare TDM strategies, parking analyses, and parking management plans that engage stakeholders and explore creative solutions to maximize efficient use of parking and reflect a holistic approach to mobility.

## PROMINENT PROJECTS

- Temecula Valley Charter School Traffic Impact Analysis, Riverside County
- Crossroads Office Building Traffic Impact Analysis, City of Industry
- Albany and San Leandro Parking Management Plans (ACTC), Cities of Albany and San Leandro
- Traffic Impact Analysis for West Bastanchury Residential Project, City of Yorba Linda
- Christ’s Church of the Valley Etiwanda Traffic Impact Analysis, City of Rancho Cucamonga
- Parking Management Plan for Downtown Bellflower Station Area, City of Bellflower
- Traffic Analysis for San Joaquin River Parkway Master Plan Update, Madera and Fresno Counties
- Dog Beach EIR Traffic and Parking Analysis, City of Solana Beach
- Telegraph Avenue Mixed-Use Project Traffic Impact Analysis, City of Berkeley

## NORWALK FITNESS VILLAGE SHARED PARKING STUDY

PlaceWorks evaluated the number of parking spaces needed at the Norwalk Fitness Village in the City of Norwalk. The analysis calculated the spaces required by the city’s municipal code and used the Urban Land Institute’s shared parking methodology to estimate parking rates. PlaceWorks took parking counts at locations with similar uses to estimate the parking demand. The study also evaluated the operation of the drive-thru restaurants and internal circulation.



## PEDESTRIAN SAFETY STUDY FOR RIVERSIDE POLYTECHNIC HIGH SCHOOL

PlaceWorks prepared a pedestrian safety analysis for Riverside Polytechnic High School to address access to and from their proposed baseball and softball fields, which would require students and staff to cross a busy, six-lane road. PlaceWorks reviewed traffic and pedestrian counts and 10 years of collision data to understand all the traffic safety issues. After a careful analysis, we identified a location for a new midblock crosswalk as well as treatments and safety measures to provide safer access.







# RISK ASSESSMENT

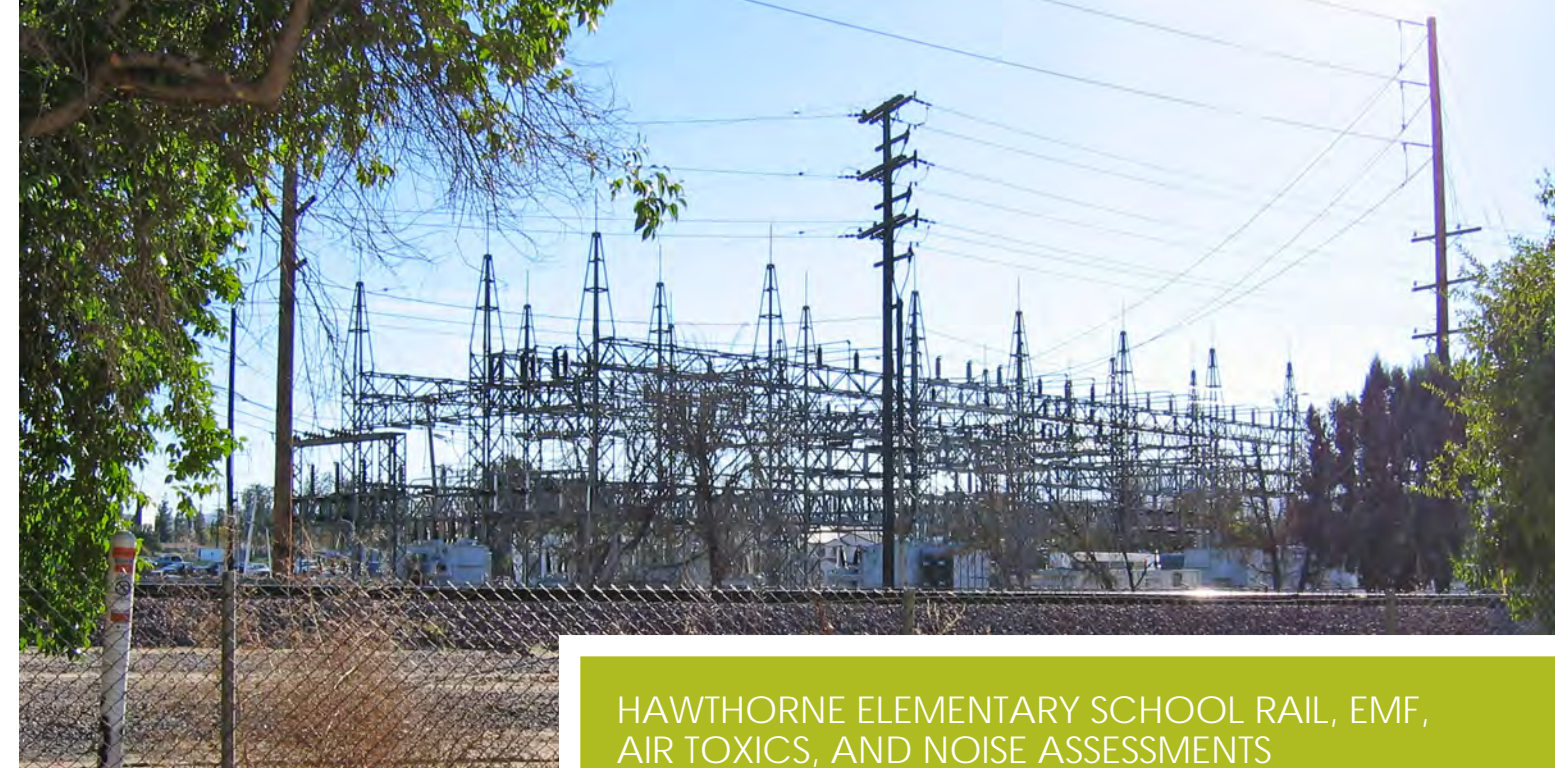
PlaceWorks offers a full range of environmental and health risk assessments based on defensible, site-specific information and assumptions that feasibly and effectively protect public health. Our staff experts have developed assessment protocols for numerous agencies. Additionally, in order to support those who regularly make judgment calls on environmental risk, we maintain a website on risk management and the importance of effective communication on issues related to risk.

## PROMINENT PROJECTS

- Marina Boulevard Industrial Site Health Risk Assessment, City of San Leandro
- Bayshore Elementary School EMF Study and Exemption Request, City of Daly City
- El Centro and Radio Road School Site Pipeline Safety Hazard Assessment, City of Sacramento
- La Paloma Middle School Railroad Safety Study, City of Brawley
- South Region High School No. 9 Radio Frequency Study, City of Los Angeles
- San Juan Hills High School Pipeline Risk Study, City of San Juan Capistrano
- MERIT Academy Railroad Safety Study, Pipeline Safety Hazard Assessment, Landfill Risk Assessment, and Health Risk Assessment, City of El Cajon

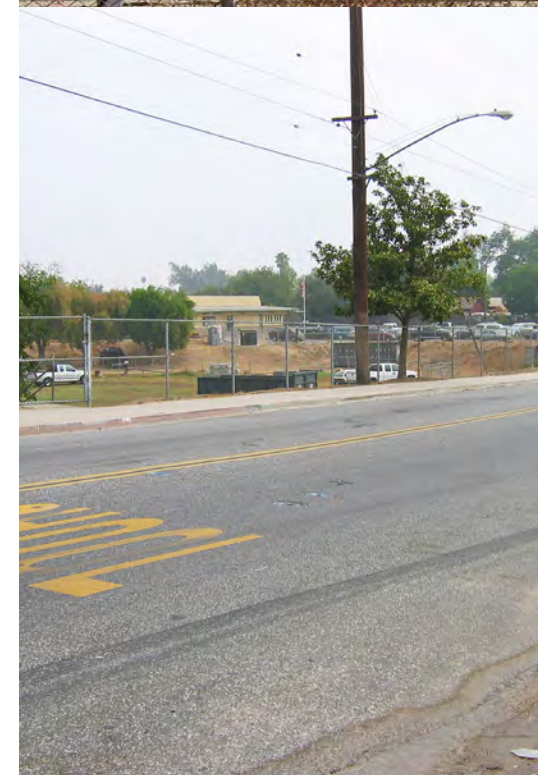
## WEBSITE

- [www.environmentalrisk.org](http://www.environmentalrisk.org)



## HAWTHORNE ELEMENTARY SCHOOL RAIL, EMF, AIR TOXICS, AND NOISE ASSESSMENTS

PlaceWorks was initially engaged by Riverside Unified School District to complete various health and safety studies leading to the renovation of the existing campus at Hawthorne Elementary School. The site is adjacent to the Burlington Northern Santa Fe Railroad, sandwiched between two at-grade railroad crossings, 255 feet from the SR-91 freeway, and adjacent to an electrical power substation. After reviewing the significant physical constraints at the site, it became clear that modernization of the facility was unwise because of hazards related to rail operations along the tracks, hazards related to vehicles traversing at-grade railroad crossings, and the noise from trains passing by and horns blowing at the crossing. PlaceWorks reversed direction and prepared technical studies demonstrating the need to close and relocate Hawthorne Elementary School. PlaceWorks was instrumental in gaining State funding to move the school to a safe location.







# SITE ASSESSMENT & 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' environmental site evaluations satisfy the most exacting standards. Our professional geologists, hydrogeologists, engineers, and environmental scientists use well-established site assessment and cleanup protocols as well as more innovative, cutting-edge techniques. We negotiate optimal work scopes to avoid unnecessary testing and remediation, and our closure documents are thorough, clear, and compliant.

## PROMINENT PROJECTS

- Dillard Elementary School Supplemental Site Investigation, City of Elk Grove
- Sargent Industries Facility Soil and Groundwater Remediation, City of Huntington Park
- Heritage Valley Parks Site and Risk Assessments, City of Fillmore
- Central Region High School No. 13 Soil Remediation, City of Los Angeles
- Los Angeles County Child Care Center Soil Remediation, Community of Willowbrook
- Vista Hermosa Site Investigation and Remediation, City of Los Angeles
- Fourth Educational Center Preliminary Environmental Assessment, City of Clovis
- Xerox Corporation Preliminary Environmental Assessment, City of Santa Ana
- Oil Field Preliminary Environmental Assessment, City of Culver City



## LOS ANGELES DATA CENTER

More than 20 years ago, thousands of gallons of gasoline fuel were inadvertently released from an underground storage tank system at the Los Angeles Data Center. Once the leak was discovered, the initial phase of site investigation included interim remedial measures to protect structures and employees, such as the installation of an automated hydrocarbon sensing system and foundation vapor probes so that sensitive indoor building spaces were continuously monitored. Additional assessment techniques included soil vapor surveys, oriented bedrock coring and logging, geophysical surveys, and tank/pipeline integrity tests. To remediate hydrocarbon contamination and render the site safe, a vacuum-enhanced recovery (VER) system was installed and operated. At the time of closure, the VER system had successfully removed more than 8,000 gallons of gasoline from soil and groundwater.





# SCHOOL FACILITIES PLANNING

PlaceWorks provides comprehensive environmental documentation and site evaluation, cleanup, and selection services for both new and expanding schools. We keep up with the latest policies, legislation, technology, and methodology through continual training and research. Additionally, PlaceWorks is an active member of the Coalition for Adequate School Housing, and we share our findings and interpretations of the latest trends via our *PlaceViews* newsletters, *Practical Guide* series, and school planning website.

## PROMINENT PROJECTS

- Mission Vista New High School EIR and Technical Studies, City of Oceanside
- San Geronio Pass Campus Master Plan EIR and Technical Studies, City of Banning
- Comprehensive Title 5 Health Risk Assessments for Five Schools, City of Hayward
- El Sol Science & Arts Academy Campus Redevelopment IS/MND Addendum and Technical Studies, City of Santa Ana
- Wiseburn High School Sports Complex EIR and Technical Studies, City of El Segundo
- Vineyard Pointe Elementary School IS/MND and Technical Studies, City of Elk Grove
- South Region High School #8 DTSC Remedial Action Plan Checklist, City of Maywood
- Aurora Program Facility IS/MND and Technical Studies, Kern County

## WEBSITE

- [www.schoolplanning.com](http://www.schoolplanning.com)



## LAUSD ON-CALL ENVIRONMENTAL SERVICES

PlaceWorks has provided more than 30 years of environmental planning services to the Los Angeles Unified School District (LAUSD), the second largest school district in the nation. These services include CEQA and NEPA documentation; technical studies, including air quality/GHG, noise, shade and shadow analysis, health risk assessments, and environmental site assessments; remedial oversight and monitoring; litigation support; and acting as an agency liaison. Key projects include the Vista Hermosa Project (formerly known as the Belmont Learning Center), the Susan Miller Dorsey High School Redevelopment, and Central High School #13.

LAUSD is now moving forward with the next round of school improvement projects with a unique approach to obtaining CEQA clearance. PlaceWorks prepared an innovative Program EIR, which will be used by nearly 600 LAUSD schools. The EIR functions as both a Program EIR and a Best Practices Manual by combining knowledge already reflected in board policies, design guidelines, BMPs, and the 500+ previously completed CEQA documents.



ACHIEVEMENTS



# RECENT AWARDS

*PlaceWorks’ projects have won numerous local, state, and national awards.*

- **SB 1000 Implementation Toolkit**  
2018 Best Practices (Merit), APA California  
2018 Best Practices, APA Northern Section  
2018 Resource Document (Merit), AEP California
- **Propel Vallejo General Plan 2040**  
2018 Comprehensive Planning/Large Jurisdiction (Merit), APA California  
2018 Comprehensive Planning/Large Jurisdiction, APA Northern Section  
2018 Planning & Health (Merit), APA Northern Section
- **Temple City 2050 General Plan and Crossroads Specific Plan**  
2018 Comprehensive Planning/Small Jurisdiction (Merit), APA California  
2018 Comprehensive Planning/Small Jurisdiction, APA Los Angeles Section
- **Butte County Utility-Scale Solar Guide**  
2018 Best Practices (Merit), APA Sacramento Valley Section  
2018 Resource Document (Merit), AEP California
- **Palo Alto Comprehensive Plan Update Summit**  
2018 Hard-Won Victory (Merit), APA Northern Section  
2016 Public Involvement/Education, AEP California
- **Community Plans for San Bernardino Countywide Plan**  
2018 Community & Economic Development, National Association of Counties  
2018 Public Outreach, APA Inland Empire Section  
2018 Best Practices (Merit), APA Inland Empire Section
- **Avenal Active Transportation & Safe Routes to School Plan**  
2018 Transportation Planning Award, APA Central Section
- **Laguna Beach Local Hazard Mitigation Plan**  
2018 Best Practices (Merit), APA Orange Section
- **Tustin Legacy Specific Plan & EIR**  
2018 Comprehensive Planning, Small Jurisdiction (Merit), APA Orange Section
- **Southwest Fresno Specific Plan & EIR**  
2018 Public Involvement & Education, AEP California
- **San Francisco Bay Trail Design Guidelines & Toolkit**  
2018 Long Range Plan Award, The Waterfront Center  
2017 Urban Design Award, APA Northern Section  
2017 Planning Award of Merit, CA Trails & Greenways
- **Los Angeles County Master Plan for Sustainable Parks & Recreation**  
2017 Sustainability Award: Green Region Initiative, SCAG  
2016 Exceptional Urban Forestry Program, CA Urban Forests Council  
2016 Innovation in Green Community Planning (Merit), APA Los Angeles Section
- **Midtown Long Beach Specific Plan & EIR**  
2017 Outstanding Planning Document Award, AEP California  
2017 Sustainability Award: Integrated Planning, SCAG
- **Waterman + Baseline Specific Plan & EIR**  
2017 Sustainability Award: Against All Odds, SCAG
- **Westminster General Plan Update & EIR**  
2017 Comprehensive Planning/Small Jurisdiction, APA Orange Section
- **San Leandro 2035 General Plan Update**  
2017 Comprehensive Planning/Small Jurisdiction, APA Northern Section
- **Millbrae Station Area Plan Specific Plan Update & TOD #1 & #2 EIR**  
2017 Environmental Analysis Document (Merit), AEP California
- **Los Angeles County Comprehensive Parks & Recreation Needs Assessment**  
2017 Public Outreach, APA California  
2017 Public Outreach, APA Los Angeles Section  
2016 Marketing & Communications Award of Excellence, CA Park & Recreation Society
- **Vacaville General Plan**  
2016 Hard-Won Victory, APA California  
2016 Hard-Won Victory, APA Northern Section
- **Tesoro Viejo Master Plan**  
2016 Innovation in Green Community Planning, APA Central Section
- **Oroville Area Urban Greening Plan**  
2016 Innovation in Green Community Planning, APA Sacramento Valley Section
- **Yucaipa General Plan & EIR**  
2016 Comprehensive Planning/Small Jurisdiction (Merit), APA Inland Empire Section
- **Salinas Forest Assessment & Urban Greening Plan**  
2016 Astounding Urban Forestry Project, CA Urban Forests Council
- **Healthy Montclair**  
2016 Health Innovations, Center for Civic Policy Leadership  
2015 Advancing Diversity & Social Change, APA Inland Empire Section
- **Quarry Park Master Plan**  
2016 Outstanding Planning Document, AEP California
- **Telegraph Avenue Mixed-Use Project EIR**  
2016 Environmental Analysis (Merit), AEP California
- **Fullerton College Connector Study**  
2015 Transportation Planning (Merit), APA Orange Section
- **Harbor Mixed-Use Transit Corridor Specific Plan & EIR**  
2015 Comprehensive Planning/Large Jurisdiction, APA California  
2015 Comprehensive Planning/Large Jurisdiction, APA Orange Section

- **Los Angeles County Trails Website: Trails.LACounty.Gov**  
2015 Innovative Use of Technology (Merit), APA Los Angeles  
2015 Social Media, Websites, and Technology (Honorable Mention), CA Trails & Greenways
- **La Habra General Plan Update & EIR**  
2015 Comprehensive Planning/Small Jurisdiction (Merit), APA Orange Section
- **Benicia Urban Waterfront Enhancement & Master Plan**  
2015 Comprehensive Planning/Small Jurisdiction (Merit), APA Northern Section
- **Devil’s Slide Trail**  
2015 Implementation (Merit), APA California  
2015 Implementation, APA Northern Section  
2015 Bikeways & Trails, ASCE Region 9  
2014 Environment/Parks under \$2M, APWA, Silicon Valley  
2014 Outstanding Bikeways/Trail, ASCE San Francisco  
2014 Excellence in Motion (Merit), MTC
- **A Practical Guide to Planning Healthy Communities**  
2015 Communications Initiative, APA Inland Empire  
2015 Public Involvement/Education (Merit), AEP California  
2014 Excellence in Media, SoCal Public Health Association
- **Pasadena Housing Element & Housing Agenda for Action**  
2014 Robert C. Larson Housing Policy, ULI
- **Bergamot Station Area Plan**  
2014 Comprehensive Planning/Small Jurisdiction, APA Los Angeles Section
- **Menifee Inaugural General Plan & EIR**  
2014 Comprehensive Planning/Small Jurisdiction, APA Inland Empire Section
- **Newman Non-motorized Transportation Plan**  
2014 Transportation Planning, APA Central Section
- **Yucaipa Community Profile**  
2014 Communications Initiative (Merit), APA Inland Empire Section
- **Ocean Street Area Plan**  
2014 Urban Design (Merit), APA Northern Section
- **Cordes Ranch EIR**  
2014 Environmental Analysis (Merit), AEP California
- **Irvine CEQA Guidelines**  
2014 Resource Document (Merit), AEP California
- **WRCOG Sustainability Framework**  
2013 Best of the Best, ULI Orange County/Inland Empire  
2013 Compass Blueprint Commendation, SCAG
- **Healthy High Desert Policy Briefs**  
2013 Advocacy, Social Change & Diversity Planning (Merit), APA California  
2013 Advocacy, Social Change & Diversity Planning, APA Inland Empire Section

# SELECT CLIENTS

*This list represents a small cross-section of PlaceWorks’ past and current clients.*

## Municipalities

City of Petaluma  
City of Rancho Cucamonga  
City of Avenal  
City of Berkeley  
City of Burbank  
City of Calistoga  
City of Capitola  
City of Ceres  
City of Chico  
City of Chino  
City of Claremont  
City of Clovis  
City of Coachella  
City of Corona  
City of Coronado  
City of Davis  
City of East Palo Alto  
City of El Monte  
City of Fresno  
City of Fullerton  
City of Healdsburg  
City of Hemet  
City of Highland  
Town of Hillsborough  
City of Industry  
City of Irvine  
City of Irwindale  
City of Lafayette  
City of La Habra  
City of La Mesa  
City of La Quinta  
City of Laguna Beach  
City of Livermore  
City of Lodi  
City of Long Beach  
City of Los Alamitos  
City of Los Angeles  
Town of Los Gatos  
City of Menifee  
City of Menlo Park  
City of Mill Valley  
City of Modesto  
City of Monterey Park  
City of Morgan Hill  
City of Napa  
City of National City  
City of Newark  
City of Newport Beach  
City of Oakland  
City of Ontario  
City of Oroville  
City of Palo Alto  
City of Pasadena

Riverside County  
Salt Lake County, Utah  
San Bernardino County  
San Diego County  
San Luis Obispo County  
San Mateo County  
Santa Barbara County  
Santa Clara County  
Solano County  
Sonoma County  
South Sutter County  
Ventura County  
Yolo County

## Other Government Entities

Association of Bay Area Governments  
Bay Area Air Quality Management District  
Bay Area Rapid Transit District  
Calaveras Council of Governments  
California Air Resources Board  
California Department of Fish and Wildlife  
California Urban Water Conservation Council  
Contra Costa Transportation Authority  
East Bay Regional Park District  
Fresno Council of Governments  
Golden Gate National Parks Conservancy  
Kern Council of Governments  
Lawrence Berkeley National Laboratory  
Los Angeles County Metropolitan Transportation Authority  
Mendocino Council of Governments  
Metropolitan Transportation Commission  
Midpeninsula Regional Open Space District  
Napa County Flood Control and Water Conservation District  
NASA / Ames Research Center  
National Park Service  
Oakland Base Reuse Authority  
Orange County Council of Governments  
Sacramento Housing and Redevelopment Agency  
San Diego Association of Governments  
San Francisco Bay Water Transit Authority  
San Gabriel Valley Council of Governments  
San Joaquin Council of Governments  
San Joaquin River Conservancy  
Santa Barbara County Association of Governments  
Santa Clara County Cities Association  
Santa Clara Valley Water District  
Sonoma-Marín Area Rail Transit Commission  
South Coast Air Quality Management District  
South Bay Cities Council of Governments  
Southern California Association of Governments  
State of California

State of Washington  
Tahoe Regional Planning Agency  
US Army Corps of Engineers  
US Forest Service  
Wasatch Front Regional Council  
Western Riverside Council of Governments  
Yosemite Area Regional Transportation System

## Educational Institutions

Alliance for College Ready Public Schools  
Beaumont Unified School District  
Berkeley Unified School District  
Capistrano Unified School District  
California State University, Fullerton  
Coachella Valley Unified School District  
Elk Grove Unified School District  
El Sol Science and Arts Academy  
Escondido Union High School District  
Hayward Unified School District  
Hemet Unified School District  
Irvine Unified School District  
Long Beach Unified School District  
Los Angeles Unified School District  
Los Angeles Community College District  
Mt. San Jacinto Community College District  
Napa Unified School District  
Newport-Mesa Unified School District  
Orange County Department of Education  
Orange Unified School District  
Pacific Charter School Development  
Perris Union High School District  
Riverside Unified School District  
Roseville Joint Union High School District  
San Bernardino County Superintendent of Schools  
San Diego County Superintendent of Schools  
San Jacinto Unified School District  
San Marcos Unified School District  
San Ramon Unified School District  
Santa Ana Unified School District  
Santa Clara Unified School District  
Santa Monica-Malibu Unified School District  
Santa Rosa City Schools  
Tulare County Office of Education  
UC Berkeley  
UC Davis  
UC San Francisco  
UC Santa Cruz  
Vista Unified School District

Bank of America  
Barber Land Company  
Best Best & Krieger, LLP  
Century West Properties, Inc  
District Development Partners, LLC  
DR Horton  
DuPont Corporation  
Five Point Communities  
Focus Realty  
Galileo Investment Group  
Heritage Fields El Toro, LLC  
HMC Architects  
John Allen Company  
Lennar Partners, Inc.  
Lewis Operating Corporation  
McCaffrey Homes  
Newhall Land and Farming Company  
Regent Properties  
Rich Development Company  
Shapell Homes | Southern California  
Tejon Ranch Company  
Telfer Oil  
Triad Communities  
TriPointe Homes  
Ventura County Civic Alliance  
Washington Group International  
WatersEdge Elsinore Associates, LLC

## Nonprofit Organizations

Audubon Canyon Ranch  
Beacon Light Mission  
California Community Foundation  
California Environmental Justice Alliance  
Catholic Diocese of Oakland  
Century Housing Corporation  
Colette’s Children’s Home  
Community Alliance with Family Farmers  
Downtown Fresno Neighborhoods Community Development Corporation  
East Bay Habitat for Humanity  
Ecumenical Association for Housing  
Environment Now  
Greenbelt Alliance  
Latino Health Collaborative  
Livable Berkeley  
Monument Community Partnership  
National Community Development Institute  
Neighborhood Housing Services of Orange County  
San Gabriel Valley Foundation for Economic Growth  
Silicon Valley Community Foundation  
Spanish Speaking Unity Council  
St. John’s Episcopal Church  
The California Endowment

## Corporations & Developers

AERA Energy, LLC  
Alexandria Real Estate Equities  
Atkinson, Andelson, Loya, Ruud & Romo