



NICOLE VERMILION

Principal, Air Quality, GHG, and 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 participated in the San Joaquin Valley Air Pollution Control District’s CEQA GHG significance thresholds working group for development projects and 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 AND GHG ANALYSES

» **City General Plan EIRs**

Counties of Contra Costa, Los Angeles, and San Bernardino and Cities of:

Clovis	Cupertino	El Monte	Highland	Industry
La Habra	Long Beach	Menlo Park	Morgan Hill	Newark
Newport Beach	Palm Springs	Palo Alto	Pasadena	Rancho Mirage
San Clemente	San Leandro	San Rafael	Santa Ana	Sierra Madre
Stockton	Temple City	Torrance	Tulare	Vacaville
Vallejo	Westminster			

» **Corridor, TOD, Station Area Specific Plan EIRs:** Valley Corridor, San Bernardino County; Connect Southwest LA TOD and West Carson TOD, Los Angeles County; Beach Boulevard, Anaheim; Midtown, Long Beach; Millbrae Station, Millbrae

» **Downtown/Town Center and Civic Center Projects:** Men’s Central Jail (Treatment Center) for LA County; Laguna Niguel Town Center; Orange County Civic Center; Downtown Hayward Specific Plan; Atherton Civic Center; Walnut Creek Downtown Specific Plan; Del Avenue Specific Plan

» **Hotel Projects:** Hyatt Regency Newport Beach; Courtyard Marriott Glendale; DeAnza and Village Hotels in Cupertino; Hilton Garden Inns in Walnut Creek and San Jose; Anabella Hotel Anaheim

» **Senior Living and Medical Facility Projects:** Newport Beach Vivante Senior Living; Torrance Memorial New Main Tower Project; Del Amo Senior Village; Kaiser Medical Centers in Irvine and Anaheim; City of Hope Cancer Research Center Expansion in the cities of Duarte & Irwindale; The Springs at Bethsaida Senior Living in Tustin

» **Retail Centers and Mixed-Use Developments:** Brea Mall, Brea Plaza, Broadway Mixed-Use project in Redwood City; Serramonte Shopping Center Expansion in Daly City; Fresno El Paseo Marketplace in Fresno; Platinum Triangle Marketplace in Highland; San Leandro Shoreline Development; Butcher’s Corner in Sunnyvale;

» **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;

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)

Team member since 2004



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

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

CEQA PROJECTS MANAGED BY NICOLE VERMILION

- » City of Irvine CEQA Manual | Irvine CA
- » General Plan EIRs: Corona, Los Alamitos, Ontario, Yucca Valley, Yucaipa
- » Specific Plan EIRs: Brea, Cal State Fullerton/City of Fullerton, Hemet, Yucaipa
- » Residential Project EIRs: Anaheim, Brea, Claremont, Mission Viejo
- » Colton Safety Element MND | Colton CA
- » Agua Mansa Logistics Center Addendum | Colton CA
- » Colton Southwest Regional Operations Center MND | Colton CA
- » Irvine Business Complex EIR and GHG Inventory | Irvine CA

ACTIVITIES

- » Climate Change Committee | California AEP
- » CalEEMod Beta-Tester | South Coast Air Quality Management District

SPEAKING ENGAGEMENTS

- » "All About the Offsets – Mitigating GHG Impacts with GHG Credits" | AEP February 2020 | Irvine CA
- » "CEQA GHG Emissions Thresholds: The Past, Present and Future – Bracing for Climate Change: Strategies for Mitigation and Resiliency" | Air and Waste Management Association December 2019 | Santa Barbara CA
- » "Climate Change and Air Quality Workshop – Linking Project level emissions with Health Impacts: What does the Friant Ranch Case tell us? What is required for a CEQA analysis?" | 2019 AEP CA State Conference | Monterey CA
- » "When is it Defensible to Mitigate CEQA GHG Emissions Impacts with GHG Credits?" | 2019 AEP CA State Conference | Monterey CA
- » "Beyond Newhall and 2020: A Field Guide to New CEQA GHG Thresholds and Climate Action Plan Targets for California" | 2016 AEP CA State Conference | San Diego CA
- » "Post-2020 Reduction Targets in Climate Action Plans," AEP Climate Change Committee | 2015 AEP CA State Conference | Santa Barbara CA
- » "Climate Action Plans That Comply with CEQA" | 2014 AEP CA State Conference
- » "Health Risk Challenges of Siting Housing near High-Volume Roadways" | 2014 AEP California State Conference | Huntington Beach CA

ARTICLES AND PUBLICATIONS

AEP CLIMATE CHANGE COMMITTEE WHITE PAPERS

- » AEP Climate Change Committee White Papers/Articles/Comment Letters
 - "We Can Model Regional Emissions, But Are the Results Meaningful for CEQA?" Jan. 2020
 - "Comments on CARB's 2017 Draft Climate Change Scoping Plan Update, Jan. 2017
 - "The Proposed Strategy for Achieving California's 2030 GHG Target," Apr. 2017
 - Final White Paper "Beyond 2020 and Newhall: A Field Guide to New CEQA GHG Thresholds and Climate Action Plan Targets for California," Oct. 2016
 - "Beyond 2020: The Challenge of GHG Reduction Planning by Local Governments in California," Mar. 2015
 - "Assessment of SEEC ClearPath California Tool," Nov. 2014
 - "Forecasting Community-Wide GHG Emissions & Setting Reduction Targets," May 2012
- » "Tiering Off Climate Action Plans: Potential Advantages to Jurisdictions under the Proposed CEQA Guidelines," Environmental Monitor (AEP), Fall 2009

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nvermilion@placeworks.com