



DWAYNE MEARS

Principal

Dwayne has over 42 years of public and private planning experience and an extensive background in environmental planning and processing. As the firm's Practice Leader of Environmental Services, Dwayne oversees the Environmental Planning and Environmental Sciences & Engineering groups, coordinates multidisciplinary project teams, and has expert knowledge in CEQA/NEPA compliance. His extensive experience includes environmental compliance documents for a wide variety of projects, including: residential communities; mixed-use developments; major entertainment complexes; regional shopping centers; roadway and freeway improvements; schools, colleges, and childcare facilities; industrial facilities; bus and rail transit; hazardous waste facilities; major storm drains; and reclaimed water facilities and wastewater treatment projects.

HIGHLIGHTS OF EXPERIENCE

Environmental Services

- Hundreds of CEQA documents for the City of Industry over the past 25 years
- More than 15 General Plan EIRs throughout California
- Puente Hills Intermodal Facility EIR | City of Industry
- NFL Stadium EIR | City of Industry
- MacArthur Place "Urban Village" EIR | Santa Ana CA
- The Pinnacle at Uptown Specific Plan & EIR | Orange CA
- Chapman College Specific Plan EIR | Orange CA
- South Anaheim Boulevard Overlay Zone Environmental Services | Anaheim CA
- The Block at Orange, Entertainment & Retail Center | Orange CA
- Yosemite Lake Estates General Plan Amendment EIR | Merced CA
- Ball Ranch EIR | Fresno County CA
- Kohl Ranch Specific Plan EIR | Riverside County CA
- Segerstrom Home Ranch EIR | Costa Mesa CA
- South Sutter County "New Town" EIR | Sutter County CA
- The Greek Theatre Improvements Project EIR | Los Angeles CA
- Spieker Properties Office Development EIR | Orange CA
- Golden Eagle Specific Plan EIR | Carson CA
- Cerritos Town Center/Performing Arts Center | Cerritos CA
- Wal-Mart Gateway Center EIR | Westminster CA

School Facilities Planning

- Environmental documentation for well over 1,000 new and expanded public schools throughout California (more than 60 school districts)
- More than 45 projects in Los Angeles USD and more than 35 projects in Pomona USD
- Westpark Area High School EIR | Roseville CA

EDUCATION

- MRP, City & Regional Planning, University of North Carolina
- BS, City & Regional Planning, California Polytechnic State University, San Luis Obispo
- Certificate, Project Development and Environmental Documentation, National Highway Institute, Federal Highway Administration

ACTIVITIES

- Treasurer and Board Member, C.A.S.H., 2016–2022
- Board Member, California School Facilities Research Institute, 2016–2022
- Advisor, Impact of School Siting on Communities, Superintendent of Public Instruction Torlakson's Schools of the Future Committee
- School Facilities Planning Division Advisory Committee, California Department of Education

AFFILIATIONS

- Coalition for Adequate School Housing
- California School Facilities Research Institute

Team member since 1985



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dmears@placeworks.com

- San Marcos High School Renovation EIR | San Marcos CA
- Vineyard Pointe Elementary School MND | Sacramento County CA
- El Toro High School Stadium EIR | Lake Forest CA
- El Sol Charter School Expansion MND | Santa Ana CA
- University High School Stadium | Irvine CA
- California State University System CEQA Guidelines | California Statewide
- California State University, Bakersfield, Expansion (Music Building) IS/ND | Bakersfield CA
- Estancia High School Football Stadium | Costa Mesa CA
- Westoff Water Tank and Pipeline Study | Walnut CA
- Barham Ranch School Site Feasibility Study | Orange CA
- Educational Village/Pueblo Elementary School, Mall Conversion | Pomona CA
- Diamond Ranch High School EIR | Pomona CA
- Cal State Stanislaus/School Rail Risk Study | Stockton CA

ARTICLES & PUBLICATIONS

- *A Practical Guide to the California Environmental Quality Act*, 6th ed., 2019 | 2020 Outstanding Planning Award for Environmental Resource Document, AEP California
- *A Practical Guide to Environmental Risk: Perception, Assessment, Communication*, 2nd ed., PlaceWorks, 2014
- *California School Facilities Planning*, Solano Press, 2006, contributing author
- “The Planning Center [PlaceWorks] Instructs Schools on How and Where to Build,” *The Planning Report* 18, No. 11: September 2005 (Interview)
- “Educational Villages,” *Urban Land*, October 2004

PlaceViews Newsletter

- “The ABCs of Digital Billboards,” PlaceWorks, July 2014
- “The California Supreme Court Clarifies CEQA Baseline,” December 2013
- “Waste-by-Rail: Regional Benefits v. Local Challenges,” November 2013
- “Railroads, Pipelines and Schools,” with Cathleen Fitzgerald, DEnv, October 2008
- “California Supreme Court: State University Campus Responsible for Mitigating Off-Site Infrastructure Impacts,” September 2006
- “Building a Stadium? Control the Lights and Make the Neighbors Happy,” November 2002
- “Components of a Rail Risk Assessment,” 2002

SPEAKING ENGAGEMENTS

- “SB 743’s Impact on Educational Facilities,” Annual C.A.S.H. Conference, 2018
- “Envisioning a New School Facility Program,” Annual C.A.S.H. Conference, 2015
- “The Ins and Outs of Developer Fees: Mitigating Development and Maximizing Local Funding Sources,” Speaker, CASH Workshops, March 2014

TEACHING

- “School Facility Planning, Title 5, CEQA, DTSC” | C.A.S.H. Regional Training Course for California School Facilities | 2017
- “Practical Guide for Obtaining Environmental Clearance for New and Expanding Schools,” Certificate in Educational Facilities Planning, University of California, Riverside, Extension | 2001 to 2012
- “Charter School Facilities: How to Find School Sites and Gain Local and State Approvals,” Certificate in Educational Facilities Planning, UC Riverside Extension | 2009 and 2010