

AFRICAN DIASPORA DEVELOPMENT COMPANY (ADDC)

2025

Profile: Planning and Environmental Services Division



Our Motto:

"Building Africa for Africa by Africans"

PLANNING AND ENVIRONMENTAL SERVICES DIVISION

OVERVIEW

The **Planning and Environmental Services Division (PESD)** is a Division of the African Diaspora Development Company (ADDC) that specializes in land use planning, and environmental regulatory compliance services. We are the first of its kind to assemble land use planning and environmental experts to address development opportunities in Africa, the Caribbeans and other areas. Our team consists of planners, scientists, policy experts, and an administrative support team that works with clients in the public and private sectors.

Our multi-disciplinary and diverse team of professionals' primary focus is client satisfaction. To that end, our team provides quick and dependable results with high ethical standards. As the front-end services arm of ADDC, our team strives to articulate projects from inception to concept, and to a masterplan, while ensuring that client's vision and expectations are captured in the spatial planning and design of any project. We also work diligently to ensure that all relevant regulatory guidelines and standards related to the project are substantially satisfied.

PESD is a dynamic and purpose-directed land use planning and environmental services division of ADDC. Our focus is to assist private and public sector clients in Africa and the Diaspora to implement planning and environmentally sustainable solutions in land-use developments. We have assembled a multi-disciplinary, ethnically, and nationally diverse team of experienced professionals spanning across the globe from Africa, the United States of America, Europe, the Caribbeans, etc. Our expertise includes, but not limited to, spatial, land use and environmental planning for industrial, commercial, residential, municipal and rural developments; health and Safety; and climate change adaptation programs.

Our perception of the shortage of Africans and African companies engaged in land use and environmental planning, and engineering consulting services in Africa inspired the establishment of ADDC, and creation of this Division. Similarly, the need for indigenous planning, engineering and environmental consultants and consulting firms in Africa with overseas training and professional expertise led ADDC to desire to fill the gap to build Africa for Africa, by Africans.

Our principals believe in:

1. taking a comprehensive approach to land use and environmental planning, engineering designs, and regulatory controls,

2. taking a holistic approach to individual project/program development and implementation, which includes planning, design, construction, operations and management.

Our company's philosophy is shaped by consensus-building through active stakeholder participation, which we accomplish by assembling a team of multidisciplinary professionals who are well trained, skilled and capable of handling both controversial and complex planning and environmental issues encountered in the process of project development and management.

MISSION STATEMENT

Our mission is to be a part of a company committed to helping Africa and Africans to build livable and sustainable environments.

Our fundamental principle to accomplishing our mission is to:

- Guide our clients to meet their land use and environmental planning and regulatory compliance needs;
- Address and respond holistically to impacts of projects on the environment;
- Take measurable steps to provide expert services to our clients;
- Build a lasting relationship with our clients by earning their trust and respect;
- Help businesses and communities work together to protect, preserve and conserve environmental resources, advance local economy, and protect public health and safety.



MANAGEMENT APPROACH

The approach to achieving our mission is to actively engage stakeholders in consensus building to define project goals and objectives, formulate implementation strategies, and facilitate project implementation and management, which will enable us to:

- Effectively utilize multi-disciplinary team to assess, develop and manage projects;
- Recommend reasonable, practicable and cost-effective planning, design, development and compliance options;
- Ensure that our client's needs are satisfactorily served; and
- Ensure that adequate steps are taken to protect, preserve and conserve the environment, while protecting public health and safety.

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SUMMARY OF SERVICES

ADDC Planning and Environmental Services offers a range of Land Use and Environmental Planning and regulatory services including the following:

Land Use Planning

- Urban Land Use Studies and Site Assessments
- General and Specific Plan Development
- Zoning and Special Purpose Use Studies
- Opportunities and Constraints Assessment/Analysis

Environmental Planning and Compliance

- **Environmental Impact Report/Environmental Impact Assessment (EIR/EIA) Document Preparation and Processing**
- **Impact Mitigation Monitoring and Reporting**
- **Citizen Participation and Outreach Coordination**
- **Permits and Discretionary Entitlements Preparation and Coordination**
- **Air Pollution Evaluation/Control**
- **Water Quality and Resource Assessment**
- **Climate Change Impact Assessment and Adaptation Programs**
- **Health Risk Assessment**
- **Relocation Impact Analysis**
- **Solid Waste Management**

AREAS OF SERVICES

OVERVIEW

PESD understands that successful project execution requires expertise, technical resources, and the organizational commitment necessary to complete all necessary tasks in a timely manner and at the highest level of technical, professional, and scientific standards. PESD provides clients with consulting staff that have extensive experience in:

- i. Preparing land use, environmental studies and documentation; design, development, and management of projects;
- ii. direct experience in the preparing and processing of permits and associated documents for approval through local, State, and federal agencies.
- iii. Our staff have proven management capabilities to accomplish project-specific objectives on time and within budget; experienced in successfully defending project-related documents subject to legal challenges; and proven capabilities implementing community outreach programs, to educate and seek consensus-building among diverse groups and organizations. In support of these activities PESD offers our clients a broad range of professional knowledge and expertise.



Technical Evaluation of Planning and Environmental Issues: PESD combines invaluable experience with diverse technical capabilities to assist their clients with all of their planning, permitting and environmental obligations. Their project teams implement innovative consensus planning activities and offer an extensive background in the preparation of technical planning and environmental studies. PESD utilizes its extensive involvement in the design and development of major projects in Southern California to identify and creatively resolve environmental issues. OJI's project teams possess the experience and expertise to perform the following technical studies:

Air Quality Impact Evaluations: PESD conducts air quality evaluations to determine baseline conditions for comparison with the estimated impact of a proposed action. PESD also uses air quality evaluations to quantify the impact associated with a particular project in terms of emissions of the criteria pollutants and evaluate the net change against applicable air quality standards.

Climate Change and Adaptation Program Assessments: The teeming population and economic growth of nations are increasing the natural level of greenhouse

gases in the atmosphere causing the Earth to warm up and the climate to change. The effects of a warming planet results in disruption of climate patterns, which are already having devastating impacts on coastal regions and increasing dryness in arid areas of the globe.

PESD provides support in assessing facility emissions to determine sources and levels of greenhouse gas emissions, and develop measures to reduce or manage them. Understanding that the effects of climate change are inevitable, we look at technical, environmental, economic and society aspects of climate change and apply strategic measures and approaches to check the generation and mitigation of CO₂ and other ozone depleting gases to reduce the amount emitted and their impacts.

General and Specific Plan Formulation: PESD Environmental Services has developed and implemented general and specific plans, and district plans that establish a policy framework for subsequent activities within that broad-based program. At project commencement, an implementation strategy is formulated which includes milestone dates, resource allocation commitments, and citizen participation plans. In cooperation with both the project proponent and the public agency, a data assemblage plan is devised; tentative goals, objectives, programmatic policies developed; and outreach efforts undertaken.

Hazardous Materials Assessment and Remediation:

PESD Environmental Services provides consulting services relating to the identification and remediation of hazardous materials, including Phase I - Environmental Due-Diligence and Limited Site Assessments; Phase II - Site Characterization Studies; and Phase III - Remediation Plans. These activities are aimed at developing and implementing appropriate policies and procedures to ensure compliance with applicable statutory requirements governing hazardous waste, including asbestos-containing building materials and lead-based paints.



Human Health: PESD performs health risk assessments to quantify the health effects of exposure to toxic air emissions. Health risk assessments for industrial facilities, known as the Air Toxics “Hot Spots” Act, are now required by Assembly Bill 2588. This Act applies to all California facilities that release ten tons or more of criteria pollutants and use any substance listed as being toxic by the Air Resources Board.

Infrastructure Capacity Analysis: Since most development activities result in an increase in the quantity of materials discharged to the storm drain and sanitary

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sewer system and increase demands for potable water resources, it is often necessary to determine the availability of adequate infrastructure capacity to accommodate project-related and cumulative development impacts. PESD conducts all requisite engineering (e.g., hydrology and hydraulic) studies that may be required by permit agencies and special districts to quantify project-specific demands and evaluate impacts upon affected utility systems.

Land Use Studies: As a full-service planning and environmental consulting firm, PESD prepares site plans and associated land use studies. At a broader level, PESD prepares general and specific plan documents to provide a legislative framework (e.g., development standards) for subsequent development activities.

Noise Impact Assessment: PESD also prepares noise prediction assessments for a broad range of projects. In conducting noise impact studies, PESD evaluates existing noise levels and quantifies projected noise levels for those sensitive receptors that may be impacted by project effectuation



Risk of Upset: When control technology is applied or a proposed project plan is implemented, toxic or hazardous substances may potentially be released. If adequate statistical data is available, this data can be used to evaluate potential risks. PESD performs risk assessments when necessary data is insufficient to describe the risk of potential accidents.

Socioeconomic Analysis: PESD provides its clients with a variety of demographic and socioeconomic studies, ranging from economic feasibility studies to detailed assessments of project (e.g., construction-related and operational) costs. Based upon a number of computer models, PESD identifies short-term and long-term impacts.

Solid Waste Management: PESD has extensive relevant experience in the permitting of solid waste disposal facilities and conducts waste characterization studies. PESD also prepares source reduction and recycling plans; and analyzes air quality and related impacts associated with the development and operation of solid waste facilities (e.g., landfills, materials recovery facilities, transfer stations).

Traffic and Circulation: PESD provides a number of traffic engineering and design services, including traffic studies, congestion management programs, and intersection geometrics. Utilizing existing data on traffic conditions from various local and regional agencies (e.g., cities, counties, councils of government) and by conducting as-needed traffic counts, PESD compiles a summary of the local/regional circulation system for any given site location(s).



Hazardous Building Materials Surveys: Handling of asbestos containing materials (ACM) and materials containing lead-based paint (LBP) is regulated by federal and state laws known to PESD personnel.

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PESD surveys are conducted under the supervision of California Certified Asbestos Consultants (CACs) and conducted by AHERA trained personnel. An independent laboratory for PESD reports and prepares sample results.

Hazardous Building Materials Abatement Design & Oversight: PESD personnel are qualified and certified to design and prepare specifications for the abatement of ACM and LBP construction materials. Friable asbestos material is any ACM that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Abatement procedures control fiber release from friable ACM and lead paint particle release from LBP materials. Abatement methods include encapsulation, enclosure, and removal in accordance with applicable regulations and guidelines. To prepare for and conduct abatement, PESD personnel are careful to:

- Submit notifications to the Division of Occupational Safety and Health and the local Air Quality Management District
- Prepare Respiratory Protection Plans and Detailed Work Plans outlining proper procedures
- Consider emergency precautions and mitigation procedures for clean-up of suspect asbestos spills or releases
- Perform personnel monitoring - air sampling within the breathing zone for safety
- Identify and handle of waste for disposal
- Maintain a Worker Decontamination Enclosure Area - to control passage of workers consisting of a clean room, a shower room, and an equipment room

Mass Grading Environmental Monitoring: Because of past oil field, agriculture, or other site operations, grading during construction of a new development requires monitoring of the soils for potential contaminant conditions. PESD engineers and technicians have experience in the air and soil regulations associated with these activities and in the logistics of separating and sorting soils such that construction may be allowed to continue with the least disruption. Many times, soil contaminant conditions encountered can be treated on-site in specified treatment areas while grading continues for the remainder of the site. PESD understands the importance of working to a final grading plan and makes all efforts to keep soil movement to a minimum.

ENVIRONMENTAL IMPACTS ASSESSMENT AND COMPLIANCE

In its role as environmental consultants to both public and private sector clients, PESD has supported both applicants and “lead agencies” in conducting technical studies and reviewing environmental documents. In addition to providing detailed technical studies addressing specific topical issues, PESD helps permitting agencies and project applicants to fulfill their environmental disclosure obligation.



PESD prepares complete and comprehensive documents in compliance with the Federal Environmental Policy Act and any applicable State or local guidelines on environmental documentation undertaken to further publicly initiated or privately sponsored activities. Since the precise scope of the required consulting services cannot be defined in the absence of a specific project assignment, the following outline is provided to identify those environmental compliance activities that PESD performs, manages or monitors:

- **Scoping:** PESD develops and implements a variety of scoping programs, modeled to the specific needs of individual projects. Scoping activities are conducted to identify environmental impacts that project implementation may bring about; to identify all discretionary actions required for project approval; and to solicit the issues of governmental agencies possessing discretionary authority over the project.
- **Environmental Assessment/Notice of Intent:** For those projects involving either discretionary government funding or permits and approvals from federal agencies, the resulting environmental documentation may require compliance with applicable national environmental protection laws. For those activities which are not exempt under national environmental protection laws and are not categorically excluded or covered under an existing environmental impact statement (EIS), PESD prepares Environmental Assessments pursuant to set Environmental Quality Regulations.
- **Preparation of Draft Documentation:** PESD can prepare or assist in the preparation of draft Negative Declarations, Mitigated Negative Declarations, and Draft EIRs in accordance with CEQA, and Draft FONSI and Draft EISs in accordance with NEPA and their implementing guidelines. PESD provides formal recommendations for the document and will typically include an executive summary, project description, statement of objectives, evaluation of the environmental setting, project-induced impacts and feasible mitigation

measures for each topical issue identified in the Initial Study and/or Environmental Assessment. In compliance with CEQA and NEPA obligations, environmental impact reports/statements would also include a discussion of reasonable alternatives and evaluation of growth inducement and cumulative impacts.

- **Notice of Completion/Notice of Availability:** In accordance with Section 15085 of the CCR, a Notice of Completion (NOC) must be filed with the Office of Planning and Research (State Clearinghouse) upon completion of Draft EIR. If the project is subject to NEPA, a Notice of Availability (NOA) must be published in the Federal Register. PESD assists agency staff or the applicant's legal counsel in preparing the NOC or NOA.
- **Response to Comments/Final Document Preparation:** Upon completion of the comment period for the Draft EIR or Draft EIS, PESD prepares formal responses to all substantive and relevant comments provided by governmental agencies, public groups and private organizations on the draft document. PESD organizes responses in a manner facilitating easy reference and provides them in a stand-alone Response to Comments volume or integrated into a revised Draft EIR/Draft EIS. The Response to Comments volume or revised Draft EIR/Draft EIS would include each written comment in its original form and, if necessary, the transcripts of applicable public hearings.
- **Mitigation Reporting and Monitoring Programs:** Section 21081.6 of the PRC requires agencies to set up monitoring and reporting programs to ensure compliance with those mitigation measures identified in EIRs and Negative Declarations (and adopted as conditions of project approval). In compliance with that requirement, PESD assists clients in developing reporting programs and monitoring project compliance activities. PESD is available to review monitoring plans to determine the most cost-effective means of compliance and the role of the agency or applicant in the implementation of those conditions.
- **Findings of Fact/Statement of Overriding Considerations:** A public agency can not approve or carry out a project when an EIR has been certified identifying one or more significant environmental effects, unless the public agency makes one or more written findings for each of the significant effects accompanied by a brief explanation of the rationale for each finding. In recognition of these CEQA obligations, PESD prepares findings (Section 15091, CCR) and statements of overriding consideration (Section 15093, CCR) for review and approval by the lead agency.
- **Notice of Determination/Record of Decision:** Subsequent to the approval of a project under CEQA, a lead agency is required to file a Notice of Determination (NOD) with the State Clearinghouse. The NOD starts a 30-day statute of limitations on court challenges to the approval under CEQA. Under NEPA, decisions on an EIS are recorded in a concise Record of Decision

(ROD). Until the ROD is executed and 30 days following the release of the Final EIS, no action having an adverse environmental effect or limiting the choice of alternative can be taken. PESD can prepare and oversee the filing of all notices.

ENVIRONMENTAL DUE-DILIGENCE REVIEWS

As a result of its ability to prepare legally defensible Environmental Impact Assessment (EIA) documents for complex public and private projects, PESD is frequently retained to conduct detailed technical reviews of EIA prepared by other firms. PESD conducts due-diligence reviews to help agencies demonstrate "independent review" of environmental documents submitted by project proponents; to identify and correct potential deficiencies with those documents; to supplement the work performed by other consultants; and to support legal challenges to the adequacy of EIA compliance activities.



PESD provides three implementation strategies as part of due-diligence reviews assignment. These strategies are categorized as follows: i) **information gathering approach**, which is designed to both facilitate a faithful disclosure of the project's potential effects, and identify technical and procedural defects with an upcoming EIA; ii) **advocacy approach**, which is designed to both articulate the environmental benefits (e.g., reduction in the number and significance of environmental impacts) associated with identifiable alternatives, and to demonstrate the inherent environmental benefits associated with the selection of an alternative implementation strategy; and iii) **the community-based approach**, which seeks to independently validate the accuracy with which the EIA discloses to the public project-related and cumulative impacts. Under this strategy, PESD prepares stand-alone studies designed to independently quantify project-related impacts.

Citizen Participation



PESD conducts extensive scoping activities, working with community groups and presenting informational materials in a number of public forums (e.g., workshops, public hearings). In working with citizen groups, PESD's staff members participate in goal setting activities and informational discussions. PESD also helps in identifying issues, resolving problem activities and working cooperatively with community groups and organizations to build consensus.

In designing a program to secure effective public participation, PESD has identified the following objectives which define the intent of a public outreach program: i) identify major issues and opportunities affecting project effectuation; ii) initiate a

clearly defined, public outreach program to maximize opportunities for public participation in the planning and decision-making process; iii) provide the public with opportunities to evaluate alternative plans and identify the preferred project alternative; and iv) create an atmosphere of cooperation in which conflicting and competing demands can be resolved.

Government agencies utilize a number of techniques to inform citizen groups about planning programs and to involve those groups in the decision-making process. Some techniques are useful in disseminating information, while others facilitate two-way communication. No single technique will satisfy all four of the objectives identified above. Rather, a creative approach to citizen involvement tailored to the unique needs of the project is required to satisfy each of the objectives.