



STATEMENT OF QUALIFICATIONS

RESIDENTIAL



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About

FIRM PROFILE

Established in 1987, BMLA Landscape Architecture creates landscapes that build lasting communities.

BMLA's extensive portfolio of successful Southern California landscape architecture projects focuses on community, professional relationships, and high-quality execution from design documentation to installation. We're dedicated to creating superb, unique landscape designs with conservation and sustainability in mind.

BMLA has worked with developers throughout the Southern California region to provide attractive and cost-effective solutions to their residential projects. Our experience includes model homes, single family residential, mixed use, high density, master plan communities, and senior housing communities.

Through our collective experience, expertise, and passion, we've created a culture built on collaboration and trusted relationships.

ESTABLISHED

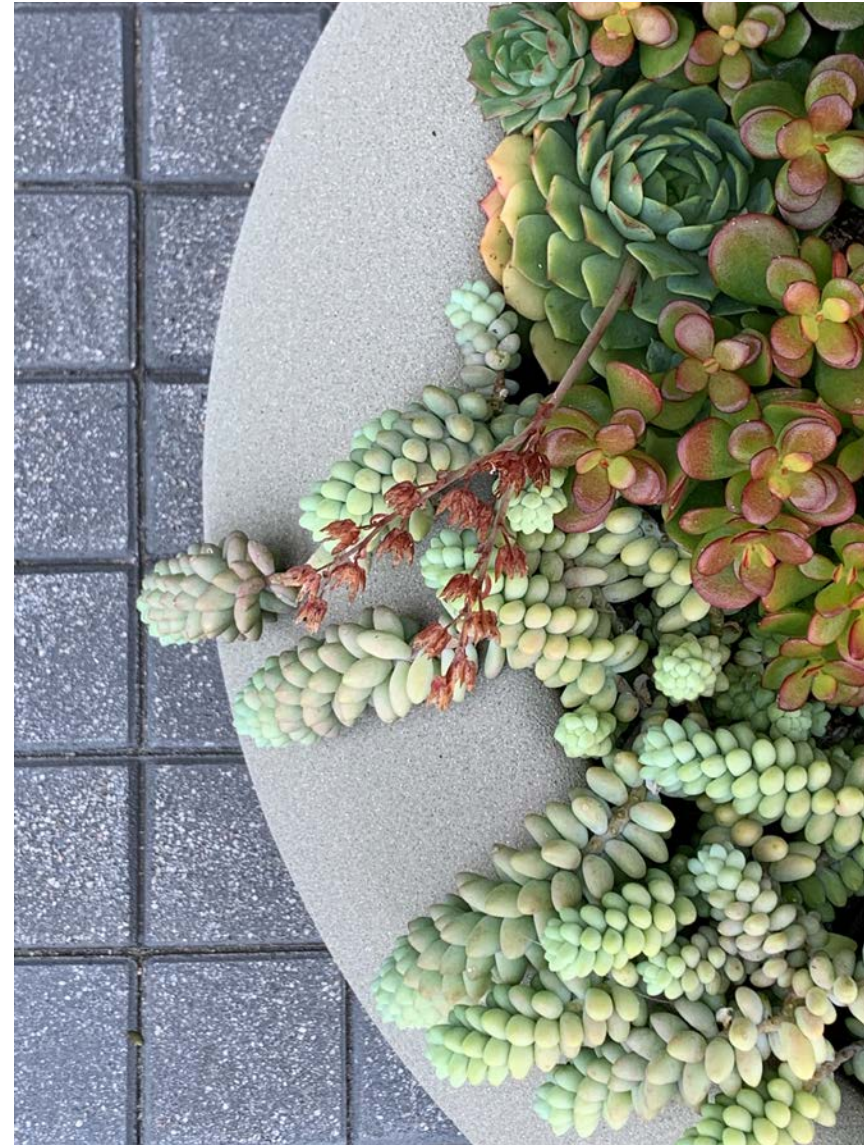
1987

LOCATION

BMLA, Inc.
310 Joy Street
Corona, CA 92879
t: 951.737.1124

FIRM STRUCTURE

5 Registered Landscape Architects
9 Landscape Designers
3 Administrative Staff
1 Certified Arborist
1 Licensed Drone Pilot



About

COLLABORATION

Every member of our dynamic team brings exceptional talent, outstanding service, and relentless commitment to the table.

Our studio atmosphere encourages open communication, collaboration, and creative flow. We research extensively, establish a strong connection with our clients, and ultimately develop designs that translate their visions into reality.

Through our relentless commitment to outstanding service and quality, we execute our clients' projects on time and on budget.



About

LONG TERM RELATIONSHIPS

We prioritize building long-term relationships with the public agencies we partner with.

Design solutions aren't one-size-fits-all. Many factors influence planning and design, including demographics, budget, population, and accessibility to open space. By partnering with a city over years or decades, we develop a deep understanding of civic practices, obstacles, character, and the spirit of its citizens.

Nurturing enduring alliances with builders and developers helps us to better understand their unique needs. This understanding enables us to provide effective, customized solutions on time and at scale.



What We Do

DESIGN SERVICES

BMLA approaches each project through interactive, hands-on design and documentation processes, delivering the highest levels of quality and service to every client.

We're passionate about creating beautiful places to see, be seen, connect with nature, and gather as a community. When it comes to residential landscape work, we ground every project in the spirit of conservation, sustainability, and community. That's true whether we're working with master planned communities, high density housing, or mixed-use developments.

Our team approaches each project with a combination of traditional landscape design tools and new technologies. Through our expertise in GIS mapping, irrigation technologies, and horticulture, we collaborate with civic organizations to design successful public projects that benefit the people who live, work, and play in their communities.



■ LANDSCAPE ARCHITECTURE

Site Design
Construction Documents
Specifications
Construction Administration

■ DESIGN GUIDELINES

■ PARK DESIGN & MASTER PLANNING

What We Do

EXPANDED SERVICES

Our team is made up of diverse specialists with a wide range of skill sets, experience, and education.

Design, construction, and architectural techniques for public projects are continually evolving. That's why it's so important to partner with a professional team that's dedicated to acquiring new skills, knowledge, and expertise along the way. We've honed our experience and skills over three decades of Southern California project development.

The BMLA team is made up of not only specialists in landscape architecture, but in design, planning, horticulture and arboriculture, fine arts, graphic design, water-conserving irrigation systems, geographic information systems (GIS), and drone technology.

This diversity of expertise and education allows us to serve builders and developers with an array of skills beyond traditional landscape architecture firms. In turn, we're able to realize the potential of our projects and exceed client expectations more fully.



■ GIS MAPPING

■ ARBORICULTURE

■ SITE SURVEYS

■ DRONE PHOTOGRAPHY

Our Work

COTA VERA

SAN DIEGO, CA

BMLA worked on the model home landscape design for Savona and Lucca, 2 model complexes with 6 different plan types. The schemes of International Prairie, Scandinavian Farmhouse and Modern Valencia generate different images to architects, landscape architects, builders, and to the potential homebuyer. Our goal as designers was to consolidate all of these images into cohesive and elegant designs for the models. These aesthetic styles are showcased using the plant palette developed for each plan to help enhance each plans outdoor barbecue areas, firepits, and of course the fantastic distant views.

San Diego BIA - Spotlight Awards:
Best Landscape Design Single Family Community

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
Shea Homes	6 Models	Design 2021 Construction 2022	Design Construction Documents Construction Administration



Our Work

SILVERMIST DEVELOPMENT - BEACON PARK IRVINE, CA

BMLA was hired to design a set of six Model Homes in the Orange County neighborhood of Beacon Park within the Irvine Great Park. The homes ranged in size from 2,750 to 4,000 square feet and featured architectural styles of Traditional, Monterey, Craftsman, and Santa Barbara. BMLA used diverse medium and low water use plant palettes for all six homes, taking special care to tailor the plant palettes for each individual model. Tree selection, background, mid ground, and foreground material was carefully selected to enhance the architectural elevations. The end-result was a highly successful set of diverse and attractive homes with front and rear yard features that included an outdoor kitchen, a Spanish tiled pool, multiple fireplaces and barbeques, large water features, and rich hardscape materials.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
K. Hovnanian Homes	6 Models	Design 2014 Construction 2015	Design Construction Documents Construction Administration



Our Work

CAMDEN HILLCREST APARTMENTS

SAN DIEGO, CA

The Hillcrest Apartment are luxury apartments built in and around canyon, city and even ocean views. They are located in the desirable Hillcrest community of San Diego and were developed by Camden. BMLA created the amenity spaces to link the community together. There are multiple gathering areas for the residents which are accented with California natives and California friendly trees and shrubs which require a small amount of water. Native grasses, sycamores and colorful bougainvillea are located throughout the common area. BMLA designed in public gathering areas that incorporate an overlook terrace, group firepits, outdoor kitchens with small group grilling stations, a hillside garden with meandering path and central seating court. A luxury pool area with spa, cabanas and firepit are placed to maximize the beautiful evening sunsets.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
KTTY Group, inc.	106 Units	Design 2019	Design
		Construction 2021	Construction Documents Construction Administration



Our Work

OAKWOOD WAGON WHEEL

OXNARD, CA

Wagon Wheel is a master planned community in the heart of Oxnard, CA just off the 101 freeway. The project consists of townhomes, condominiums, and luxury apartments with a mixed-use parcel at The Junction. BMLA was hired to help with design of the main backbone streetscape that organizes the housing tracts. BMLA also developed design solutions for the commercial plaza and the courtyards throughout The Junction. Additional scope included all of the common area design for Oxford Flats, Park Place, Mayfair and the Wagon Wheel Apartments. The final thread that connects Wagon Wheel with the rest of Oxnard is the Multi-Use Trail that runs along the project, where BMLA incorporated fitness equipment areas, as well as resting stations for the residents.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
Oakwood Communities	62 Acres	Design 2015-2020 Construction 2018-2020	Community Engagement Master Planning Design



Our Work

THE MONTEREY

CORONA, CA

The Monterey Apartments are luxury apartments in the city of Corona developed by Sares-Regis. BMLA created the amenity spaces to link the community together. The Monterey has decorative vehicular gates at the entry and includes two pool areas. The Oasis with a luxurious pool and spa with stylish cabanas and grilling stations. The Club includes a junior olympic lap pool and spa. BMLA designed in public gathering areas that incorporate outdoor movie theaters, group firepits, small group grilling stations, a grand lawn, citrus orchard, and edible garden.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
Sares-Regis Residential	19 Acres	2020	Design Construction Documents Construction Administration



Our Work

SANTAL

THOUSAND OAKS, CA

Santal Thousand Oaks are luxury apartments with designs inspired by the natural surroundings of Thousand Oaks. They are paired up with the ground level retail spaces making this a great mixed-use addition with easy access to Highway 101. BMLA designed the pet-friendly amenity spaces to enhance the experience of the residents. The at-grade entry court is set up with a variety of hardscape finishes giving color, texture, and elevation changes for the public to enjoy the southern California weather. There is a podium level pool deck and roof top lounge seating allowing for a great outdoor work environment. Enhanced pedestal paving at the podium courtyards are paired with fiberglass planters, decorative pottery, and accent gravel to create a cozy, outdoor environment.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
The Latigo Group	142 Units 10,000 SF Commercial	Design 2020-2021 Construction 2022-2023	Design Construction Documents Site Administration



Our Work

AUDIE MURPHY RANCH

MENIFEE, CA

Audie Murphy Ranch is a master planned community in the City of Menifee just east of Canyon Lake. Brookfield Residential brought BMLA on board to work on the 1,385 lots north of Salt Creek to help develop 3 city-maintained parks, 26 acres of paseos and trails, along with community streetscapes, slopes, and entries. Strict guidelines from Eastern Municipal Water District had to be met for the 44 points of connection. BMLA worked on the conceptual designs, construction drawings, and administered construction installation with the owner, city, and contractor.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
Brookfield Residential	444 Acres	Design 2015-2020 Construction 2018-2020	Design Construction Documents Site Administration



Our Work

NUVO AT PARKSIDE

ONTARIO, CA

Nuvo at Parkside is a master planned community with four distinctive neighborhoods that were inspired by the farmhouse character of Ontario Ranch. BMLA used that inspiration to create four plant palettes that would help accent the architectural elevations. The unique palettes of Urban Farmland, Innovative Grassland, European Interpretive, and Southern Mediterranean accent each neighborhood but still have a unifying thread to connect each neighborhood with the internal streetscape. A walkable pedestrian connection is present to connect the residents from their home through the paseos and small gathering spaces to the Great Park and the Cucamonga Trail. Elegant materials and colors were selected for the gated entry and rec center, which includes an event lawn, dog park, pool and spa, tot lot, barbecue, and firepit area.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
The New Home Company	55 Acres	2019	Design Construction Documents Site Administration



Our Work

MENIFEE TOWN CENTER

MENIFEE, CA

Meniffee Town Center in a new Master Planned mixed-use community. Located in the center of town, the community consists of multiple housing types and is the home to the future Meniffee City Hall and County Courthouse, as well as two retail shopping centers. Given its adjacency to the future City Hall, the community's park was designed to host large community events. It features a main entry plaza with a custom water feature, an amphitheater, a large unprogrammed lawn, a playground, as well as a vendor plaza for local merchants to sell their goods during large community events. BMLA went through a lengthy design process in order to ensure all of the City's needs were satisfied on a tight budget.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
Regent Development	236 Acres	Design 2015-2016 Construction 2019	Community Engagement Master Planning Park Design



Our Work

ALLARA SENIOR LIVING

RANCHO CUCAMONGA, CA

Allara Senior Living is an assisted living and memory care facility with over 100 units in the City of Rancho Cucamonga. BMLA's programming primarily focused on the heart of this 3-story building where two main plazas invite seniors outside to promote interaction with friends and visitors. Careful arrangement of wooden, craftsman style overhead trellises welcome residents to make use of the western plaza and its array of comfortable seating and dining areas. The plaza was organized with a central fountain to provide the calming sound of water. In contrast, the eastern multi-level plaza features a larger gathering space for games with a rounded fire pit and overhead bistro lighting that responds to night-time activities. Throughout, the planting palette incorporates traditional planting to remind residents and visitors of home.

PROJECT STATS:

CLIENT	SIZE	YEAR	SCOPE
Willis Development	1 Acre	Design 2017	Design
		Construction 2020	Construction Documents Construction Administration





Who We Are

BAXTER MILLER FASLA, PLA
PRESIDENT / LANDSCAPE ARCHITECT

Baxter Miller is responsible for the overall operation and design direction of BMLA Landscape Architecture, which he established in 1987. He has led a wide variety of projects, from parks and streetscapes to national memorials and downtown redevelopment.

Baxter has over 40 years of practical knowledge in design, which helps him to work with developers, cities, and agencies to create a unique vision that translates into real-world projects. He works extensively with the American Society of Landscape Architects as an Executive Board Member to promote the technical advancement and public prominence of the profession.

LICENSURE

Professional Landscape Architect
CA 2136

AFFILIATIONS

ASLA Southern California
Past President

California Council of ASLA
Past President

Cal Poly SLO, Landscape
Architecture Department Advisory
Council

Cal Poly Pomona, Landscape
Architecture Professional Advisory
Board

EDUCATION

BS in Landscape Architecture
**California State Polytechnic
University, San Luis Obispo**
1978

Cal Poly Pomona, Partners Circle

Building Industry Association

Riverside National Cemetery
Monuments & Memorial Committee,
Chairman

California Park and Recreation
Society

Corona Partners for Parks

Urban Land Institute Place Making
Initiative Council

RELEVANT PROJECT EXPERIENCE

CORONA DOWNTOWN SPECIFIC MOBILITY PLAN

CORONA, CA

Baxter was the principal in charge of this project, coordinating all efforts between the BMLA team, consultants, and city. See included case study.

FONTANA CITY-WIDE LANDSCAPE AREA GIS MAPPING

FONTANA, CA

Baxter served as principal in charge of planning how this large area would be divided between the GIS technicians to help deliver detailed information to the city on budget. See included case study.

PARKS, TRAILS, AND RECREATION MASTER PLAN

FONTANA, CA

For this master plan, Baxter served as project manager, coordinating edits and revisions with the city and the BMLA team.



Who We Are

STEVE SHIRREL ASLA, PLA
PRESIDENT / LANDSCAPE ARCHITECT

Steve Shirrel oversees the day-to-day operations of BMLA, providing leadership across business development, marketing, project contracting, budgeting, scheduling, and internal workflow. He works closely with the firm's design and production teams to ensure projects are efficiently managed and consistently deliver the highest level of service to BMLA's clients.

With more than 30 years of experience in both the Northern and Southern California markets, Steve brings a diverse portfolio of landscape architecture experience encompassing parks, streetscapes, urban infill, commercial developments, and multifamily and single-family residential communities. His broad project experience provides a well-rounded understanding of the design, development, and implementation challenges facing today's public and private-sector projects.

LICENSURE

Professional Landscape Architect
CA 5062

AFFILIATIONS

ASLA - American Society of
Landscape Architects
VP of Sponsorship 2017 - 2021
California Southern Chapter

BIA - Building Industry Association

CPRS - California Park and
Recreation Society

EDUCATION

BS in Landscape Architecture
**California State Polytechnic
University, San Luis Obispo**
1995

Hoofbeats for Hope -
Serves on the Board of Directors for a
California nonprofit organization that
facilitates equine-assisted learning programs
designed to support personal growth,
connection, and positive community impact.

RELEVANT PROJECT EXPERIENCE

CANOPY AT ESENCIA

SAN JUAN CAPISTRANO, CA

Canopy is a paseo based, single family project in the PA 2.2 Rancho Mission Viejo community. Canopy is a collection of Farmhouse style residences with common area paseos leading to each homeowner's front entry and a number of themed pocket parks from an orchard garden to a butterfly garden, community picnic area, hopscotch garden and reading garden.

MENIFEE TOWN CENTER

MENIFEE, CA

MTC is a mixed-use development with distinctive single-family and multi-family neighborhoods and shopping, dining, and civic center facilities. The project included walkable community trails with a five-acre city park, central recreational center, and entertainment complex.

AUDIE MURPHY RANCH, NORTH

MENIFEE, CA

Steve is leading this project and providing overall design and production direction for the expansion of the Audie Murphy Ranch Master Planned Community. The City and Eastern Municipal Water District have very influential roles within the project and Steve is helping the design team navigate through the various departments to make sure there is a seamless transition from the client's scope to design solutions and construction drawings for a timely approval process from both agencies.



Who We Are

SHANNON KARLSON ASLA, PLA

DIRECTOR OF PRODUCTION / LANDSCAPE ARCHITECT

Shannon's interest and expertise in native and California-friendly plant material and water-conserving irrigation methodologies has led BMLA to implement sustainable design practices in every project he has been involved in. These projects demonstrate that green designs can be aesthetically pleasing, functional, educational, and have long-term savings in water use and costs.

Shannon has been with BMLA since 1998 and is currently the Director of Production. He manages and oversees all projects at BMLA. Shannon is also responsible for the preparation of contracts and budgets, coordination of project consultants, construction document oversight, product delivery, and client relations. He has also implemented numerous protocols that have helped BMLA develop the highest quality documents and exhibits.

LICENSURE

Professional Landscape Architect
CA 6070

EDUCATION

BS in Landscape Architecture
**California State Polytechnic
University, Pomona**
1996

RELEVANT PROJECT EXPERIENCE

CIVIC CENTER DEMONSTRATION GARDEN

CORONA, CA

For this project, Shannon acted as project manager, developing the unique plant palettes for each garden, and deciding on the irrigation methodology for each area. See included case study.

PARKWAY TURF REPLACEMENT PROGRAM

CORONA, CA

Shannon was the project manager for this city-wide turf replacement project. More than 150,000SF of turf and spray irrigation was replaced in parkways and medians throughout the city.

EASTERN MUNICIPAL WATER DISTRICT HEADQUARTERS

MENIFEE, CA

During this engagement, Shannon worked with the City of Menifee's Eastern Municipal Water District to analyze existing site conditions and provide a solution that enables significant water savings.



Who We Are

JEFF TROJANOWSKI ASLA, PLA, ISA
SENIOR PROJECT MANAGER / LANDSCAPE ARCHITECT

Jeff Trojanowski brings over two decades of significant knowledge and insight to BMLA projects as a Registered Landscape Architect and Certified Arborist. His fascination with how things are built drives him to create highly detailed, interesting design elements. Jeff's creative design eye, technical capabilities, and attention to detail make BMLA's projects more dynamic, inviting, and memorable.

Throughout his career, Jeff has worked on a variety of project types, which has given him a well-rounded knowledge of all the systems BMLA employs. As a Senior Project Manager, Jeff creates a seamless connection between clients, consultants, and internal staff to create projects our team and clients can be proud of.

LICENSURE

Professional Landscape Architect
CA 5785

Certified Arborist WE-9665A
International Society of Arboriculture

EDUCATION

BS in Landscape Architecture
**California State Polytechnic
University, Pomona**
2002

RELEVANT PROJECT EXPERIENCE

SKYLINE VILLAGE

CORONA, CA

This is a three parceled property in the hills of south Corona with an 88-unit con-dominium project and two retail parcels. The condominium project has 6 Brown-stone style buildings with a recreation building, junior Olympic lap pool, dog park and passive gathering spaces throughout. The retail areas have casual dining and gathering with a container building theme on one parcel and, as a throwback to Corona's history, a retail/restaurant building that has a citrus packing house feel on the other. Jeff's role as Senior Project Manager was coordinating design efforts with the owners and sub-consultants, along with internally providing direction and guidance to the BMLA staff to create a final design for presentation.

SILVERMIST & ROSEMONT

IRVINE, CA

Jeff was responsible for designing and managing all the built structures, such as fireplaces, fountains, and overheads for these two model home complexes in the Beacon Park of the Great Park Neighborhoods.

WAGON WHEEL JUNCTION

OXNARD, CA

Leading the coordination effort on this five-story apartment complex in "The Village" Specific Plan in Oxnard, CA, Jeff created a cohesive design within the limitations and constraints of the small site.



Who We Are

JEFF HUTCHINS ASLA, PLA

CIVIC, CULTURAL, AND INFRASTRUCTURE DESIGN

With nearly 38 years of experience as a licensed Landscape Architect, Jeff has built a career solving complex design challenges, transforming conceptual ideas into practical, buildable solutions, and fostering lasting client relationships. Jeff is passionate about elevating engineered infrastructure beyond its original purpose by creating places that are not only functional, but also beautiful, sustainable, and meaningful to the communities they serve. Whether integrating flood control into public open space, incorporating stormwater treatment into park design, or using natural systems to reduce reliance on costly infrastructure, Jeff seeks solutions that maximize long-term value while respecting environmental and fiscal responsibility.

LICENSURE

Professional Landscape Architect
CA 3815

AFFILIATIONS

ASLA - American Society of Landscape Architects,
VP Programs 2013 Southern California Chapter
Treasurer 2004-2009

Cal Poly Pomona
Member, past Advisory Board

UCLA Landscape Architecture Extension
Past Advisory Board

EDUCATION

BS in Landscape Architecture
**California State Polytechnic University,
Pomona**
1990

RELEVANT PROJECT EXPERIENCE

BUCHANAN ELEMENTARY SCHOOL

LAUSD

The project provides particularly relevant experience in coordinating design, LAUSD review, construction documentation, and the implementation of improvements within an operating school environment. This project was conceptually designed by Claire Latane with Cal Poly Pomona students. Upon contracting with Treepeople, Jeff's previous firm prepared construction drawings for the design.

BERENDO MIDDLE SCHOOL

LAUSD

The project was notable for its relatively straightforward review process and provides useful perspective on how project-specific conditions can affect LAUSD's involvement and approval requirements. This project included benches and a DG path which were approved initially. Projects submitted now with LAUSD's new process discourage DG and furniture will trigger a DSA review.

HADDON AVENUE ELEMENTARY SCHOOL

LAUSD

The project required the design team to respond to changing review expectations and coordinate with multiple parties during the approval process. The experience reinforced the importance of understanding which requirements are actually applicable to a particular project and addressing potential issues before they create unnecessary delays.



Who We Are

IVAN VELAZQUEZ

SENIOR PROJECT MANAGER

Ivan Velazquez has been working in the green landscape industry for over 15 years. He is responsible for the preparation of budgets, coordination with project consultants, production of conceptual rendition deliverables, construction administration, and construction document development.

Ivan's management skills and design contributions enable him to work within a variety of different contexts/scenarios, including parks, LMD's, HOA's, recreation centers, assisted living facilities, medians, retrofit projects, demonstration gardens, interpretative signage, desert landscapes, and multi-purpose landscapes.

LICENSURE

Registered Landscape Contractor
C-27 #1031154, California

EDUCATION

BS in Landscape Architecture
Minor in Landscape Irrigation Design
**California State Polytechnic
University, Pomona**
2016

RELEVANT PROJECT EXPERIENCE

NUVO

ONTARIO, CA

Nuvo is a 530-unit residential neighborhood that offers a sense of place with diverse compact housing products and pedestrian connectivity, creating a feel for smaller neighborhoods.

PARADISE KNOLLS

JURUPA VALLEY, CA

Jurupa Valley, CA

BMLA is working with Allard Engineering on this housing project in the City of Jurupa Valley, its primary objective is to convert an existing golf course into a neighborhood that will include walking trails, amenities, and streetscapes; a site that is located within a 200 feet limit boundary of a MSHCP zone. Final design deliverables will incorporate low gabion walls, aging steel signage, drought tolerant grasses, flowering shrubs, and accent trees to create a ranch style appeal. Paradise Knolls will not include any turf areas, instead it will have decomposed granite and cobble textures mixed with groupings of evergreen groundcovers interwoven with meandering walks.

ALLARA SENIOR LIVING

RANCHO CUCAMONGA, CA

This assisted living and memory care facility wraps around two interior plazas that showcase string lighting, shade structures, decorative pottery, and enhanced concrete paving and Mediterranean planting.



Who We Are

CUIYAN MEI

PROJECT MANAGER

Cuiyan Mei is an award-winning landscape designer with extensive experience throughout the design process. She brings her diverse educational background and experiences to design efforts and technical drawings, integrating globally recognized practices in her work creating contemporary landscape environments.

As a student of landscape design, Cuiyan was drawn to the restorative qualities of landscape architecture and has carried this passion throughout her professional career, including the design and detailing of education, medical, and commercial facilities. The power of landscape is an important component to her work.

EDUCATION

Masters of Landscape Architecture
University of Texas, Arlington

BS in Landscape Architecture
China Agricultural University

AWARDS

Honor Award in Design-Realized
Category
Texas ASLA Professional Design
Competition
2019

Excellence Award in Texas Recreation
& Park
Society Statewide Park Design
Texas ASLA Professional Design
Competition
2016

RELEVANT PROJECT EXPERIENCE

PAO HUEI SHIZHENG

TAICHUNG, TAIPEI

We provided concept design for a residential tower project in Taichung, Taipei. Mei led the design and graphic efforts on this project, including model studies, detail design, and plan development.

IMT TOSCANO

LOS ANGELES, CA

Mei assisted with design development and construction documents on this mixed-use community at 4827 N. Sepulveda, Los Angeles. She also helped on developing site models and renderings for marketing purpose for the client.

STARLING POINTE

SAN JACINTO, CA

BMLA provided landscape architectural services for residential communities Tracts 30379 and 32582 in the City of San Jacinto. Mei helped on the set development, hardscape, and planting design of conceptual site plan, typical front yard, wall and fence plan, CFD streetscape, and recreation basin construction documents.



Who We Are

NICHOLAS ACEVES

PROJECT MANAGER

Nicholas Aceves is a Project Manager with more than 8 years of experience in the landscape architecture industry. He provides unique perspective and curiosity towards planting design, conceptual, renderings, model, and park design, as well as construction by understanding how different design elements converge and harmonize as a product and experience for all users.

Nicholas has experience in collaborating, researching, and coordinating from the initial concept phases to construction documentation. He uses these abilities in environmental practice to further enhance projects ranging from models, commercials, residential and master plan communities, streetscapes, and parks.

EDUCATION

BS in Landscape Architecture
**California State Polytechnic
 University, Pomona**
 2014

RELEVANT PROJECT EXPERIENCE

PARADISE KNOLLS

JURUPA VALLEY, CA

Nick was responsible for helping a section of streetscape feel seamless at completion. A grove of old and dying trees needed to be removed and replaced, and the final tree selection was crucial to meeting the city's vision for the final renovation.

CROSSROADS COURTS

RIVERSIDE COUNTY, CA

For this project, Nick was the team leader in the studio who helped to coordinate a strict plant palette within a high fire zone, under the rigorous oversight of the water district, the county, and the final public maintenance entity.

PREISKER WALKING TRAIL AND IRRIGATION RENOVATION

SANTA MARIA, CA

Nick led the design team to produce a set of construction drawings, which modernized the irrigation methodology for an existing park. The city also renovated a decomposed granite trail that surrounds the projects.



Who We Are

ABRIANA YOUNG LANDSCAPE DESIGNER

Abriana Young is a Landscape Designer whose background in interior design brings a unique perspective to the planning and design of outdoor environments. Since joining BMLA as an intern, she has grown into an integral member of the design team, contributing to a wide range of projects involving parks, recreation facilities, planting design, and visual communications.

Abriana combines strong conceptual thinking with exceptional attention to detail. She excels at developing engaging graphics, renderings, and design concepts while also supporting the preparation of technical standards, design guidelines, and project specifications. Her ability to seamlessly transition between creative visioning and detailed project documentation makes her a valuable contributor throughout all phases of project development.

EDUCATION

CIDA-accredited BFA in Interior Design with a Sustainability Specialization,
summa cum laude

Rocky Mountain College of Art + Design
2023

RELEVANT PROJECT EXPERIENCE

SALT CREEK MODELS

MENIFEE, CA

Abriana was responsible for the landscape design of a nine-model-home complex within a large master-planned community featuring three distinct product types. The design required careful selection of hardscape materials, colors, and textures to complement and enhance each home's architectural elevations. A thoughtfully curated planting design for each elevation further distinguished the individual models, creating a cohesive yet unique landscape character throughout the community.

MOUNTAIN VISTA

WALNUT, CA

Abriana is working as part of a multidisciplinary studio team assisting a developer in reimagining an existing golf course into a thoughtfully planned master-planned community. The project incorporates multiple residential product types and an integrated park system that serves as the connective element throughout the community, creating a cohesive network of open spaces and amenities.

EMERALD RIDGE

EASTVALE, CA

BMLA was brought on to help establish the landscape character and design vision for a community located adjacent to a designated fire hazard severity zone. Abriana played a key role in developing photorealistic renderings that communicated the proposed landscape vision, allowing the developer and City to clearly visualize how the community would evolve over time while balancing aesthetics, functionality, and fire-resilient



Who We Are

MICHAEL ORTIZ LANDSCAPE DESIGNER

Michael Ortiz is a passionate landscape designer focused on sustainable, ecologically responsible design. He strives to create thoughtful, harmonious spaces that strengthen community connections, conserve resources, and celebrate the natural character of each landscape. Michael's passion for planting and the California landscape led him to become a Certified California Native Plant Landscaper through the Theodore Payne Foundation, providing him with specialized knowledge of native and climate-appropriate plant palettes.

His irrigation expertise further complements his planting knowledge, allowing him to thoughtfully integrate water conservation and long-term performance into the design process. Michael brings a balance of creativity, technical knowledge, and environmental stewardship to each project, with an emphasis on creating landscapes that are both beautiful and practical for the communities they serve.

EDUCATION

BS in Landscape Architecture, *Cum Laude*
Minor in Regenerative Studies

California State Polytechnic University, Pomona
2023

RELEVANT PROJECT EXPERIENCE

BRIDGEMOTTE

MENIFEE, CA

Michael led the design team in developing permit-level construction documents for a large community, coordinating multiple submittal packages across varying scopes of work. With three separate jurisdictions providing project oversight, Michael strategically developed an efficient submittal approach that minimized duplication, reduced plan review overlap, and helped streamline the overall approval process.

DESERT VISTA

LANCASTER, CA

Michael stepped in to help finalize three separate tract submittals for a sensitive desert community which required a very-low water use plant palette. A state of the art irrigation methodology was required to help reduce water consumption yet allow the plant material thrive.

SEASIDE MONUMENT DESIGN

SEASIDE, CA

Michael developed a refined plant palette and final landscape layout for the City of Seaside's main entry monument, incorporating water-conserving irrigation methodologies to create an attractive and sustainable gateway feature. Working within an accelerated design schedule, he coordinated the landscape improvements to meet the City's vision and demanding deadline in preparation for the grand opening of the City's annual car show. The result was a cohesive, high-impact entry landscape that enhanced the arrival experience and helped showcase the City at a highly visible community event.



Who We Are

NAHUEL PATINO

LANDSCAPE DESIGNER

Nahuel is a talented Landscape Designer with a passion for creating beautiful and functional outdoor spaces. His technical expertise, attention to detail, and creativity make him a valuable member of any design team. Nahuel has taken a lead in developing our in house irrigation plans using the latest state-of-the-art irrigation methodologies to maximize water savings on all of our projects.

Nahuel is a licensed drone pilot and also has an artistic eye for creating photo-realistic landscape renderings using SketchUp, Lumion and Photoshop.

EDUCATION

BS in Landscape Architecture
**California State Polytechnic
University, Pomona**
2024

RELEVANT PROJECT EXPERIENCE

TRES CERRITOS

COUNTY OF RIVERSIDE, CA

Nahuel was the irrigation lead on a complex recycled water system designed within the Eastern Municipal Water District. He was able to navigate the strict guidelines to get the irrigation plans approved in two submittals.

EMERALD RIDGE

CITY OF JURUPA VALLEY, CA

Nahuel was the main irrigation designer on this project helping develop city standard CFD Streetscape Irrigation Plans and HOA Common Area Plans. He was able to get the estimated water use to less than 60% of the maximum amount allowed.

GOLDEN MEADOWS

COUNTY OF RIVERSIDE, CA

Nahuel was able to navigate the complex overlap of a project location in the County of Riverside within the Eastern Municipal Water District. Each agency has strict standards and guidelines and a high level of attention to detail is required to get approval from both agencies while keeping the project on schedule and on budget.

Clients

RESIDENTIAL

Aragon Properties

Avalon Bay Communities

Beazer Homes

Brookfield Residential

Century Communities

DR Horton

Foremost Companies

Frontier Communities

GFR Homes

IMT Residential

Jamboree Housing

KB Home

K. Hovnanian Homes

Killefer Flammang Architects

KTGY

The Latigo Group

Legacy Partners

Lennar

LGI Homes

Meritage Homes

The New Home Company

Newbridge Homes

Newland Homes

Newport Pacific Land

Oakwood Communities, Inc.

Pacific Coves Investments

Pulte Homes / Del Webb

Regent Properties

Rexco Development

Richland Development

Richmond American Homes

Sares-Regis Group

Shea Homes

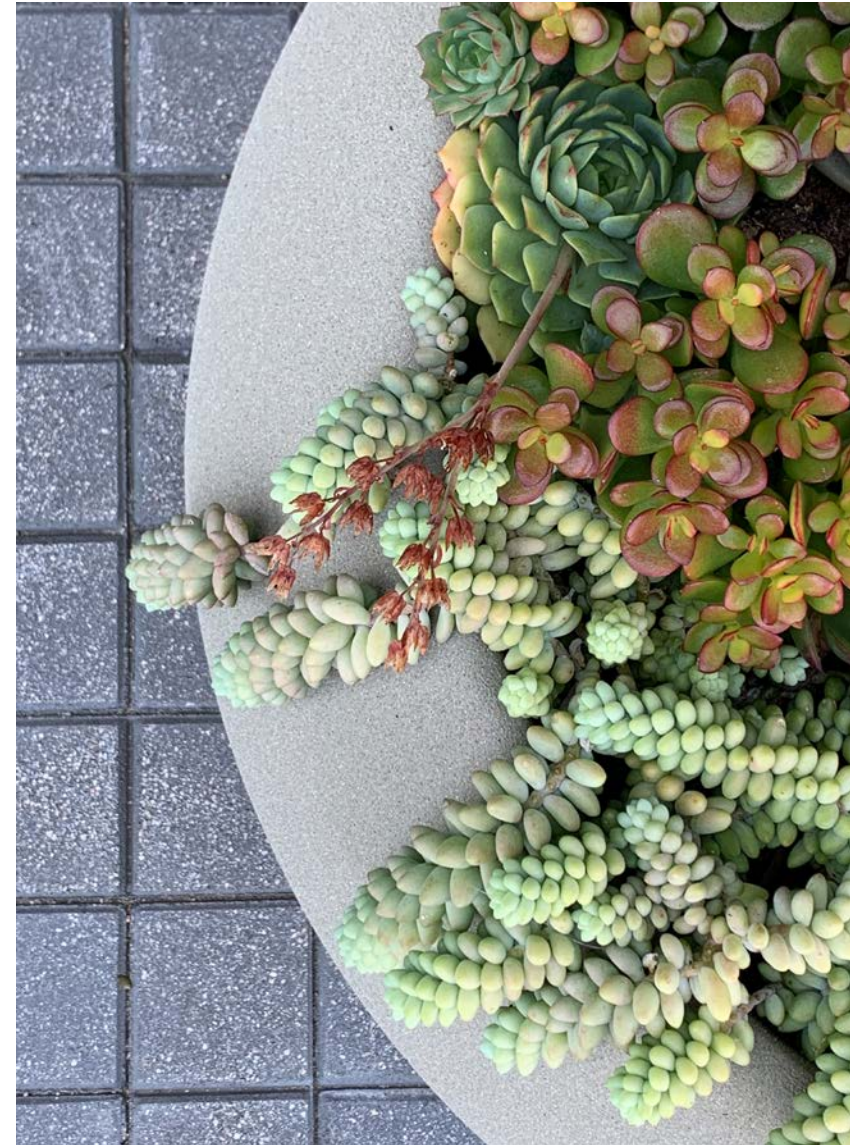
Stonegate Development

Sunranch Communities

Taylor Morrison

Tri Pointe Homes

Warmington Residential





310 North Joy Street | Corona, CA 92879
951.737.1124 | www.bmla.net