



Lyly Churchill, REA, MA  
Project Manager  
[lchurchill@partneresi.com](mailto:lchurchill@partneresi.com)

## Education

Master of Arts, Environmental Studies, Brown University  
Bachelor of Science, Biology, University of California, Los Angeles - Emphasis in Ecology, Behavior and Evolution

## Registrations

California Registered Environmental Assessor (REA I – 08070)  
EPA Accredited Asbestos Inspector  
California Underground Storage Tank Inspector

Ms. Churchill has seven years of experience in the environmental service industry. Ms. Churchill's background in environmental science and direct experience in environmental consulting and enforcement allow her to offer the most effective means of regulatory compliance.

Ms. Churchill has project experience in Phase I Environmental Site Assessments (ESAs), Environmental Transaction Screens, radon screening, asbestos inspections, and lead-based paint inspections. Ms. Churchill is familiar with all aspects of Due Diligence Property Assessments and the needs and requirements of a varied number of reporting standards, including the standard ASTM, EPA's All Appropriate Inquiry (AAI), Fannie Mae DUS, Freddie Mac, HUD and customized client formats.

For the past five years, Ms. Churchill has performed and supervised over 1,000 Phase I Environmental Site Assessments and Environmental Transaction Screens for lenders and buyers. As a senior member of the Due Diligence staff, Ms. Churchill provides senior review

expertise to ensure ASTM compliance and satisfaction of client requirements for Phase I Environmental Site Assessments and Environmental Transaction Screens. Partner's review process provides for customization of reports to client needs, as well as strict conformance to ASTM standards.

Additionally, Ms. Churchill has working experience in performing biological and noise assessments, and in preparing and reviewing environmental documentation in support of CEPA and NEPA.

Project experience for Ms. Churchill includes:

- Completed hundreds of Phase I Environmental Site Assessments and Environmental Transaction Screens on multi-family properties, commercial office buildings, retail shopping centers, gasoline service stations, hotels, dry cleaning plants, auto repair and auto body shops, industrial warehouse buildings, aerospace manufacturers, plating facilities, and various manufacturing operations throughout the U.S.
- Reviewed and evaluated hundreds of third-party Phase I, Phase II and Phase III reports
- Managed portfolio projects involving properties throughout the United States, including large apartment complexes and shopping malls
- Assisted on several Phase II investigations of gasoline service stations, dry cleaning facilities and industrial sites
- Conducted several asbestos and lead-based paint inspections of commercial and residential properties
- Performed water sampling on several residential properties to detect the presence of lead in water
- Conducted radon testing at several residential properties throughout Southern California and Nevada
- Conducted several biological surveys, and performed research on historical, physical and cultural resources in support of EIRs

Ms. Churchill recently worked for the City of El Segundo, where she regularly collaborated with other local CUPAs to ensure compliance with State and Federal regulations. Ms. Churchill's responsibilities included implementing and

# PARTNER

## Engineering and Science



enforcing elements of the CUPA program including the following: hazardous waste generator program; underground storage tank program; Hazardous Material Release Response Plan (Business Plan) Program and the California Accidental Release Response Plan (CalARP) Programs. Ms. Churchill also worked on enforcing city specific environmental programs such as Stormwater Pollution Prevention and Industrial Wastewater Discharge. As the Principal Environmental Specialist for the City, Ms. Churchill worked with large industries such as Chevron, Northrop Grumman and International Rectifier to ensure regulatory compliance pertaining to business operations and remedial activities.

Ms. Churchill has technical experience working for the following financial institutions:

- JPMorgan Chase
- Citigroup Global Markets
- Wells Fargo Bank
- California Bank and Trust
- Union Bank of California
- East West Bank
- Comerica Bank
- United Commercial Bank
- Countrywide Commercial Real Estate
- Morgan Stanley Mortgage Capital, Inc.
- Bank of America
- City National Bank