



rincon

Proposal

Community Block Grant Consultant

August 23, 2018



William Jernigan, CMP
City of Rialto
Purchasing Division
Willow Avenue
Rialto, CA 92376

Rincon Consultants, Inc.
301 9th Street, Suite 301
Redlands, California 92374
909-253-0705



Rincon Consultants, Inc.

301 9th Street, Suite 310
Redlands, California 92374

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August 21, 2018
Proposal Number 18-06409

William Jernigan, CMP
City of Rialto
Purchasing Division
Willow Avenue
Rialto, CA 92376

Subject: Proposal for Community Block Grant Consultant

Dear Mr. Jernigan,

Rincon Consultants, Inc. is pleased to submit the enclosed statement of qualifications to provide Community Development Block Grant Program Implementation and Administration services to the City of Rialto. We are enthusiastic about the opportunity to work with the City on this important contract and believe that our experience in San Bernardino County, experience with similar on-calls, and broad range of in-house technical capabilities make us uniquely qualified for this assignment.

Our experienced professionals have assisted agencies all over the state in preparing California Environmental Quality Act and National Environmental Policy Act documents that are defensible, accurate, and understandable. We have managed CEQA/NEPA programs for housing projects for the cities of Santa Monica, Oxnard, and San Francisco; housing authorities for the cities of Ventura, Santa Paula, and Watsonville; and the counties of the Los Angeles, Ventura, Santa Barbara, Alameda, Santa Ana and Santa Cruz. This experience has provided us a unique perspective on the environmental documentation process and we are able to apply that knowledge and experience into every project we undertake. We believe that we are capable of meeting all of the City's needs under this contract and will be able to offer these services on-budget and within specified time frames.

Thank you for considering Rincon Consultants for this assignment. Joe Power, AICP CEP will serve as contract administrator and Principal-in-Charge. Any questions that you may have about our submittal can be discussed with Mr. Power via the phone number above.

Sincerely,
Rincon Consultants, Inc.

Joe Power, AICP CEP
Principal, Vice President

*Authorized to contractually obligate and negotiate on
behalf of Rincon Consultants, Inc.*

Forms

City of Rialto - Community Development Block Grant Consultant #19-014

CITY OF RIALTO
REQUEST FOR PROPOSAL #19-014
PROPOSER SIGNATURE DECLARATION

The undersigned hereby offers and agrees to furnish the goods and services in compliance with all the service level requirements, instructions, specifications, and any amendments contained in this RFP document and any written exceptions in the offer accepted by the City.

This proposal is genuine, and not sham or collusive, nor made in the interest or on behalf of any person not herein named; the Proposer has not directly or indirectly induced or solicited any other Proposer to put in a sham proposal, or any other person, firm or corporation to refrain from submitting a proposal; and the Proposer has not in any manner sought by collusion to secure for themselves an advantage over any other Proposer.

Each proposal must be signed on behalf of the Proposer by an officer authorized to bind the Proposer to the proposal. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and I agree to the terms and conditions in this proposal.

Rincon Consultants, Inc.
Company Name

301 9th Street, Suite 301
Address

Redlands CA 92374
City State Zip Code

City of Rialto License Number



Signature of Authorized Person

Joe Power, AICP CEP
Printed Name

Principa/Vice President
Title

August 21, 2018
Date

The Proposer hereby acknowledges receipt of and agrees this submittal is based on the RFP and the following addenda. Failure to indicate receipt of addenda may result in the Proposer being rejected as non-responsive.

ADDENDUM # _____ DATED _____ ADDENDUM # _____ DATED _____

ADDENDUM # _____ DATED _____ ADDENDUM # _____ DATED _____
(If additional addenda are issued, attach a complete listing of these addenda when submitting this PROPOSAL.)

No PROPOSAL

In order to help us improve our internal processes and become a better customer, if you are not submitting a PROPOSAL, please state the reason(s) why and return this page to the Purchasing Manager.

CITY OF RIALTO
REQUEST FOR PROPOSAL #19-014
PROPOSERS BACKGROUND INFORMATION

Proposers Information

Proposer's Contact Name: Joe Power, AICP CEP

Contact Title: Vice President/Principal

Mailing Address: 301 9th Street, Suite 301
Redlands, California 92374

Location of Business
(if different from mailing address): _____

Telephone Number: 909-253-0705

Pager Number: _____

24 Hour Tel. Number: _____

Fax Number: 909-253-0705

E-Mail Address: jpower@rinconconsultants.com

Remittance Address:
(if different from mailing address): 180 North Ashwood Avenue
Ventura, California 93003

Number of Years in Business: 24

Applicable State of California License #(s): Contractors License – #904732

Expiration Date(s): 2019

Proposer's Dunn and Bradstreet
'DUNNS: NUMBER: 836949552

**CITY OF RIALTO
REQUEST FOR PROPOSAL #19-014
STATEMENT OF REFERENCES**

List and describe fully the last four contracts performed by your firm which demonstrate your ability to complete the work included with the scope of the specifications. Attach additional pages if required. The City reserves the right to contact each of the references listed for additional information regarding your firm's qualifications.

Reference No. 1

Customer Name: County of Los Angeles Community Development Commission
Contact Individual: Donald Dean, Environmental Officer Phone No: 626-586-1740
Address: 700 West Main Street, Alhambra, California 91801
Contract Amount: \$750,000 (since 1998) Year: 1998 - Present
Description of work done: For the past 20 years Rincon has provided CEQA/NEPA documentation and consulting services to the LA CDC.

Reference No. 2

Customer Name: City of Santa Ana, Housing & Neighborhood Development
Contact Individual: Ray Lirette, Senior Residential Construction Specialist Phone No: 714-667-2256
Address: 20 Civic Center Plaza, Santa Ana, California 92702
Contract Amount: \$47,000 (combined project total) Year: 2006 – Present
Description of work done: Rincon has provided environmental, geo-environmental, and planning on-call services for the City of Santa Ana since 2006.

Reference No. 3

Customer Name: City of Oxnard
Contact Individual: Kathleen Mallory, Planning & Environmental Services Phone No: 805-385-7858
Address: 214 South 'C' Street, Oxnard, California 93030
Contract Amount: \$35,000 Year: 2004 - Present
Description of work done: Rincon provided NEPA Compliance services for the City of Oxnard CDBG Program.

Reference No. 4

Customer Name: City and County of San Francisco Mayor's Office of Housing and Community Development
Contact Individual: Eugene Flannery, Environmental Compliance Manager Phone No: 415-701-5598
Address: 1 South Van Ness Avenue, 5th Floor, San Francisco, California 94103
Contract Amount: \$100,000 Year: 2011 – Present
Description of work done: Since 2010, Rincon has managed a contract with the City and County of San Francisco's Mayor's Office to provide as needed NEPA documentation.

Please list all City of Rialto projects completed with in the last five (5) years.

Project Name: None
Contact Individual: _____ Phone No: _____
Project Location: _____
Contract Amount: _____ Year: _____
Description of work done: _____



1 References

REFERENCE 1

COMPANY NAME:	County of Los Angeles Community Development Commission
NAME OF CONTACT:	Donald Dean
TITLE OF CONTACT:	Environmental Officer
ADDRESS:	700 West Main Street, Alhambra, California 91801
TELEPHONE NUMBER:	626-586-1740
DATES:	1998 -Present
SERVICES PROVIDED	On-Call Environmental Consulting Services, County of Los Angeles Community Development For the past 20 years (under seven consecutive 3-year contracts) Rincon has provided CEQA/NEPA documentation and consulting services to the CDC. Routinely, Rincon is tasked with preparing NEPA-required environmental documentation for projects proposed under the Community Development Block Grant Program within unincorporated Los Angeles County and 48 cooperating cities within the County of Los Angeles. Typical projects include small-scale housing, commercial, and industrial development, senior centers, recreational facility upgrades, and improvements to public infrastructure. Staff have also directed numerous Phase I environmental site assessments and provided human health risk assessment and expert review of technical reports for a variety of CDCs projects, including those involving reuse of former oil refinery, gas station, mixed use industrial, and chemical factory sites. Currently, Rincon is preparing the required NEPA documentation for the CDC's Neighborhood Stabilization Program. This has involved preparing over 100 categorical exemptions under the program.

REFERENCE 2

COMPANY NAME:	City of Santa Ana, Housing & Neighborhood Development
NAME OF CONTACT:	Ray Lirette
TITLE OF CONTACT:	Senior Residential Construction Specialist
ADDRESS:	20 Civic Center Plaza, Santa Ana, California 92702
TELEPHONE NUMBER:	714-667-2256
DATES:	2006 – Present
SERVICES PROVIDED	On-Call Environmental Consulting Services, City of Santa Ana, Housing & Neighborhood Development Rincon has provided environmental, geo-environmental, and planning on-call services for the City of Santa Ana since 2006. Between 2006 and 2015, Rincon prepared over 50 documents that included Phase I environmental site assessments and asbestos and lead-based paint (LBP) surveys. In 2014, Rincon was also selected to provide CEQA/NEPA documentation and consulting services to the City of Santa Ana's Planning and Building Agency. Under this three-year on-call contract, Rincon prepared environmental assessments (EA) under NEPA for three affordable housing developments, two parks and one community center. Rincon worked closely with the City's Housing Division to prepare these documents. As such, in June 2017, Rincon was selected for a three-year on-call contract with the City's Housing Division for CEQA/NEPA documentation, as well as environmental site assessments, soil testing, and asbestos/LBP surveys.



REFERENCE 3

COMPANY NAME:	City of Oxnard
NAME OF CONTACT:	Kathleen Mallory
TITLE OF CONTACT:	Planning & Environmental Services Manager
ADDRESS:	214 South 'C' Street, Oxnard, California 93030
TELEPHONE NUMBER:	805-385-7858
DATES:	2004 – Present
SERVICES PROVIDED	NEPA Compliance – City of Oxnard CDBG Program, City of Oxnard Over the past twelve years, Rincon has prepared the NEPA documentation for the City of Oxnard CDBG program. Over that time, this has included preparation of over 150 CEs and 20 Environmental Assessments. These documents have addressed a broad range of project types, including public infrastructure improvements, housing, and child care facilities.

REFERENCE 4

COMPANY NAME:	City and County of San Francisco Mayor's Office of Housing and Community Development
NAME OF CONTACT:	Eugene Flannery
TITLE OF CONTACT:	Environmental Compliance Manager
ADDRESS:	1 South Van Ness Avenue, 5th Floor, San Francisco, California 94103
TELEPHONE NUMBER:	415-701-5598
DATES:	2011 – Present
SERVICES PROVIDED	NEPA Environmental Review Services On-Call Contract, City and County of San Francisco Mayor's Office of Housing and Community Development Since 2010, Rincon has managed a contract with the City and County of San Francisco's Mayor's Office of Housing to provide as needed NEPA documentation. As part of this contract, Rincon has prepared numerous Environmental Assessments for affordable housing and community facility projects. We have prepared ERR documentation required by HUD and described in 24 CFR Part 58. This has to date included several CEs and a number of EAs, as well as numerous Phase I Environmental Site Assessments.



2 Business Organization



Rincon is a multi-disciplinary environmental science, planning, and engineering consulting firm that provides quality professional services to government and industry. Rincon prides itself on the considerable depth of its staff, which includes professional geologists; a certified engineering geologist; doctors of environmental engineering, biology, and geochemistry; wildlife biologists; certified wetland specialists and arborists; botanists; noise and air quality experts; accredited Leadership in Energy and Environmental Design (LEED) professionals; and certified urban planners. Our approach to projects is centered on the development of well-designed and creative solutions that respond to clients' specific needs in a cost-effective manner.

Overall Capabilities

A core business area for Rincon is environmental review for housing projects and our firm has provided environmental consulting services for these types of projects for over 23 years. During this time, we have developed a reputation for successfully completing the environmental analysis and permitting processes for housing projects throughout California. Our philosophy on all projects is to encourage early agency and public scoping, and to develop and maintain close communication among the local lead agency, engineering consultants, and other stakeholders, as appropriate, to ensure technical adequacy and timely review of required project deliverables. This approach has enabled us to identify and avoid costly and time-consuming constraints early in the environmental review process and to minimize or avoid potential conflicts with funding deadlines.

Our team of highly qualified professionals includes a talented management team with extensive experience managing and preparing environmental documentation required by the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). Our staff has prepared hundreds of documents under these regulations, including Initial Studies, Negative Declarations/Mitigated Negative Declarations (ND/MNDs), Environmental Impact Reports (EIRs), Categorical Exclusions and Exemptions (CE), Environmental Assessments/Findings of No Significant Effect (EA/FONSI), and Environmental Impact Statements (EIS). We also have key technical experts with a high level of experience managing and executing projects in the southern California, including San Bernardino County. Key staff members hold years of expertise in the areas of project management, historical resources assessment, archaeological resources assessment, hazards and hazardous materials, noise, air quality, greenhouse gases, and other relevant technical issues.

Legal Name: Rincon Consultants, Inc.

Legal Form: California "S" Corporation

Founded: 1994

Total Number of Employees: 250+

California Offices: 12 (Redlands, Carlsbad, San Diego, Los Angeles, Ventura, Santa Barbara, San Luis Obispo, Fresno, Monterey, Santa Cruz, Oakland, and Sacramento)

Website: www.rinconconsultants.com

Company Highlights:

- Received four Association of Environmental Professionals awards in 2016
- Named one of the "Best Places to Work" by Zweig-White (2009, 2015, and 2017)
- Named Hot 100 Firm list, recognizing revenue growth over time (2007, 2009, 2011, 2015, and 2016)
- Named to the Inc. 5000 list of the fastest growing companies nationwide (2007, 2009, 2011, 2015, and 2016)
- Headquarters is LEED EBOM Certified



One of our key strengths is Rincon's involvement in projects from "inception to implementation," which encompasses pre-planning activities (alternative analyses, environmental constraints analysis, and technical report preparation), project analysis (CEQA/NEPA compliance, regulatory permitting), project implementation (hazards remediation, construction monitoring, stormwater compliance services), and post-construction activities (habitat restoration, mitigation). As a result, we have a full understanding of the demands of large- and small-scale projects, as well as the interaction between different environmental issues and the directives of regulatory agencies.

Services

We have categorized Rincon's land use planning and environmental planning services into six core areas: Environmental Sciences and Land Use Planning, Biological Resources, Site Assessment and Remediation, Water Resources, Cultural Resources, and Sustainability Services. We also have a GIS and Graphics Communications group to enhance our documents and support our data analyses for projects addressing issues in the six aforementioned areas.

Environmental and Land Use Planning	
<ul style="list-style-type: none">CEQA Compliance: Environmental Impact Reports (EIR), Initial Studies (IS), Categorical Exemptions, EIR Addendums, Mitigation Monitoring and Reporting Programs (MMRP)NEPA Compliance: Environmental Impact Statements (EIS), Environmental Assessments (EA), Findings of No Significant Impact (FONSI)Planning Services: General Plans; Specific Plans; and Neighborhood, Community, and Area Plans	<ul style="list-style-type: none">Agency Staffing and Contract Planning Services (entitlement reviews, counter assistance, staff reports)Community Involvement ProgramsEnergy and Water Infrastructure: Corridor Studies, Utility Alignments, Constraints AnalysesNoise Studies, including Bio-Acoustic EvaluationAir Quality AnalysisRecreation and Open Space PlanningGrant Application Assistance
Biological Resources Assessment and Regulatory Compliance	
<ul style="list-style-type: none">Baseline Biological Resources Inventories and Vegetation MappingBiological Resources Effects/Impacts Analyses: Biological Assessments (BA), Biological Evaluations, Natural Environment Studies (NES)Rare, Threatened, and Endangered Plant and Wildlife Species SurveysNesting Bird SurveysJurisdictional Delineations: U.S. Army Corp of Engineers (USACE), Regional Water Quality Control Board (RWQCB), California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS), and California Coastal Commission (CCC) MethodologiesCalifornia Rapid Assessment Method for WetlandsBiological Construction and Mitigation MonitoringTree Inventory, Health Assessment, Risk Assessment, and Tree Protection Plans	<ul style="list-style-type: none">Certified Arborist Tree Surveys and Impacts AssessmentsRegulatory Compliance, Mitigation, and Conservation PlanningRegulatory Permitting: USACE Clean Water Act (CWA) Section 404, RWQCB CWA Section 401, CDFW Fish and Game Code Section 1602, CCC California Coastal Act Section 30233Federal Endangered Species Act Section 7 Consultations and Section 10 Habitat Conservation PlansCalifornia Endangered Species Act (CESA) Section 2081 Permits/Memorandum of Understandings (MOU) and Natural Community Conservation PlansWetland, Riparian, and Upland Habitat Revegetation and Restoration PlanningEelgrass and Caulerpa Surveys, Essential Fish and Habitat Analysis, Fisheries and Aquatic Ecology
Cultural Resources	
<ul style="list-style-type: none">Literature Reviews/Records Searches/Archival ResearchNative American ConsultationCultural Resource SurveysCalifornia Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) Eligibility Evaluations: Archaeological Site Testing, Historic Built Environment Resource Evaluation, Traditional Cultural Property (TCP) EvaluationArchaeological Data Recovery ProgramsNative American Monitor Training Programs	<ul style="list-style-type: none">Section 106 ConsultationMemoranda of Agreement (MOA)Findings of EffectsState Historic Preservation Officer (SHPO) ConsultationHistoric Preservation PlansCultural Resources Management PlansThird Party Peer ReviewPhase I, II, and III Paleontological Resources AnalysisArcheological and Native American Monitoring



Environmental Site Assessment and Remediation	
<ul style="list-style-type: none"> ▫ Phase I and II Environmental Site Assessments (ESA) ▫ Hazardous Waste Characterization ▫ Site Remediation: Planning, Design, and Construction ▫ Site Monitoring: Groundwater, Air, and Soil Vapor Monitoring ▫ Underground Storage Tank Removal and Investigation ▫ Health Risk Assessments 	<ul style="list-style-type: none"> ▫ Environmental Construction/Grading Monitoring ▫ Methane Soil Gas Testing ▫ Spill Prevention Control and Countermeasure (SPCC) Plan ▫ Transaction Screens ▫ Asbestos/Lead-Based Paint Testing ▫ Geological and Seismic Studies
Water Resources	
<ul style="list-style-type: none"> ▫ Storm Water Pollution Prevention Plans (SWPPP) ▫ Storm Water Management and Compliance Monitoring 	<ul style="list-style-type: none"> ▫ Water Rights Permitting ▫ Watershed Management and Planning
Sustainability Services	
<ul style="list-style-type: none"> ▫ Climate Action Plans ▫ Greenhouse Gas Emissions (GHG) Inventories ▫ Assembly Bill (AB) 32 GHG/Gas Offset Verification ▫ Green Building Analysis - LEED® and Build It Green™ ▫ Solar Energy Expertise and CEQA Compliance for Solar Facilities ▫ Energy Action Plans 	<ul style="list-style-type: none"> ▫ Grant Writing for Sustainability and Climate Action Planning ▫ Strategic Growth Council Prop 84 Sustainable Community Planning Grants Projects ▫ Comprehensive Public Engagement and Outreach Programs ▫ ASHRAE Level 1 and 2 Energy Audit

2.1 Rincon Establishment

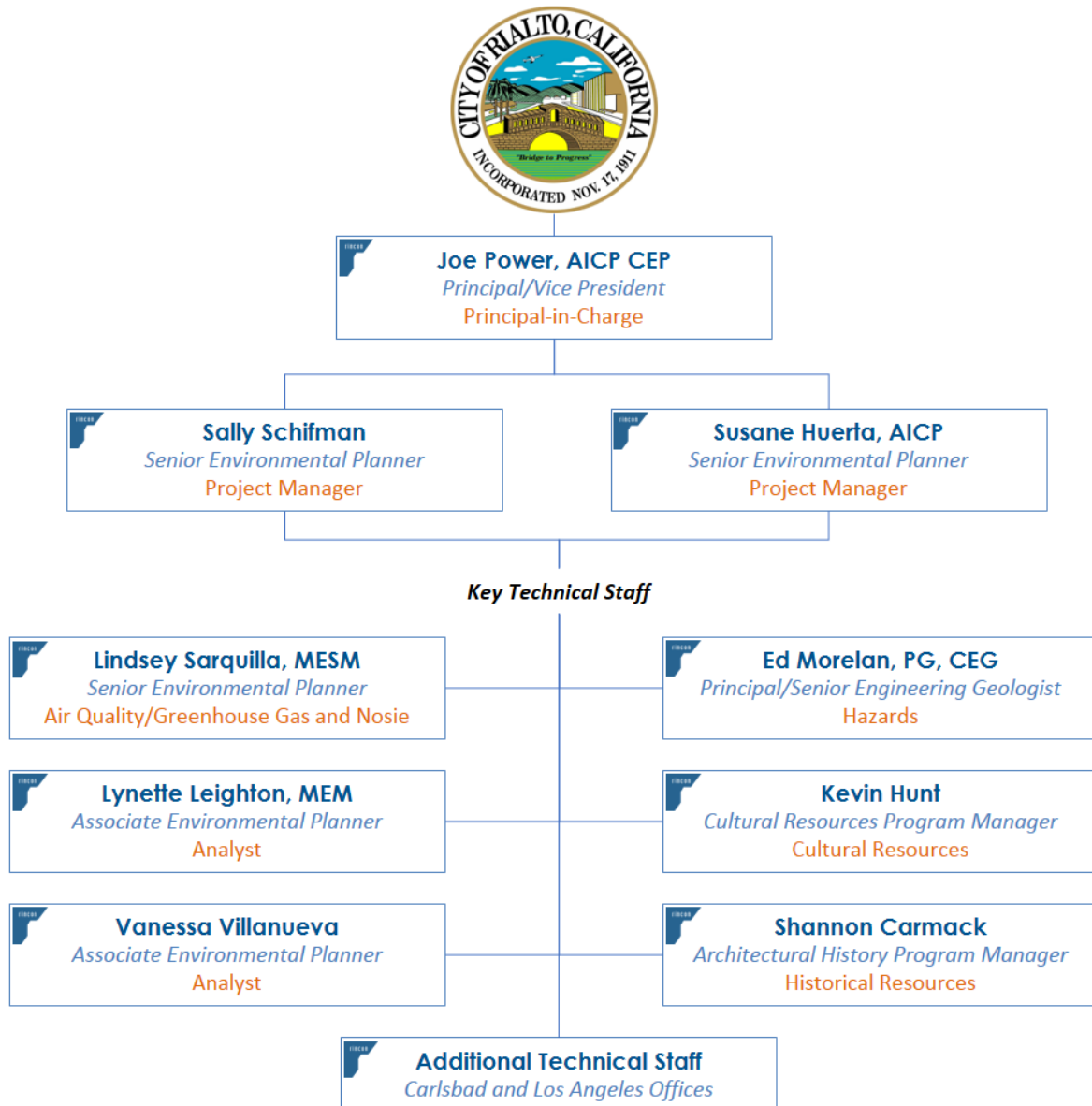
Rincon was incorporated as an S Corporation on December 5, 1994 in Ventura, California.

2.2 Headquarters and Office Locations

Ventura (Corporate Headquarters)	Redlands (Project Office)	Los Angeles
180 North Ashwood Avenue Ventura, CA 93003 805-644-4455	301 9 th Street, Suite 301 Redlands, California 92374 909-253-0705	250 East 1 st Street, Suite 301 Los Angeles, California 90012 213-788-4842
Carlsbad	San Diego	Santa Barbara
2215 Faraday Avenue, Suite A Carlsbad, California 92008 760-918-9444	9320 Chesapeake Drive, Suite 218 San Diego, California 92123 760-517-9138	209 East Victoria Avenue Santa Barbara, California 93101 805-319-4092
San Luis Obispo	Fresno	Monterey
1530 Monterey Street, Suite D San Luis Obispo, California 93401 805-547-0900	7080 N. Whitney Ave, Suite 101 Fresno, California 93720 559-228-9925	437 Figueroa Street, Suite 203 Monterey, California 93940 831-333-0310
Santa Cruz	Oakland	Sacramento
200 Washington Street, Suite 207 Santa Cruz, California 95060 831-440-3899	449 15th Street, Suite 303 Oakland, California 94612 510-834-4455	4825 J St, Suite 200 Sacramento, CA 95819 916-706-1374



2.3 Organization Chart





2.4 Resumes



EDUCATION

M.A., Architecture and Urban Planning, UCLA Graduate School of Architecture and Urban Planning (1991)

B.A., Urban and Economic Geography, University of Georgia (1985)

AFFILIATIONS

American Planning Association

American Institute of Certified Planners # 010273

- *Certified Environmental Planner*

EXPERIENCE

Rincon Consultants, Inc. (1996 – present)

Planning Consultants Research (1996)

Fugro West, Inc. (1991 – 1996)

City of West Hollywood (1990 – 1991)

South Coast Air Quality Management District (1989 – 1990)

Joe Power, AICP, CEP

SENIOR PRINCIPAL

Mr. Power is a Principal and Planning Manager with Rincon Consultants. He has over 25 years of experience in the planning field and has managed or primarily authored successful planning and environmental and planning studies on projects ranging from affordable housing to urban redevelopment to citywide transportation systems. Mr. Power has prepared numerous CEQA and NEPA environmental documents and is an expert in interpreting state and federal planning and environmental law, as well as in developing environmental documentation that is informative, readable, and legally defensible. He has prepared specialized technical reports on a range of planning and environmental topics, including noise, air quality, greenhouse gases, sustainability, and water supply. Mr. Power is a skilled public presenter and moderator, having facilitated public workshops for various General Plan Elements and EIRs, and conducted professional presentations at both the California and National American Planning Association conferences.

DETAILED PROJECT EXPERIENCE

Los Angeles County Community Development Commission - CEQA/NEPA Review, Los Angeles County, California

Mr. Power oversees Rincon's contract to provide as needed NEPA/ CEQA documentation and consulting services to the Los Angeles Community Development Commission. He has managed the preparation of the majority of NEPA-required environmental documentation for projects proposed under the CDBG Program within unincorporated Los Angeles County and 48 cooperating cities within the County during this timeframe. Rincon's involvement in this program has included preparation of well over 500 ERR documents prepared in compliance with 24 CFR Part 58. Mr. Power is also prepares and provides technical review for the required NEPA documentation for the CDC's Neighborhood Stabilization Program (NSP).

Program Manager, NEPA Environmental Review Services On-Call Contract, City and County of San Francisco Mayor's Office of Housing and Community Development

Rincon Consultants is in the first year of the second consecutive five-year contract with the City and County of San Francisco's Mayor's Office of Housing and Community Development to provide as needed NEPA documentation. As part of this contract, Mr. Power has overseen preparation of several ERRs required by HUD and described in 24 CFR Part 58, including preparation of CEs and EAs. The contract also includes preparation of EISs, as appropriate.

Contract Manager, NEPA Compliance – City of Oxnard CDBG Program, City of Oxnard

Over the past ten years, Mr. Power has managed Rincon's contract to prepare the NEPA documentation for the City of Oxnard CDBG program. Over that time, this has included preparation of over 150 CEs and 20 Environmental Assessments. These documents have addressed a broad range of project types, including public infrastructure improvements, housing, and child care facilities.



DETAILED PROJECT EXPERIENCE, CONT'D

units. Required documentation consists of both CEs (rehabilitation projects) and EAs (new construction). The rehabilitation projects are all funded through Capital Fund Program. As necessary, the documentation included historic and archaeological reviews per Section 106 of the National Historic Preservation Act.

Contract Manager, NEPA Compliance – Various Projects, City of Ventura Housing Authority

Mr. Power oversaw preparation of NEPA reviews for projects proposed by the City of Ventura Housing Authority for six years. Documents include 10 EAs and more than 40 CEs. Mr. Power worked closely with the County of Ventura under this program as the County was responsible for overseeing CDBG program NEPA reviews on behalf of HUD in Ventura County.

PROJECT EXPERIENCE

NEPA COMPLIANCE

- Memorial Park Reservoir MND/EA, City of Santa Monica
- Reyes Adobe Road Interchange MND/CE, City of Agoura Hills
- Housing Rehabilitation NEPA Compliance, County of Santa Cruz Housing Authority
- West Hollywood Gateway Project EIS, LACDC
- Whiteside Redevelopment Project EIR/EA, LACDC
- Florence & Alameda Commercial Project EIR/EA, LACDC
- Santa Fe Springs Office Conversion Project EIR/EA, LACDC

CEQA/NEPA

- Over 100 NEPA EAs for affordable housing, commercial rehabilitation, and infrastructure projects, Los Angeles County CDC
- Over 50 NEPA CEs for affordable housing projects, Santa Barbara County Housing Authority
- Fulton Street Extension Project NEPA Documentation, City of Ojai
- NEPA Open Services, City of Mesa, AZ
- Santa Paula Branch Line Recreational Trail EIR/EA, Ventura County Transportation Commission
- Adolfo Road Extension EIR, City of Camarillo
- Fulton Street Extension Project NEPA Documentation, City of Ojai
- Golden Valley Road and High School EIR, City of Santa Clarita/William S. Hart UHSD
- Golden Valley Road Overcrossing MND/CE, City of Santa Clarita
- City of Industry Park and Ride Facility MND/CE, Foothill Transit
- Gold Coast Transit Maintenance Facility MND/CE, Gold Coast Transit

SAN BERNARDINO EXPERIENCE

- UPS Expansion Project EIR Addendum, City of Ontario
- Overton, More, Butterfield Ranch and Pinehurst Park CEQA Documentation and IS-MND, City of Chino Hills
- City of Chino Hills General Plan Update – Air Quality and GHG Analysis
- Trumark Homes Mixed Use Development MND, City of Chino Hills
- Coptic Orthodox Church IS-MND, City of Chino Hills
- Buddhist Temple IS-MND, City of Chino Hills
- Holy Name of Jesus Catholic Community Parish AQ/GHG and Noise Studies, City of Redlands



Sally Schifman

SENIOR ENVIRONMENTAL PLANNER

Ms. Schifman has extensive experience with federal, state, and local land use regulations and has worked on many CEQA, NEPA, CDFG, USFWS, SMARA, and Caltrans documents. She has conducted site visits, handled data collection and analysis, and attended project meetings with City and County officials, as well as private clients. As an experienced land use planner, Ms. Schifman is proficient in city Zoning Ordinances, General Plans, Local Coastal Programs, Specific Plans, environmental plans, and all aspects of public customer service. Sally has participated directly in the writing, reviewing, and preparation of environmental and planning documents of varying degrees of difficulty.

EDUCATION

B.A., History, University of the Pacific, 2003

EXPERIENCE

Rincon Consultants, Inc. (2016 – present)

Independent Consulting (2012-2013)

City of Oceanside (2005-2009)

Lilburn Corporation (2003-2005)

PROJECT EXPERIENCE

CEQA/NEPA

- University of La Verne Facilities and Technology Master Plan Update EIR, City of La Verne
- Riverside Northgate Center Technical Studies and EIR, AFG Development, LLC
- Guthrie Warehouse Technical Studies and IS-MND, City of Riverside
- Riverside 360 Orange Street Warehouse Buildings Project Technical Studies, Charles Brown Architect
- Bonita Station Infill Exemption Evaluation, City of Pomona
- Riverside County Electricity Transmission Line Project IS-MND, Anza Electric Cooperative
- Riverside County Electric Broadband Project PEA, Anza Electric Cooperative
- Nook East Village Hotel EA/FONSI, Trestle Development
- Lynwood Transit Area Strategic Plan EIR, City of Lynwood
- Ventura Auto Center IS-MND, City of Ventura
- Apple Valley Ranchos (AVR) Water Company Catholic Hill Water Tank, Booster Pump Station, and Pipeline Environmental Assessment, DHA application, and BLM Special Use Permit application for Transportation and Utility Systems and Facilities on Federal Lands, Town of Apple Valley
- AVR Well 33 DHS application and Environmental Information Form, Town of Apple Valley
- Copper Mountain College Master Plan Update Screencheck Draft EIR
- County Service Area 70, Improvement Zone J Casita Avenue Pipeline Initial Study, San Bernardino County
- San Timoteo Creek Habitat Enhancement Program Screencheck Draft Environmental Assessment and Initial Study, joint project involving the County of San Bernardino and cities of Loma Linda and Redlands



PROJECT EXPERIENCE, CONT'D

LAND USE DEVELOPMENT SERVICES

- 2734 San Pablo Avenue Use Permit Processing, City of Berkeley
- Permit Processing for Coastal Permits, Conditional Use Permits, Development Plans, and Variances, City of Oceanside
- Oceanside Subarea Habitat Conservation Plan/Natural Communities Conservation Plan preparation, City of Oceanside
- City of Rancho Cucamonga contract Planning Assistance, preparation of San Bernardino County Local Agency Formation Commission (LAFCO) paperwork packets for three City annexation projects



Susanne Huerta, AICP

SENIOR ENVIRONMENTAL PLANNER

Susanne Huerta is an environmental planner for Rincon's Environmental Sciences and Planning group responsible for managing and preparing environmental and planning documents and technical impact analyses for a variety of projects. She has extensive experience conducting and preparing environmental analyses in accordance with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). Her experience includes a wide range of projects for residential, commercial, and community developments, utilities improvements and upgrades, and educational facilities. Ms. Huerta also prepares specialized technical reports on a range of planning and environmental topics, including aesthetics, agriculture, land use, and policy analysis.

EDUCATION

Master of Urban Planning; New York University, Robert Wagner Graduate School of Public Service, 2007

B.A., Geography; University of California, Los Angeles, 2004

CERTIFICATIONS

American Institute of Certified Planners

AFFILIATIONS

American Planning Association

EXPERIENCE

Rincon Consultants, Inc. (2015 – present)

Aspen Environmental Group (2007 – 2015)

Burgis Associates, Inc. (2006 – 2007)

PROJECT EXPERIENCE

COMMUNITY DEVELOPMENT PROJECTS

- Coptic Orthodox Church IS-MND, City of Chino Hills
- New Buddhist Temple Project IS-MND, City of Chino Hills
- Almansor Park Parking Structure Project IS-MND, City of Alhambra
- Children's Hospital Los Angeles Noise Study
- Roosevelt Walker Community Center EA/FONSI, City of Santa Ana
- Raitt and Myrtle Street Park EA/FONSI, City of Santa Ana

COMMERCIAL AND MIXED USE PROJECTS

- Indus Industrial Facility IS-MND, City of Chino Hills
- 7985 Santa Monica Blvd IS-MND, City of West Hollywood
- 9908 S Santa Monica Blvd EIR, City of Beverly Hills
- 9000 Wilshire Blvd CE, City of Beverly Hills
- 9200 Wilshire Boulevard Mixed-Use Project EIR Addendum, City of Beverly Hills
- Beverly Hills Media Center EIR, City of Beverly Hills
- Foothill Boulevard Mixed Use Project EIR, City of Pasadena
- Walnut Mixed Use Project EIR, City of Walnut

RESIDENTIAL PROJECTS

- Founders Village Project IS-MND and Technical Studies, City of Chino Hills
- Santa Ana First Street Family Apartments IS-MND, AMCAL
- 88th St. and Broadway Senior Housing IS/EA, NHS of Los Angeles County
- 328 N. Oakhurst Drive Residential Development IS-MND, City of Los Angeles
- Arcadia Hotel IS-MND and Technical Studies, Pacific Design Group
- Garden Grove Senior Housing Project IS-MND, City of Garden Grove



PROJECT EXPERIENCE, CONT'D

EDUCATIONAL FACILITIES

- Goddard School Technical Studies and IS-MND, City of Chino Hills
- Cherry Ave Charter School MND, City of Long Beach
- Keck Graduate Institute Mixed-Use Project IS-MND, City of Claremont
- USC Student Housing Project CE Technical studies, Canfield Development

ENERGY INFRASTRUCTURE PROJECTS

- Downs Substation IS/MND, San Bernardino County
- Valley South Subtransmission EIR, Riverside County
- Vine Substation IS/MND, San Diego County
- Parker-Davis Transmission System Operation & Maintenance Program, Arizona, California, Nevada
- Gila to North Gila Transmission Line Upgrade, Arizona, California, Nevada
- West of Devers Upgrades EIR/EIS, Riverside County
- Coolwater Lugo Transmission Project (CLTP) EIR/EIS, San Bernardino County
- Tehachapi Renewable Transmission Line Project (TRTP) EIS/EIR, Los Angeles County/Kern County/San Bernardino County

WATER INFRASTRUCTURE

- Thousand Palms Flood Control Project Subsequent EIR/ Subsequent EIS, Riverside County
- Whitewater River Basin Flood Control Project SEA/MND, Riverside County
- Lake Gregory Dam, County of San Bernardino
- Donnell Basin Environmental Documents & Regulatory Permits, San Bernardino County
- Rimforest Storm Drain Project EIR, San Bernardino County
- Littlerock Sediment Removal Project, Los Angeles County
- Santa Clara River Levee Project SCR-2, Ventura County
- Sespe Creek Levee Improvements Project IS/EA, Ventura County
- Alcoa & Auxiliary Dike Projects, Riverside County
- Santa Maria River Levee Repair Project EA, Santa Barbara County

PERMITTING AND COMPLIANCE

- Expansion of Playa Del Rey Energy Storage Facility, City of Los Angeles
- Topaz Solar Project, San Luis Obispo County

OTHER PROJECTS

- Avila Point Project, San Luis Obispo County
- Santa Margarita Quarry, San Luis Obispo County
- Transpacific Submarine Fiber Optic Cable System, City of Hermosa Beach
- Dola and Lanzit Ditch Bridge Replacement Projects, San Bernardino County
- Baldwin Hills Community Standards District (CSD), City of Culver City



EDUCATION

MESM, Bren School of
Environmental Science &
Management, University of
California, Santa Barbara

B.A., Environmental Studies,
Brandeis University

TRAINING

HUD Region IX Environmental
Review Training, 2016

EXPERIENCE

Rincon Consultants, Inc. (July
2014 – present)

Santa Ynez Chumash
Environmental Office (2013 –
2014)

Intergovernmental Panel on
Climate Change (2013)

Massachusetts Land Trust
Coalition (2010 – 2013)

Massachusetts Audubon
Society (2009 – 2012)

Lindsey Sarquilla, MESM

SENIOR ENVIRONMENTAL PLANNER

Lindsey Sarquilla is a Senior Environmental Planner within Rincon's Environmental and Land Use Planning Group in the Santa Barbara office. In this capacity, Ms. Sarquilla is responsible for planning research assignments, conducting and reviewing CEQA and NEPA environmental assessments including, noise and air modeling, land use studies, public services/utilities analyses, aesthetics evaluations, and other topics, and managing assignments within local planning agency offices. She is an experienced technical writer and has prepared environmental documents for a diverse range of projects including specific plans and redevelopment projects. She has prepared Environmental Impact Reports, Technical Reports, Initial Studies, and Notices of Preparation. Ms. Sarquilla has experience with technical work includes noise studies, health risk assessments, air quality studies, photometric studies, and greenhouse gas emissions studies

PROJECT EXPERIENCE

NEPA COMPLIANCE

- Moorpark Affordable Housing Project Environmental Assessment (HEROS-Compatible), County of Ventura
- NEPA Reviews for HUD-funded Projects, City of Oxnard
- Francisquito Senior Apartments Environmental Assessment, Community Development Commission of the County of Los Angeles (LACDC)
- Whittier Los Nietos Library Environmental Assessment, LACDC

TECHNICAL STUDIES

- Belmont Village Assisted Living Facility, Health Risk Assessment Report and Noise Study, County of Los Angeles
- Mission Lodge Noise Study, City of San Gabriel
- Saticoy Area Plan Update, Health Risk Assessment, County of Ventura
- Tentative Tract No. 36634 Project, Air Quality and Greenhouse Gas Emissions Study, and Noise Study, City of Corona
- 4610 Fourth Street Condominium Project Noise Study, City of Carpinteria
- Ojai Valley CUP at 1696, 1766 and 1794 McNell Road Noise Study, County of Ventura
- Trumark Homes Mixed Use Project Air Quality and Greenhouse Gas Emissions Study, and Noise Study, City of Chino Hills
- Clarendon Street Apartments Development Project Air Quality Study and Health Risk Assessment, City of Los Angeles
- Hollister Avenue - State Street Improvements Project, Noise, Air Quality, GHG and Water Quality Technical Studies, County of Santa Barbara
- Grimes Rock Expanded Mining Facility Photometric Study, Grimes Rock, Inc.

CEQA COMPLIANCE

- 2211 Harold Way Mixed-Use Project EIR, City of Berkeley
- HCAOG RTP EIA, Humboldt County Association of Governments (HCAOG)
- Alameda Specific Plan EIR, Lisa Wise Consulting, Alameda County



PROJECT EXPERIENCE, CONT'D

- Shasta Regional Transportation Agency 2015 Regional Transportation Plan EIR, SRTA, Shasta County
- Spring Service Expansion Plan and Service on New Streets in Alameda and Oakland IS-ND, Alameda County Transit District
- Somis School Project EIR, County of Ventura
- Saticoy Area Plan Update EIR, County of Ventura
- California State University, Channel Islands (CSUCI) Campus Master Plan FEIR Addendum, Dining Commons Renovations, CSUCI
- Shallow Well Drilling Project at Maple Yard IS-MND, City of Beverly Hills
- Belmont Village Assisted Living Facility IS-MND, County of Los Angeles
- KB Home Southern California West Valley Christian Center IS-MND, City of Los Angeles
- Canyon Oaks Project EIR, City of Calabasas
- Long Beach Riverwalk EIR, City of Long Beach
- 702-714 N. Doheny Drive Condominiums Project IS-MND, City of West Hollywood
- Oxnard Coastal Apartment Homes Project and Coastal Senior/Assisted Living Project IS-MND, City of Oxnard
- Trumark Homes Mixed Use Project IS-MND, City of Chino Hills
- Civic Center Project SEIR, City of Long Beach
- Clarendon Street Apartments Development Project EIR, City of Los Angeles
- Rondell Oasis Hotel Project IS-MND, City of Calabasas
- Old School House/Doubletree Hotel Specific Plan Amendment Addendum to the Final IS-MND, City of Claremont
- Rancho La Laguna EIR, County of Santa Barbara
- Orcutt Key Site 3 SEIR, County of Santa Barbara
- Hollister Avenue - State Street Improvements Project EIR/EA, County of Santa Barbara
- Fillmore Works EIR, City of Fillmore

CLIMATE ACTION PLANNING AND GHG EMISSIONS INVENTORIES

- Ventura County Community College District GHG Emissions Inventory



Lynette Leighton, MEM

ASSOCIATE ENVIRONMENTAL PLANNER

Ms. Leighton brings nearly 10 years of technical experience as an environmental scientist, corporate environmental strategist, and urban planner to her role as an Associate Environmental Planner with Rincon Consultants. She has conducted fieldwork for entomological research, performed environmental remediation and field surveys, and conducted GHG analysis. Ms. Leighton has led stakeholder engagement workshops and outreach events for at various U.S. Army installations and throughout CA. Ms. Leighton is skilled in managing clients' needs and expectations on planning-related projects under CEQA and NEPA, and is proficient in performing analysis, writing, and preparing environmental and planning documents.

EDUCATION

M.E.M, Industrial Ecology and Urban Planning, Yale University, 2014

B.S., Environmental Policy and Entomology, University of California, Berkeley, 2009

CERTIFICATIONS/REGISTRATIONS

CPR, AED, and First Aid,
American Red Cross
40-Hour HAZWOPER

EXPERIENCE

Rincon Consultants, Inc. (2016 – present)

AECOM (2014 – 2016)

Yale Urban Resources Initiative (2014)

Textron, Inc. (2013 – 2014)

National Pest Management Association (2012)

Cooper Pest Solutions (2010 – 2012)

UC Berkeley Cooperative Extension (2006 – 2010)

PROJECT EXPERIENCE

CEQA/NEPA & OTHER PLANNING

- California Housing Finance Agency – NEPA Reviews, Los Angeles County, CA
- Jim Guthrie - Northgate Center Technical Studies and EIR, Riverside, CA
- Anza Electric Cooperative – AEC Electrical Transmission Line, Anza, CA
- OnPoint Development – Pico Rivera Fast-Food NOE, Pico Rivera, CA
- OnPoint Development - Spring Valley Yoshinoya, Spring Valley, CA
- Salem Engineering Group, Murietta Noise Memo, Murietta, CA
- North Pacific Developments Inc, Menifee Pit Restoration AQ/GHG/Noise Study, Menifee, CA
- Marini Eugene, Sycamore Canyon Blvd, Riverside, CA
- Charles Brown Architect, 360 Orange Street Warehouse Buildings, Riverside, CA
- Salem Engineering Group, Winchester Commercial Development, Winchester, CA
- The Altum Group, Raven Ridge - Coachella C1257, Coachella, CA
- Guthrie Jim, Guthrie Pericles LLC 350,000 Square Foot Warehouse, Riverside, CA
- MCL Marina Corporation – King Harbor Marina Apartment CDP, Redondo Beach, CA
- City of Pasadena, North Fair Oaks AQ, Pasadena, CA
- City of La Verne - La Verne Wilderness Area Management Plan, La Verne, CA
- City of Los Angeles - Central City and Central City North Community Plan Update EIR, Los Angeles, CA
- City of Long Beach – Long Beach Citadel, Long Beach, CA
- City of Pomona – 2771 North Garey Avenue Initial Study and Exemption Evaluation and Contract Planning Services, Pomona, CA
- City of Laverne – University of La Verne Facilities and Technology Master Plan Update EIR, La Verne, CA
- Parsons Brinckerhoff/LA Metro – Los Angeles Metro's West Santa Ana Branch Line EIR/EIS, Santa Ana, CA
- County of San Diego – Local Coastal Program Update, San Diego County, CA
- County of San Diego – Tijuana River Valley Regional Park, San Diego County, CA
- County of San Mateo – Flood County Park EIR, Menlo Park, CA



PROJECT EXPERIENCE, CONT'D

- City of Bakersfield – Downtown Bakersfield High Speed Rail Specific Plan EIR, Bakersfield, CA
- City of Malibu – 22752 and 22762 Pacific Coast Highway Development Project IS-ND, Malibu, CA
- City of Malibu – CA Dept. of Housing & Community Development Annual Report (2015 and 2016), Malibu, CA
- City of San Diego – Stadium Reconstruction Project EIR, San Diego, CA, SCH No. 2015061061
- SANDAG – Sorrento Valley Regional TOD, San Diego, CA

STAKEHOLDER ENGAGEMENT & OUTREACH

- U.S. Army Installation Management Command – Area Development Plan Workshops, Various, USA
- U.S. Army Installation Management Command – Field Occupancy Verification Studies, Various, USA
- Imperial County Transportation Commission & SCAG – Campus Transit Study, Imperial County, CA
- Victor Valley Transit Authority – Comprehensive Operational Analysis

DETAILED PROJECT EXPERIENCE

County of San Diego – Local Coastal Program Update, San Diego County, CA

As Deputy Project Manager, Ms. Leighton researched the California Coastal Act and sea level rise impacts on San Diego County's coastal zone. She wrote the existing conditions report, identified policy gaps, and provided recommendations for additional policies while drafting the Land Use Plan document. This project required close coordination with the Coastal Commission and various County Departments in order to ensure adherence to the Coastal Act and efficient transfer of development and permitting rights to the County upon certification.

City of San Diego – Stadium Reconstruction Project EIR, San Diego, CA, SCH No. 2016061061S

Ms. Leighton led a team of over 100 employees across 15 technical areas out of 10 offices through an expedited EIR, as Deputy Project Manager. Her responsibilities included creating and maintaining the project schedule and work-flow while assisting in drafting the Land Use section and conducting QA/QC reviews. Ms. Leighton remained on the project as one of four key project team members to draft responses to comments and compile revisions for a FEIR.

Imperial County Transportation Commission & SCAG – Campus Transit Study, Imperial County, CA

As Outreach Coordinator, Ms. Leighton developed an outreach strategy and social media campaign to generate public interest in improving public transit routes and connectivity between three college campuses in Imperial Valley. Her outreach efforts reached over 500 participants over two rounds of outreach events and workshops. Ms. Leighton compiled and analyzed outreach data, and wrote and presented outreach summary reports for ICTC and SCAG. The outreach results Ms. Leighton gathered will influence future transit planning amongst the college campuses and existing transit service providers within Imperial Valley.

NAVFAC – CLEAN Atlantic 2011-2016: Sites 2894 and 2382 RPO, Milton, FL

Ms. Leighton conducted soil and soil gas sampling to determine terminal vertical and lateral extents of site contamination, drafted the SRCR for Navy and Florida Department of Environmental Protection, and created site figures in GIS for the report. She was also responsible for updating the task hazard analysis and field safety plan, and participated in conducting tailgate safety meetings for field crews.

ALCOA Foundation – 2013 Program Assessment & 2014 Program Realignment, New York, NY

Ms. Leighton analyzed existing environmental programs supported through Alcoa Foundation's 2013 grants to assess social and environmental impacts made by grant recipients. Based on her analysis, Ms. Leighton provided recommendations for the 2014 environmental grants program in order to better align the Foundation's philanthropic mission with Alcoa, Inc.'s business goals. Ms. Leighton researched and presented several new non-profit organizations with proven performance records to the Foundation's board to consider in implementing her recommendations.



EDUCATION

B.S., Environmental Science,
University of California, Los
Angeles, 2015

EXPERIENCE

Rincon Consultants, Inc. (2016–
present)

City of Cudahy, Community
Development Department,
2015

Vanessa Villanueva

ASSOCIATE ENVIRONMENTAL PLANNER

Vanessa Villanueva is an Associate Environmental Planner for Rincon's Environmental Sciences and Planning group responsible for preparing environmental and planning documents, assisting with public and private sector contract planning services, and providing technical impact analyses for a variety of projects. She has experience preparing and editing environmental analyses in accordance with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) for a variety of projects, including infrastructure, housing and urban development, and long-range planning documents. Her responsibilities include performing research and analysis and/or completing assignments within agency offices and for private sector clients as part of Rincon's contract planning service line; preparing CEQA and NEPA environmental assessments and technical studies; assisting with the preparation of General Plans, and other comprehensive planning documents; conducting field work necessary to complete high quality technical noise studies; and interacting with various members of public agency and private client staff on matters related to land use planning, CEQA/NEPA compliance, and land development application processing

PROJECT EXPERIENCE

CEQA AND NEPA PROJECTS

- NEPA Reviews, California Housing Finance Agency, Los Angeles County
- CEQA Compliance for 4 School Portables Projects, Caldwell Flores & Winters, City of Oxnard
- Skechers Design Center and Office Building EIR, City of Hermosa Beach
- Chino Truck Yard Project, Tran Chan, City of Chino
- Goddard School IS-MND and Technical Studies, City of Chino Hills Department of Community Development, City of Chino Hills
- 1100 Foothill Boulevard Mixed Use Development IS-MND, Salem Engineering Group, City of Rialto
- 12774 Banyan St (9-Lot Subdivision) Noise Study, Kulla Norman, City of Rancho Cucamonga
- Beaumont Comprehensive General Plan Update, Raimi & Associates, City of Beaumont
- Menifee Service Station Project, Salem Engineering Group, City of Menifee
- Guthrie Pericles LLC 350,000 Square Foot Warehouse, Guthrie Jim, City of Riverside
- Raven Ridge - Coachella C1257, The Altum Group, City of Coachella
- Sycamore Canyon Blvd, Marini Eugene, City of Riverside
- Padres Trail Desilting Basin, City of La Cañada Flintridge
- Salinas Avenue Housing Project, West Rancho Dominguez-Victoria
- South Stanford Avenue Housing Project, West Rancho Dominguez-Victoria
- Blue Hibiscus Housing Project, City of West Hollywood
- USC Student Housing Project, City of Los Angeles
- Wilshire Boulevard Commercial Project, City of Beverly Hills
- Florence Avenue Mixed-Use Project, Florence-Firestone



PROJECT EXPERIENCE, CONT'D

- Whittier Supportive Housing II Project, East Los Angeles

PUBLIC FACILITIES

- Fire Station Generator Upgrade Categorical Exclusion, City of Oxnard
- Coptic Orthodox Church Project, City of Chino Hills
- New Buddhist Temple Project, City of Chino Hills

PERMITTING AND COMPLIANCE EXPERIENCE

- Salvation Army Camp Mount Craggs Coastal Development Permit, Los Angeles County
- Cherry Canyon Citizen's Trail, City of La Cañada Flintridge

LONG-RANGE PLANNING

- Palm Desert General Plan Update, City of Palm Desert
- Downtown Bakersfield High Speed Rail Station Area Plan EIR, City of Bakersfield
- La Verne Wilderness Area Master Plan EIR, City of La Verne
- University of La Verne Master Plan EIR, City of La Verne



EDUCATION

M.S., Geology, University of California, Los Angeles (1985)

B.S., Marine Biology, Geology, University of Southern California (1980)

CERTIFICATIONS

Professional (Registered) Geologist No. 4832, California (issued March 1990)

Certified Engineering Geologist No. 1822, California (issued March 1993)

40-Hour OSHA HAZWOPER & 8-Hour OSHA Supervisor Training

EXPERIENCE

Rincon Consultants, Inc. (2014 – present)

Los Angeles Unified School District (2005 – 2014)

Science Applications International Corporation (2003 – 2005)

Bechtel Corporation (1990 – 2003)

EMCON Associates (1987 – 1990)

The Earth Technology Corporation (1985 – 1987)

University of California, Los Angeles (1980 – 1985)

Conoco Minerals, Inc. (1980 – 1981)

A. Edward Morelan, PG, CEG

PRINCIPAL / SENIOR PROJECT MANAGER

Edward Morelan is a Principal and Senior Project Manager with Rincon Consultants, Inc. He has technical and managerial expertise as a Professional Geologist and Certified Engineering Geologist with over 30 years of experience conducting Environmental Site Assessments, school facility-siting studies, geologic and geotechnical investigations. Experience includes capital projects regarding geotechnical and environmental investigations pertaining to the design and construction of schools, refineries, power plants, pipelines, and rail-improvement efforts. Mr. Morelan is experienced with California Environmental Quality Act (CEQA) documentation and with regulatory permitting for various State agencies. He has extensive experience coordinating development and rehabilitation projects that required interaction and negotiation with a variety of regulatory agencies, especially the Department of Toxic Substances Control; Regional Water Quality Control Board – Los Angeles Region; U.S. EPA; and the South Coast Air Quality Management District. A key aspect of his expertise includes serving to facilitate issue resolution with these organizations.

PROJECT EXPERIENCE

ENVIRONMENTAL SITE ASSESSMENT AND REMEDIATION

- The Resort Environmental Site Assessment, The New Home Company, Rancho Cucamonga, CA
- Fontana - 16299 Foothill Blvd ESA, CPSI, Fontana, CA
- 234 E Arrow Highway ESA, Upland, GFR Homes/JEC Enterprises, Upland, CA
- Ontario 11.64 Acre Site Phase I ESA, Goodview America Inc, Ontario, CA
- Piemonte Project Phase I ESA, The New Home Company, Ontario, CA
- 800 Grand Avenue, Post & Schell, Carlsbad, CA
- Willowbrook and Brenna Estates II Phase I ESA, New Pointe Communities Inc, Oceanside, CA
- MOHCD Affordable Housing Program ESA and Geotechnical Surveys, City and County of San Francisco - Mayors Office of Housing, San Francisco, CA
- 100 Appleton, Bernal Heights Housing Corporation, San Francisco, CA
- Westbrook (Kiska) Apartments Ph 2, Related California, San Francisco, CA
- 424 Guerrero Street, City and County of San Francisco - Mayors Office of Housing, San Francisco, CA
- 490 South Van Ness Avenue, Bridge Housing Corporation, San Francisco, CA
- Clementina Stockpile Sampling Soil Waste Management, Tenderloin Neighborhood Development Corporation, San Francisco, CA
- 730 Stanyan Street, City and County of San Francisco - Mayors Office of Housing, San Francisco, CA
- Mission Dolores Vapor Project, Bridge Housing Corporation, San Francisco, CA
- 424 Guerrero Street - Cameo House, Cameo House, San Francisco, CA
- San Francisco Treasure Island Due Diligence Review, ARUP, San Francisco County, CA
- 400 & 412 West El Camino Real Phase I ESA, Mountain View, CA



PROJECT EXPERIENCE, CONT'D

- Seminary Ave/14th St/Brann St Phase I ESA, City of Oakland Public Works, Alameda County, CA
- Crimson Pipeline On-Call Environmental Services Contract
 - Emergency Pipeline Spill Response Remediation, Camarillo and Somis, Ventura County, CA
 - Rectifier Gas Vent Sampling, 12120 S. La Cienega, Hawthorne, CA
 - Kettleman Station SPCC Plan Development, San Joaquin Valley, CA
 - School Canyon C&D Block Soil Sampling, Ventura County, CA
 - KLM Pipeline Permitting Transition Support, San Joaquin Valley, CA
- Brine Pipeline Installation and Monitoring Well Installation Phase, Water Replenishment District of Southern California
- Environmental Compliance Monitoring Services, Groundwater Reliability Improvement Program Advanced Water Treatment Facility Project Construction Project, Water Replenishment District of Southern California
- 6th Street Viaduct Replacement Project, Los Angeles Department of Water and Power, Los Angeles County, CA
- Petroleum and Chlorinated Solvent Soils and Groundwater Remediation, LAUSD Carson-Gore Academy New-School Construction Project, Los Angeles, CA
- Soils and Groundwater Remediation for VOCs and Metals, LAUSD South Region High School No. 9 New-School Construction Project, South Gate, CA
- Emergency Methane Mitigation Project, LAUSD Del Amo Elementary School, Carson, CA
- Methane Remediation Project, LAUSD Germain St. Elementary School, Chatsworth, CA
- VOC Vapor Intrusion Mitigation, 28th Street Elementary School, Los Angeles, CA

CEQA DOCUMENTATION

- North Coast Rail Trail Project EIR, Hazards Analysis, Santa Cruz County Regional Transportation Commission
- California High Speed Rail, Palmdale to Bakersfield Section EIR/EIS, High Speed Rail Authority/subcontract to TY-LIN, Various Counties, CA

EDUCATIONAL FACILITIES

- On-Call CEQA Contract Technical Guidance – Chico Unified School District
- On-Call CEQA Contract Technical Guidance – Robla Unified School District
- On-Call Contract Management – Livermore Valley Joint Unified School District:
- On-Call Contract Management – Sonoma County Junior College District
- On-Call Contract Management – Inglewood Unified School District
- On-Call Contract Management – Simi Valley Unified School District
- On-Call Environmental Consultants List - Caldwell Flores Winters/Oxnard School District:
- On-Call Contract Management - Los Angeles Unified School District:
- Montecito Union Elementary School Improvements EIR; Phase I ESA; and Phase I ESA Addendum Soils Investigation - Montecito Union School District



Kevin Hunt

CULTURAL RESOURCES PROGRAM MANAGER

Kevin Hunt has more than 20 years of experience in cultural and paleontological resources management. As a cultural resources specialist he has specific expertise in the cultural resources requirements of the California Environmental Quality Act (CEQA), National Historic Preservation Act (NHPA), and National Environmental Policy Act (NEPA). His responsibilities include the management and mentoring of cultural resources staff, quality assurance and quality control for cultural resources documents, the preparation of cultural resources studies, and the management of multidisciplinary projects. Mr. Hunt draws from his experience and training to ensure that all projects seamlessly consider the full spectrum of cultural resources including built environment, archaeological, and traditional cultural properties. He is well-versed in Native American consultation and has strong working relationships with local tribes and Native American individuals.

EDUCATION

B.A., Anthropology, minor in
American Indian Studies, San
Diego State University

A.A., Liberal Arts, Orange Coast
College

SELECTED TRAINING

Cultural Side of NEPA
Seminar (2007)

Traditional Cultural
Properties Management
Seminar (2005)

EXPERIENCE

Rincon Consultants, Inc.
(2011 – present)

SWCA Environmental
Consultants (2004 – 2011)

Brian F. Smith and
Associates (1994 – 1995,
1995 – 2000, 2002 – 2004)

Scientific Resource Surveys,
Inc. (2000 – 2002)

Dennis R. Gallegos and
Associates (1995)

Archaeological Resource
Management Corporation
(1990 – 1992)

PROJECT EXPERIENCE

HOUSING, COMMERCIAL, AND MIXED-USE

- Juniper Gardens Apartments Archaeological Survey, Wakeland Housing and Development Corporation, San Diego, California
- Kaiser Permanente Cultural Resources Study, Michael Baker International (RBF Consulting), El Cajon, California
- Scripps Park West Phase II Development Cultural Resources Study, Scripps Park West, LLC, San Diego, California
- Temescal Canyon Apartments Cultural Resources Study, Sukut Development, Riverside County, California
- Dougherty Citrus Project Cultural Resources Study, BHA, Inc., San Diego County, California
- Depot of Santiago Cultural Resources Study, City of Santa Ana, Santa Ana, California
- Park View Apartments Cultural Resources Monitoring, Hitzke Development, San Marcos, California
- Market Street Village Development Cultural and Paleontological Resources Monitoring and Recovery of Cultural Resources, EV Construction, San Diego, California

PUBLIC INFRASTRUCTURE

- Main Street Promenade Extension Planning Study, Historical Use and Hazardous Materials Assessment, City of Lemon Grove / RBF Consulting, Lemon Grove, California
- Pacific Beach Reservoir Historical Significance Study, City of San Diego / Rick Engineering, San Diego, California
- Lake View Pipeline Relining Cultural Resources Study, Metropolitan Water District of Southern California, Riverside, California
- Palos Verdes Reservoir Relining Initial Study – Mitigated Negative Declaration, Cultural Resources Survey Report, Metropolitan Water District of Southern California, Palos Verdes, California



PROJECT EXPERIENCE, CONT'D

- Project Manager, Biological and Cultural Resources Studies for the LOSSAN Double Track Project, San Diego County, California, HNTB Corp.
- Project Manager, Cultural Resources Survey for the Tequesquite Arroyo Trunk Sewer Project, Riverside, California. David Evans and Associates for the City of Riverside Public Works Department
- Project Manager, Cultural Resources Study for the Upper Santa Clara River Watershed Arundo and Tamarisk Removal Program Long-Term Implementation Plan Program EIR/EA, Los Angeles County, California – AMEC Earth & Environment

ENERGY/UTILITIES

- Sunrise Power Link Cultural and Paleontological Resources Studies, California Public Utilities Commission, San Diego, Imperial, Riverside, and Orange counties, California
- Sheep Creek Channel Improvement Project Cultural, Paleontological, and Natural Resources Studies, David Evans and Associates / County of San Bernardino, San Bernardino County, California
- Magnolia Plaza Substation Cultural Resources Study, Riverside Public Utilities Commission / RBF, Temecula, California

EDUCATIONAL FACILITIES

- Avenue School Outbuildings Demolition Archaeological Resource Survey, Ventura Unified School District, Ventura, California
- Somis School Expansion Cultural Resources Study, Somis Unified School District, Somis, California
- Biola University Master Plan Update EIR- Cultural Resources Peer Reviewer, La Mirada, California
- California State University Channel Islands (CSUCI) Special Facilities Project, Cultural Resources Survey, CSUCI, Camarillo, California
- Claremont Graduate University Master Plan EIR, Cultural Resources Study Claremont, California

ADDITIONAL PROJECT EXPERIENCE

- Project Manager, Surveys and Evaluations of Cultural Resources for the MV-22 Osprey Project at CMAGR, MCAGCC Twentynine Palms, MCB Camp Pendleton, and BMGR-W; Imperial, San Bernardino, and San Diego Counties, California, and Yuma County, AZ, NAVFAC SW
- Archaeologist, Cultural Resources Study for the Tijuana River Valley Regional Park Habitat Restoration and Trails Enhancement EIR/EA, San Diego County, California, County of San Diego
- Project Manager/Instructor, Native American Monitor Training Program, Cahuilla Indian Reservation, Riverside County, California, Cahuilla Band of Indians
- Training + certifications
- Cultural Side of NEPA Seminar (2007)
- Traditional Cultural Properties Management Seminar (2005)
- CEQA Workshop and Updated Training (2004, 2005, and 2007)
- Project Management Boot Camp (2005)
- Senate Bill 18 of 2005 Compliance Training (2005)
- Heart Saver First Aid CPR Training (2011)
- Safe Driver Training (2010)
- Railroad Safety Training (current: UPRR, North County Transit District, Alameda Corridor East)



EDUCATION

B.A., History, emphasis in American History, California State University, Long Beach (2007)

EXPERIENCE

Rincon Consultants, Inc. (2015 – Present)

SWCA Environmental Consultants (2009 – 2015)

Sapphos Environmental, Inc. (2007 – 2009)

LSA Associates, Inc. (2000 – 2007)

YEARS IN FIELD

17

YEARS WITH RINCON

2

SPECIALIZED EDUCATION/ TRAINING

Green Strategies for Historic Buildings, National Preservation Institute (2008)

CEQA Workshop Training, AEP (2007)

Oral History Methods, CSU Long Beach (2005)

Identification and Evaluation of Mid-20th Century Buildings, National Preservation Institute (2004)

Section 4(f) Cultural Resources Compliance for Transportation Projects, National Preservation Institute (2003)

Shannon Carmack

SENIOR ARCHITECTURAL HISTORIAN/HISTORIAN

Shannon Carmack is an Architectural Historian and Historian for Rincon Consultants. Ms. Carmack has more than 17 years of professional experience providing cultural resources management and historic preservation planning for large-scale and high-profile projects. She has worked throughout California in numerous sectors including local planning, development/construction, public utilities, Department of Defense, transportation, recreation, and education. Ms. Carmack prepares documentation to satisfy CEQA/NEPA, Section 106, and Local Historic Preservation Ordinances. She also provides reports and studies that are in compliance with the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties (Standards) and the California Historic Building Code. She has developed and implemented successful mitigation for countless projects that included Historic American Building Survey (HABS) documentation, oral histories and interpretive programs. Ms. Carmack meets and exceeds requirements in the Secretary of the Interior's Professional Qualification Standards in Architectural History and History.

PROJECT EXPERIENCE

- HABS Documentation, Placentia Growers Association, City of Placentia, County of Orange, CA
- World Citrus West Evaluation; City of Fullerton, Orange County, CA
- 6634 Sunset Avenue Historic Habitation, City and County of Los Angeles
- Roger Y. Williams Residence, National Register of Historic Places Nomination; City of San Juan Capistrano, Orange County, CA
- Hobby City Redevelopment; Cities of Anaheim and Stanton, Orange County, CA
- South Coast Shipyard Redevelopment Project; City of Newport Beach, Orange County, CA
- HABS Level 3 Documentation, Ray C. Lambert Ranch; City of Irvine, Orange County, CA
- Susan Street Exit Ramp Improvement Project; City of Costa Mesa, Orange County, CA
- Lambert Ranch General Plan Amendment and Zone Change EIR; City of Irvine, Orange County, CA
- Mountain Park Specific Plan Amendment EIR; City of Anaheim, Orange County, CA
- Orange County Gateway Project, Cities of Placentia, Anaheim, and Yorba Linda, Orange County, CA
- Everport Terminal Cultural Resources Assessment, Port of Los Angeles, City and County of Los Angeles, CA
- Fort McArthur "Hey Rookie" Pool Historic Habitation, City and County of Los Angeles, CA
- Woodland Hills Fire Station Historic Assessment and HABS, City and County of Los Angeles, CA
- Long Beach Courthouse Historic Impacts Assessment, City of Long Beach, County of Los Angeles
-



PROJECT EXPERIENCE, CONT'D

- Chapman's Millrace Relocation and Rehabilitation; San Gabriel Mission, Los Angeles County, CA
- Cypress Park Community Center-Youth Facility, City and County of Los Angeles, CA
- El Sereno Recreation Center, City and County of Los Angeles, CA
- 7 Oakmont Drive Historic-Cultural Monument (HCM) Application, City and County of Los Angeles, CA
- Windsor Square Design Review, City and County of Los Angeles, CA
- Edwards Air Force Base Cold War Historic Context, EAFB, Los Angeles and Kern Counties, CA
- Woodland Hills Recreation Center Project, City and County of Los Angeles, CA
- Metro Gold Line Foothill Extension Intermodal Parking Facility Project; Azusa, Los Angeles County, CA
- Metro Green Line to LAX Project, City and County of Los Angeles, CA
- Metro Crenshaw/LAX Transit Corridor EIR Cultural Resources Services; City and County of Los Angeles, CA
- HABS Level 2 Documentation, Rancho Los Amigos Historic District; City of Downey, Los Angeles County, CA
- Long Beach Courthouse Initial Study; City of Long Beach, Los Angeles County, CA
- LA Plaza de Cultura y Artes Addendum EIR; City and County of Los Angeles, CA
- HABS Level 2 Documentation, Brunswig Annex, El Pueblo de Los Angeles National Register Historic District; City and County of Los Angeles, CA
- Analysis of the Pomona Creamery Building; City of Pomona, Los Angeles County, CA
- Del Mar Fairgrounds Master Plan Environmental Impact Report; San Diego County, CA
- Historic Evaluation and HABS Level 3 Documentation, 302-310 South Maple Street and 151-153 West Third Avenue; City of Escondido, San Diego County, CA
- Melrose Triangle EIR; City of West Hollywood, Los Angeles County, CA
- Historic Assessment for the Hermosa Valley School EIR; City of Hermosa Beach, Los Angeles County, CA
- Hancock Corner Mixed-Use Development Project EIR; City of West Hollywood, County of Los Angeles, CA
- Peninsula Village Overlay Zone PEIR; City of Rolling Hills Estates, County of Los Angeles, CA
- West Vista Way Widening; City of Vista, County of San Diego, CA
- Interstate 5 Improvement Project; Cities of La Mirada, Cerritos, Norwalk, Downey and Santa Fe Springs, Los Angeles County, CA
- Courson Connection Project; City of Palmdale, County of Los Angeles, CA

DETAILED PROJECT DESCRIPTIONS

Historic Resources Survey and Mitigation Package for the Magnolia Residence, City of Ontario, San Bernardino County, California

Initial scope included fieldwork and archival research that revealed the property is eligible for local designation as a Tier III historic structure. Follow on work included the development of mitigation package which included a potential relocation plan for the home, a HABS historic building documentation report, an oral history interview with the resident owner, measured as-built drawings, and documentary black and white photographs.

Memorial Park Cemetery, City of Los Angeles, Los Angeles County, California

Conducted a Historical Structures Report and Treatment Plan for the Harbor View Memorial Park Cemetery, located in San Pedro, City and County of Los Angeles, California. The HSR and Treatment Plan included a field survey of the subject property, archival research, a review of project alternatives to improve the cemetery prepared by RAP, and preparation of a summary report. The report presented the known historical data on the property, identified its character-defining features, and made treatment recommendations for compliance with SOI Standards.

CITY OF RIALTO
REQUEST FOR PROPOSAL #19-014
PROPOSER'S DECLARATION

Proposal Date: 08/23, 2018

To the Honorable Mayor and City Council From:

Rincon Consultants, Inc.

Contractor

The undersigned, as Proposer, declares that he has carefully examined the locations of the proposed work described, examined the Agreement and read the Instructions to Proposers and is familiar with all proposal requirements, and hereby proposes and agrees, if the proposal is accepted, to complete the said maintenance in accordance with the Agreement Documents, as defined in the General Provisions, in the time stated herein, for the prices set forth in the following schedule:

Said amount to include and cover all taxes, the furnishing of all materials, the performing of all the labor requisite and the providing of all necessary machinery, tools, apparatus and other means of construction; also, the performance and completion of all the work in the manner set forth, described and shown in the Specifications or on the drawings for the work.

The Proposer to whom the contract (s) is awarded agrees to enter into an agreement with the City, and to commence work within fifteen (15) working days from the date of execution thereof, and to diligently prosecute the work to completion as set forth in the agreement after the execution of the agreement and the date of issuance of a Notice to Proceed.

The City Offices are closed every Friday and the following Holidays: New Year's Day, Martin Luther King Day, President's Day, Cesar Chavez Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, Christmas Eve, and Christmas.

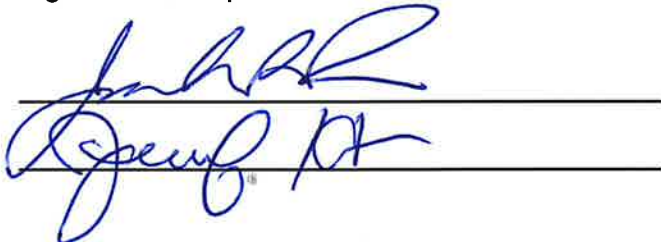
All proposals are to be computed on the basis of the given Estimated Type of Work, as indicated in this proposal. In case of a discrepancy between words and figures, the words shall prevail. In case of a discrepancy between unit prices and the extension thereof, the unit price shall prevail and proposals will be computed as indicated above and compared on the basis of correct totals.

The estimated quantities of work indicated in this proposal are approximate only, being given solely as a basis for comparison of proposals. The City does not expressly nor by implication agree that the actual amount of work will correspond therewith, but reserves the right to increase or decrease the amount of any item or portions of the works as may be deemed expedient by the Contract Administrator.

It is understood by the Proposer that the City of Rialto has the right to reject this proposal or to award an agreement to the undersigned at the prices stipulated. If the proposal is rejected, then the enclosed check or proposal bond shall be returned to the undersigned within thirty-days (30) days from the date thereof. If the proposal is accepted and the work is awarded and the terms supplied by the Purchasing Manager within fifteen (15) days such further time as may be granted by the City Council, then said check shall be cashed or said bond declared forfeit and an amount equal to the difference between the lowest Proposer who will execute an agreement shall be paid into the treasury of the City of Rialto as liquidated damages for the failure of the undersigned to comply with the terms of this proposal.

Licensed in accordance with an act providing for the registration of Contractor's License No. 904732, classification, **XXXX**. In executing this proposal the Proposer certified being properly licensed to do the work.

Signature of Proposer



If an individual, so state. If a firm or co-partnership, state the firm name and give the names of all individual co-partners composing the firm, i.e., president, secretary, treasurer and manager, thereof.

Dated: August 21, 2018

180 North Ashwood Avenue, Ventura, CA 93003 Business Address

805-644-4455 Telephone Number

CITY OF RIALTO
REQUEST FOR PROPOSAL #19-014
STATEMENT OF PROPOSER'S QUALIFICATIONS

STATE OF CALIFORNIA, COUNTY OF Ventura

I am the of Vice President, the
Proposer herein. I have read the foregoing statement and know the contents thereof; and I certify that the
same is true of my own knowledge, except as to those matters which are therein stated upon my information or
belief, and as to those matters I believe it to be true.

Executed on August 21, 2018 at Ventura, California
(date) (place)


I declare, under penalty of perjury, that the foregoing is true and correct.



Signature of Proposer

Vice President/Principal

Title



Signature of Proposer
Vice President

Title

CITY OF RIALTO
REQUEST FOR PROPOSAL #19-014
STATEMENT OF PROPOSER'S PAST CONTRACT DISQUALIFICATIONS

Pursuant to Section 10162 of the Public Contract Code the Proposer shall state whether such Proposer, any officer or employee of such Proposer who has a proprietary interest in such Proposer has ever been disqualified, removed, or otherwise prevented from proposing on, or completing a Federal, State or Local Government Project because of a violation of law or a safety regulation; and if so, explain the circumstances.

If the Proposer has had a contract terminated for default, all such incidents must be described. Termination for default is defined as notice to stop performance due to the Proposer's non-performance or poor performance and the issue was either not litigated; or litigated and such litigation determined the Proposer to be in default. Submit full details of all termination(s) for default experienced by the Proposer including the other party's name, address and telephone number. Present the Proposer's position on the matter. The City will evaluate the facts and may, at its sole discretion, reject the Proposer's proposal if the fact discovered indicates the completion of a contract resulting from the RFP may be jeopardized by selection of the Proposer.

If no such termination for default has been experienced by the Proposer in the past five years, so indicate.

1. Do you have any disqualification, removal, etc., as described in the above paragraph to declare?
Yes ☐ No ☒
2. If yes, explain the circumstances. Attach additional pages if necessary.

Executed on 8/21/2018 at Ventura, California.

I declare, under penalty of perjury, that the foregoing is true and correct.



Signature of Authorized Representative

Joe Power, AICP CEP

Printed Name

Vice President/Principal

Title

Rincon Consultants, Inc.

Company Name

August 21, 2018

Date Signed

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CITY OF RIALTO
REQUEST FOR PROPOSAL #19-014
CERTIFICATION OF NON-DISCRIMINATION BY CONTRACTORS

As suppliers of goods or services to the City of Rialto, the firm listed certified that it does not discriminate in its employment with regard age, handicap, race, color, religion, sex, or national origin; that it is in compliance with all federal, state, local directives, and executive orders regarding non-discrimination in employment; and that it agrees to demonstrate positively and aggressively the principle of equal employment opportunity in employment. Every bidder in violation of this section is subject to all penalties imposed for violation of Chapter 1 of Part VII, Division 2 of the Labor Code, in accordance with the provisions of Section 1753 thereof.

We agree specifically:

1. To establish or observe employment policies which affirmatively promote opportunities for minority persons at all job levels.
2. To communicate this policy to all persons concerned, including all company employees, outside recruiting services, especially those serving minority communities, and to the minority communities at large.
3. To take affirmative steps to hire minority employees within the company.



Signature of Authorized Representative

Joe Power, AICP CEP, Vice President/Principal

Printed Name/Title

Rincon Consultants, Inc.

Company Name

180 North Ashwood Avenue

Address

Ventura, California 93003

City, State, Zip Code

August 21, 2018

Date Signed

Please include any additional information available regarding equal opportunity employment programs now in effect within your company.

CITY OF RIALTO
REQUEST FOR PROPOSAL #19-014
NON-COLLUSION AFFIDAVIT

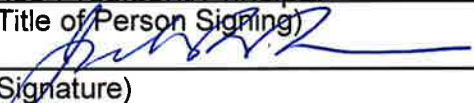
The undersigned bidder or agent, being duly sworn on oath, says that he/she has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting nor to prevent any person from bidding nor to include anyone to refrain from bidding, and that this bid is made without reference to any other bid and without any agreement, understanding or combination with any other person in reference to such bidding.

He/She further says that no person or persons, firms, or corporation has, have or will receive directly or indirectly, any rebate, fee gift, commission or thing of value on account of such sale.

OATH AND AFFIRMATION

I HEREBY AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FACTS AND INFORMATION CONTAINED IN THE FOREGOING BID FOR PUBLIC WORKS ARE TRUE AND CORRECT.

Dated this 21 day of August, 2018

Rincon Consultants, Inc.
(Name of Organization)
Vice President/Principal
(Title of Person Signing)

(Signature)

ACKNOWLEDGEMENT

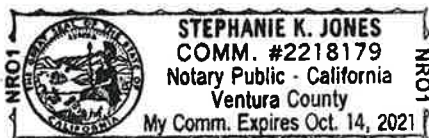
STATE OF California)
) ss
COUNTY OF Ventura)

Before me, a Notary Public, personally appeared the above named and swore that the statements contained in the foregoing document are true and correct.

Subscribed and sworn to me this 21 day of August, 2018.


Notary Public Signature

My Commission Expires: October 14, 2021



Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Rincon Consultants, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☒ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

180 N. Ashwood Avenue

6 City, state, and ZIP code

Ventura, CA 93003

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

7 7 - 0 3 9 0 0 9 3

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ▶

Nari Garcia

Date ▶

1/9/18

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

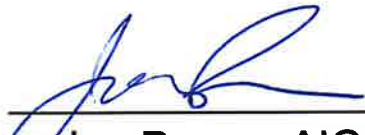
**CITY OF RIALTO
REQUEST FOR PROPOSAL #19-014
DISCLOSURES REQUIRED BY PERSONS OR ENTITIES
CONTRACTING WITH THE CITY OF RIALTO**

Pursuant to Rialto Municipal Code section 2.48.145, all persons or business entities supplying any goods or services to the City of Rialto shall disclose whether such person or entity is related to any officer or employee of the City by blood or marriage within the third degree which would subject such officer or employee to the prohibition of California Government Sections 87100 et.seq., Fair Political Practices Commission Regulation Section 18702, or Government Code Section 1090.

By submitting this proposal, or supplying any goods or services to the City, the undersigned hereby attests under penalty of perjury, personally or on behalf of the entity submitting this proposal or supplying any goods or services to the City, as well the entity's officers, representatives and the undersigned, that it/they have no relationship, as described above, or financial interests, as such term is defined in California Government Section 87100 et. seq., Fair Political Practices Commission Regulation Section 18702, or Government Code Section 1090, with any City of Rialto elected or appointed official or employee, except as specifically disclosed immediately below:

Vendor/Contractor/Consultant: Rincon Consultants, Inc.

City of Rialto Official/ Employee Name(s)	The nature of the relationship with the person listed is
<u>N/A</u>	<u>N/A</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

By: 
Name: Joe Power, AICP CEP
Title: Principal/Vice President



Certification Statement Local Vendor Preference

RFP

Notarization Required

I certify that my company meets all of the following qualifications to be eligible for the local vendor preference:

(1). That *my company* maintains an office within the legally defined boundaries of the City of Rialto and have a majority of full time employees, chief officers, and managers regularly conducting work and business from these offices.

(2). That *my company* has held a valid City of Rialto Business License for a consecutive period of at least two (2) years prior to the date for application for certification.

I make this certification with the full knowledge that should any information provided prove to be false, that *my company* could be excluded from bidding on City of Rialto requirements for a period of two (2) years.

Company Name: _____

Address: _____

Type of Products or Services: _____

Business License Number: _____

Phone Number: _____

Owner's Name: _____

Total number of employees _____ Total number of employee that reside in the City _____

Pursuant to Chapter 2.47 of the Rialto, California Municipal Code I consent to permit the City to reduce my original proposal amount, not to exceed five percent of the original PROPOSAL #19-014 CDBG Consultant: Yes _____ No _____

Owner's Signature

Printed Name

To be completed by Authorized City of Rialto Representative:

Vendor Certified: _____ Date: _____

Small Business Concerns Information

The Proposer shall furnish the following information. Additional sheets may be attached, if necessary.

- (1) Name: Rincon Consultants, Inc.
- (2) Address: 301 9th Street, Suite 301, Redlands, California 92374
- (3) Phone No.: 909-253-0705 Fax No.: 909-253-0705
- (4) E-Mail: info@rinconconsultants.com
- (5) Type of Firm: (Check all that apply)
- ☐ Individual ☐ Partnership ☒ Corporation
☐ Minority Business Enterprise (MBE) ☐ Women Business Enterprise (WBE)
☐ Small Disadvantaged Business (SDB) ☐ Veteran Owned Business
☐ Disabled Veteran Owned Business ☐ Other
- (6) Business License: ☐ Yes ☒ No License Number: _____
- (7) Tax Identification Number: 77-0390093
- (8) Contractors License: State: License No. : 904732 Classification(s) Contractor
- (9) Names and Titles of all members of the firm:
Please see attached page for names
and titles of our principals
- (10) Number of years as a contractor in construction work of the type: 24
- (11) Three (3) projects of this type recently completed:
- Type of project: CEQA/NEPA Documentation and Consulting Services
- Contract Amount: Varies per project Date Completed: Ongoing (1998 - Present)
- Owner: Donald Dean, LA County CDC Phone: 626-586-1740
- Type of project: Environmental, geo-environmental, and planning on-call services
- Contract Amount: Varies per project Date Completed: Ongoing (2006 - Present)
- Owner: Ray Lirette, City of Santa Ana Phone: 714-667-2256
- Type of project: NEPA Documentation for the City of Oxnard CDBG Program
- Contract Amount: Varies per project Date Completed: Ongoing (2004 - Present)
- Owner: Kathleen Mallory, City of Oxnard Phone: 805-385-7858
- (12) Person who inspected the site of the proposed work for your firm:
- Name: Not applicable Date of Inspection: not applicable



Rincon employs over 250 staff members. The following list contains all principals and officers of the company including their titles:

Name	Title
Michael P. Gialketsis	President
John F. Dreher, Jr.	Vice President and Chief Operating Officer
Lacrisa Cook Davis, MESM	Vice-President/CFO
Richard Daulton, MURP	Principal/Vice President
Stephen Svete, AICP, LEED AP ND	Principal/Vice President
Walt Hamann, PG, CEG, QSP/QSD	Vice President
Joe Power, AICP CEP	Principal/Vice President
Jennifer Haddow, PhD	Principal/Vice President
Duane Vander Pluym, D.Env.	Principal/Vice President
Colby Boggs	Principal
Steven J. Hongola	Principal
Abe Leider, AICP CEP	Principal
Erik Feldman, MS, LEED AP	Principal
Gib Fates, PG	Principal
Ed Morelan, PG, CEG	Principal
Torin Snyder, PG, CHG, TOR, QSD/QSP	Principal
Linda Hunter	Principal

Supplemental SOQ

City of Rialto - Community Development Block Grant Consultant #19-014

Supplemental Information

City of Rialto
Community Development Block Grant Consultant #19-014

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1 Executive Summary

Rincon submits the following supplemental information for the City of Rialto's Community Development Block Grant Consultant proposal. As part of this supplemental material, Rincon submits firm experience, project management, Quality Assurance and Quality Control methodology, and NEPA documentation approach and costs along with our fee schedule.

Please note that a brief firm profile and references were submitted with the forms.

1.1 Firm Profile



Rincon Consultants, Inc. (Rincon) is a multi-disciplinary environmental science, planning, and engineering consulting firm that provides quality professional services to government and industry. Rincon

prides itself on the considerable depth of its staff, which includes professional geologists; a certified engineering geologist; doctors of environmental engineering, biology, and geochemistry; wildlife biologists; certified wetland specialists and arborists; botanists; noise and air quality experts; accredited Leadership in Energy and Environmental Design (LEED) professionals; and certified urban planners. Our approach to projects is centered on the development of well-designed and creative solutions that respond to clients' specific needs in a cost-effective manner.

A core business area for Rincon is affordable and senior housing construction and rehabilitation projects, and our firm has provided environmental consulting services for these types of projects for over 23 years. During this time, we have developed a reputation for successfully completing the environmental analysis and permitting processes for housing authority projects throughout California. Our philosophy on all projects is to encourage early agency and public scoping, and to develop and maintain close communication between the local lead agency, engineering consultants, and other stakeholders, as appropriate, to ensure technical adequacy and timely review of required project deliverables. This approach has enabled us to identify and avoid costly and time-consuming constraints early in the environmental review process and to minimize or avoid potential conflicts with funding deadlines.

Our team of highly qualified professionals includes a talented management team with extensive experience managing and preparing environmental documentation required by the U.S. Department of Housing and Urban Development (HUD) as well as key technical experts with a high level of experience managing and executing projects within San Buenaventura and greater Ventura County. Rincon staff is knowledgeable of regulations governing the implementation of NEPA. Our staff has prepared hundreds of documents under these regulations, including Categorical Exclusions (CE), Environmental Assessments/Findings of No Significant Effect (EA/FONSI), and Environmental Impact Statements (EIS).

Legal Name: Rincon Consultants, Inc.

Founded: 1994 (23 years in business)

Legal Form: California "S" Corporation

Professional Staff: 250+

California Offices: 12 (Redlands, Ventura, Santa Barbara, San Luis Obispo, Monterey, Santa Cruz, Oakland, Sacramento, Fresno, Los Angeles, Carlsbad, and San Diego)

Person Authorized to Execute a Contract on Behalf of Rincon:

Joe Power, MA, AICP CEP
Vice President/Principal
180 North Ashwood Street
Ventura, California 93003
805-644-4455 x12
jpower@rinconconsultants.com

Website: www.rinconconsultants.com

Company Highlights:

- Received four Association of Environmental Professionals awards in 2016
- Named one of the "Best Places to Work" by Zweig-White (2009, 2015, and 2017)
- Named Hot 100 Firm list, recognizing revenue growth over time (2007, 2009, 2011, 2015, 2016 and 2017)
- Named to the Inc. 5000 list of the fastest-growing companies nationwide (2007, 2009, 2011, 2015, and 2016)
- Headquarters is LEED EBOM Certified

1.2 Available Services

Environmental and Land Use Planning	
<ul style="list-style-type: none"> NEPA Compliance: Environmental Impact Statements (EIS), Environmental Assessments (EA), Findings of No Significant Impact (FONSI) CEQA Compliance: Environmental Impact Reports (EIR), Initial Studies (IS), Categorical Exemptions, EIR Addendums, Mitigation Monitoring and Reporting Programs (MMRP) 	<ul style="list-style-type: none"> Community Involvement Programs Energy and Water Infrastructure: Corridor Studies, Utility Alignments, Constraints Analyses Noise Studies, including Bio-Acoustic Evaluation Air Quality Analysis Recreation and Open Space Planning Grant Application Assistance
Biological Resources Assessment and Regulatory Compliance	
<ul style="list-style-type: none"> Baseline Biological Resources Inventories and Vegetation Mapping Biological Resources Effects/Impacts Analyses: Biological Assessments (BA), Biological Evaluations, Natural Environment Studies (NES) Rare, Threatened, and Endangered Plant and Wildlife Species Surveys Nesting Bird Surveys Jurisdictional Delineations: U.S. Army Corp of Engineers (USACE), Regional Water Quality Control Board (RWQCB), California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS), and California Coastal Commission (CCC) Methodologies California Rapid Assessment Method for Wetlands Biological Construction and Mitigation Monitoring Tree Inventory, Health Assessment, Risk Assessment, and Tree Protection Plans 	<ul style="list-style-type: none"> Certified Arborist Tree Surveys and Impacts Assessments Regulatory Compliance, Mitigation, and Conservation Planning Regulatory Permitting: USACE Clean Water Act (CWA) Section 404, RWQCB CWA Section 401, CDFW Fish and Game Code Section 1602, CCC California Coastal Act Section 30233 Federal Endangered Species Act Section 7 Consultations and Section 10 Habitat Conservation Plans California Endangered Species Act (CESA) Section 2081 Permits/Memorandum of Understandings (MOU) and Natural Community Conservation Plans Wetland, Riparian, and Upland Habitat Revegetation and Restoration Planning Eelgrass and Caulerpa Surveys, Essential Fish and Habitat Analysis, Fisheries and Aquatic Ecology
Cultural Resources	
<ul style="list-style-type: none"> Literature Reviews/Records Searches/Archival Research Native American Consultation Cultural Resource Surveys California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) Eligibility Evaluations: Archaeological Site Testing, Historic Built Environment Resource Evaluation, Traditional Cultural Property (TCP) Evaluation Archaeological Data Recovery Programs Native American Monitor Training Programs 	<ul style="list-style-type: none"> Section 106 Consultation Memoranda of Agreement (MOA) Findings of Effects State Historic Preservation Officer (SHPO) Consultation Historic Preservation Plans Cultural Resources Management Plans Third Party Peer Review Phase I, II, and III Paleontological Resources Analysis Archeological and Native American Monitoring
Environmental Site Assessment and Remediation	
<ul style="list-style-type: none"> Phase I and II Environmental Site Assessments (ESA) Hazardous Waste Characterization Site Remediation: Planning, Design, and Construction Site Monitoring: Groundwater, Air, and Soil Vapor Monitoring Underground Storage Tank Removal and Investigation Health Risk Assessments 	<ul style="list-style-type: none"> Environmental Construction/Grading Monitoring Methane Soil Gas Testing Spill Prevention Control and Countermeasure (SPCC) Plan Transaction Screens Asbestos/Lead-Based Paint Testing Geological and Seismic Studies
Water Resources	
<ul style="list-style-type: none"> Storm Water Pollution Prevention Plans (SWPPP) Storm Water Management and Compliance Monitoring 	<ul style="list-style-type: none"> Water Rights Permitting Watershed Management and Planning
Sustainability Services	
<ul style="list-style-type: none"> Climate Action Plans Greenhouse Gas (GHG) Emissions Inventories 	<ul style="list-style-type: none"> Grant Writing for Sustainability and Climate Action Planning

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| ▫ Assembly Bill (AB) 32 GHG/Gas Offset Verification | ▫ Strategic Growth Council Prop 84 Sustainable |
| ▫ Green Building Analysis - LEED® and Build It Green™ | Community Planning Grants Projects |
| ▫ Solar Energy Expertise and CEQA Compliance for Solar | ▫ Comprehensive Public Engagement and Outreach |
| Facilities | Programs |
| ▫ Energy Action Plans | ▫ ASHRAE Level 1 and 2 Energy Audit |
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2 Firm Experience

2.1 CEQA and NEPA Reviews

The following table highlights the CEQA and NEPA reviews that have been completed by Rincon in the past with additional project experience following this table.

CEQA and NEPA Reviews			
PROJECT	CLIENT	DELIVERABLE	ADDITIONAL INFORMATION
3651 East 1st Street Project	Los Angeles Community Development Commission (LACDC)	EA ND	61-unit affordable housing community and 10,392 square feet of retail space
Blue Hibiscus Housing Project	LACDC	EA	Demolition of existing residential buildings for new construction of a 22-unit, four-story apartment building for low-income residents
Salinas Avenue Housing Project	LACDC	EA	construction of 94 affordable single-family, two-story housing units
Terracina Apartments	LACDC	EA	72-unit affordable housing apartment complex
Avalon Apartments	LACDC	EA	Demolition of four residential units and construction of five three-story buildings
Duarte Oaks Apartments	LACDC	EA ND	Demolition of one fast food restaurant building and construction of two residential structures
El Camino Real Library Expansion	LACDC	EA	Expansion of a public library and additional parking
Harding Apartments Project	LACDC	EA	Construction of a 29-unit, multi-family apartment complex on a vacant lot
Housing Authority of the County of Los Angeles Administrative Building Disposition	LACDC	EA	Conversion of a 2.6-acre public housing authority administrative site into a K-8 public charter school campus
Janet L. Witkin Center West Hollywood	LACDC	EA ND	Construction of ground floor office space and 17 rental units to provide housing to low income senior citizens
Live Oak Village	LACDC	EA	Demolition of four commercial buildings and construction of a four-story building with 10 live-work units and 33 residential units
Rowland Heights Community Center	LACDC	EA ND	Demolition of two buildings and construction of a community center that would be built to LEED Silver standards
Whittier Supportive Housing	LACDC	EA	Demolition of an existing church and construction of a 30,240-square foot, three-story apartment building with 25 units of

CEQA and NEPA Reviews			
PROJECT	CLIENT	DELIVERABLE	ADDITIONAL INFORMATION
			affordable housing
Bridgeview Apartments Housing Project	Cabrillo Economic Development Corporation	EA	Proposed 24-unit affordable housing development in the Town of Piru
LA Avenue Apartments Project	Cabrillo Economic Development Corporation	EA	Development of 50 multi-family affordable rental units within the planned Satcoy Village in Ventura
1036 Mission Street Project	City and County of San Francisco Mayor's Office of Housing	EA	Replacement of existing 80-space surface parking lot with a nine-story building with 83 affordable housing units over ground floor neighborhood-serving retail and/or non-profit space
1036 Mission Street Project	City and County of San Francisco Mayor's Office of Housing	EA	Replacement of existing 80-space surface parking lot with a nine-story building with 83 affordable housing units over ground floor neighborhood-serving retail and/or non-profit space
1950 Mission Street Project	City and County of San Francisco Mayor's Office of Housing	EA	Construction of 150 new residential units and ground floor commercial uses
Balboa Park Upper Yard Project	City and County of San Francisco Mayor's Office of Housing	EA	Future mixed-use development with up to 200 affordable housing units
Midtown Park Apartments Project	City and County of San Francisco Mayor's Office of Housing	EA	Demolition, renovation, and new construction involving 210 affordable and senior apartments
Brickyard Specific Plan	City of Compton	EA	Proposed 100-acre Specific Plan, including residential, commercial, office park, and recreational uses
The Depot at Santiago	City of Santa Ana	EA	Demolition of existing industrial buildings and a contractor's yard, and construction of 70 affordable apartment units, a 3,000 square foot community room, and 8,500 square feet of retail space
Pescadero Lofts	Housing Authority of the County of Santa Barbara	EA	Demolition of an existing vacant two-story residential building and construction of a three-story residential apartment building containing 33 affordable rental units
Santa Rita Village II	Housing Authority of the County of Santa Barbara	EA	Construction of 19 multi-family residential units
3005 E. Main Street Residential Project	McCarthy Companies	EA	Construction of 39 studios and one manager's unit to increase housing opportunities for special needs residents in the City of Ventura
Casas de las Flores	Peoples' Self-Help Housing	EA	Construction of a 43-unit, 100% affordable

CEQA and NEPA Reviews			
PROJECT	CLIENT	DELIVERABLE	ADDITIONAL INFORMATION
	Corporation		rental housing project
816 East Santa Barbara Street Affordable Housing Project	Santa Paula Housing Authority	EA	Construction of six one-story senior housing units and a community room in the City of Santa Paula
Atmosphere Affordable Housing Project	Wakeland Housing and Development Corporation	EA	Development of 205 rental units and three manager units
Juniper Gardens Recreation Center	Wakeland Housing/San Diego Housing Commission	EA	Acquisition and rehabilitation of an existing two-story, 40-unit garden apartment complex and the construction of a community recreation center
Sunnyside Glen Rehabilitation	California Housing Finance Agency	CE	Rehabilitation of a 74-unit affordable Senior living housing complex in Fresno
Rancho Carillo	CalHFA	CE	Loan refinancing and rehabilitation of a 116-unit affordable housing complex in Carlsbad
Summer Park Apartments	CalHFA	CE	Rehabilitation of a 248-unit affordable housing complex in Fresno
Ramona Seniors Apartments	CalHFA	EA	New construction of a 62-unit affordable housing complex in the community of Ramona in San Diego County
Bay Point Family Apartments	CalHFA	EA	New construction of a 193-unit affordable housing complex in Bay Point
433 Vermont Apartments	CalHFA	EA	New construction of a 72-unit affordable Senior living housing complex in Los Angeles
Southlake Tower Apartment Rehabilitation	CalHFA	CE	Rehabilitation of a 130-unit affordable housing complex in Oakland
Montevista Apartments	CalHFA	CE	Rehabilitation of a 306-unit affordable housing complex in Milpitas
Arbor Park Apartments	CalHFA	CE	Rehabilitation of a 75-unit affordable housing complex in San Jose

2.2 Detailed Project Experience



On-Call Environmental Consulting Services

County of Los Angeles Community Development

For the past 20 years (under seven consecutive 3-year contracts) Rincon has provided CEQA/NEPA documentation and consulting services to the CDC. Routinely, Rincon is tasked with preparing NEPA-required environmental documentation for projects proposed under the Community Development Block Grant Program within unincorporated Los Angeles

County and 48 cooperating cities within the County of Los Angeles. Typical projects include small-scale housing, commercial, and industrial development, senior centers, recreational facility upgrades, and improvements to public infrastructure. Staff have also directed numerous Phase I environmental site assessments and provided human health risk assessment and expert review of technical reports for a variety of CDCs projects, including those involving reuse of former oil refinery, gas station, mixed use industrial, and chemical factory sites. Currently, Rincon is preparing the required NEPA documentation for the CDC's Neighborhood Stabilization Program. This has involved preparing over 100 categorical exemptions under the program. The following are EA/FONSIs that were provided under the current contract:

- 3651 East 1st Street Project
- Blue Hibiscus Housing Project
- Salinas Avenue Housing Project
- Terracina Apartments
- Avalon Apartments
- Duarte Oaks Apartments
- El Camino Real Library Expansion
- Harding Apartments Project
- Housing Authority of the County of Los Angeles Administrative
- Building Disposition
- Janet L. Witkin Center
- West Hollywood
- Live Oak Village
- Rowland Heights Community Center
- Whittier Supportive Housing

On-Call Environmental Consulting Services

City of Santa Ana, Housing & Neighborhood Development

Rincon has provided environmental, geo-environmental, and planning on-call services for the City of Santa Ana since 2006. Between 2006 and 2015, Rincon prepared over 50 documents that included Phase I environmental site assessments and asbestos and lead-based paint (LBP) surveys. In 2014, Rincon was also selected to provide CEQA/NEPA documentation and consulting services to the City of Santa Ana's Planning and Building Agency. Under this three-year on-call contract, Rincon prepared environmental assessments (EA) under NEPA for three affordable housing developments, two parks and one community center. Rincon worked closely with the City's Housing Division to prepare these documents. As such, in June 2017, Rincon was selected for a three-year on-call contract with the City's Housing Division for CEQA/NEPA documentation, as well as environmental site assessments, soil testing, and asbestos/LBP surveys. The following are recent EA/FONSIs that were provided under the 2014 contract:

- Roosevelt Walker Community Center
- Santa Ana Arts Collective
- 6th and Lacy Street Park
- Raitt and Myrtle Street Park
- First Street Family Apartments Project
- The Depot at Santiago





NEPA Environmental Review Services On-Call Contract

City and County of San Francisco Mayor's Office of Housing and Community Development

Since 2010, Rincon has managed a contract with the City and County of San Francisco's Mayor's Office of Housing to provide as needed NEPA documentation. As part of this contract, Rincon has prepared numerous Environmental Assessments for affordable housing and community facility projects. We have prepared ERR documentation required by HUD and described in 24 CFR Part 58. This has to date included several CEs and a number of EAs, as well as numerous Phase I Environmental Site Assessments. The contract also includes preparation of EISs. Assignments we have recently completed include:

- **Midtown Park Apartments Project:** This high-profile project included a program of demolition, renovation and new construction involving 210 affordable and senior apartments at Geary Boulevard and Divisadero Street. Key issues included cultural resources, nesting bird impacts, hazards/hazardous materials, and tenant relocation.
- **1950 Mission Street Project:** This project involved construction of 150 new residential units and ground floor commercial uses with frontage on Mission Street. Key issues included cultural resources, noise, and air quality. An extended Area of Potential Effect for historic resources required evaluation of a number of nearby buildings, a process managed by Rincon.
- **Balboa Park Upper Yard Project:** This transit-oriented project involved acquisition of a surface parking lot on San Francisco Municipal Transportation Agency property adjacent to the Balboa Park BART Station for a future mixed-use development with up to 200 affordable housing units. Due to the site's proximity to Interstate 280, Rincon prepared a technical Health Risk Assessment to evaluate the cancer risk to residents from airborne particulate matter, in compliance with Article 38 of the San Francisco Health Code. Other key issues included noise and potential soil contamination from historic railcar operations.
- **1036 Mission Street Project:** This EA, currently in progress, addresses the proposed replacement of existing 80-space surface parking lot with a nine-story building with 83 affordable housing units over ground floor neighborhood-serving retail and/or non-profit space. Key issues include cultural resources, air quality, aesthetics, and noise.

NEPA Compliance – City of Oxnard CDBG Program

City of Oxnard

Over the past twelve years, Rincon has prepared the NEPA documentation for the City of Oxnard CDBG program. Over that time, this has included preparation of over 150 CEs and 20 Environmental Assessments. These documents have addressed a broad range of project types, including public infrastructure improvements, housing, and child care facilities.





Housing Authority of the County of Santa Cruz NEPA Compliance - Various Projects

Housing Authority of the County of Santa Cruz

Rincon prepared the required NEPA documentation for the Housing Authority of the County of Santa Cruz. The project included rehabilitation of existing residential structures across 15 sites within four different jurisdictions (unincorporated Santa Cruz County and the cities of Santa Cruz, Watsonville, and Capitola). The rehabilitation projects would all be funded through

Capital Fund Program. Required documentation for each site consisted of a Determination of Categorical Exclusion (Subject to 58.5), a NEPA Statutory Checklist, and Demonstration of Compliance with 24 CFR 58.6.

Other NEPA Compliance Documentation

Housing Authority of the County of Alameda

Rincon prepared the required NEPA documentation for the Housing Authority of the County of Alameda. The project included the disposition of two existing housing complexes (each consisting of 12 fourplexes, one duplex, and a recreation hall) to a HACA-controlled non-profit corporation that would own and operate the units using Section 8 Project-Based Vouchers provided by HACA. Completion of the required documentation included consultation with the City of Union City. Required documentation for each complex consisted of a Determination of CE (Subject to 58.5), a NEPA Statutory Checklist, and Demonstration of Compliance with 24 CFR 58.6.

Housing Authority of the County of Santa Barbara NEPA Compliance - Various Projects

Housing Authority of the County of Santa Barbara

Rincon assisted the Housing Authority of the County of Santa Barbara in preparing Environmental Assessments and Categorical Exclusions for various new construction, rehabilitation, and funding projects. Environmental reviews were conducted for the following projects located throughout Santa Barbara County:

Project-Based Section 8 Voucher Applications for funding for operating costs of six multi-family apartment complexes; 11 multi-family apartment complexes rehabilitation projects consisting of various work items; installation of solar panels at two multi-family apartment complexes; and construction of the Lompoc Housing Office, a single-family residence, a 55-unit multi-family apartment complex, and a 39-unit multi-family apartment complex. These projects analyzed all of the issue areas based on the HUD checklist format and resulted in FONSI or converted to exempt.





City of San Buenaventura Housing Authority NEPA Compliance - Various Projects

City of San Buenaventura Housing Authority

Rincon has prepared NEPA reviews for projects proposed by the City of Ventura Housing Authority over the past 6 years. Rincon has prepared 5 EAs and more than 40 CEs over that time. We have worked closely with the County of Ventura under this program as the County is responsible for overseeing CDBG program NEPA reviews on behalf of HUD in Ventura County.

Casa de Familia Affordable Housing Project EA

City of Santa Maria, Special Projects Division

Rincon completed an EA for the Casa de Familia Affordable Housing Project, located at 401 West Morrison Avenue in the City of Santa Maria. The proposed project involves the construction of 16 units of affordable apartment housing with one office unit, totaling approximately 16,860 square feet, on an approximately 2.71-acre site. The project was funded by HUD and required preparation of an EA pursuant to NEPA. The EA addressed environmental issues related to archaeological and historical resources, biological resources, hazardous materials, and noise.



California Housing Finance Agency NEPA Reviews

California Housing Finance Agency

Rincon has provided on-call environmental consulting services to provide the California Housing Finance Agency with NEPA analyses for affordable housing projects since 2012. These projects have included financing, rehabilitation, acquisition, and new construction. NEPA reviews have included Categorical

Exclusions and Environmental Assessments pursuant to 24 CFR Part 58. Assistance under this on-call contract has included evaluation of historic properties and coordination with SHPO as well as assistance with HUD noticing requirements. Recent projects completed under the on-call services contract include:

- Sunnyside Glen Rehabilitation CE – rehabilitation of a 74-unit affordable Senior living housing complex in Fresno
- Rancho Carillo CE – loan refinancing and rehabilitation of a 116-unit affordable housing complex in Carlsbad
- Summer Park Apartments CE – rehabilitation of a 248-unit affordable housing complex in Fresno

- Ramona Seniors Apartments EA – new construction of a 62-unit affordable housing complex in the community of Ramona in San Diego County
- Bay Point Family Apartments EA – new construction of a 193-unit affordable housing complex in Bay Point
- 433 Vermont Apartments EA – new construction of a 72-unit affordable Senior living housing complex in Los Angeles
- Southlake Tower Apartment Rehabilitation CE – rehabilitation of a 130-unit affordable housing complex in Oakland
- Montevista Apartments CE – rehabilitation of a 306-unit affordable housing complex in Milpitas
- Arbor Park Apartments CE – rehabilitation of a 75-unit affordable housing complex in San Jose

2.3 Rialto Project Experience

Rincon's extensive experience in the Inland Empire and San Bernardino County area allows gives us an understanding of the environmental and local issues affecting the City. We have provided environmental services for the cities of Chino Hills, Riverside, Perris, Corona, Coachella, San Bernardino, and Rialto. In particular we have worked with clients on projects in the City of Rialto since 2008. The following is a listing of projects that we have performed in the City of Rialto:

- Rialto TTM 20087 Cultural Resources Study, Asian Pacific Inc.
- Monte Vista Assets New Warehouse Air Quality/Noise/GHG Study, Landin & Associates
- Rialto Phase I ESA, BM Investments
- Rialto Avenue Warehouse Site Assessment, New York Life Investment Management LLC.
- Rialto Santa Ana Warehouse Site Assessment, New York Life Investment Management LLC.
- 2415 Locust Avenue Site Assessment, New York Life Investment Management LLC.
- Pepper Avenue Noise Study, Wildan Associates, Inc.
- LA8029, Jerry Eaves Park Biological Resources Assessment, Cardno ATC
- LA8090, Southern California Edison Sierra & I-15 Biological Resources Assessment, Cardno ATC
- Rialto City Park Biological Resources Assessment, ATC Associates

3 Project Management and QA/QC

In every project Rincon conducts, we endeavor to provide our client with a high-quality product that meets or exceeds expectations, with all applicable professional standards and regulatory requirements met. To meet this quality standard, Quality Assurance/Quality Control (QA/QC) procedures are developed for each project at the planning stage, outlining the management techniques to be used. Adherence to the methods is particularly important due to the nature of each proposed project. Project management will provide the necessary interface among HACLA, other responsible agencies, and the consultant project team. The major components of our management program are:

- Technical Direction and Control
- Communication and Documentation Procedures
- Cost and Schedule Control
- Project Reporting and Editorial Review
- Problem Anticipation and Management
- Management of Subcontractors

Several elements of our project team will ensure an efficient, streamlined process for HACLA's environmental documentation needs. Some of these points are outlined below.

- **Company Commitment to Success of Programs** - Rincon's success is driven by our high quality professional team and Principal and senior management commitment to work programs.
- **Resources** - Rincon has an extensive network of additional staff and subconsultants to manage large- and small-scale projects. Because of our strong professional network and management capacity, we are often called upon to support larger firms to assist them in meeting their workload requirements.
- **Strong Relationships with Key Regulatory Agencies** - Rincon maintains an excellent reputation and has excellent relationships with local regulatory and planning agencies.
- **Knowledge of Existing Data Sources and HUD Requirements** - Several members of the Rincon team have direct hands-on experience with HUD requirements and have extensive experience assisting with environmental compliance documentation for low income housing projects throughout California. In addition, through our ongoing involvement with similar contracts we are very familiar with the most current HUD requirements and procedures.
- **Cost Effectiveness** - Due to our corporate structure, with hands-on involvement of Principal level staff, we maintain a highly cost-effective low overhead structure that allows our clients to benefit not only by receiving access to high level staff but also to lower costs that result from strong management and structural efficiencies.
- **Responsiveness** - Rincon has an established track record for delivering high quality services on time and on budget. Please contact our references to confirm our ability to deliver on complex projects completed under stringent timeframes.
- **Commitment to Safety** - Keeping our staff safe is a fundamental part of the Rincon philosophy, with the commitment to the safety and health of our employees and contractors reinforced at all levels of the company. As a result, Rincon's safety culture is a continuous cycle of evaluating, strategizing, implementing and reviewing where all individuals are involved.

- **Innovation and Improvement** - At Rincon, we constantly strive to improve the efficiency of our work effort and the quality of our products by identifying and implementing innovative work methods and cutting-edge technology and techniques, including online scheduling and in-field electronic data submission. We are continuously identifying ways in which we can better serve our clients.

4 Standard Fee Schedule for Environmental Sciences and Planning Services

Professional, Technical & Support Personnel*	Hourly Rate
Principal II / Director II	\$235
Principal / Director I	\$215
Senior Supervisor II	\$200
Supervisor I	\$190
Senior Professional II	\$170
Senior Professional I	\$156
Professional IV	\$140
Professional III	\$125
Professional II	\$112
Professional I	\$100
Associate III	\$92
Associate II	\$86
Associate I	\$80
Project Assistant	\$75
Senior GIS Specialist	\$136
GIS/CADD Specialist II	\$120
GIS/CADD Specialist I	\$108
Technical Editor	\$110
Production Specialist	\$86
Clerical	\$75

*Professional classification includes: environmental scientists, urban planners, biologists, geologists, marine scientists, GHG verifiers, sustainability experts, cultural resources experts and other professionals. Expert witness services consisting of depositions or in-court testimony are charged at the hourly rate of \$350.

Direct Costs	Rate
Photocopies – Black and White	\$0.20 (single sided) & \$0.36 (double sided)
Photocopies – Color	\$1.50 (single sided) & \$3.20 (double sided)
Photocopies – 11 x 17	\$0.80 (B & W) & \$3.20 (color)
Oversized Maps	\$8.00/square foot
Reproduction: CDs	\$10 / disc
Light duty /Passenger Vehicles**	\$85/day
4-WD/Off-Road Vehicles**	\$135/day

** \$0.65/mile for mileage over 50 and for all miles incurred in employee-owned vehicles.

Other Direct Costs

Other direct costs associated with the execution of a project are billed at cost plus 15% to cover General and Administrative services. Other direct costs associated with completing a project that are not included in the hourly billing rates described above may include, but are not limited to, laboratory and drilling services, subcontractor services, authorized travel expenses, permit charges and filing fees, mailings and postage, performance bonds, sample handling and shipment, rental equipment and vehicles other than covered by the above charges, etc.

Equipment	Day Rate
Environmental Site Assessment	
Brass Sample Sleeves, Bailers, Disposable Bailers	\$25
Water Level Indicator, DC Purge Pump	\$40
Hand Auger Sampler	\$55
Oil-Water Interface Probe	\$85
Four Gas Monitor or Photo-Ionization Detector	\$120
Soil Vapor Extraction Monitoring Equipment	\$140
Flame Ionization Detector	\$200
Natural Resources Field Equipment	
Trimble GPS (sub-meter accuracy)	\$190
UAS Drone	\$250
Pettersson Bat Ultrasound Detector/Recording Equipment	\$150
Spotting or Fiberoptic Scope	\$150
Amphibian/Vernal Pool Field Package: (digital camera, GPS, thermometer, decon chlorine, waders, float tube, hand net, field microscope)	\$150
Remote Field Package, (digital camera, GPS, thermometer, binoculars, tablet and mifi, Delorme Satellite Beacon, 24-Hour Safety Phone)	\$125
Sound Level Metering Field Package: anemometer, tripod and digital camera.	\$100
Standard Field Package (digital camera, GPS, thermometer, binoculars, tablet, safety equipment, and botanic collecting equipment)	\$95
Fisheries Equipment Package: (waders, wetsuits, dip nets, seine nets, bubblers, buckets)	\$50
Water Quality Equipment (DO, pH, Turbidity, refractometer, temperature)	\$55
Large Block Nets	\$100
Minnow trap	\$85
Infrared Sensor Digital Camera or Computer Field Equipment	\$50
Scent Station	\$20
Laser Rangefinder/Altitude	\$10
Net, Hand/Large Seine	\$10/\$50
Pit-fall Traps, Spotlights, Anemometer, GPS Units, Sterilized Sample Jar	\$8
Mammal Trap, Large/Small	\$1.50/\$.50
Water & Marine Resources Equipment	
Refractometer (salinity) or Turbidity Meter	\$35
Multi Parameter Sonde (Temp, Cond, Turbidity, DO, pH) with GPS	\$150
Boat (20 ft. Boston Whaler or Similar)	\$300
Boat (26 ft. Radon or Similar)	\$550
Side Scan or Single Beam Sonar	\$700
Underwater & Marine Sampling Gear includes: U/W Photo/Video Camera, SCUBA Equipment (Tanks, BCD, Regulators, Wetsuits, etc.)	\$50/diver
Marine Field Package: (Personal Flotation Devices (PFDs), 100 ft. Reel Tapes w/ Stainless Carabiners, Pelican Floats, Underwater Slates, Thermometer, Refractometer, Anemometer, various Field Guides)	\$50
Insurance, Hazard & Safety Fees	
L & H Dive Insurance	\$50/diver
Hazard Premium (In or Underwater ONLY per/hour)	\$1.25 X hourly
Level C Health and Safety	\$60 person

5 NEPA Documentation and General Costs

5.1 NEPA Documentation

NEPA documentation could include Exemptions, NEPA Categorical Exclusions (NEPA CEs), Environmental Assessments (EAs), or Environmental Impact Statements (EISs). Consistent with the HACSB's experience as described in the RFP, Rincon also expects that the types of activities described under the scope of services in the RFP likely would be covered by a NEPA Exemption or Categorical Exclusion. However, in the event that more extensive analysis is required, such as an EA or EIS, Rincon can provide that level of analysis as described below.

5.1.1 Exemption

Activities that, by their nature, do not cause changes in the physical environment are exempt under 24 CFR 58.34. For these projects, a Notice of Exemption would be prepared. The notice consists of a one-page form, including the specific section of 24 CFR 58.34 that references the proposed activity. For exemptions, we will also complete the 24 CFR 58.6 Compliance Documentation Checklist, which addresses flood protection, the Coastal Barrier Resources Act, and runway clear zones. If applicable, the documentation will be accompanied by a 24 CFR 58.6 Checklist.

5.1.2 Categorical Exclusion

For projects that are not exempt, we would compare the description of the proposed action to the criteria in 24 CFR 58.35 to determine whether the project would be categorically excluded or whether an EA or EIS would be required. NEPA CEs are available under 24 CFR 58.35 for those actions that either do not create any changes in the physical environment, or that make minor modifications associated with the continued use of the property under the current land use designation. Generally, analysis under a Categorical Exclusion would include the following:

- HUD's Statutory Worksheet, which covers issues addressed in 24 CFR 58.5 (issues addressed include historic preservation, floodplain management, wetland protection, coastal zone management, sole source aquifers, endangered species, wild and scenic rivers, the Clean Air Act, the Farmland Protection Policy Act, environmental justice, noise abatement, explosive and flammable operations, hazardous materials, and airport clear zones)
- 24 CFR 58.6 Compliance Documentation Checklist, which addresses flood protection, the Coastal Barrier Resources Act, and runway clear zones

Data sources used for CEs would include field reviews, topographic maps, available land use maps, flood zone maps, coastal zone maps, airport hazards maps, and available information regarding the presence of sensitive habitats and/or species. Much of this information is available from online databases maintained by the USEPA and other federal and state agencies. Noise assessments would be performed where necessary, utilizing HUD methodologies and the HUD Day/Night Noise Level Electronic Assessment Tool (an online noise calculation tool). Review of adjacent historic properties, if any are present, would be based on the specific methodologies described below for compliance with Section 106 of the National Historic Preservation Act of 1966. Air quality analyses would be based on the type of the proposed activity. In many cases, quantitative analysis of potential air quality impacts would not be required.

A review of information regarding the project site and the proposed activity is necessary before preparing the CE. In some instances, circumstances associated with a site would require preparation of an environmental assessment or additional environmental documentation for a project that would normally be categorically excluded from NEPA review. Examples would include minor changes to important historical sites or rental assistance to tenants located adjacent to a known hazardous site.

5.1.3 Environmental Assessment

When an activity is not exempt and cannot be categorically excluded from further review under NEPA, Rincon will prepare an EA using the HUD short form checklist, unless the project would clearly require an EIS under 24 CFR 58.37. Alternatively, if the HACSB elects to use the HUD Environmental Review Online System (HEROS) for Environmental Assessments, Rincon will prepare technical reports and other documentation to support the Environmental Review Record (ERR). In the event that an EIS may be required, we will advise the HACSB regarding the feasibility of preparing an EA as a means of focusing the EIS and as an aid in the formal scoping process for the EIS. We will also advise the HACSB regarding the estimated cost and timeframe associated with an EIS.

Environmental Assessments will be prepared in accordance with NEPA and HUD requirements as outlined in 24 CFR Part 50, 24 CFR Part 58, and 36 CFR Part 800. The following outlines the general contents of an EA.

- Project proponent information
- Conditions for Approval
- Finding
- Statement of Purpose and Need for the Proposal
- Description of the Proposal
- Description of Existing Conditions and Trends
- 24 CFR 58.5 Statutory Checklist
- Environmental Assessment Checklist, covering issues related to land development, socioeconomic concerns, community facilities and services, natural resources, and other factors (from the 24 CFR 58.6 checklist)

5.1.4 Environmental Impact Statement

EISs will be prepared for projects that would have significant impacts based on federal criteria that cannot be avoided. These types of projects will be rare. The steps for an EIS are similar to those for a CEQA EIR. The main differences are that EISs must analyze project alternatives (including the preferred alternative) at an equal level of detail and, in addition to the Draft EIS circulation, a Final EIS must be circulated for an additional 30-day period. EISs and EIRs can, but do not have to, be prepared as joint documents. We would anticipate that an EIS would be required in only very rare instances.

5.1.5 Additional Services

5.1.5.1 Technical Studies

In addition to assisting the HACSB with the NEPA processes outlined above, Rincon staff can prepare a broad range of technical studies, including air quality, aesthetics, biological resources (wetland

delineation, special status species analysis), cultural resources including historic and archaeological resource assessments in accordance with Section 106 of the National Historic Preservation Act of 1966 and documentation to comply with regulations of the Advisory Council on Historic Preservation (36 CFR Part 800), noise, and greenhouse gas emissions. These studies are often needed in support of CEQA/NEPA documentation and are included with the reports as technical appendices. Other times these studies are performed prior to finalization of a proposed project in order to assist project design teams to develop a project that avoids or minimizes significant environmental effects at the design phase. Rincon has experience preparing the following types of technical reports that might be required by the HACSB under this contract:

- Biological Surveys
- Cultural and Historic Reports
 - Determination of Area of Potential Effects
 - Cultural Resources Records Research
 - Archival Research, Historic Evaluation and determination of Historical Significance
 - Phase I Cultural Resources Survey
 - Finding of Effect Document
 - Memorandum of Agreement
 - Cultural Resources Mitigation
 - Section 106 Compliance
- Noise and Air Quality Studies
- Global Climate Change and Greenhouse Gas Analyses
- Grant Application Preparation
- Water Supply Assessments
- Geologic and Seismic Studies
- Environmental Permitting

5.1.6 Hazards/Site Assessments

5.1.6.1 Phase I Environmental Site Assessments

At the HACSB's request, Rincon will conduct Phase I ESAs in conformance with ASTM Standards on Environmental Site Assessments for Commercial Real Estate (ASTM E 1527-13). Our scope of services, pursuant to ASTM practice, will not include any inquiries with respect to asbestos, lead-based paint, lead in drinking water, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, or high voltage power lines. Our Phase I ESAs will be performed under the direction of a California Professional Geologist and Environmental Professional. Phase Is include the following tasks: Records Review, Site Reconnaissance, Interviews, and Report.

5.1.6.2 Phase II Environmental Site Assessments

If subsurface investigation or remediation is recommended in the Phase I ESA, the project may proceed to a Phase II ESA. The objective of a Phase II Environmental Site Assessment is to determine the lateral and vertical extent of contaminants in the subsurface. This task generally includes the collection and analysis of soil or groundwater samples, or both. The samples are collected with

appropriate sampling equipment- a hand auger for shallow samples, a direct push Geoprobe rig for sampling to about 50 feet in depth, or a hollow stem auger drilling rig for deeper sampling and to install groundwater monitoring wells. Soil borings are drilled in this task and groundwater monitoring wells are installed and sampled under this task. The sampling data are used to prepare site assessment reports. The assessment reports are used to determine if site cleanup is necessary. The reports are typically sent to oversight agencies, such as the Regional Water Quality Control Board for their review.

Depending on the complexities of the site, several stages of investigation may be necessary. For example, the project may require one or more of the following:

- A geophysical/ground penetrating radar survey to evaluate the site for the presence of underground piping/tanks
- Trenching or excavation
- Soil borings, soil vapor probe installation/survey
- Groundwater well installation or abandonment
- Drilling with a Geoprobe rig or hollow stem auger drilling rig
- Soil and groundwater sampling
- Preparation of vapor-phase migration and risk assessments
- Analysis of soil and groundwater samples for various contaminants
- Asbestos and lead-based paint surveys, including destructive testing and analyses

5.1.7 Asbestos and Lead Based Paint Surveys

5.1.7.1 Asbestos Survey

If the HACSB requests an asbestos survey under this work program, Rincon would utilize one of several subconsultants with which we have an existing relationship, such as VM3 Environmental or Ambient Environmental, to conduct asbestos surveys using EPA accredited Asbestos Hazard Emergency Response Act personnel. A visual survey is conducted initially to identify the presence of suspect asbestos containing material. Homogenous areas are defined as areas in which suspect materials are uniform in texture, construction or application date, and general appearance. Data are presented by homogenous area according to location as well as material type, quantity, and the presence of asbestos. Samples are collected in general accordance with EPA sampling procedures as defined in the Simplified Sampling Scheme for Friable Surfacing Materials, USEPA, 1985 and the Asbestos Hazard Emergency Response Act of 1986 (40 CFR part 763). Reasonable care is taken to avoid any accidental fiber release into the building environment.

The asbestos samples would be analyzed using a laboratory accredited by the American Industrial Hygiene Association, the National Institute for Standards and Testing and the National Voluntary Laboratory Accreditation Program. Analysis is by Polarized Light Microscopy. Quality Control is strictly enforced to assure accuracy of sample results. Current Federal USEPA Regulations define a material to be asbestos-containing at 1% by weight. Current State of California regulations define a material to be asbestos-containing at 0.1% by weight. For this reason, any sample reported as containing trace amount of asbestos is assumed to contain asbestos. The analytical data are presented in a report describing sampling and analytical methods used, quantities of hazardous materials, and material-specific recommendations.

5.1.7.2 Lead Based Paint Survey

Similar to the asbestos work scope described above, if the HACSB requests lead based paint surveys under this work program, Rincon would utilize existing relationships with one of several subconsultants, such as VM3 Environmental or Ambient Environmental, to conduct lead-based paint surveys. The lead-based paint survey would be conducted by a State of California Department of Health Services trained Lead Inspector/Assessor for lead based paint. First, a visual survey is conducted to identify the presence of suspect lead-based paint. After the suspect lead-based paint is located, lead based paint readings are performed from each component identified during the visual survey.

Representative lead-based paint readings are collected utilizing an X-Ray Fluorescence (XRF) lead based paint analyzer. Readings are collected from selected components throughout the building's interior and exterior. Lead based paint readings are collected in accordance with Chapter 7 of the HUD Guidelines for Evaluation and Control of Lead-Based Paint Hazards in Housing and U.S. Environmental Protection Agency (EPA) 40 CFR part 745 and Title X of the 1992 Housing and Community Development Act.

5.1.7.3 Other Building Surveys

Rincon is also able to identify the presence of PCBs in fluorescent light ballasts, mercury switch light ballasts, and perform mold surveys.

5.1.7.4 Soils Testing

Our approach to environmental sub-surface assessment is to tailor the sampling program to the specific project. Samples can be obtained using a variety of methods, including:

- Surface grab sample
- Shallow hand auger sample
- Backhoe sampling
- Soil gas sampling
- Summa canister sampling
- Direct push sampling (i.e., Geoprobe)
- Hollow-stem auger, air rotary, and sonic drilling and sampling

The appropriate sampling methodology is dependent on the suspected source of contamination (point source versus non-point source); suspected type of contaminant (volatile or non-volatile); media affected (soil only or soil and groundwater); anticipated depth of contamination; and soil/geologic conditions at the site.

Soil or groundwater samples are analyzed for suspected contaminants using appropriate EPA or State methodology in laboratories certified by the State to conduct such tests. The testing program is tailored to the suspected contaminants. For example, if a site has an underground storage tank that was used to store gasoline, the soil samples would be analyzed for total petroleum hydrocarbons - modified for gasoline and aromatics (benzene, toluene, ethylbenzene, and total xylenes). The testing may also include lead, if the tank was used to store leaded gasoline, and gasoline additives, as appropriate, based on the period of operation. All sampling is in accordance with the EPA Document SW 846.

5.1.7.5 Traffic Impact Analysis

Rincon regularly works with a number of transportation firms that could be retained on as needed basis for individual assignments. A typical traffic impact analysis would consist of (1) discussing the proposed development with the applicant; (2) submitting a scoping agreement/memorandum of understanding, including assumptions and methodology, for governmental agency approval; (3) conducting a study area field survey of intersection traffic control devices, intersection approach lanes, and roadway segment through travel lanes; (4) documenting existing traffic conditions; (5) obtaining weekday morning/evening peak period turning movement counts at the study area intersections; (6) determining project trip generation based upon the Institute of Transportation Engineers, Trip Generation Manual, 9th Edition, 2012; (7) distributing the project trip generation to the street system; (8) determining the project's traffic impacts; (9) analyzing site access locations; (10) examining internal circulation including emergency vehicle access; (11) mitigating the impacts, if necessary; and (12) preparing a written report that is stamped and signed by a Registered Engineer in the State of California. Mitigation measures will include roadway sizing recommendations, intersection controls, and special treatments such as left turn pockets and right turn lanes as might be required by the project. The traffic impact analysis will include calculation of intersection delay utilizing the Intersection Capacity Utilization (ICU) and Highway Capacity Manual (HCM) methodologies at the intersections in the project vicinity during the peak hours for existing conditions as well as with the proposed project.

5.2 Document Cost Ranges

The cost for specialized technical studies will vary greatly depending on the scope of study needed, and a variety of factors, including project size, level of detail, previous studies, etc. However, a generalized range for many typical studies that the HACSB may need that are routinely performed by the Rincon team is provided below for information purposes. For the NEPA documentation anticipated under this work program, we provide a range of expected costs. The range of costs reflects the potential differences in complexity for the various projects that may be assigned under this work program. The upper bound of each range represents a maximum not-to-exceed cost for each type of NEPA analysis.

NEPA Studies. Depending on the size and location of a project, planning documents can have a broad cost range. The following are the typical ranges for planning studies that Rincon performs:

- CE: \$1,000 - \$3,000
- EA/FONSI: \$5,000 - \$15,000
- EIS: \$50,000 - \$150,000

Cultural Resource Studies. For historical resource studies, costs can range dramatically based on the type of evaluation, the size of the property/how many buildings are involved, and whether or not the resource is eligible. This range could be anywhere from \$2,000 to \$15,000.

Biological Studies. The cost to provide biological resource studies is largely dependent upon the size of the site being surveyed, the type of species, and whether the survey is conducted within the breeding season. Below are typical ranges for frequently requested studies:

- Wetland Delineation: \$5,000 to \$15,000

- **Special Status Species Survey for Rare Plants:** Typically, two surveys are conducted. For a small site, the cost will be approximately \$3,000 - \$4,000; a large site will cost approximately \$6,000 to \$8,000.
- **Special Status Species Survey for Animals:** Costs range from \$5,000 to \$15,000 depending on size of the site and whether the survey is conducted within the breeding season (the cost is typically lower if the survey is conducted within the breeding season than outside of the breeding season).

Hazardous Materials. Costs to perform Phase I and Phase II Environmental Site Assessments (ESAs) vary based upon acreage. However, a typical Phase I ESA would cost approximately \$ 2,500 to \$3,200. If a Phase II Preliminary Environmental Assessment (PEA) is required, such costs range from approximately \$4,000 to \$30,000 for soils investigations. Additional costs would be incurred if groundwater investigations were warranted.

Hydrological Studies. The cost for hydrological studies will vary based on the size and complexity of the tributary area and range from a few thousand to several thousand dollars.

Transportation/Traffic. The estimated fees for this work is typically in the range of \$15,000 to \$20,000 per location, depending upon the number of study intersections, availability of data, and full scope of work defined. Should an EIS be required, the fees would likely be in the range of \$35,000 to \$70,000 depending on the sites.