

City of Piedmont
COUNCIL AGENDA REPORT

DATE: August 2, 2021

TO: Mayor and Council

FROM: Sara Lillevand, City Administrator

SUBJECT: Consideration of a Consulting Services Agreement with Rincon Consultants, Inc., in an Amount Not to Exceed \$252,619 for Services Related to the Environmental Review of the Housing Element Update

RECOMMENDATION

1. Approve the attached consulting services agreement (Attachment 1, pages 5-86) in an amount not to exceed \$252,619 between the City of Piedmont and Rincon Consultants, Inc. (Rincon) for services related to the environmental review of an update of the Housing Element of the Piedmont General Plan.

EXECUTIVE SUMMARY

California State Law requires that cities update the Housing Element of their General Plans every eight years. The Housing Elements must demonstrate that the jurisdiction can accommodate the production of housing units quantified in the Regional Housing Needs Allocation (RHNA). The updated Housing Element must gain certification from the California Department of Housing and Community Development (HCD) in early 2023. Piedmont's RHNA for the 6th Cycle is 587 new housing units.

On May 3, 2021, the City Council approved an agreement with Lisa Wise Consulting, Inc. (LWC) for professional services to update the Housing Element for the 6th Cycle term for the years 2023 through 2031. A month later on June 4, 2021, staff issued a RFP for the preparation and filing of documents necessary to meet the requirements of the California Environmental Quality Act (CEQA) for the City's 6th Cycle Housing Element Update, related amendments to other General Plan elements, and updates to implementing tools such as the Zoning Ordinance, Subdivision Ordinance and the City of Piedmont Design Guidelines. The environmental review sought in the RFP must consider the maximum build-out allowed by the 6th Cycle Housing Element, related General Plan amendments, and related City Code amendments over the course of the 2023-2031 term. The intent of seeking an environmental review for the maximum build-out provided by the updated Housing Element is to facilitate the production of multi-family housing projects by relieving the burden for a development project to complete a full environmental impact report (EIR) because some or all of the environmental analysis would already have been completed as part of the Housing Element EIR and its mitigation measures.

Two environmental consulting firms submitted proposals: Rincon Consultants, Inc. and Impact Sciences. Staff formed an ad hoc panel to assist in the review of proposals submitted in response to the RFP. The panel included: June Catalano (Piedmont resident, City Manager for the City of Pleasant Hill, member of the Housing Advisory Committee, former member of Piedmont Planning Commission); Susan Ode (Piedmont resident, former member of Piedmont Planning Commission, former member of Piedmont Environmental Task Force); Eric Behrens (Piedmont resident, former member of Piedmont Planning Commission); Kevin Jackson (Director of Planning and Building); Pierce Macdonald-Powell (Senior Planner).

Subsequent to the June 28th due date, both proposals were reviewed independently by the members of the review panel, which then met on July 6th to discuss the proposals. The panel determined both firms were qualified and invited the firms to interviews held on July 14th. While both firms were generally experienced and capable, the review panel, for reasons detailed below, was unanimous in selecting Rincon Consultants, Inc. (Rincon) as the firm most capable of meeting the City's needs as outlined in the RFP. Following the interviews, staff completed reference checks with current and past clients of Rincon. The results of those reference checks affirmed and strengthened the recommendation of the Rincon team for the environmental review of the City's 6th cycle Housing Element Update.

Following the interviews and a discussion of the review panel, staff requested that Rincon revise the scope and cost of its proposal to incorporate the task of a participatory mapping tool for public engagement (originally proposed as an option), and include the task for an assessment of sanitary sewer capacity as an optional add-on item. Because it will not be known whether or not the sewer capacity assessment will be necessary, nor the extent of area needing assessment, until the housing sites inventory is near completion, the work and cost of this optional task, \$63,250, is not included in the scope and compensation provided in the proposed agreement. Rincon's proposal is provided as Exhibit A to the attached Agreement (agenda report pages 14-85).

Rincon Consultants, Inc., headquartered in Ventura, CA, and having a local office in Oakland – which prepared and submitted the proposal – stood out for several reasons. Their proposal was thorough and included an approach that would result in a programmatic EIR, which would best provide for an environmental review of maximum build-out as specified in the RFP. In addition, the firm has extensive experience in performing environmental review of local government housing policies, including housing element updates in Berkeley, San Leandro, Pleasant Hill, Belmont, St. Helena, Ojai, Oxnard, West Hollywood, and many other jurisdictions.

Rincon's extensive experience is enhanced by its highly qualified staff and partners. The Principal-in-Charge, Darcy Kremin, has 21 years of experience and was mentioned by multiple references as a standout team member who is very responsive and quick to step in and provide assistance, particularly in public meetings. The Project Manager, Karly Kaufman, has 15 years of environmental planning experience, with recent projects in Berkeley and Palo Alto. Rincon's staff includes multiple specialists to perform analyses necessary for this project. The proposal also includes a partnership with Fehr & Peers to perform the transportation analysis, with Senior Associate Ellen Poling utilizing her 30 years of experience in her role as Project Manager.

The cost for Rincon Consultants environmental review services, which will extend through the submittal of the Housing Element Update for State certification in 2023, includes the professional fees, direct costs and a 10% contingency, as follows:

Professional Fees	\$163,131
Direct Costs	\$66,523
Total Project Budget	\$229,654
Contingency (10%)	\$22,965
Total with Contingency	\$252,619

Direct costs are those that are not included in Rincon’s hourly rates and include subcontractor services, printing costs, travel expenses, postage, rental equipment and vehicles, etc. While staff believes that the number of hours accounted for in the scope of work and budget is comprehensive and sufficient, a 10% contingency is included to account for unforeseen circumstances.

FISCAL CONSIDERATIONS

With the environmental review of the Housing Element Update in mind, the total budget for environmental consulting included as part of the FY 2021/2022 City budget is \$300,000. Staff expects a portion of the work to be completed in FY 2022/2023 and will request a budget carryforward when appropriate.

CITY ATTORNEY REVIEW

The attached Agreement for Consultant Services was reviewed and approved as to form and legality by the City Attorney.

CONCLUSION AND NEXT STEPS

Staff recommends that the City Council approve the Agreement for Consultant Services with Rincon Consultants, Inc. Should the City Council approve the agreement, staff is tentatively scheduled to meet with the Rincon team on August 18th for the project kick-off.

Prepared by: Kevin Jackson, Director of Planning & Building

ATTACHMENTS:

Pages	
1	5-86 Agreement with Rincon Consultants, Inc., for services related to the environmental review of the Housing Element Update
	14-85 Exhibit A to the Agreement – Scope of Work
	86 Exhibit B to the Agreement – Compensation

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AGREEMENT FOR CONSULTANT SERVICES

This Agreement for Consultant Services (the "Agreement") is made and entered into this 2nd day of August, 2021, by and between THE CITY OF PIEDMONT, a municipal corporation (hereinafter referred to as "CITY") and RINCON CONSULTANTS, INC. a corporation (hereinafter referred to as "CONSULTANT"). CITY and CONSULTANT may be referred to individually as "Party" and collectively as the "Parties."

RECITALS

WHEREAS, CITY requires professional services in connection with the preparation and filing of documents necessary to meet the requirements of the California Environmental Quality Act (CEQA) for the City's 6th Cycle Housing Element Update and any resulting zoning modifications to accommodate the City's anticipated Regional Housing Needs Allocation (RHNA);

WHEREAS, CONSULTANT is qualified to perform such services; and

WHEREAS, CONSULTANT has agreed to provide CITY with such services on the terms and conditions set forth herein.

NOW, THEREFORE, for the considerations hereinafter set forth, CONSULTANT and CITY agree as follows:

ARTICLE 1 - SCOPE OF SERVICES

- 1.1. **Scope of Work.** CONSULTANT agrees to furnish the services set forth in Exhibit A, Scope of Work, which is attached hereto and incorporated herein (the "Services").
- 1.2. **Compliance with Law.** The Services shall be performed in accordance with all applicable federal, state and local laws, ordinances, rules, regulations and orders.
- 1.3. **Time is of the Essence.** CONSULTANT agrees to diligently prosecute the Services. In the performance of this Agreement, time is of the essence.
- 1.4. **Professional Competence.** CONSULTANT represents that it has the professional skills necessary to perform the Services and that it will perform the Services in a skillful and professional manner. CONSULTANT represents that it has all the necessary licenses to perform the Services and shall maintain them throughout the term of this Agreement. CONSULTANT agrees that the Services shall be performed in the manner and according to the standards observed by a competent practitioner of the profession in which CONSULTANT is engaged, in the same or similar geographical area in which CONSULTANT practices its profession, and will prepare all work products required by this Agreement in accordance with such standards. CITY and CONSULTANT agree that CONSULTANT is in responsible charge of the Services and CITY shall have no control over the method or means of performance of the Services. Acceptance by CITY of the

Services does not operate as a release of CONSULTANT from professional responsibility for the Services performed.

- 1.5. **Independent Contractor.** CONSULTANT is an independent contractor and not an employee of CITY. CONSULTANT expressly warrants that it will not represent that it is an employee of CITY. Persons employed or utilized by CONSULTANT in the performance of the Services will not be employees or agents of CITY. CONSULTANT is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.
- 1.6. **Confidentiality.** CONSULTANT agrees to maintain in confidence and not disclose to any person, firm, governmental entity, or corporation, without CITY's prior written consent, any trade secret or confidential information, knowledge or data relating to the products, process, or operation of CITY. CONSULTANT further agrees to maintain in confidence and not to disclose to any person, firm, governmental entity, or corporation any data, information, technology, or material developed or obtained by CONSULTANT during the performance of the Services. The covenants contained in this Section 1.6 shall survive the termination of this Agreement for whatever cause.
- 1.7. **Ownership of Material.** Any reports and other material prepared by or on behalf of CONSULTANT under this Agreement (collectively, the "Documents") shall be and remain the property of CITY. All Documents not already provided to CITY shall be delivered to CITY on the date of termination of this Agreement for any reason. The Documents may be used by CITY and its agents, employees, representatives, and assigns, in whole or in part, or in modified form, for all purposes CITY may deem appropriate without further employment of or payment of any compensation to CONSULTANT.
- 1.8. **Documentation.** CONSULTANT shall keep and maintain full and complete documentation and accounting records, employee time sheets, and correspondence pertaining to the performance of the Services, and CONSULTANT shall make such documents available for review and/or audit by CITY and CITY's representatives at all reasonable times for at least four years after the termination of this Agreement or completion of the Services.
- 1.9. **Testimony.** CONSULTANT agrees to testify at CITY's request if litigation is brought against CITY in connection with the Services. Unless the action is brought by CONSULTANT or is based upon CONSULTANT's negligence, CITY will compensate CONSULTANT for the preparation and the testimony at CONSULTANT's standard hourly rates.

ARTICLE 2 - COMPENSATION

- 2.1. **Compensation.** Compensation for the Services shall be in accordance with Exhibit B, Compensation, attached hereto and incorporated herein. It is agreed that the compensation for the Services shall not exceed \$252,619 ("Cost Ceiling").
- 2.2. **Invoices.** CONSULTANT shall submit monthly invoices in a form satisfactory to CITY on or before the tenth day of each month for Services provided during the preceding

month. CONSULTANT shall submit time and cost records as necessary to substantiate performance of the Services. Within 35 days after receipt of each such invoice, CITY shall verify the accuracy of the invoice, correct the charges where appropriate and as discussed and mutually agreed with CONSULTANT, and make payment to CONSULTANT in an amount equal to the amount of such invoice, as verified or corrected by CITY. No payment hereunder shall be construed as evidence of acceptance of any of CONSULTANT's work. CITY reserves the right to withhold payment from CONSULTANT on account of Services not performed satisfactorily, delays in CONSULTANT's performance of Services, or other defaults hereunder. CONSULTANT shall not stop or delay performance of the Services under this Agreement on account of payment disputes with CITY.

- 2.3. **Status Reports.** Together with each monthly invoice, CONSULTANT shall submit a status report detailing the amount expended on the Services to that date and the remaining amount to be expended before the Cost Ceiling is reached. CONSULTANT shall notify CITY in writing when payments have reached 90 percent of the Cost Ceiling.
- 2.4. **Withholding.** In lieu of holding retention, CITY shall withhold CONSULTANT's final payment until the Services are complete and CITY has received all Documents. CONSULTANT shall diligently continue and complete performance of the Services if the Services are not complete at the time CONSULTANT has performed services up to the Cost Ceiling.

ARTICLE 3 - TIME OF PERFORMANCE

- 3.1. **Effective Date.** This Agreement shall become effective upon execution of the second signature and shall remain in full force and effect until the Services are completed (the "Term"). CONSULTANT agrees to complete all services by February 28, 2023.
- 3.2. **Termination.** This Agreement may be terminated at any time by CITY upon written notice to CONSULTANT.
- 3.3. **Final Payment.** CONSULTANT shall be entitled to compensation for Services performed up to the time of such termination, it being understood that any payments are full compensation for the Services rendered under this Agreement.
- 3.4. **Other Remedies.** Nothing in this Article 3 shall be deemed to limit the respective rights of the parties to terminate this Agreement for cause or otherwise to exercise any rights or pursue any remedies which may accrue to them.

ARTICLE 4 - DESIGNATED CONTACTS

- 4.1. **CITY Contact.** CITY designates Kevin Jackson, its Planning & Building Director, as its contact who shall be responsible for administering and interpreting the terms and conditions of this Agreement, for matters relating to CONSULTANT's performance under this Agreement, and for liaison and coordination between CITY and CONSULTANT. In the event CITY wishes to make a change in CITY's representative, CITY will notify CONSULTANT of the change in writing.

- 4.2. **CONSULTANT Contact.** CONSULTANT designates Karly Kaufman as its contact, who shall have immediate responsibility for the performance of the Services and for all matters relating to performance under this Agreement. Any change in CONSULTANT's designated contact shall be subject to written approval by CITY.

ARTICLE 5 - INDEMNIFICATION AND INSURANCE

- 5.1. **Indemnification.** CONSULTANT shall, to the fullest extent allowed by law, with respect to claims, liability, loss, damage, costs, or expenses, including reasonable attorney's and expert witness fees, awards, fines, penalties, or judgments, arising out of or relating to the Services (collectively "Claims"), defend, indemnify, and hold harmless CITY, its Officials, officers, employees and agents (the "CITY Parties"), except to the extent the Claims are attributable to CITY Parties' gross negligence or willful misconduct. CONSULTANT shall defend the CITY Parties as required by California Civil Code Section 2778, and with counsel reasonably acceptable to those parties. CONSULTANT shall have no right to seek reimbursement from the CITY Parties for the costs of defense.

If CONSULTANT is a "design professional," as defined in California Civil Code Section 2782.8(c), CONSULTANT shall indemnify, defend, and hold the Indemnitees harmless against Liability only to the extent such Liability arises out of, pertains to, or relates to CONSULTANT's negligence, recklessness, or willful misconduct. In such an event, the cost to defend charged to CONSULTANT shall not exceed CONSULTANT's proportionate percentage of fault.

The obligations contained in this Section 5.1 shall survive the termination of this Agreement for whatever cause for the full period of time allowed by law and shall not in any way be limited by the insurance requirements of this Agreement.

- 5.2. **Health and Safety.** CONSULTANT may perform part of the Services at sites which contain unknown working conditions and contaminated materials. CONSULTANT shall be solely responsible for the health and safety of CONSULTANT's employees during the performance of the Services.
- 5.3. **Insurance.** CONSULTANT shall, at minimum, maintain the following levels of insurance during the term of this Agreement, with insurers licensed to do business in the State of California and with a Best's rating of no less than A:VII. Prior to the execution of the Agreement, CONSULTANT shall provide proof of insurance to CITY demonstrating compliance with requirements specified herein. CONSULTANT shall provide CITY thirty (30) days prior written notice of termination or material change in coverage and ten (10) days' prior written notice of cancellation for non-payment. The City of Piedmont, its Council Members, directors, officers, agents and employees shall be named as additional insureds. CONSULTANT shall provide CITY with an additional insured certificate for each such insurance coverage.
- A. Professional Liability Insurance (or E&O - Errors and Omissions). \$2,000,000 (per claim)

- B. Worker's Compensation Insurance. \$1,000,000
- C. Automobile Insurance (CA 00 01). \$1,000,000
- D. General Liability and Property Damage Insurance (ISO CGL CG 00 01). \$2,000,000 (single limit per occurrence)

CONSULTANT shall notify CITY within one (1) business day after it has been served or notified of any claim or legal action that in any way involves CONSULTANT and CITY, even if CITY is not named in the claim or as a defendant in any legal action, if such notification comes to Independent Contractor from any source other than the City. Independent Contractor shall also promptly provide City, within the same time period set forth in the prior sentence, with copies of any document or information it has regarding such claim or legal action. If CONSULTANT fails to maintain insurance coverage or provided insurance documentation which is required pursuant to this Agreement, it shall be deemed a material breach of this Agreement. CITY, at its sole option, may terminate this Agreement and obtain damages from CONSULTANT resulting from said breach. Alternatively, CITY may purchase the required insurance coverage, and without further notice to CONSULTANT, may deduct from sums due to CONSULTANT any premium costs advanced by CITY for such insurance. These remedies shall be in addition to any other remedies available to CITY.

ARTICLE 6 - NOTICES

All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered or sent by facsimile or reputable overnight courier and shall be deemed received upon the earlier of: (1) if personally delivered, the date of delivery to the address of the person to receive such notice; (2) if delivered by Federal Express or other overnight courier for next business day delivery, the next business day; (3) if sent by facsimile, with the original sent on the same day by overnight courier, the date on which the facsimile is received, provided it is before 5:00 P.M. Pacific Time; or (4) if sent electronically, the date of delivery on the confirmed read receipt. Notice of change of address shall be given by written notice in the manner described in this Article 6. Rejection or other refusal to accept or the inability to deliver because of a change in address of which no notice was given shall be deemed to constitute receipt of the notice or communication sent. Unless changed in accordance herewith, the addresses for notices given pursuant to this Agreement shall be as follows:

If to CITY: Sara Lillevand, City Administrator
 120 Vista Avenue
 Piedmont, CA 94611
 Phone: (510) 420-3040
 Facsimile: (510) 653-8272
 Email: slillevand@piedmont.ca.gov

If to CONSULTANT: Karly Kaufman,
 Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, CA 94612
Phone: (510) 671-0179
Email: kkaufman@rinconconsultants.com

ARTICLE 7 - MISCELLANEOUS

- 7.1. **Conflict of Interest Prohibition.** CITY and CONSULTANT will comply with the requirements of the CITY's Conflict of Interest Code adopted pursuant to California Government Code §87300 et seq., the Political Reform Act (California Government Code §81000 et seq.), the regulations promulgated by the Fair Political Practices Commission (Title 2, §18110 et seq. of the California Code of Regulations), California Government Code §1090 et seq., and any other ethics laws applicable to the performance of the Services and/or this Agreement. CONSULTANT may be required to file with the CITY Clerk a completed Form 700 before commencing performance of the Services unless the CITY Clerk determines that completion of a Form 700 is not required, pursuant to CITY's Conflict of Interest Code. Form 700 forms are available from the CITY Clerk.

CONSULTANT may not perform Services for any other person or entity that, pursuant to any applicable law or regulation, would result in a conflict of interest or would otherwise be prohibited with respect to CONSULTANT's obligations pursuant to this Agreement. CONSULTANT agrees to cooperate fully with CITY and to provide any necessary and appropriate information requested by CITY or any authorized representative concerning potential conflicts of interest or prohibitions concerning CONSULTANT's obligations pursuant to this Agreement.

CONSULTANT may not employ any CITY official, officer or employee in the performance of the Services, nor may any official, officer or employee of CITY have any financial interest in this Agreement that would violate California Government Code §1090 et seq. CONSULTANT hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of CITY. If CONSULTANT was an employee, agent, appointee, or official of CITY in the previous twelve months, CONSULTANT warrants that it did not participate in any manner in the forming of this Agreement. CONSULTANT understands that, if this Agreement is made in violation of Government Code §1090 et seq., the entire Agreement is void and CONSULTANT will not be entitled to any compensation for CONSULTANT's performance of the Services, including reimbursement of expenses, and CONSULTANT will be required to reimburse CITY for any sums paid to CONSULTANT under this Agreement. CONSULTANT understands that, in addition to the foregoing, penalties for violating Government Code §1090 may include criminal prosecution and disqualification from holding public office in the State of California.

Any violation by CONSULTANT of the requirements of this provision will constitute a material breach of this Agreement, and the CITY reserves all its rights and remedies at law and equity concerning any such violations.

- 7.2. **Subcontracting.** CONSULTANT may subcontract portions of the Services upon the prior written approval of CITY. CONSULTANT will be solely responsible for payment of such subcontract Services. No contractual relationship will exist between any such subcontractors of CONSULTANT and CITY. CONSULTANT's subcontractors agree to be bound to CONSULTANT and CITY in the same manner and to the same extent as CONSULTANT is bound to CITY under the Agreement. CONSULTANT's subcontractors further agree to include the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, with any sub-subcontractor to the extent they apply to the scope of the sub-subcontractor's work. A copy of the CITY indemnity and insurance provisions will be furnished to CONSULTANT's subcontractors upon request.
- 7.3. **Entire Agreement.** This Agreement represents the entire understanding of CITY and CONSULTANT as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Agreement may only be modified by an amendment in writing signed by each party.
- 7.4. **No Assignment.** The Services are deemed unique and neither party shall assign, transfer, subcontract or otherwise substitute its interest in this Agreement or any of its obligations hereunder without the prior written consent of the other party. As limited by this Section 7.2, this Agreement is to be binding on the successors and assigns of the parties hereto.
- 7.5. **Severability.** If any part of this Agreement is determined to be unconstitutional, invalid or beyond the authority of either party, such decision shall not affect the validity of the remainder of this Agreement, which shall continue in full force and effect, provided that the remainder of this Agreement can be interpreted to give effect to the intentions of the parties.
- 7.6. **Counterparts.** This Agreement may be signed in counterparts and, when fully signed, such counterparts shall have the same effect as if signed in one document.
- 7.7. **Choice of Law.** This Agreement and all matters relating to it shall be governed by the laws of the State of California without reference to its choice of laws principles and venue shall be in the appropriate court in San Mateo County, California.
- 7.8. **Waiver.** No failure on the part of either Party to exercise any right or remedy hereunder shall operate as a waiver of any other right or remedy that party may have hereunder. A waiver by either CITY or CONSULTANT of any breach of this Agreement shall not be binding upon the waiving party unless such waiver is in writing. In the event of a written waiver, such a waiver shall not affect the waiving party's rights with respect to any other further breach.
- 7.9. **Mediation.** In the event the parties are unable to resolve a dispute arising under this Agreement through good faith negotiations, the parties agree to submit the matter to mediation with a mutually agreeable mediator. Prior to the mediation, the parties shall exchange any documents reasonably necessary to resolve the matter to be mediated.

- 7.10. **Attorney's Fees.** If any action at law or in equity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which that party may be entitled.
- 7.11. **Interpretation.** In the event this Agreement is ever construed in any dispute between the parties, it and each of its provisions shall be construed without regard to the party or parties responsible for its preparation and shall be deemed to have been prepared jointly by the parties. The rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement.
- 7.12. **Authority.** Each individual executing this Agreement on behalf of one of the parties represents that he or she is duly authorized to sign and deliver the Agreement on behalf of such party and that this Agreement is binding on such party in accordance with its terms.
- 7.13. **Third Parties.** Nothing contained in this Agreement shall create a contractual relationship with, or cause of action in favor of, a third party against either the CITY or CONSULTANT. CONSULTANT's Services hereunder are being performed solely for the benefit of CITY. CITY shall be an express third-party beneficiary of all contracts between CONSULTANT and any subcontractors or subconsultants in connection with any services performed in connection with, or in furtherance of, this Agreement.

* * *

[Signatures on following page]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

CITY OF PIEDMONT

By: _____
Sara Lillevand, City Administrator

Date: _____

CONSULTANT

By: _____
Rich Daulton, Principal/Vice President

Date: _____

By: _____

Date: _____

Attest

By: _____
John Tulloch, City Clerk

Approved As To Form

By: _____
Michelle Marchetta Kenyon, City Attorney

rincon

RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers



Proposal Submittal for
the City of Piedmont

PIEDMONT HOUSING ELEMENT 6TH CYCLE EIR

July 22, 2021

Submitted to:

City of Piedmont

Attn: Kevin Jackson, AICP
Director of Planning & Building
120 Vista Avenue, Piedmont, CA 94611
PiedmontHousingRFP@piedmont.ca.gov / (510) 420-3039

Submitted by:

Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, California 94612
510-834-4455
www.rinconconsultants.com

Proposal Submittal for the
City of Piedmont

PIEDMONT HOUSING ELEMENT 6TH CYCLE EIR

Submitted by:

Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, California 94612
510-834-4455

July 22, 2021

Point-of-Contact:

Karly Kaufman

510-671-0179

kkaufman@rinconconsultants.com



Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, California 94612

510 834 4455

info@rinconconsultants.com
www.rinconconsultants.com

July 22, 2021

Project Number 21-11542

Attn: Kevin Jackson, AICP
Director of Planning & Building
City of Piedmont
120 Vista Avenue
Piedmont, California 94611
PiedmontHousingRFP@piedmont.ca.gov
(510) 420-3039

Subject: Revised Proposal for CEQA Documentation for the City of Piedmont 6th Cycle Housing Element Update

Dear Mr. Jackson:

Rincon Consultants, Inc. is pleased to submit this revised proposal to assist the City of Piedmont with professional services for the preparation of an Environmental Impact Report (EIR) consistent with the California Environmental Quality Act (CEQA) in support of the City's 6th Cycle Housing Element Update. We are very enthusiastic about the opportunity to work with the City and have assembled a team of highly-skilled environmental science and planning professionals who combine extensive technical qualifications and knowledge of CEQA with many years of experience working in the greater San Francisco Bay Area. Rincon is currently assisting the City in updating its Environmental Hazards and Natural Resources and Sustainability Elements as part of the 6th Cycle Housing Element update being led by Lisa Wise Consulting. We've been working closely with the Lisa Wise Consulting team on the project thus far and will be an integral part of the project bringing seamless integration should we be chosen for the Housing Element EIR as well.

Rincon Consultants prides itself on its breadth of in-house experience and its ability to manage large multi-disciplinary projects in an efficient and cost-effective manner. **Darcy Kremin, AICP** will lead the team as the Project Director. She has over 21 years of planning and CEQA and NEPA experience, including working on large programmatic documents for housing rezoning projects. **Karly Kaufman** will serve as the Project Manager. She has 9 years of CEQA experience and has managed many programmatic EIRs in the East Bay, including for housing-related programs in Berkeley, Palo Alto, San Leandro, and throughout Alameda County. To augment Rincon's in-house expertise, we have retained **Fehr & Peers** to assist with the transportation impact analysis. We have worked with Fehr & Peers successfully on numerous projects. The composition of our team and team member roles and responsibilities are described in the proposal.

Rincon Team Strengths

Extensive General Plan and Housing Element Experience. Rincon has completed or is currently assisting with General Plan and Housing Element updates for key clients across California, deliberately working with a limited number of jurisdictions to deliver focused service to each client we serve. We have led or are leading comprehensive or technical General Plan updates for 19 cities and Housing Element updates for 21.



Seamless Team Collaboration. Rincon has selected our team for their technical expertise and collaborative work style. Our team has worked together over multiple projects for the past several years, and we have an established process of iterative peer review and teamwork. We conduct our work in a seamless and coordinated manner, resulting in high-quality work products, allowing for a streamlined process. Additionally, our long-standing relationship with Lisa Wise Consulting, including our collaboration on the current Piedmont Housing Element Update, means we can easily and seamlessly integrate and coordinate with their team to ensure a streamlined and efficient environmental review process that responds dynamically to any issues that arise.

Staff Dedicated to Piedmont. Members of our leadership team are familiar with Piedmont and are committed to the City and its goals. Our knowledge of the city and experience with the community enable a dedicated team invested in the outcomes of the Housing Element update.

Proven Innovation. Our firm’s work in the Bay Area and across California illustrates our creativity, innovation, and commitment to application and context, not just “best practices.” Rincon’s innovation shines through our development of the greenhouse gas (GHG) emissions tracking tool CapDash, our hazard mitigation card game *Cards Against Catastrophe*, and our ability to find workable solutions to complicated and nuanced problems.

Rincon acknowledges no amendments issued and a Q&A received on June 18, 2021.

Our team is committed to helping Piedmont achieve state compliance with its Housing Element in the timeframe required by the California Department of Housing and Community Development (HCD) by completing its required CEQA compliance by October 2022, and we look forward to discussing this opportunity further with you. If you have any questions regarding this submittal, please do not hesitate to contact us.

Sincerely,
Rincon Consultants, Inc.

Karly Kaufman
Supervising Environmental Planner/Project
Manager
Phone: 510-671 0179
Email: kkaufman@rinconconsultants.com

Contact for Clarification

Stephen Svete, AICP, LEED AP ND
Executive Vice President
Phone: 831-824-6871
Email: svete@rinconconsultants.com

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

Darcy Kremin, AICP
Director of Environmental Planning
Phone: 510-834-4455 x2011
Email: dkremin@rinconconsultants.com

Proposal

City of Piedmont CEQA Documentation for the Piedmont Housing Element 6th Cycle

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1 Project Approach, Scope of Work, and Deliverables

1.1 Project Understanding

We understand that the City of Piedmont is undergoing its 6th Cycle Housing Element update per the California Department of Housing and Community Development (HCD). The City has retained Lisa Wise Consulting, Inc. to assist with Housing Element preparation and is seeking assistance in complying with the California Environmental Quality Act (CEQA). The City's latest Regional Housing Needs Allocation estimates determined that Piedmont needs to add 587 residential units. Since the 1990s, and because of the lack of vacant lots, Piedmont has found that the most effective housing program is to actively encourage the production of accessory dwelling units (ADUs). For the past 3 decades, the City has had a highly-effective design review and planning program to guide remodels and new construction. This program has enabled Piedmont to retain the scale of its neighborhoods and preserve many of its smaller homes. Piedmont currently has a small supply of rental housing, consisting of approximately 50 conventional apartments, approximately 300 ADUs and some single-family homes. Currently, there are fewer than 60 vacant lots in the city. These lots are scattered throughout Piedmont and comprise a combined total of approximately 12 acres of land. The number of undeveloped lots that are buildable is much smaller, since many of Piedmont's vacant lots are constrained by steep slopes or inadequate street frontage; many are owned by adjacent property owners and are in use as yards or gardens. Piedmont has almost no land with the size and availability for conventional redevelopment, nor does it have public land that is readily available for future housing. Piedmont's commercial acreage supports about two dozen active businesses and ancillary storage uses.

In 2013, the City modified its commercial zoning district (Zone D) along Grand Avenue and at the intersection of Highland and Vista Avenues to include mixed-use, multi-family development. In 2017, the City updated the development standards for Zone D to better accommodate mixed-use, multi-family development. Zone C, a multi-family zoning district, consists of a cluster of parcels near the intersection of Oakland and Linda Avenues and a few lots amongst those in the Zone A district.

To ensure adequate inventory of adequate sites, the City anticipates the housing element update will necessitate modifications to the uses and regulations for each of the five zones. The City believes that by initiating the CEQA process early, it can support the Housing Element update process and any related amendments to the General Plan and associated zoning. Based on the estimated vehicle miles traveled (VMT) analysis, Rincon believes that a programmatic environmental impact report (EIR) would be the best document to comply with CEQA.



1.2 Scope of Work

Rincon Consultants will prepare a Program EIR that evaluates the potential physical impacts of Housing Element goals, policies, and actions. This will allow the City to streamline future housing development in many cases, particularly affordable housing, as it could be allowed by-right on the opportunity sites analyzed in the Program EIR. If the Program EIR addresses the plan's effects as specifically and comprehensively as possible, many subsequent activities could be found to be consistent with the Program EIR mitigation parameters and additional environmental documentation may not be required (CEQA Guidelines Section 15168(c)). In this case, the Program EIR serves a valuable purpose as the first-tier environmental analysis that will assist in streamlining and possibly exempting future projects from CEQA with the idea that the Program EIR can be used for such exemptions when projects are consistent with the Housing Element update. The environmental analysis may identify policy modifications or additions necessary to mitigate potential impacts.

Task 1 Project Kick-off Meeting, Mobilization, and Draft Project Description

Rincon Consultants will host a project kickoff meeting to convene City staff, Lisa Wise Consulting (if needed), and the Rincon team to introduce the project, establish communication protocols, and refine the project schedule. We will use this opportunity to collect any relevant studies and information not already transmitted.

Rincon will prepare a preliminary Project Description after receiving City-provided data mapping the opportunity sites to be rezoned and the potential residential density of those sites (dwelling units per acre), as well as other proposed strategies to meet the Regional Housing Needs Allocation. The Project Description will be provided in Microsoft Word and/or PDF format for review by staff prior to commencing the analysis. As a basis for the environmental analysis to follow, a clear and thorough description of the project is a critical first step in the CEQA process. Textual, tabular, and graphic presentation (with city-prepared maps, plans, renderings, or diagrams) will be included as necessary to facilitate a thorough understanding of the proposed project and its potential implementation.

Task 2 Prepare Notice of Preparation, Initial Study and Conduct Scoping Meeting

Rincon will draft a Notice of Preparation (NOP) in consultation with City staff. The NOP will include a brief description of the scope of the project, a map of the city's planning area based on City-provided data regarding the relevant sites, and instructions for submitting comments, as well as other CEQA-required information. Rincon will submit a final PDF copy of the NOP to City staff for posting on its website and for distribution to public agencies. The City will distribute the NOP using the City's NOP distribution list. Rincon will review and make suggestions regarding the list. Rincon will upload the NOP to the State Clearinghouse/Office of Planning and Research using their online platform (no printed copies are currently needed for this filing) and will file the NOP with the County Clerk.

The Rincon team will draft an Initial Study in consultation with City staff. The Initial Study will be used to "scope out" certain environmental resource topics that are likely to be determined to have no impact or not relevant to the City of Piedmont. We will prepare a public draft Initial Study upon receiving comments from the City on the Administrative Draft Initial Study. This scope assumes the analyses will be brief and not exhaustive.

During the 30-day public review period for the NOP, Rincon and City staff will conduct a Public Scoping Meeting to introduce the CEQA process and timeline and to obtain input on the EIR scope. Rincon will summarize the comments into general themes to be addressed in the EIR. This scope assumes no transcript of verbatim comments will be provided.

Task 3 Prepare Administrative Draft Program EIR

Rincon will prepare an Administrative Draft Program EIR pursuant to CEQA requirements, comments on the NOP, and information from other relevant documents completed by the City in recent years. Each topical section in the environmental analysis will be introduced by a brief statement of its context in the EIR.

The setting for each topical section will describe existing conditions relevant to the topic and provide the groundwork for impact analysis. Rincon will clearly state the thresholds used to determine the significance of project impacts and will include thresholds in the CEQA Guidelines, Appendix G, City guidelines (as applicable), and existing regulatory standards, where applicable. For each potentially significant impact identified in the Administrative Draft EIR, Rincon will identify feasible mitigation measures to avoid or reduce identified impacts.

To prepare an EIR that meets the needs of the City and complies with CEQA, the EIR will include the following sections:

1. Executive Summary. This section will provide a summary of the entire EIR, including a summary of impacts and mitigation measures in a matrix format.
2. Introduction and Environmental Setting. The Introduction will describe the purpose of the EIR, the scope of issues to be addressed, and present the organization of the report. This section will include a discussion of areas, where the project was found to have no impacts.
3. Project Description. The Project Description will contain the City's objectives for the project, a summary of goals, policies, programs, development regulations, and a graphical depiction of the proposed housing sites.
4. Analysis, Impacts, and Mitigation Measures. Analysis of impacts will include four main components:
 - 4.1. Setting: description of current conditions with respect to the issue in question, including the existing regulatory environment.
 - 4.2. Impact analysis: discussion of potentially significant effects of the proposed project. Impacts are typically compared to established "thresholds of significance."
 - 4.3. Programmatic mitigation measures: methods by which significant effects can be reduced or eliminated.
 - 4.4. Level of significance after mitigation: discussion of whether proposed mitigation measures would reduce impacts to less than significant.
5. Alternatives. The EIR will consider up to three alternatives to the proposed project, including the "no project" alternative. The alternatives analysis will be less detailed than the project analysis but will identify the magnitude of each impact and associated mitigation requirements.
6. Other CEQA Sections. The EIR will provide, in addition to the sections discussed above, all other required CEQA sections, including areas of known controversy, growth inducement effects, and significant unavoidable impacts.

The EIR will address all issue topics listed in CEQA Guidelines Appendix G. These issues, which will be analyzed in a programmatic framework, will include:



Aesthetics. The aesthetic analysis will consider such issues as alteration of public views, changes in visual character, and increased light and glare. The analysis will focus on maintaining the existing visual character in the city and will refer to the City’s new Objective Design Standards (if available). The analysis will also consider consistency with relevant City thresholds and documents addressing design and development standards.

Air Quality. This section will be prepared in accordance with Bay Area Air Quality Management District Guidelines. Both temporary construction effects and long-term regional effects will be considered. It will compare growth potential under the Housing Element update to growth forecasts contained in Bay Area Air Quality Management District air quality plans to

determine consistency with local air quality planning.

Biological Resources. Rincon will conduct a biological resources analysis as a desktop, program-level analysis. The purpose of the analysis will be to identify potential impacts to biological resources that could occur from development under the proposed project and to develop a suite of measures that would be required to avoid, minimize, and/or mitigate potential impacts. Because this will be a programmatic-level analysis, no project-level analyses of potential impacts will be conducted; however, the proposed measures will outline a project-level process for the analysis and identification of project-specific impacts to biological resources, as well as a process for selecting appropriate measures that would be applicable for development of specific sites to reduce the need for additional CEQA-level analysis for individual projects.

Cultural Resources. This analysis will address archaeological, paleontological, and historic resources. Rincon will also prepare the Senate Bill (SB) 18 and Assembly Bill (AB) 52 consultations, described further under Tribal Cultural Resources. The cultural resources analysis will review historic resources and archaeological resources in the city and the potential impacts to those resources as a result of the project. To compile a listing of recognized significant historic and prehistoric resources, information will be obtained from the State Office of Historic Preservation and Piedmont Historical Society (if available).

Energy. This section will discuss the current and projected regional energy supplies and demand and qualitatively analyze energy use associated with future construction activity and residential use of the sites. This section will also compare the consistency of the project with adopted state, regional, and local energy policies.

Geology and Soils. This section will discuss the potential for geologic hazards, including fault rupture, ground shaking, landslides, liquefaction/slope stability, erosion, and subsidence. It will rely on information from the City’s Local Hazard Mitigation Plan (2019) and updated Environmental Hazards Element of the General Plan (depending on timing with the project team). The section will discuss the existing geologic conditions in the city, including potential from fault rupture and ground shaking from regional faults throughout the city. In addition, analysis will include evaluation of the potential of erosion and loss of topsoil from construction of new development under the project and potential impacts to paleontological resources.

Greenhouse Gas Emissions. This analysis will consider the proposed project’s potential contribution to cumulative impacts related to greenhouse gas (GHG) emissions and climate change. An overview of the current regulatory framework regarding GHG emissions and climate change, including SB 32, AB 32, SB 97, and SB 375, as well as adopted amendments to the CEQA Guidelines, will be described. We will also address consistency with the City’s adopted Climate Action Plan (2018). Programmatic mitigation will be identified, if the project is inconsistent with state and regional targets to reduce GHG emissions.

Hazards and Hazardous Materials. This section will discuss the potential for impacts relating to hazardous materials transport, storage, and use, as well as hazards, such as contaminated sites. It will rely on information from the City’s Local Hazard Mitigation Plan and the Public Safety Element of the General Plan, in addition to data available from the State Water Resources Control Board, California Environmental Protection Agency, and California Department of Toxic Substances Control. This section will analyze the potential increase of hazardous materials and handling of hazardous materials in the city resulting from the project.

Hydrology and Water Quality. The hydrology and water quality analysis will evaluate potential impacts relating to hydrological conditions and flooding, as well as potential impacts to surface and groundwater quality. The section will rely on locally available information from the East Bay Municipal Utilities District, the San Francisco Bay Regional Water Quality Control Board, and other local agencies. Analysis will identify areas in the city at risk from flooding and potential impacts to existing drainage patterns and groundwater supply from development projected under the project.

Land Use and Planning. This section of the EIR will examine land use policy issues. Rincon will prepare an objective discussion of whether and how the proposed Housing Element would be consistent with both existing City policy documents, regional planning policies, and the City’s ongoing specific plan efforts.

Noise. The noise analysis will examine both temporary construction noise, traffic noise impacts to new receptors, and long-term operational noise. Noise model calculations will be included as an appendix to the EIR, and the technical analysis will be summarized in the EIR section. Construction noise will be estimated based on information from the U.S. Environmental Protection Agency, the Federal Transit Administration, and the Federal Highway Administration. Traffic noise will be estimated based on traffic volume data used in the traffic analysis. In addition, the analysis will evaluate temporary construction and long-term vibration associated with the project, estimated on information from the Federal Highway Administration.

Population and Housing. It is not anticipated that the proposed project would displace people or housing. Therefore, this section will focus on a comparison of potential population and housing growth to regional growth forecasts for the area, including in the City’s General Plan. Population and housing growth will also be compared to Association of Bay Area Governments forecasts identified in the Plan Bay Area.

Public Services and Recreation. This section will address potential impacts relating to police protection and fire protection services, schools, and parks and recreational facilities. This section will use existing information and information from service providers to determine service levels and existing and projected gaps in service that may result from anticipated development of up to 600 housing units in the city.

Transportation. Fehr & Peers will prepare a description of the transportation network in the project vicinity of the set of Housing Element sites, including the roadway network, bicycle and pedestrian facilities, and transit service. Fehr & Peers will provide a regulatory setting including applicable plans

and policies from the City of Piedmont General Plan and the Alameda County Transportation Commission.

Fehr & Peers will prepare a memorandum for the City’s review, describing the options for vehicle-miles of travel (VMT) metrics, analysis methods, and significance criteria for the transportation impact evaluation. The memorandum will describe the guidance provided by the Office of Planning and Research (OPR). As part of this work, Fehr & Peers will prepare maps of VMT metrics for the City of Piedmont traffic analysis zones (TAZs) in the Alameda CTC Countywide Travel Demand Model. These maps will demonstrate low, average and high-VMT areas in the City. VMT metrics will include home based VMT per resident for residential uses, home based-work VMT per employee for office uses, and VMT per service population for retail uses.

Fehr & Peers will attend a meeting or conference call to review the VMT options and assist the City in choosing the metrics, methods, and criteria to be used in this effort.

Using the Office of Planning and Research’s guidance in Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2019), Fehr & Peers will determine which of the Housing Element sites may be presumed to have a less-than-significant impact to transportation on the basis of VMT. These sites will not be included in the transportation VMT impact evaluation, although they would be included in the Citywide totals.

Fehr & Peers will conduct a VMT assessment for the housing sites not screened out during the first evaluation. The sites will be analyzed as a group, consistent with the programmatic EIR approach. We will use the Alameda CTC Countywide Travel Demand Model to assess the following VMT metrics for the baseline and cumulative scenarios, both without the Housing Element Update (i.e., uses under the existing General Plan and Zoning) and with the Housing Element Update (i.e. with the proposed Housing Element uses).

- Citywide – All VMT
- Citywide – Home based VMT
- Housing Element sites as a group (excluding sites which are screened out) – Home-based VMT
- Housing Element sites as a group, including sites screened out from transportation VMT impacts – All VMT (for use in the air quality and greenhouse gas analysis)

This scope of work includes a review of the Countywide Travel Demand Model land use assumptions within Piedmont in the vicinity of the Housing Element sites, and adjustment if appropriate to better-represent current development expectations per current zoning, for the “No Project” case. It is assumed that the City will provide development expectations for these areas. Fehr & Peers will also check key model outputs such as trip lengths for reasonableness. Note that the project budget does not include a sub-area validation for the City of Piedmont. If, in the course of this work, model performance issues are identified, Fehr & Peers will prepare a separate proposal to address those issues.

We will assess the VMT impacts using the selected thresholds of significance. If significant impacts are identified, Fehr & Peers will develop mitigation measures including travel demand management measures, urban design measures, infrastructure improvements to support more bicycling and walking, transit service subsidies, and others as appropriate. Fehr & Peers will assess the potential VMT reductions which could be achieved with the measures based on published literature and determine the final impact significance with mitigation.

Tribal Cultural Resources. Rincon will collect regional background information on tribal cultural resources that could be affected by the project. The collected information will include Native American Heritage Commission Sacred Lands File Search, reviews of regional ethnographic information, information from relevant past projects, and information provided through government-to-government tribal consultation pursuant to AB 52 and SB 18. Rincon will then assist the City with government-to-government Native American consultation by preparing the AB 52- and SB 18-specific letters to be placed on City letterhead, preparing and submitting a Native American Heritage Commission Sacred Lands File SB 18 request, and preparing a tracking sheet and instructions to be provided to the City. The instructions will include details regarding schedule and timelines associated with AB 52 and SB 18 to ensure timely consultation.

Utilities and Service Systems. This section will discuss potential impacts to water supply and service systems, wastewater conveyance and treatment systems, and solid waste collection and disposal systems. The evaluations of service systems will involve contact with the service providers. Rincon recommends that the City will request a Water Supply Assessment (WSA) from the East Bay Municipal Utility District (EBMUD), if it is determined that a WSA is needed. For this scope of work, we assume that Rincon will assist in preparing the WSA request. The results of the WSA will be incorporated into the EIR.

Wildfire. A portion of the City is within a State of California Very High Fire Severity Zone. This section will discuss the project's potential impacts related to wildfire risk, including the impact to emergency plans, exposure of project occupants to wildfire risk, impacts of required infrastructure improvements, and exposure to other hazards associated with wildfire, using information from the California Department of Forestry and Fire Protection, the City's Local Hazard Mitigation Plan (2019), and the updated Environmental Hazards Element of the General Plan (depending on timing with the project team).

Rincon's project manager will discuss approaches to the impact analysis for the EIR with City staff, including issues raised by responsible trustee agencies. The approach will be consistent with the assumptions and methodologies used in recent EIRs in the City to the extent warranted. In general, the impact analysis will focus on the environmental issues and resource concerns present in the City that are likely to be affected or impacted by the project. Some issue areas, such as agricultural and mineral resources, may not require a detailed analysis relative to other issues, because they do not occur in the city or would be unaffected by the proposed project.

Rincon will incorporate City staff input into the Administrative Draft Program EIR. This scope of work assumes that there will be two rounds of comments on the Administrative Draft EIR (i.e., one round of comments on the Administrative Draft EIR, and one round of comments on the Screencheck Draft EIR) prior to preparation of the Public Review Draft EIR version. Subsequent drafts will retain the City's comments and edits on prior drafts to facilitate verification that City comments have been addressed. We assume that the City will consolidate all comments and edits for each round to ensure consistency. Rincon will incorporate appropriate revisions and meet with the City if needed to discuss comments. Rincon will prepare a clean copy of the Screen Check Draft Program EIR.

Task 4 Prepare Public Draft Program EIR

Rincon will submit the Public Draft Program EIR to the State Clearinghouse through their online submittal portal, including all required accompanying forms such as the Notice of Completion. Rincon will also file the Notice of Availability (NOA) of the Draft EIR with the Alameda County Clerk. It is assumed that City staff will distribute the NOA of the Draft EIR to responsible agencies, trustee agencies,

and interested organizations and persons. It is also assumed that the City will be responsible for required newspaper ads and other public noticing of the document's availability, such as radius label mailing or on-site posting. However, Rincon can assist with these tasks as needed at an additional cost. As required by state law, the Draft Program EIR will be circulated for public review for a minimum of 45 days. Rincon will provide City staff with 10 paper copies and as well a PDF copy of the Public Draft EIR suitable for posting to the City's website to facilitate public access. Comments received during the public review period will be compiled for later responses.

Task 5 Prepare Response to Comments/Final Program EIR

Rincon will prepare a Response to Comments document after the review period has closed and all comments submitted during that period have been received. Comments will be numbered and responded to as required by CEQA guidelines. It is assumed that no new analyses will be required. This scope of work assumes that up to 20 comment letters will be received, including two lengthy (over five pages) and/or substantive letter, that can be adequately responded to in a maximum of 80 Rincon professional staff hours (Fehr & Peers time for responding to transportation-related comments is included in their scope of work and cost). The actual level of effort required to respond will depend on the length, detail, and sophistication of the comments, in addition to the number of letters received. We reserve the right to reevaluate the effort level and request a scope amendment upon close of the public comment period.

If City staff determines that preparation of a Final EIR is necessary, upon receipt of City comments on the draft responses to comments, we will incorporate changes (if any) and prepare the Final EIR. Otherwise, the Responses to Comments document will be provided as a standalone document to accompany the Draft EIR. Rincon will prepare a Screen Check Final Program EIR incorporating, where appropriate, edits/errata to the Public Draft EIR, based on the Response to Comments for City staff review and confirmation, followed by a Final Program EIR after incorporating comments from City staff. Rincon will provide 10 paper copies and one electronic copy of the Final EIR.

Task 6 Prepare Mitigation Monitoring and Reporting Program, Findings (if needed), and Public Hearings

A MMRP, consisting of a separate list of all identified mitigation measures, will also be developed. The MMRP will be provided in a format designed for use by planners, environmental monitors, or code enforcement officers. Essentially, this plan will take the form of a detailed table that describes:

1. Persons/agencies responsible for monitoring compliance with each condition
2. Timing when monitoring must occur
3. Frequency of monitoring
4. Criteria to be used to determine compliance with conditions

In addition, Rincon will provide a draft Findings of Fact and Statement of Overriding Considerations (if needed) for the City's use. Rincon will attend one hearing at the Planning Commission and one before the City Council to consider certification of the Final Program EIR and approval of the project. Our scope includes attendance at a total of five public meetings/hearings (including the required scoping meeting, see Task 2), that can be determined during the course of the project. Rincon will prepare a presentation summarizing the findings of the EIR to present to the Planning Commission and City Council to

complement the City's staff report. At the conclusion of the hearings, the City Council will determine whether to certify the Final Program EIR and adopt/approve the project.

Following certification of the EIR, Rincon will make any required modifications. Rincon will then provide the City with clean copies of the final approved documents as indicated below. Within 1 day of Final Program EIR certification and project approval, Rincon will submit the Notice of Determination to City staff for delivery to the City Clerk and/or State Clearinghouse.

Task 7 Project Coordination, Meetings and Project Management



Throughout the EIR process, Rincon will proactively identify issues, immediately bring those issues to the attention of City staff, identify potential solutions, and coordinate with City staff as to the best course of action. In addition, Rincon will provide seamless integration with the Lisa Wise Consultants team during the Housing Element process. Rincon will participate in regular project management conference calls every other week with the project team to ensure that all tasks complete on time to adhere to the agreed-upon schedule. Rincon will use email communications and have telephone/videoconference conversations with City staff, as needed, during the course of the project to ensure clear communication. Rincon will prepare monthly invoices with status reports,

documenting the progress made each month and will review and update the schedule when necessary.

Task 8 Participatory Mapping

While many outreach plans include a community survey, we find these to be limited in the type and range of information they collect. As part of this task, Rincon will prepare an interactive digital map that will allow constituents and stakeholders to provide comments directly onto an interactive map of the project. The map is a fun, interactive way for stakeholders to drop comments to specific locations on the map or provide overall feedback for the project as a whole. The digital map will be part of the project website and used at community workshops and meetings to collect comments as one component of collaborative, interactive exercises that facilitate problem solving and builds consensus. This digital platform will couple with the activities facilitated at workshops and other meetings. Geographically-tagged, structured comments collected for the participatory map will also enable the team to gather other demographic information that can inform the planning process more generally, including alerting the team to populations that might be underrepresented in the process.

Accordingly, Rincon will develop a mapping portal for this project that will include the following components:

- A publicly accessible, web-based comment form that stakeholders can fill out to provide comments and requests about the project
- A publicly accessible interactive web-based map showing the proposed project components, including alternatives, allowing stakeholders to view and provide comments at specific geographic locations and taken to community engagement events on tablets or laptops

Rincon will host these components on its secure cloud platform for the project duration and will coordinate with City staff to include links or embedded maps and forms into the Piedmont website. Rincon will deliver the comments in Microsoft® Excel format, and they will be included in the project

deliverables. At the conclusion of the project, Rincon will coordinate with staff to transition the components to the Piedmont team if desired.

Optional Task: Sewer Capacity Study

If this optional task is authorized, Wood Rodgers will prepare a sewer capacity study as follows:

Wastewater Generation Projections. Wood Rodgers will utilize recent flow monitoring data to determine existing wastewater dry-weather and wet-weather flows generated within the City. We will utilize wastewater generation factors to determine additional wastewater generation based on planned growth.

Hydraulic Model: Wood Rodgers will develop or update a hydraulic model of the City's existing sewer collection system utilizing the existing GIS database to be provided by the City. The model will be a static model to evaluate system capacity under future growth conditions.

System Analysis: Wood Rodgers will analyze the hydraulic model results to determine if there are capacity deficiencies due to planned growth, and identify the recommended improvements required to mitigate the capacity deficiencies.

Summary Report: Wood Rodgers will prepare a report to summarize the sewer system, flow generation, location of planned growth and results of the capacity analysis. If upsizing is needed for the development, the report will detail the location, required pipe diameter, overall system improvements needed and estimated costs.

Assumptions:

- The City's existing GIS database of the sewer collection system includes all pipes and manholes and attribute data includes pipe diameter, material, slope and invert elevations. It is assumed that field survey is not required and that population of the GIS database with system information is not required.
- Existing flow monitoring data is available and sufficient, and new flow monitoring is not required.

This optional task can be performed for an additional \$63,250 and will only be prepared upon City approval.

1.3 Project Schedule

The Rincon team is prepared to begin the work program described in this proposal immediately upon authorization to proceed. As depicted on the following chart, Rincon proposes to adhere to a schedule that allows the Draft EIR to be circulated within about 6 months from the kickoff meeting and receipt of complete and stable project information and the EIR process to be concluded within approximately 12 months.

- 1. Project Mobilization and Kickoff Meeting:** Rincon Consultants will schedule the kick-off meeting within one week of Notice to Proceed per City staff availability.
- 2. Notice of Preparation:** Rincon will submit the NOP and distribution list for City review within approximately four weeks of project kickoff, depending on the timing of project information to

include in the NOP. The NOP will be circulated within approximately one to two weeks of receipt of final comments on the NOP.

3. **EIR Project Description.** Rincon will submit a draft project description within three weeks of the kickoff meeting and receipt of all necessary project information. It is assumed that subsequent drafts of the project description will not be submitted separately but will be incorporated into and submitted with the Administrative Draft EIR.
4. **Draft Transportation Impact Analysis Report:** Fehr & Peers will complete the Transportation Impact Analysis Report within approximately eight weeks of authorization to proceed and receipt of requested data.
5. **Administrative Draft EIR:** Rincon will submit the Administrative Draft EIR within approximately six to eight weeks of close of the NOP comment period and within two weeks of approval of the transportation analysis.
6. **Screencheck Draft EIR:** Rincon will address City comments and submit the Screencheck Draft EIR in electronic form within approximately one to three weeks after receipt of City or other comments on the Second Administrative Draft, depending on the number and complexity of comments received.
7. **Public Review Draft EIR:** The Public Review Draft EIR and the draft NOA will be completed within one to two weeks of receipt of City comments on the Screencheck Draft EIR.
8. **Final EIR/Response to Comments:** The Administrative Draft Final EIR/Response to Comments Document will be completed within two to six weeks after receipt of all written comments received during the review period, depending on the number and complexity of comments received.
9. **Findings and NOD:** We will submit the CEQA Findings within one week of receipt of City comments on the draft responses and Administrative Draft Final EIR and will submit the Draft NOD within one business day of project approval.

2 Consultant Team

2.1 Rincon Firm Profile



Rincon Consultants is a multi-disciplinary environmental science, planning, and engineering consulting firm that provides quality professional services to government and industry. Our principal service is to provide environmental support and scientific research to create and sustain innovative solutions to

natural resource, sustainability, and environmental impacts. Rincon prides itself on the considerable depth of its staff, which includes certified urban and environmental planners, environmental scientists and engineers, accredited greenhouse gas verifiers and climate action planning professionals, noise and air quality experts, geologists, biologists, and cultural and historical resource specialists. We are experts at providing on-call planning services and are responsive and ready to initiate requested tasks at a moment's notice and respond to any environmental, technical, and planning needs. Our approach to every project is centered upon the design and development of innovative solutions that respond to our clients' specific needs in a cost-effective manner.

Rincon's corporate culture focuses on providing environmental consulting services in a manner that is beneficial to both the environment and our client's needs. When hired, we perceive ourselves as an extension of our client's team and function with the best interests of the client in mind. By managing each project with a focus on three primary objectives – economic efficiency, technical excellence, and sustainable approach – we can provide superior service that efficiently and effectively meets the needs of our clients.

Legal Name:

Rincon Consultants, Inc.

Legal Form: California "S" Corporation

Founded: 1994

Professional Staff: 325+

California Offices: 13 including Oakland, Sacramento, and Monterey

Website:

www.rinconconsultants.com

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2.1.1 Services

We have categorized our environmental consulting services into six core areas:

- Environmental Sciences and Land Use Planning
- Biological Resources
- Water Resources
- Cultural Resources
- Site Assessment and Remediation
- Sustainability Services

We also maintain a Geographic Information Systems (GIS) and Graphics Communications group to enhance our documents and support our data analyses for projects addressing issues in these service areas. The following is a summary of the services that Rincon provides.

Core Services

Environmental and Land Use Planning

- CEQA Compliance: Environmental Impact Reports, Initial Studies, Categorical Exemptions, Environmental Impact Report Addendums, Mitigation Monitoring Reporting Plans
- NEPA Compliance: Environmental Impact Statements, Environmental Assessments, Finding of No Significant Impacts
- Planning Services: General Plans, Specific Plans, and Neighborhood, Community, and Area Plans
- Community Involvement Programs
- Noise Studies, including Bio-Acoustic Evaluation
- Air Quality Analysis
- Recreation and Open Space Planning
- Grant Application Assistance

Cultural Resources

- Literature Reviews/Records Searches/Archival Research
- Native American Consultation
- Cultural Resource Surveys
- Paleontological Resource Surveys
- California Register of Historical Resources and National Register of Historic Places Eligibility Evaluations: Archaeological Site Testing, Historic Built Environment Resource Evaluation, Traditional Cultural Property Evaluation
- Archaeological Data Recovery Programs
- Paleontological Monitoring
- Native American Monitor Training Programs
- Section 106 Consultation
- Memoranda of Agreement
- Findings of Effects
- State Historic Preservation Officer Consultation
- Historic Preservation Plans
- Cultural Resources and Paleontological Management Plans
- Third Party Peer Review
- Phase I, II, and III Cultural Resources Analysis
- Archeological and Native American Monitoring

Biological Resources Assessment and Regulatory Compliance

- Biological Construction and Mitigation Monitoring
- Baseline Biological Resources Inventories and Vegetation Mapping
- Biological Resources Effects/Impacts Analyses: Biological Assessments, Biological Evaluations, Natural Environment Studies
- Rare, Threatened, and Endangered Plant and Wildlife Species Surveys
- Nesting Bird Surveys
- Jurisdictional Delineations: U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and California Coastal Commission Methodologies
- California Rapid Assessment Method for Wetlands
- Tree Inventory, Health Assessment, Risk Assessment, and Tree Protection Plans
- Certified Arborist Tree Surveys and Impacts Assessments
- Regulatory Permitting: Clean Water Act Section 404, Clean Water Act Section 401, Fish and Game Code Section 1602
- Federal Endangered Species Act Section 7 Consultations and Section 10 Habitat Conservation Plans
- California Endangered Species Act Section 2081 Permits/Memorandum of Understandings
- Wetland, Riparian, and Upland Habitat Revegetation and Restoration Planning

Environmental Site Assessment and Remediation

- Phase I and II Environmental Site Assessments
- Hazardous Waste Characterization
- Site Remediation: Planning, Design, and Construction
- Site Monitoring: Groundwater, Air, Soil, and Vapor
- Underground Storage Tank Removal and Investigation
- Health Risk Assessments
- Environmental Construction/Grading Monitoring
- Methane Soil Gas Testing
- Spill Prevention Control and Countermeasure Plan
- Transaction Screens
- Asbestos/Lead Based Paint Testing
- Geological and Seismic Studies

Water Resources

- Storm Water Pollution Prevention Plans
- Storm Water Management and Compliance Monitoring
- Water Supply Assessments
- Water Rights Permitting
- Watershed Management and Planning

Sustainability Services

- Climate Action Plans
- Greenhouse Gas (GHG) Emissions Inventories
- Assembly Bill 32 GHG/Gas Offset Verification
- Green Building Analysis – LEED® and Build It Green™
- Energy Action Plans
- Grant Writing for Sustainability and Climate Action Planning
- Comprehensive Public Engagement and Outreach Programs
- ASHRAE Level 1 and 2 Energy Audit

2.1.2 Capacity and Resources

Staff Availability

Rincon is of a sufficient size that it has the availability and time to dedicate personnel and resources to manage and successfully assist the City with environmental compliance services, as well as execute a number of projects concurrently. In any given year, Rincon manages in excess of over 1,800 assignments for more than 800 clients statewide. We are experts in managing compliance programs involving multiple concurrent assignments and are successfully executing several similar services agreements and encourage that you contact our current clients about our ability to manage a high volume of work in strict time frames characterized by intensive activity. We are highly confident that our current workload, while strong, will not interfere with this assignment with the City.

Equipment

Rincon staff is equipped with the latest hardware and software applications available to ensure the best possible communication with our clients, as well as agencies and the public. Our firm uses PC-based computers on a Microsoft® server network, with our primary working software being Microsoft® Office. Our servers are linked together through wide-area file service software such that work in one office is instantly replicated and available in other office locations. Rincon uses high-speed access to the Internet to gather information from a wide variety of sources, especially government publications. We also maintain an FTP site for the transfer of files, and we manage our own website, www.rinconconsultants.com.

Hardware and Software

Rincon not only has the latest computer hardware and software at our disposal, but also has the copiers, printers, scanners, and binding machines needed to produce high-quality reports and other presentation-ready products. We can also produce and deliver high-quality graphics on an as-needed and/or prompt basis. Rincon is capable of producing multiple products simultaneously due to the organizational and technical abilities of our word processing and administrative support staff.

In addition to our workstation software, Rincon uses Deltek Ajera®, a project-based accounting system that controls all aspects of project management and accounting with real-time project information. It gives managers access to review budgets and expenses, track both monetary and labor resources, and see a snapshot of a project in real time. Ajera allows the creation of budgets and schedules to a level of complexity commensurate with the project and its budget. The software provides a graphic progress report that shows the relationship between the contract amount, time spent, expenses, and project percent complete that, when compared against the project timeline, allows the Project Manager to rapidly determine if the project is on time and on budget. Additionally, Rincon uses Microsoft® Project to maintain a project-specific management calendar that tracks project (i.e., deliverables) and program-specific milestones (i.e., invoicing).

2.1.3 Financial Stability

Rincon was incorporated in 1994 and has experienced growth from five employees to over 325+ during the past 27 years, with average gross sales exceeding \$30,000,000 year-over-year for the past 3 years. Our financial strength was recognized in 2019, 2018, 2017, 2016, 2015, 2011, 2010, 2008, and 2004 by the Zweig Group, when the nationally recognized A/E/P industry tracking group named us to its Hot 100,

recognizing revenue growth over time. In 2017, 2011, 2009, and 2007, Rincon was named to the Inc. 5000 list of the fastest growing companies nationwide. Rincon has never declared bankruptcy and is in very strong financial standing. We are fully capable of obtaining the required insurance limits and maintaining coverage throughout this contract. At the City's request, we are willing to provide documentation regarding our financial condition, including, but not limited to, tax returns, credit references, profit and loss statements, and balance sheets.

2.2 Fehr & Peers



Fehr & Peers has specialized in providing transportation planning and engineering services to public and private sector clients since 1985. We offer clients the right combination of leading-edge

technical skills and extensive knowledge of the communities in which we work to deliver comprehensive solutions and superior client service. We are nationally-recognized experts who maintain our commitment to taking a creative and data-driven approach to all our practice areas. We are also on the forefront of the transformative changes in the transportation industry, including our unparalleled knowledge of SB 743 and how it affects General Plan updates, use of Big Data in equity analysis, and our understanding of emerging transportation trends.

Fehr & Peers has completed over 100 General Plan Circulation Elements and EIR transportation sections for jurisdictions throughout California. This includes assisting over 50 communities in the Bay Area, providing Housing Element updates for cities such as Lafayette and Orinda. This experience provides the right combination of depth and breadth in Northern California and the Orinda area for the Town of Moraga's General Plan and Housing Element Update. We will leverage this extensive General Plan and Housing Element experience in our role as the transportation lead for the project.

2.3 Wood Rodgers



WOOD RODGERS

Wood Rodgers is a California corporation with a diversified staff of over 275 employees to support and deliver projects throughout California and Nevada. Our staff includes:

professionally registered civil; transportation; traffic; structural; hydrogeologic and geotechnical engineers; project management professionals; transportation and land planners; qualified SWPPP developers and practitioners; professional land surveyors; certified floodplain managers; professional hydrologist; landscape architects; LEED accredited professional staff; and geographic information specialists (GIS) who have had extensive experience with successfully completing both public and private projects. Our versatile and reliable team works seamlessly with other designers, engineers, public agencies, and private clients to provide quality engineering services, while meeting the economic challenges and desired aesthetics for each project.

For over 20 years Wood Rodgers has developed a highly capable water resources practice with a focus on water systems, wastewater systems, flood control and groundwater development. Our Water Resources team currently employs over 50 people throughout California, with licensed professionals in civil, mechanical and structural engineering. Wood Rodgers water resources capabilities include technical expertise in storm water management, planning and design, water and wastewater system hydraulic modeling, system analysis, condition assessment, and master planning. We are recognized as industry leaders and experts in water and wastewater system hydraulic modeling, planning and design. Our staff has delivered technical presentations on hydraulic modeling at numerous industry conferences and seminars throughout the Western U.S. Our in-house hydraulic modeling experts are seasoned

professional engineers, with well-rounded experience in GIS and water system planning, operation, analysis, design, and construction. Wood Rodgers water resources capabilities also include technical expertise in the design of storm water, water and wastewater infrastructure and facilities, including pipelines, pump/lift stations, reservoirs/tanks, channels, canals, dams/levees, water treatment and pressure/flow control facilities.

2.4 Resumes for Key Personnel

Rincon has assembled a team of highly-skilled environmental science and planning professionals who combine extensive technical qualifications and knowledge of CEQA with many years of experience working in the region. Brief biographies for all key team members are included on the following pages. Full resumes are included in Appendix A.

Rincon Team

Abe Leider, AICP CEP | Principal | Role: QA/QC and Senior Advisor



Education: BA, English and Environmental Studies, University of California, Santa Barbara

Certification: American Institute of Certified Planners (No. 021413)

Mr. Leider has over 20 years of experience in the planning field and has managed or primarily authored successful planning and environmental documents on subjects ranging from regional resource management and land use regulation to complex public and private development projects. He is proficient at interpreting state and federal planning and environmental regulations and guidelines as well as developing thorough and clear environmental documentation. Mr. Leider is experienced at providing professional contract planning support in all facets of the project review and permitting process to small, mid-sized and large jurisdictions throughout California. He has prepared informational and technical reports on a range of planning and environmental topics, including general land use trends, agriculture, biology, and aesthetics/visual resources. His recent project experience includes managing or overseeing dozens of CEQA assignments for planning and housing production programs including the City of Palo Alto Housing Element and EIR, City of Berkeley Adeline Corridor Specific Plan EIR and Southside Rezoning for Housing EIR, and Belmont Housing Element EIR, among many others. He is the Principal-in-Charge for Rincon's on-call planning and environmental services contracts with the cities of Berkeley, Concord, Hayward, San Leandro, Palo Alto and Vallejo, among others.

Darcy Kremin, AICP | Director, Environmental Planning | Role: Principal-in-Charge



Education: MA, Urban and Environmental Policy, Tufts University
BA, Geography/Environmental Studies and Political Science,
University of California, Los Angeles

Certification: American Institute of Certified Planners (No. 018287)

Ms. Kremin has over 21 years of planning, CEQA, and NEPA experience for nonprofit, private, and public sector clients. Ms. Kremin has managed large projects for public utilities, including water and energy transmission and dozens of development projects for cities and counties. She also has experience with various public and charter school projects. She has managed multiple large and complex programmatic EIRs, for a variety of planning efforts. Most recently, she managed the Sonoma County Rezone for Housing

Sites EIR, which entails over 2,000 new residential units throughout the county with a large public outreach component. She is well known for creative solutions to achieve CEQA compliance. She is currently managing CEQA compliance for housing elements in the cities of San Leandro, Orinda, Pleasant Hill and Belmont.

Karly Kaufman | Supervising Environmental Planner | Role: Project Manager



Education: MESM with emphases in Energy and Climate as well as Water Resources Management, Bren School of Environmental Science & Management, University of California, Santa Barbara
BS, Environmental Policy Analysis and Planning, University of California, Davis

Karly Kaufman has over 15 years of experience in the environmental field and 9 years of experience in CEQA project management. She is involved in managing CEQA and NEPA documentation and technical air quality, GHG, and noise impact analyses for a variety of clients throughout the state. Ms. Kaufman specializes in advising on and managing programmatic CEQA documentation for long-range plans and zoning programs such as for General

Plans, Specific Plans, and zoning ordinance amendments. She also manages CEQA documentation for residential and commercial development projects and for large-scale transportation projects. She has prepared and managed EIRs, Initial Studies, Negative Declarations, and Categorical Exemptions, as well as prepares CEQA guidance, training, and templates for key clients. Examples of current and recent projects include: the Adeline Corridor Specific Plan EIR and the Southside Zoning Ordinance Update EIR for the City of Berkeley and the 788 San Antonio Road Mixed-Use Project and Housing Incentive Expansion Program EIR for the City of Palo Alto.

Della Acosta | Senior Planner | Role: Housing Element Team Coordinator



Education: BA, City Planning, Sonoma State University
AS, Biological Sciences, Northwest Arkansas Community College

Certification: American Institute of Certified Planners (#31539)

Della Acosta has extensive experience in comprehensive planning, public health, social equity, community engagement, and sustainability. She has a strong background in team and project management in both planning and community services positions and has managed a variety of long-range planning projects including general plans, local hazard mitigation plans, and community ordinances. She contributes to successful projects involving climate mitigation and adaptation, resiliency planning, public health and equity advancement, community empowerment, disadvantaged communities, and coastal resources. Ms. Acosta is a trained and experienced community outreach and facilitation specialist, who has led numerous workshops, meetings, presentations, and innovative engagement activities.

Craig Lawrence | Senior Biologist/Regulatory Specialist | Role: Biological Resources Lead



Education: MS, Environmental Management, University of San Francisco
BS, Aquatic Biology, Sonoma State University

Certifications: 40 Hour Hazardous Waste Operations and Emergency Response Certification

Mr. Lawrence has over 22 years of experience managing and conducting comprehensive environmental and biological studies for various types of projects throughout the San Francisco Bay Area and across California. His experience includes conducting environmental constraints analyses, performing baseline natural resource surveys, assessing impacts to sensitive biological resources, regulatory agency negotiations and permitting for federal and state endangered species, wetlands, and water quality permits, Storm Water Pollution Prevention Plans and environmental compliance management during construction, and developing appropriate mitigation for unavoidable project-related impacts.

Andy Pulcheon | Cultural Resources Manager | Role: Cultural and Tribal Cultural Resources Lead



Education: MA, Cultural Resources Management, Sonoma State University, Rohnert Park, California
BA, Anthropology (minor in Geography), Humboldt State University, Arcata, California

Certification: Registered Professional Archaeologist #11693. Register of Professional Archaeologists, Baltimore, Maryland, 2002
American Institute of Certified Planners #21490. Washington, D.C., 2007
Certified Environmental Professional #12040825. Academy of Board Certified Environmental Professionals, Towson, Maryland, 2012

Andrew Pulcheon has 27 years of research, field, laboratory, and project management experience. His experience includes project coordination and field direction, public/private sector and Native American consultation, field, archival, and laboratory research on projects throughout central and northern

California, Section 106 and CEQA historical resource evaluations, NEPA analysis, CEQA document preparation, development of treatment and management plans, and museum curation and collections management. He has 20 years of experience in cultural resources impact assessment and mitigation development for public and private sector clients in urban and rural settings. Some of the resource types he has documented or evaluated to meet regulatory requirements include prehistoric and historical archaeological sites, historic districts, archaeological districts, ranches, farmsteads, schools, bridges, train stations, dams, tanneries, hospitals, post offices, railroads and associated features, roadways, docks, rock walls, fire lookouts, courthouses, college campuses, residences, and mills.

Mimi McNamara | Environmental Planner | Role: CEQA Technical Lead



Education: BS, Environmental Science and Management, University of California Davis

Certification: San Joaquin Valley Air Pollution Control District Compliance Division Regulation VIII – Dust Control Training

Mimi McNamara is an Environmental Planner with Rincon’s Environmental Planning and Sustainability group in the Oakland Office. Ms. McNamara has prepared numerous air quality and greenhouse studies for smaller project-level developments and larger programmatic-level developments in the Bay Area. She has also prepared project-level air quality analysis for the California Department of Transportation District 4. In addition, Ms. McNamara has prepared construction and operational health risk assessments to estimate

health risks and hazards from projects. Her experience with technical air quality and greenhouse analyses has made her well versed with California Air Resource Board and local air district regulations and guidance (with a stronger focus on the Bay Area Air Quality Management District). She is experienced with the California Emissions Estimator Model (CalEEMod), AERMOD Dispersion Model, Hotspots Analysis and Reporting Program (HARP), Caltrans Emission FACTor (CT-EMFAC), and Road Construction Emission Model (RCEM).

Julie Marshall | Due Diligence Program Manager | Role: Hazards/Hazardous Materials Lead



Education: BS, Environmental Engineering, Rensselaer Polytechnic Institute

Certifications: 40 Hour Hazardous Waste Operations and Emergency Response Certification - Current 8 Hour Refresher
Hazardous Materials Management Certificate, University of California, Santa Barbara

Ms. Marshall has more than 22 years of experience in Environmental Due Diligence assessment and investigation for real estate property transactions.

Ms. Marshall is also experienced in conducting environmental assessment, investigation, and remediation projects with oversight by State Regional Water Quality Control Board, California Department of Toxic Substances

Control, and other regional California agencies. She completed work with the City of San Francisco’s Mayor’s Office of Housing and Community Development by completing 31 Phase I ESAs and 15 Phase II ESA projects for their Rental Assistance Demonstration Projects.

Fehr & Peers Team

Ellen Poling, TE | Senior Associate | Fehr & Peers



Education: Bachelor of Science in Aeronautical Engineering, University of California, Davis, 1986

Certification: Licensed Traffic Engineer, State of California (#1723)
Licensed Mechanical Engineer, State of California (#27941)

Role: Project Manager

Ellen has 30 years of experience managing transportation planning and traffic engineering projects. Her projects have included traffic impact studies, environmental impact report transportation chapters, general and specific plan transportation elements, neighborhood traffic calming studies, freeway interchange project reports, and university-related studies covering a wide array of issues, including origin-destination surveys, trip generation surveys, and policy analysis. Her particular areas of expertise include university and city planning studies and environmental review under CEQA. In the Bay Area she has worked directly with the cities of Benicia, Concord, Danville, El Cerrito, Fairfield, Lafayette, Livermore, Moraga, Orinda, Pleasant Hill, Richmond, San Ramon, Suisun City, and Vallejo, among others; college and university clients include UC Berkeley, UC Davis, UC Riverside, UC Merced, CSU East Bay, Stanford University, Mills College, and University of San Francisco.

Rob Rees, PE, TE | Principal | Fehr & Peers



Education: Bachelor of Science in Civil Engineering, UC Davis, 1987

Certification: Licensed Civil Engineer, State of California (#49620)
Licensed Traffic Engineer, State of California (#2053)

Role: Principal in Charge

Rob is a registered Civil Engineer and Traffic Engineer in California with over 30 years of experience. His versatility is reflected in the variety of services Fehr & Peers provides. Rob applies his wide range of experiences in transportation planning and engineering to develop transportation systems that meet community needs and values. With each project Rob brings a deep understanding of modal interactions and transportation safety with the technical understanding of civil engineering practices. Rob is also currently leading the company-wide Multimodal Safety Group.

Ashlee Taskushi, EIT | Transportation Engineer/Planner | Fehr & Peers



Education: Bachelor of Science, Civil Engineering, California Polytechnic State University San Luis Obispo, 2017

Certification: Engineer-in-Training, State of California, #165048

Role: Project Staff

Ashlee joined Fehr & Peers after completing her college education at California Polytechnic State University, San Luis Obispo. She's drawn to transportation engineering because of the potential to improve communities by understanding their local goals and needs, while offering new ideas that have been successfully implemented in other regions by similar community types. Since joining Fehr & Peers, Ashlee has worked on a variety of projects, gaining experience and interest in transportation impact analyses, pedestrian planning and design, and citywide safety planning. She is committed to working closely with local agencies to develop community driven solutions that improves safety for all users.

Wood Rodgers Team

Kevin Gustorf, PE, | Principal | Wood Rodgers



Education: BS, Civil Engineering, Loyola Marymount University

Certification: Registered Professional Engineer, California No. 64755
Registered Professional Engineer, Nevada No. 018880

Role: Project Staff

Mr. Gustorf is a registered professional engineer with over 20 years of leadership and expertise in the water resources field. His experience in water resource engineering includes the planning, design, construction and management of a wide variety of projects for local municipal public works agencies, special districts and private sector clients throughout the state of California. His diverse project experience includes water and wastewater master planning, hydraulic modeling, hydraulic analysis and studies. He is an expert on several different modeling platforms and has conducted presentations on modeling throughout the Western U.S. Mr. Gustorf's design experience includes the design of water and wastewater pipelines, pump stations, lift stations, flow/pressure control facilities, wells, tanks and reservoirs. His projects have included both new design, as well as the repair and rehabilitation of existing facilities.

Mr. Gustorf has managed projects ranging from small task orders, to large multi-discipline, complex projects with multi-million dollar design fees. As project manager, he has maintained the goal to deliver quality projects for clients, meeting the financial expectations of the firm. He has managed hundreds of projects, all of which have met or come below budgets. In addition, clients have executed follow-up on-call agreements due to the high-level of service and quality.

His Leadership style is built on integrity, trust and commitment. He collaborates and communicates well and is dynamic and adaptable while maintaining quality and timely delivery of project services.

Luke Philbert, EIT | Engineer II | Wood Rodgers

Education: MS, Water Engineering, California Polytechnic, San Luis Obispo
 BA, Environmental Studies/Economics, University of California, Santa Cruz

Certification: Registered Engineer-in-Training, California No. 154328

Role: Project Staff

Mr. Philbert is a Project Engineer with several years of experience in the potable water, wastewater, and recycled water industry. His project experience covers a wide range of assignments in planning, design, and project management, including infiltration/inflow studies, hydraulic modeling, master planning, funding support, regulatory compliance, feasibility studies, plans and specifications, and construction management. Mr. Philbert has expertise in conducting water and sewer system analyses utilizing hydraulic models. He has built, calibrated and analyzed hydraulic models to analyze system operation and capacity, identify deficiencies and evaluate potential improvements. Mr. Philbert has expertise in many software tools, including AutoCAD, ArcGIS, InfoWater and InfoSewer.

2.5 Rincon Licenses and Certifications

Additional licensures and certifications are not applicable for this specific project; therefore, the chosen project team does not possess any additional certifications outside of the education listed in their resumes. However, Rincon has a vast array of professionals in the company who can supplement the chosen team with their additional experience and certifications as needed.

Certifications and Accreditations	
Registrations	
<ul style="list-style-type: none"> ▪ Registered Professional Archaeologists ▪ Registered Professional Engineers 	<ul style="list-style-type: none"> ▪ Registered Professional Geologists
Certifications	
<ul style="list-style-type: none"> ▪ American Institute of Certified Planners ▪ Certified Permitting Professions (San Joaquin Valley Air Pollution Control District and South Coast Air Quality Management District) ▪ Certified Consulting Meteorologist ▪ Qualified Environmental Professional Certification ▪ Qualified Stormwater Practitioner (QSP) ▪ Qualified Stormwater Developer (QSD) ▪ Professional Hydrologist ▪ Visible Emissions Evaluation Certification 	<ul style="list-style-type: none"> ▪ Low Carbon Fuel Standard (LCFS) Entity Accreditation and Verifier Accreditation (pending) ▪ International Society of Arboriculture (ISA)- Certified Arborists <ul style="list-style-type: none"> □ ISA – Municipal Specialist □ TPAQ – Tree and Plant Appraisal Qualification □ TRAQ – Tree Risk Assessment Qualification <p>Verification Bodies</p> <ul style="list-style-type: none"> CARB Accredited Greenhouse Gas Verification Body CARB Greenhouse Gas Offset Verification Body

Certifications and Accreditations

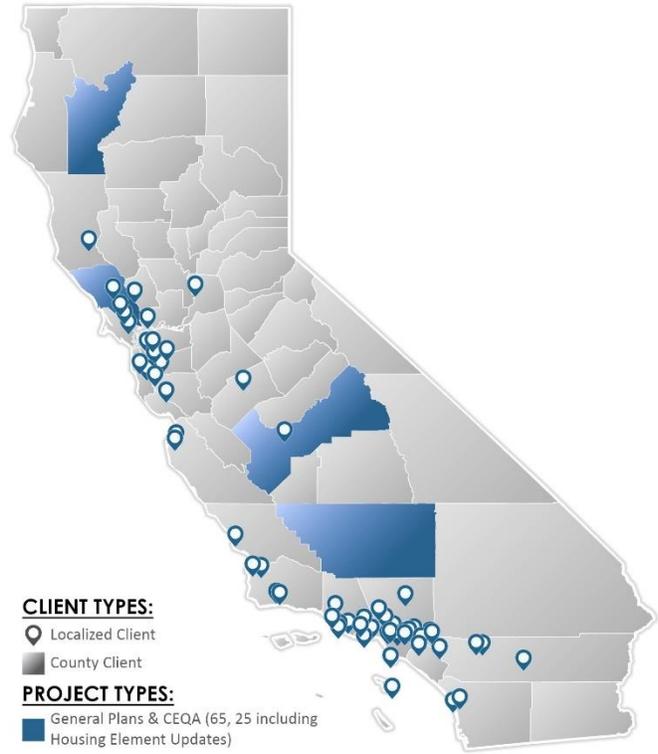
Permits

- BLM Scientific Paleontological Collections Permit
 - Cultural Use Permit (CA-13-03) for Bureau of Land Management
 - Federal Endangered Species 10(a)(1)(A) Recovery Permits
 - Invertebrates
 - El Segundo blue butterfly
 - Quino checkerspot butterfly
 - Birds
 - Yellow-billed cuckoo
 - Southwestern willow flycatcher
 - California gnatcatcher
 - Mammals
 - Giant kangaroo rat
 - San Bernardino kangaroo rat
 - Amphibians
 - California red-legged frog
 - Fish
 - Santa Ana sucker
 - Tidewater goby
 - Unarmored three-spine stickleback
 - CDFW Memorandum of Understanding (MOU)
 - Yellow-billed cuckoo
 - Southwestern willow flycatcher
 - Other State/Federal Species Qualifications (handling permits, qualified biologists, etc.)
 - Blunt-nosed leopard lizard
 - Burrowing owl
 - California least tern
 - CDFW Scientific Collection Permits (various)
 - Desert kit fox
 - Desert tortoise
 - Flat-tailed horned lizard
 - Least Bell’s vireo
 - Rare Plant Collection voucher
 - Salt marsh harvest mouse
 - San Joaquin antelope squirrel
 - San Joaquin kit fox
 - Swainson’s hawk
 - Western snowy plover
-

3 Related Project Examples and References

3.1 Rincon Project Experience

The following projects highlight select experience relevant to the City’s needs surrounding this project. Our team’s experience highlights our breadth and depth of knowledge, demonstrating the strength we can bring to providing an update to the City’s Housing Element. Rincon is proud of its reputation as a leader in the environmental consulting industry. We invite you to contact any of the individuals listed below regarding our qualifications, skills, and project management.



3.1.1 Selected Housing Program Experience

Rincon has prepared CEQA for housing elements throughout California in various types of land use, environmental, and socioeconomic settings. Rincon also prepares Housing Elements and General Plans. Our team’s statewide experience highlights a breadth and depth of knowledge of our internal staff and teaming partners, demonstrating the strength we can bring to the City’s Housing Element 6th Cycle Programmatic EIR. The list below highlights our select housing element experience.

Project	County
Berkeley Housing Element Update EIR	Alameda
San Leandro Housing Element Update and EIR	Alameda
Union City Housing Element Rezone IS-MND	Alameda
San Ramon General Plan Update and Housing Element Update and EIR	Contra Costa
Pleasant Hill General Plan Housing Element Update and EIR	Contra Costa
Orinda Downtown Precise Plan EIR and Housing Element	Contra Costa
Millbrae General Plan and Housing Element Update EIR	San Mateo
Belmont Housing Element Update and EIR	San Mateo
Palo Alto General Plan and Housing Element Update and EIR	Santa Clara
Sonoma County Rezone Sites for Housing Project EIR	Sonoma

Project	County
St. Helena Housing Element Update and CEQA	Napa
Marina Housing Element Update IS-MND	Monterey
Seaside Housing Element Update IS-MND	Monterey
Guadalupe Housing Element Update and IS-ND	Santa Barbara
Ojai Housing Element Update EIR	Ventura
Simi Valley Housing Element and General Plan Update and CEQA	Ventura
Port Hueneme General Plan and Housing Element Update and EIR	Ventura
Camarillo Housing Element and General Plan Update and CEQA	Ventura
Oxnard Housing Element Update and CEQA	Ventura
Claremont Housing Element Update CEQA	Los Angeles
Walnut Housing Element Update	Los Angeles
Malibu Housing Element Update EIR	Los Angeles
Los Angeles Citywide Housing Element Update EIR	Los Angeles
Calabasas Housing Element and General Plan Update and EIR	Los Angeles
Duarte Housing Element and General Plan Update and EIR	Los Angeles
Burbank Housing Element and General Plan Update and EIR	Los Angeles
West Hollywood Housing Element Update and EIR	Los Angeles
Brea Housing Element Update	Orange
Carlsbad Housing Element and General Plan Update and CEQA	San Diego
Vista Housing Element Update	San Diego

County of Sonoma | Rezone Sites for Housing Project EIR

Reference:

Nina Bellucci, Planner II
County of Sonoma
2550 Ventura Avenue
Santa Rosa, California 95403
707-565-1236 | Nina.Bellucci@sonoma-county.org

Dates: November 2019 to Present**Budget:** \$420,000**Key Staff:** Darcy Kremin, Project Manager

Rincon prepared a Program EIR for the County's Rezone Sites for Housing Project (draft published April 2021). The proposed project will identify sites to be added to the County's General Plan Housing Element site inventory to comply with state law and will implement current General Plan Policies and Programs that require the County to identify urban sites near jobs and transit that may appropriately accommodate additional housing. It will also identify appropriate sites on which to place the Workforce Housing

Combining Zone, which would allow the development of jobs and housing on the same site or in walking distance from one another. Specifically, project implementation would rezone up to 59 urban sites in designated Urban Service Areas throughout unincorporated Sonoma County. The project would add sites to the County's Housing Element site inventory to comply with new inventory requirements in Housing Element law, implement current General Plan policies and programs to consider a variety of sites for higher-density and affordable housing, and encourage the identification of urban sites near jobs and transit to appropriately accommodate additional housing. Rincon held a virtual public scoping meeting and will provide support for additional virtual public meetings as the CEQA process continues. Rincon planning and GIS staff created an online interactive mapping using ArcGIS to receive scoping comments and comments on the Draft EIR.

The map can be found here: <https://bit.ly/3rT937B>. Key environmental issues include historic resources, vehicle miles traveled and wildfire impacts.

"I really can't tell you enough how much I value and enjoy working with you and the Rincon team. Our housing sites rezone project has been insanely complicated, fraught with public controversy, and the first in our area to address the new requirements. Fortunately, your team at Rincon GETS IT! Thank you for understanding the public process and recognizing the value of public input in all of our work. Most of all, thank you for well-written documents that have been internally reviewed by your staff prior to being sent to us! I can't begin to tell you how many hours that has saved my staff. We appreciate you!"

– Jane Riley, AICP
Comprehensive Planning Manager (Retired)
County of Sonoma

City of Belmont | Housing Element Update

Reference:

Jennifer Rose, Economic Development & Housing
Manager
City of Belmont
1 Twin Pines Lane
Belmont, California 94002
650-595-7453 | jrose@belmont.gov

Dates: January 2021 to Present

Budget: \$265,550

Key Staff: Darcy Kremin, Project Manager;
Abe Leider, Principal-in-Charge



Rincon is helping the City of Belmont with its 6th Cycle Housing Element pursuant to state law. Rincon’s role includes assisting in identifying opportunity sites and providing content for an informational webinar regarding the Housing element process and mandatory requirements for City Council. Rincon will also prepare the Program EIR including required CEQA alternatives. In addition, Rincon is assisting the City with initial outreach and providing an interactive map for public input.

City of Berkeley | Adeline Corridor Specific Plan EIR

Reference:

Alisa Shen, Principal Planner
City of Berkeley
2180 Milvia Street
Berkeley, California 94704
510-981-7409 | ashen@cityofberkeley.info

Dates: January 2018 to December 2020

Budget: \$118,000

Key Staff: Karly Kaufman, Project Manager;
Abe Leider, Principal-in-Charge

Rincon Consultants completed an EIR for the Adeline Corridor Specific Plan in the City of Berkeley. The Plan Area is in the southern portion of the City of Berkeley and extends approximately 1.3 miles north from the Berkeley/Oakland border along Adeline Street and Shattuck Avenue to the intersection of Shattuck Avenue and Dwight Way. The Plan Area abuts Downtown Berkeley to the north and extends to the City of Oakland border to the south. The Adeline Corridor Specific Plan is intended to direct changes in land uses and development and right-of-way improvements for the Plan Area. The vision for the Plan Area is to champion equitable, transit-oriented development that supports a thriving community and provides safe, “complete streets.” Key issues analyzed in the EIR include traffic/circulation, cultural resources, population and housing, noise, air quality, and GHG emissions. Rincon is also currently preparing an Addendum to the certified EIR for a Plan Area expansion to add five parcels to the Specific Plan Area.

City of Palo Alto | Housing Incentive Program Expansion and 788 San Antonio Road Mixed Use Project EIR

Reference:

Sheldon Ah Sing, Project Planner
City of Palo Alto
250 Hamilton Avenue, 5th Floor
Palo Alto, California 94301
408-340-5642 x109 | SAhsing@m-group.us

Dates: June 2019 to Present

Budget: \$192,273

Key Staff: Karly Kaufman, Project Manager;
Abe Leider, Principal-in-Charge

Rincon Consultants prepared an EIR for the City’s proposed effort to expand their Housing Incentive Program to a portion of the San Antonio Road corridor. This involves increasing the allowed residential density on some parcels to encourage and incentive housing. One proposed project, the 788 San Antonio Road Mixed Use project, would be allowed under the proposed program expansion. The EIR covers both the programmatic zoning code changes and the project-level impacts associated with the individual 788 San Antonio Road project. This project involves demolition of an eligible historic resource. Key issues analyzed in the EIR include historical resources, air quality, energy, greenhouse gas emissions, noise, and transportation.

City of Palo Alto | Housing Element Update and EIR

Reference:

Tim Wong, Senior Planner
City of Palo Alto
250 Hamilton Avenue
Palo Alto, California 92008
650-329-2493 | tim.wong@cityofpaloalto.org

Dates: March 2021 to Present

Budget: \$523,325

Key Staff: Della Acosta, Project Manager;
Abe Leider, Principal-in-Charge



Rincon Consultants is assisting the City of Palo Alto in the preparation of their Housing Element Update, including subsequent amendments to the Comprehensive Plan and Zoning Ordinance.

The project was initiated in March 2021 with an intensive community engagement process that included the establishment of a Housing Element Working Group, the initial priority of inventorying the existing, but underutilized, available housing sites, and conducting environmental constraints analyses for air quality, biological resources,

cultural resources, GHG emissions, noise, and transportation.

Rincon will lead an extensive public outreach and information process, including overseeing the Housing Element working group meetings. Rincon will review legislation including those related to environmental justice, GHG emissions, infill and affordable housing development, vehicle miles traveled, climate change adaptation and resiliency, including threats from wildfire and sea level rise. Rincon will then review other Palo Alto land use documents to determine if additional amendments are necessary. We will prepare revisions to existing goals, policies, and actions and propose new goals, policies, and actions, as appropriate. Rincon will also prepare a Supplemental EIR to address environmental impacts that have not already been addressed in the existing General Plan EIR.

City of Pleasant Hill (Subconsultant) | Pleasant Hill General Plan and Housing Element Update and EIR

Reference:

Troy Fujimoto, Senior Planner (Project Manager)
Planning Division
100 Gregory Lane
Pleasant Hill, California 94523
925-671-5224 | tfujimoto@pleasanthillca.org

Dates: February 2019 to Present

Budget: \$220,000

Key Staff: Darcy Kremin, CEQA Manager;
Della Acosta, General Plan Manager and
Outreach Specialist



Rincon is assisting with the comprehensive update to the Pleasant Hill General Plan and 6th Cycle Housing Element, including community engagement, the preparation of an existing conditions workbook, policy document, and Program EIR. The General Plan is being updated to be consistent with recent state law changes and the 2017 OPR General Plan Guidelines. This updated General Plan will provide guidance for the future development of the city, and the final

document will be responsive to the vision of the residents of Pleasant Hill. In addition to updating the state-mandated and optional elements, Rincon is assisting with addressing additional topics such as conservation of natural resources, sustainability, climate change adaptation, and natural hazard mitigation within the general plan elements. Rincon will be developing a comprehensive implementation program for these topic areas that include short-, medium-, and long-term actions for the City to implement plan goals and policies that will include measurable, tangible indicators against which progress can be assessed.

Rincon will also prepare the Program EIR for the general plan, which will evaluate the potential physical impacts of the General Plan's goals, policies, and programs. While the team always strives to prepare a self-mitigating plan, environmental analysis often reveals additional policy direction that can be folded back into the elements, thereby streamlining future actions consistent with the General Plan.

3.2 Fehr & Peers Project Experience

City of Berkeley | Adeline Corridor Specific Plan EIR

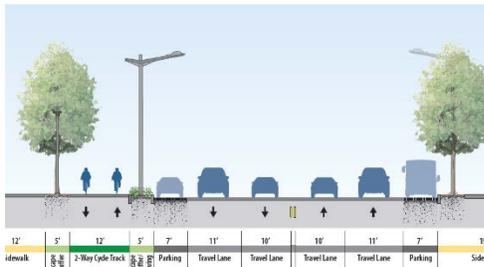
Reference Info:

Alisa M. Shen
 City of Berkeley, Bureau of Planning
 1947 Center Street, 2nd Floor
 Berkeley, California 94704
 510-981-7409 | ashen@cityofberkeley.info

Dates: Fall 2017 to Fall 2020

Budget: \$45,000

Staff: Sam Tabibnia, Project Manager



Fehr & Peers was part of the multi-disciplinary team that prepared the Specific Plan and environmental document for the proposed Adeline Corridor project. The Specific Plan includes implementing a road diet to provide cycle tracks and improved pedestrian realm along the corridor. The Specific Plan would also result in the development of 1,450 residential units and 65,00 square feet of commercial space. Fehr & Peers developed a trip generation model for the project area to account for the mix of uses and availability of the various travel modes. In addition to the intersection level of service evaluation, the project EIR evaluated the impacts of the proposed street reconfiguration on pedestrians and cyclists using the Streetscore+ methodology, which is based on various build environmental factors. The EIR also evaluated the impacts of the proposed project on vehicle miles traveled. The Draft EIR was published in spring 2019; the EIR was certified in December 2020.

City of Alameda | City of Alameda General Plan EIR

Reference Info:

Andrew Thomas
 City of Alameda, Planning Department
 2263 Santa Clara Avenue
 Alameda, California 94501
 510.747.6881 | athomas@alamedaca.gov

Dates: Spring 2020 to Present

Budget: \$69,000

Staff: Sam Tabibnia, Project Manager



Fehr & Peers prepared the transportation chapter of the Draft EIR for the City of Alameda General Plan Update. The General Plan envisions increasing the residential population of the city by 10,000 households and increasing employment by 13,000 jobs. The transportation analysis for the EIR primarily focused on evaluating the vehicle miles traveled (VMT) impacts of the new development and used the Alameda County Transportation Commission’s (CTC) Countywide Travel Demand Model to estimate VMT under Baseline (2020) conditions, and General Plan Buildout (2040) conditions. The Buildout conditions accounted for the updated land uses and street network in the city as well as Plan Bay Area projections and approved and funded transportation projects throughout the Bay Area region. The analysis identified a significant and unavoidable impact on VMT and included robust transportation

demand management measures as well as citywide policies that could mitigate the impact to a less-than-significant level. The EIR also described that although the impact on VMT is significant and unavoidable at a program level, individual projects that would tier from the General Plan EIR could have a less-than-significant impact if they satisfy certain conditions. The EIR also included an evaluation of the General Plan policies on consistency with local and regional transportation-related policies and programs, transportation hazards, and emergency access. The Draft EIR was published in spring 2021, and Fehr & Peers is currently preparing the Final EIR.

Contra Costa Transportation Authority (CCTA) | CCTA SB 743 Support

Reference Info:

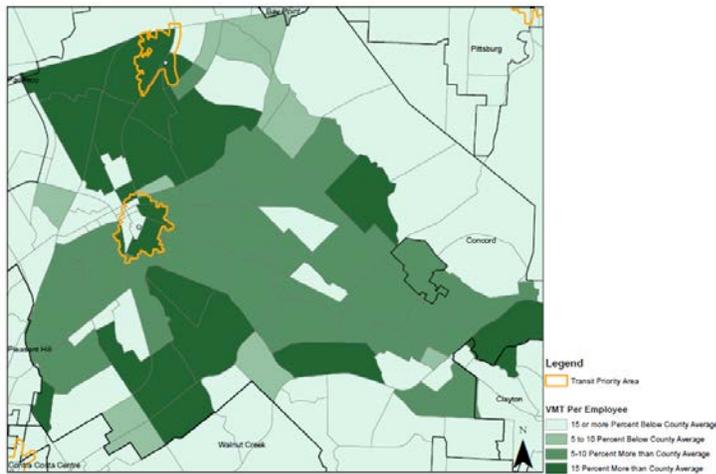
Matt Kelly
 Contra Costa Transportation Authority (CCTA)
 2999 Oak Road, Suite 100
 Walnut Creek, California 94597
 925.256.4730 | mkelly@ccta.net

Dates: November 2019 to Present

Budget: \$151,699

Staff: Julie Morgan, Project Manager

VMT Per Employee by Transit Priority Area (TPA) vs Non-TPA



VMT Per Employee (Concord TPAs) = 13.1
 VMT Per Employee (All Concord TAZs) = 13.2

Fehr & Peers has been a critical member of the consultant team supporting the Contra Costa Transportation Authority as they help their 19 member agencies implement California Senate Bill 743 and transition from using vehicle delay metrics to using VMT as the measure of environmental impact. Fehr & Peers provided all of the technical and analytical support for this effort, conducting multiple runs of the CCTA travel demand model, and leading discussions with the Growth Management Task Force to help the agency staff understand the possible metrics and settle on an approach that would make sense in the Contra Costa

context. This effort has resulted in a detailed description of the VMT screening criteria, methods, and thresholds recommended for use in Contra Costa, a script that can be applied with the CCTA model to generate the VMT metrics, and guidance on how the metrics should be applied to different project types. The team is now working to update the countywide Growth Management guidelines and implementation documents and developing ideas for VMT mitigation options.

3.3 Wood Rodgers Project Experience

City of Beverly Hills | Integrated Water Resources Master Plan

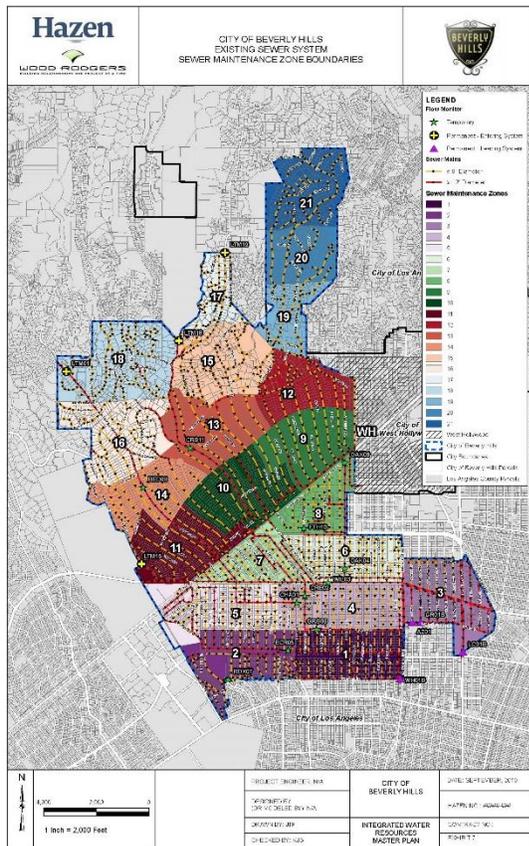
Reference Info:

Shana Epstein, Director of Public Works
 City of Beverly Hills
 345 Foothill Road
 Beverly Hills, CA 90210
 310.285.2494

Dates: Ongoing

Budget: \$329,365

Staff: Kevin Gustorf, Project Manager; Luke Philbert, Project Engineer



Wood Rodgers is currently preparing the wastewater and storm drain system components of the City’s Integrated Water Resources Master Plan. The project includes conducting workshops with City staff, GIS updates, hydraulic model development and calibration, developing asset replacement programs, identifying capacity constraints and developing recommended improvement projects. Wood Rodgers is utilizing the InfoSewer and InfoWorks modeling platforms. The project includes development of an integrated water resources master plan to identify beneficial uses of the City’s resources.

Montecito Water District | Montecito Water District Hydraulic Model Analysis

Reference Info:

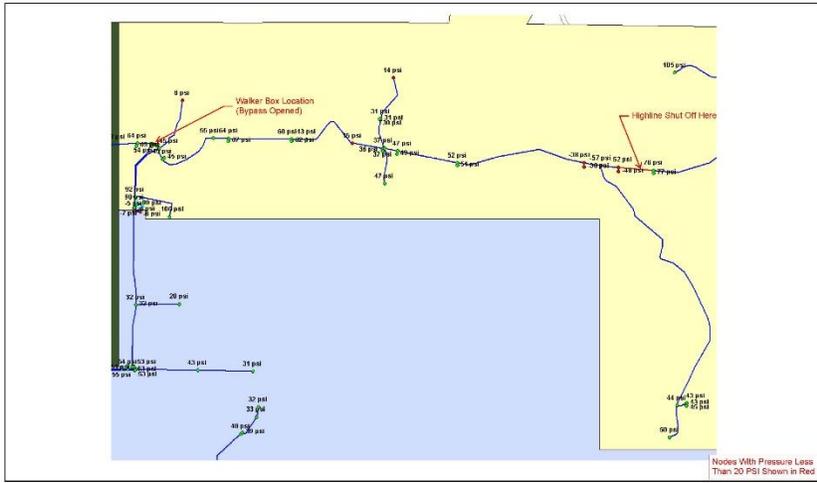
Adam Kanold, PE, Engineering Manager
Montecito Water District
583 San Ysidro Road
Montecito, CA 93108
805.969.2271

Dates: Ongoing

Budget: \$40,000 annually

Staff: Kevin Gustorf, Principal in Charge

Wood Rodgers has been retained by the Montecito Water District to provide on-call engineering support services. Support services include a variety of engineering consultation, analysis and design. Tasks performed to date have included evaluating system pressures and capacity to support development projects, evaluating outage conditions, analyzing pump station improvements, pipeline design, pressure zone analysis and updates to the system-wide hydraulic model.



Romero Creek Highline Shut Down - Model Results
Exhibit A

Rancho California Water District | 1550 Pressure Zone Redundant Pipeline Concept Study

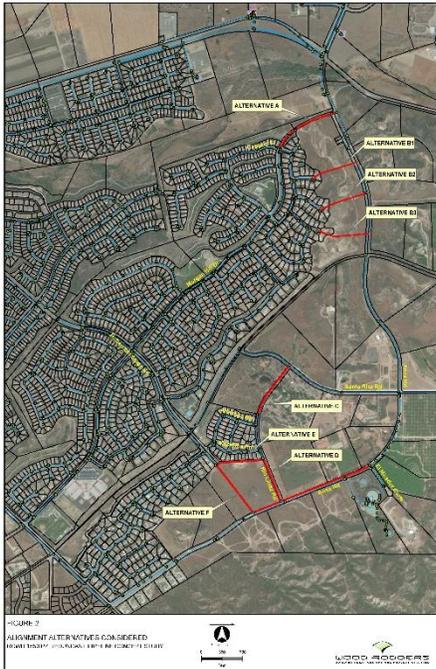
Reference Info:

Jake Wiley, PE, Engineering Manager
Rancho California Water District
42135 Winchester Road
Temecula, CA 92590
951.296.6980

Dates: Ongoing

Budget: \$19,670

Staff: Kevin Gustorf, Project Manager



Wood Rodgers is preparing a concept study for the Rancho California Water District's (District) 1550 Pressure Zone Redundant Pipeline Project.

Wood Rodgers prepared a concept study to identify feasible alignment alternatives and to determine the recommended size for the redundant pipeline, or pipelines, using the District's hydraulic model in combination with observations made during a field investigation. This concept study provides preliminary information on potentially feasible alternatives for a redundant 1550 PZ pipeline that will be analyzed and investigated further during the preliminary and final design phases.

The concept study utilized the District's computerized hydraulic model to analyze four alignment alternatives and the impacts of these pipeline alternatives to the hydraulics within this Pressure Zone under four different demand and build-out conditions. The concept study report included an evaluation of impacts to the community and site, construction methodology required for the redundant pipeline (open cut vs trenchless),

potential need for easements/right-of-way, potential for future development or roadway improvements to impact the redundant pipeline, constructability of the pipeline and the level of redundancy provided by each alternative alignment investigated. The report also included a weighted ranking matrix to allow for evaluation of the alternatives and a rough order of magnitude cost for each alternative investigated.

4 Fee Proposal and Billing Rate Sheet

Rincon can complete the proposed work program for a cost not to exceed **\$229,645**, not including the optional Sewer Capacity Study. A breakdown of our cost by task is summarized in the table on this and the next page. All services would be provided on a time and expense reimbursement basis and will be billed in accordance with our standard fee schedule for professional services as outlined below. We have included a 10% contingency, to be used only if necessary and upon City approval, which will bring the total contract to **\$252,619**.



RINCON CONSULTANTS, INC.

City of Piedmont - Housing Element Sixth Cycle Programmatic EIR

Cost Estimate

Tasks	Rincon Labor Classification →		Principal // Director I	Supervisor I	Senior Professional I	Professional III	Professional II	Technical Editor	GIS/CADD Specialist II	Production Specialist	Clerical
	Labor Cost	Hours									
Task 1. Kick-off Meeting and Draft Project Description			\$227	\$201	\$165	\$134	\$118	\$115	\$129	\$91	\$77
Kick off meeting	\$1,278	8	2	2		2					2
Draft Project Description	\$2,806	22	2	2			16		4		
<i>Task Subtotal</i>	\$4,084	30	2	4		2	16		4		2
Task 2. Prepare NOP and Conduct Scoping Meeting											
Draft Notice of Preparation	\$1,450	10	1	2			4		2	1	
Final Notice of Preparation	\$292	2		1						1	
Public Scoping Meeting	\$1,730	10	2	4			4				
<i>Task Subtotal</i>	\$3,472	22	3	7			8		2	2	
Task 3. Administrative Draft Program EIR	\$2,932	28						16		12	
Executive Summary, Introduction, Environmental Setting	\$3,423	25	1	4		2	18				
Alternatives	\$5,536	36	2	8		24			2		
Aesthetics	\$4,247	29	1	4		24					
Air Quality	\$5,797	43	1	4	6		32				
Biological Resources	\$6,237	43	1	4	4	32			2		
Cultural Resources	\$7,536	52	2	4	4	40			2		
Energy	\$4,729	35	1	4	2	4	24				
Geology and Soils	\$4,729	35	1	4	2	4	24				
Greenhouse Gas Emissions	\$6,639	45	1	4	8	32					
Hazards and Hazardous Materials	\$3,485	25	1	4	2		18				
Hydrology and Water Quality	\$4,577	31	1	4	2	24					
Land Use and Planning	\$4,835	33	1	4	2	24			2		
Noise	\$5,979	41	1	4	4	32					
Population and Housing	\$2,785	21	1	2		2	16				
Public Services and Recreation	\$5,247	37	1	2	2	32					
Transportation (Rincon labor only)	\$1,975	13	1	4			8				
Tribal Cultural Resources	\$1,990	12	2	2	2	6					
Utilities and Service Systems	\$5,649	39	1	4	2	32					
Wildfire	\$6,127	45	1	4	8		32				
Other CEQA Sections	\$1,975	13	1	4		8					
<i>Task Subtotal</i>	\$96,429	681	23	78	50	314	180	16	8	12	
Task 4. Prepare Public Draft Program EIR											
Screen Check Draft Program EIR	\$6,004	44	2	4	4	8	24			2	
Publish Draft Program EIR	\$2,569	21	1	2		2	8			8	
<i>Task Subtotal</i>	\$8,573	65	3	6	4	10	32			10	
Task 5. Prepare Response to Comments/Final Program EIR											
Organize and number comment letters	\$3,636	28		4			24				
Administrative Draft Response to Comments	\$11,432	80	2	16		32	24	4		2	
Response to Comments	\$1,975	13	1	4			8				
Administrative Draft Final EIR	\$3,723	25	1	8			16				
Final EIR	\$1,171	9	1				8				
<i>Task Subtotal</i>	\$21,937	155	5	32		32	80	4		2	
Task 6. Findings and MMRP											
MMRP	\$900	6	1	1			4				
Draft Findings of Fact/Statement of Overriding Considerations	\$2,581	19	1	2		4	12				
Public Meetings/Hearings (4)	\$6,848	32	16	16							
<i>Task Subtotal</i>	\$10,329	57	18	19		4	16				
Task 7. Project Coordination, Meetings and Project Management											
Project Meetings	\$4,928	28	4	12		12					
Project Management	\$5,450	34	4	18							12
<i>Task Subtotal</i>	\$10,378	62	8	30		12					12
Task 8. Participatory Mapping											
Participatory Mapping	\$9,904	70	4	6		10			50		
<i>Task Subtotal</i>	\$9,904	70	4	6		10			50		
SUBTOTAL COST	\$ 163,131	1,129	65	178	54	384	324	4	64	14	14

Direct Cost Detail	
Vehicle Costs	\$ 293
Photocopies Double-Sided BW	\$ 3,600
Colored Copies Single-Sided	\$ 90
Reproduction CDs	\$ 900
Fehr & Peers (Transportation Analysis)	\$ 61,640
Subtotal/Additional Costs:	\$ 66,523

Summary	
Professional Fees Subtotal	\$163,131
Direct Costs Subtotal	\$66,523
TOTAL PROJECT BUDGET	\$ 229,654

Summary with Contingency	
Project Subtotal	\$229,654
Contingency (10%)	\$22,965
TOTAL PROJECT BUDGET WITH CONTINGENCY	\$ 252,619

4.1 Rincon Fee Schedule

Standard Fee Schedule for Environmental Sciences and Planning Services

Professional, Technical and Support Personnel*	Hourly Rate
Principal II	\$247
Director II	\$247
Principal I	\$227
Director I	\$227
Senior Supervisor II	\$211
Supervisor I	\$201
Senior Professional II	\$180
Senior Professional I	\$165
Professional IV	\$149
Professional III	\$134
Professional II	\$118
Professional I	\$108
Associate III	\$98
Associate II	\$93
Associate I	\$84
Project Assistant	\$77
Senior GIS Specialist	\$144
GIS/CADD Specialist II	\$129
GIS/CADD Specialist I	\$115
Technical Editor	\$115
Production Specialist	\$91
Clerical	\$77

*Professional classifications include 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.

Reimbursable Expenses

Direct Cost	Rates
Photocopies – black & white	\$0.20 (single-sided) & \$0.40 (double-sided)
Photocopies – color	\$1.50 (single-sided) & \$3 (double-sided)
Photocopies – 11 x 17	\$0.50 (black & white) & \$3.30 (color)
Oversized Maps	\$8/square foot
Digital Production	\$15/disc and \$20/flash drive
Light-Duty and Passenger Vehicles*	\$85/day
4WD and Off-Road Vehicles*	\$135/day

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

Other direct costs associated with the execution of a project, that are not included in the hourly rates above, are billed at cost plus 15%. These 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.

Annual Escalation. Standard rates subject to annual escalation.

Payment Terms. All fees will be billed to Client monthly and shall be due and payable upon receipt. Invoices are delinquent if not paid within 10 days from receipt.

Equipment	Day Rate
Environmental Site Assessment	
Soil Vapor Extraction Monitoring Equipment	\$144
Four Gas Monitor	\$124
Flame Ionization Detector	\$100
Photo Ionization Detector	\$75
Hand Auger Sampler	\$57
Water Level Indicator, DC Purge Pump	\$41
Natural Resources Field Equipment	
UAS Drone	\$250
Spotting or Fiberoptic Scope	\$155
Pettersson Bat Ultrasound Detector/Recording Equipment	\$155
Sound Level Metering Field Package (Anemometer, Tripod and Digital Camera)	\$103
GPS (Sub-meter Accuracy)	\$60
Infrared Sensor Digital Camera or Computer Field Equipment	\$52
Scent Station	\$21
Laser Rangefinder/Altitude	\$10
Pit-fall Traps, Spotlights, Anemometer, GPS Units, Sterilized Sample Jar	\$8
Mammal Trap, Large/Small	\$1.50/\$0.50
Water and Marine Resources Equipment	
Boat (26 ft. Radon or Similar)	\$565
Boat (20 ft. Boston Whaler or Similar)	\$310
Multi Parameter Sonde (Temp, Cond, Turbidity, DO, pH) with GPS	\$155
Water Quality Equipment (DO, pH, Turbidity, Refractometer, Temperature)	\$57
Refractometer (Salinity) or Turbidity Meter	\$35
Large Block Nets	\$103
Minnnow Trap	\$88
Net, Hand/Large Seine	\$10/\$50
Field Equipment Packages	

Equipment	Day Rate
Standard Field Package (Digital Camera, GPS, Thermometer, Binoculars, Tablet, Safety Equipment, and Botanic Collecting Equipment)	\$100
Remote Field Package (Digital Camera, GPS, Thermometer, Binoculars, Tablet and Mifi, Delorme Satellite Beacon, 24-Hour Safety Phone)	\$130
Amphibian/Vernal Pool Field Package (Digital Camera, GPS, Thermometer, Decon Chlorine, Waders, Float Tube, Hand Net, Field Microscope)	\$155
Fisheries Equipment Package (Waders, Wetsuits, Dip Nets, Seine Nets, Bubblers, Buckets)	\$52
Underwater and Marine Sampling Gear (U/W Photo/Video Camera, Scuba Equipment (Tanks, BCD, Regulators, Wetsuits, etc.)	\$50/diver
Marine Field Package (PFDs – Personal Flotation Devices, 100-foot Reel Tapes with Stainless Carabiners, Pelican Floats, Underwater Slates, Thermometer, Refractometer, Anemometer, Various Field Guides)	\$50
Insurance, Hazard and Safety Fees	
L&H Dive Insurance	\$50/diver
Level C Health and Safety	\$60/person

5 Terms and Conditions

Rincon Consultants has reviewed the City's Professional Service Agreement associated with this RFP and, if selected, accept the agreement's provisions.

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Appendix A

Resumes of Key Personnel



Abe Leider, AICP CEP

Environmental Principal/CEQA QA-QC

Mr. Leider is responsible for management and preparation of planning and environmental documents and specialized technical studies. Mr. Leider has over 22 years of experience in the planning field and has managed or primarily authored successful planning and environmental documents on subjects ranging from regional resource management and land use regulation to complex public and private development projects. He is proficient at interpreting state and federal planning and environmental regulations and guidelines as well as developing thorough and clear environmental documentation. Mr. Leider is experienced at providing professional contract planning support in all facets of the project review and permitting process to small, mid-sized and large jurisdictions throughout California. He has prepared informational and technical reports on a range of planning and environmental topics, including general land use trends, agriculture, biology and aesthetics/visual resources.

EDUCATION

BA, English and Environmental Studies, University of California at Santa Barbara

CERTIFICATIONS

Professional Certificate in Land Use and Environmental Planning, UCSB Extension
American Institute of Certified Planners, Certified Environmental Planner (No. 021413)

YEARS OF EXPERIENCE

22

SELECT PROJECT EXPERIENCE

Principal-in-Charge, City of Belmont – 6th Cycle Housing Element Update Environmental Impact Report

Mr. Leider is the Principal-in-Charge of Rincon's contract with the City of Belmont to prepare a Program EIR for the City's 6th Cycle Housing Element. The proposed project will update the City's Housing Element in compliance with State law. Rincon is assisting the City with initial outreach and providing an interactive map for public input.

Principal-in-Charge, City of Orinda – Downtown Precise Plan and 6th Cycle Housing Element Update Environmental Impact Report

Mr. Leider is the Principal-in-Charge of Rincon's contract with Orinda to prepare a Program EIR for the City's Downtown Precise Plan. In addition, the EIR will cover the City 6th Cycle Housing Element in compliance with State law. Key issues are development densities and heights, impacts to creeks, utilities and vehicle miles travelled.

Project Manager, City of Union City – Housing Element Rezone Initial Study-Mitigated Negative Declaration

Rincon prepared an IS-MND to evaluate a proposed rezoning to allow increased residential density on several key parcels. Rincon successfully completed this assignment within budget and within an expedited schedule. Key issues included aesthetics, agricultural resources, biological resources, and traffic.

Principal-in-Charge, City of Berkeley (subconsultant to Raimi & Associates) – Adeline Corridor Specific Plan Environmental Impact Report

Rincon completed an EIR for the proposed Adeline Corridor Specific Plan in the City of Berkeley. The Plan Area is in the southern portion of the City of Berkeley and extends approximately 1.3 miles north from the Berkeley/Oakland border along Adeline Street and Shattuck Avenue to the intersection of Shattuck Avenue and Dwight Way. The Plan Area abuts Downtown Berkeley to the north and extends to the City of Oakland border to the south. The Adeline Corridor Specific Plan is intended to direct changes in land uses and development and right-of-way improvements for the Plan Area. The vision for the Plan Area is to champion equitable, transit-oriented



development that supports a thriving community and provide safe, “complete streets.” Key issues analyzed in the EIR include traffic/circulation, cultural resources, population and housing, noise, air quality, and GHG emissions.

Principal-in-Charge, City of Palo Alto – Housing Incentive Program Expansion and 788-796 San Antonio Road Mixed Use Project Environmental Impact Report, Palo Alto

Mr. Leider is serving as the Principal-in-Charge. Mr. Leider’s role includes overall management of the CEQA document and process for the project. Rincon is currently preparing an Environmental Impact Report for the City’s proposed effort to expand their Housing Incentive Program to a portion of the San Antonio Road corridor. This involves increasing the allowed residential density on some parcels to encourage and incentive housing. One proposed project, the 788 San Antonio Road Mixed Use project, would be allowed under the proposed program expansion. The EIR covers both the programmatic zoning code changes and the project-level impacts associated with the individual 788 San Antonio Road project. This project involves demolition of an eligible historic resource. Key issues analyzed in the EIR include historical resources, air quality, energy, greenhouse gas emissions, noise, and transportation.

Principal-in-Charge, City of Redwood City – Mixed-Use: Live/Work and Emergency Shelter Zoning Amendment Project Addendum Environmental Impact Report, Redwood City

Mr. Leider served as the Principal-in-Charge for an Addendum Environmental Impact Report for Redwood City’s Mixed-Use: Live/Work and Emergency Shelter Zoning Amendment Project. The proposed project involved amendments to the mixed-use live/work zoning district and the mixed-use emergency shelter combining district on 30 blocks totaling 37.5 acres. Rincon prepared the Addendum to the previously certified A New General Plan for Redwood City Final EIR. The zoning amendment would alter the required floor area ratios, density, stories and height on mixed-use live/work zoning district and the mixed-use emergency shelter zoning district and provide intensity bonuses for developments which include certain qualifying community benefits.

Principal-in-Charge, City of San Leandro (subconsultant to Raimi & Associates) – Bay Fair BART Transit-oriented Development Specific Plan Environmental Impact Report, San Leandro

Rincon prepared a programmatic Environmental Impact Report for the Bay Fair BART Transit-oriented Development Specific Plan for the City of San Leandro as part of the Raimi & Associates team. The Specific Plan addressed a wide range of development, planning and economic issues, including identifying existing and future opportunities for transit-oriented mixed-use and residential development within the study area and transportation and infrastructure improvements to accommodate a preferred land use alternative. Mr. Leider’s role included overall management of the CEQA document and process for the project.

Principal-in-Charge, City of Concord – On-Call Planning and Environmental Services. Rincon has provided planning and environmental services to the City of Concord under successive on-call contracts since 2016. Under these contracts, Rincon has been pre-qualified to augment staff in the review and process of development projects, including environmental review and technical analysis. Mr. Leider as acted as Principal-In-Charge for the review and processing services for development applications for specific projects, including wireless projects. Rincon also prepared a number of CEQA documents including programmatic analyses for several rezones, CEQA streamlining documents for two major downtown projects, and an IS-MND for a controversial drive-through restaurant project.

Principal-in-Charge, City of Berkeley, On-Call Consulting Services

Mr. Leider has been the Principal-in-Charge of Rincon’s successive on-call contracts with the City of Berkeley since 2013. In this capacity he has overseen numerous contract planning and environmental planning assignments for a variety of project and program types including planning and zoning projects intended to increase housing production, housing projects, commercial/industrial projects, and institutional projects.

Principal-in-Charge, City of Hayward, On-Call Consulting Services

Mr. Leider has been the Principal-in-Charge of Rincon’s successive on-call contracts with the City of Hayward since 2017. In this capacity he has overseen a number of environmental planning assignments for a variety of project and program types including housing projects, commercial/industrial projects, institutional projects and the Shoreline Adaptation Master Plan.





Karly Kaufman, MESM

Senior Environmental Planner/CEQA Project Manager

Ms. Kaufman serves as a Supervising Environmental Planner/Project Manager within Rincon's Environmental Science and Planning group. Ms. Kaufman has over 15 years of experience in the environmental industry and 9 years of experience in CEQA project management. She is involved in managing CEQA and NEPA documentation and technical air quality, greenhouse gas, and noise impact analyses for a variety of clients throughout the state. Ms. Kaufman specializes in advising on and managing programmatic CEQA documentation for long-range plans and zoning programs such as for General Plans, Specific Plans, and zoning ordinance amendments. She also manages CEQA documentation for residential and commercial development projects and for large-scale transportation projects. She has prepared and managed Environmental Impact Reports, Initial Studies, Negative Declarations, and Categorical Exemptions, and also prepares CEQA guidance, training, and templates for key clients.

EDUCATION

MESM, Emphasis in Energy and Climate, Bren School of Environmental Science & Management, University of California, Santa Barbara
BS, Environmental Policy Analysis and Planning, University of California, Davis

AFFILIATIONS

Board Member, Association of Environmental Professionals, SF Chapter

CERTIFICATIONS

HUD Winter 2014 NEPA Training

YEARS OF EXPERIENCE

15

SELECT PROJECT EXPERIENCE

Project Manager, City of Hayward – On-call Environmental Services, Hayward

Since 2017, Rincon has been on the on-call list for CEQA services for the City of Hayward and has prepared CEQA documentation for several projects including: 25800 Clawiter Road Industrial Project, Harvey Avenue Residential Project, 22626 4th Street Residential Project, Gading II Residential Project, Pine Vista Condo Project, Mission Family Apartment Project, and Eden Village II Residential Project. Rincon is also preparing procedures, guidelines, and templates for the City related to categorical exemptions.

Project Manager, City of Berkeley – Adeline Corridor Specific Plan EIR, Berkeley

Rincon completed an EIR for the proposed Adeline Corridor Specific Plan in the City of Berkeley. The Plan Area is in the southern portion of the City of Berkeley and extends approximately 1.3 miles north from the Berkeley/Oakland border along Adeline Street and Shattuck Avenue to the intersection of Shattuck Avenue and Dwight Way. The Plan Area abuts Downtown Berkeley to the north and extends to the City of Oakland border to the south. The Adeline Corridor Specific Plan is intended to direct changes in land uses and development and right-of-way improvements for the Plan Area. The vision for the Plan Area is to champion equitable, transit-oriented development that supports a thriving community and provide safe, "complete streets." Key issues analyzed in the EIR include traffic/circulation, cultural resources, population and housing, noise, air quality, and GHG emissions.

Project Manager, City of Palo Alto – Housing Incentive Expansion Program and 788 San Antonio Road Mixed-Use Project EIR, Palo Alto

Rincon Consultants prepared an EIR for the City's proposed effort to expand their Housing Incentive Program to a portion of the San Antonio Road corridor. This involves increasing the allowed residential density on some parcels to encourage and incentive housing. One proposed project, the 788 San Antonio Road Mixed Use project, would be allowed under the proposed program expansion. The EIR covers, both the programmatic zoning code changes and the project-level impacts associated with the individual 788 San Antonio Road project.



This project involves demolition of an eligible historic resource. Key issues analyzed in the EIR include historical resources, air quality, energy, greenhouse gas emissions, noise, and transportation.

Project Manager, County of Alameda – Ashland Cherryland Business District Specific Plan EIR, Alameda County

Ms. Kaufman served as the Rincon team Project Manager for preparation of CEQA documentation for the update to the Ashland Cherryland Business City Specific Plan (ACBDSP). The ACBDSP area encompasses two corridors in Ashland and Cherryland, two unincorporated communities within the County of Alameda. The project emphasized economic revitalization through place-making, innovative implementation strategies, creative marketing, branding, public improvement programs, robust community outreach; and a form-based code. In 2016, the American Planning Association (APA) Northern Section presented the County of Alameda with the “Excellence in Economic Planning and Development” award for the Ashland and Cherryland Business District Specific Plan and Code.

Project Manager, City of San Leandro – Bay Fair BART Transit-Oriented Development (TOD) Specific Plan EIR, San Leandro

Ms. Kaufman served as the Rincon team Project Manager for the Bay Fair BART Transit-Oriented Development (TOD) Specific Plan for the City of San Leandro as part of a larger planning team. The Specific Plan addresses a wide range of development, planning and economic issues. It identifies existing and future opportunities for transit-oriented mixed-use and residential development as well as transportation and infrastructure improvements to accommodate the selected land use alternative. Key environmental issues in the CEQA document included aesthetics; air quality/GHGs; historical resources, noise; hydrology/water quality; land use and planning; and transportation/circulation. The project was the recipient of the American Planning Association, California Chapter, Northern Section 2019 Award of Merit, Comprehensive Plan, Small Jurisdiction

Project Manager, Barry Miller Consulting/County of Alameda – Fairview Specific Plan Update IS-MND, Alameda County

Ms. Kaufman is the project manager for the Fairview Specific Plan Update IS-MND. Focused on Fairview, a semi-rural community in unincorporated Alameda County, the Plan is centered on community driven policies to protect natural resources (e.g. natural landforms, riparian areas/creeks) while creating a set of development standards. As the team’s environmental consultant, Rincon is preparing an IS-MND to satisfy the CEQA requirement for the project. Due to the programmatic nature of the project, the IS-MND is tailored specifically to analyze all aspects of the Specific Plan at a broad, program level to provide a comprehensive impact assessment and to facilitate streamlining of future CEQA processes.

Project Manager, City of Berkeley – Southside Zoning Ordinance Amendments EIR, Berkeley

Rincon Consultants is currently preparing an EIR for the proposed Southside Zoning Ordinance Amendments project in the City of Berkeley. Since 2016, the City Council has forwarded six referrals to the Planning Commission related to increasing housing production and availability in the Southside Area. The proposed zoning modifications are intended to increase housing capacity and production in the Southside through changes in a targeted number of zoning parameters: building heights, building footprints (including setbacks and lot coverage), parking, ground-floor residential use, and adjustments to the existing zoning district boundaries. Focusing on these specific components of zoning is anticipated and intended to expand housing capacity and streamline future review on a limited number of suitable development sites. Key issues analyzed in the EIR include cultural and historic resources, air quality, energy, GHG emissions, land use and planning, transportation, and utilities.

Project Manager, City of Palo Alto – 2755 El Camino Real Multi-Family Residential Project IS-MND, Palo Alto

Rincon prepared an IS-MND for the 2755 El Camino Real Multi-Family Residential Project. The project involved development of a four-story multi-family apartment building with up to 60 residential units on a 0.5-acre site. The project also included a Zoning Code Text Amendment to create a “Workforce Housing” combining district under the Palo Alto Municipal Code, which would allow for higher density residential development within a specified distance of public transit and reduced parking standards to encourage increased transit uses, as well as a Zoning Map Amendment to apply the new combining district to the proposed site. Key issues analyzed in the IS-MND included air quality, noise, traffic, hazardous materials, and land use. Rincon subcontracted with Hexagon Transportation Consultants to prepare the traffic impact analysis.





Darcy Kremin, MA, AICP

Environmental Director/Project Director

Ms. Kremin has over 20 years of planning, CEQA, and NEPA experience for nonprofit, private, and public sector clients. Ms. Kremin has managed large projects for public utilities, including water and energy transmission, and dozens of development projects for cities and counties. She has worked on a variety of environmental compliance documents and is well known for creative solutions to achieve CEQA compliance. Ms. Kremin is currently managing CEQA projects in multiple Bay Area cities for educational, commercial, and industrial projects.

SELECT PROJECT EXPERIENCE

Project Manager, City of Hayward – Mission Seniors Development, Hayward

Responsible for the preparation of an Infill Checklist for the 200 multifamily units and 3 single-family residences on an infill site within the South Hayward BART/Mission Boulevard area. Key issues included traffic, air quality/greenhouse gas and noise.

Project Manager, City of Hayward – California Air National Guard (CANG) Project, Hayward

Responsible for managing the preparation of the technical reports in support of CEQA, starting with the Phase I Historic Evaluation Report. The City of Hayward intended to rezone the California Air National Guard Station and demolish some of the existing structures on a 19.8-acre site located at the southwest corner of the Hayward Executive Airport. The evaluation found the structures not to be eligible for inclusion in the national or California registers.

Project Manager, Sonoma County – Rezone Sites for Housing Project EIR, Sonoma County

Ms. Kremin is currently managing the preparation of a Program EIR for the County's Rezone Sites for Housing Project. The proposed project will identify sites to be added to the County's General Plan Housing Element site inventory to comply with State law and will implement current General Plan Policies and Programs that require the County to identify urban sites near jobs and transit which may appropriately accommodate additional housing. It will also identify appropriate sites on which to place the Workforce Housing Combining Zone, which would allow the development of jobs and/or housing on the same site or within walking distance from one another. Rincon held a virtual public scoping meeting and will provide support for additional virtual public meetings as the CEQA process continues. Key environmental issues include historic resources, vehicle miles traveled and wildfire impacts.

Project Manager, City of Belmont – 6th Cycle Housing Element Update EIR, Belmont

Ms. Kremin is currently managing the preparation of a Program EIR for the City's 6th Cycle Housing Element. The proposed project will update the City's Housing Element in compliance with State law. Rincon is assisting the City with initial outreach and providing an interactive map for public input.

Project Manager, City of Orinda – Downtown Precise Plan and 6th Cycle Housing Element Update EIR, Orinda

Ms. Kremin is currently managing the preparation of a Program EIR for the City's Downtown Precise Plan. In addition, the EIR will cover the City 6th Cycle Housing Element in compliance with State law. Key issues are development densities and heights, impacts to creeks, utilities and vehicle miles travelled.

EDUCATION

MA, Urban and Environmental Policy, Tufts University

BA, Geography/ Environmental Studies and Political Science, University of California, Los Angeles

CERTIFICATIONS/ REGISTRATIONS

American Institute of Certified Planners, 2003 (no. 018287)

YEARS OF EXPERIENCE

20



CEQA Project Manager, City of Pleasant Hill (subconsultant to Minter Harnish) – General Plan Update and 6th Cycle Housing Element Update EIR, Pleasant Hill

Ms. Kremin is currently managing the preparation of a Program EIR for the City’s General Plan update and 6th Cycle Housing Element in compliance with State law. Key issues are vehicle miles travelled, utilities and aesthetics.

Project Manager, City of Redwood City – Mixed-Use: Live/Work and Emergency Shelter Zoning Amendment Project Addendum EIR, Redwood City

Ms. Kremin served as Project Manager for an Addendum EIR for Redwood City’s Mixed-Use: Live/Work and Emergency Shelter Zoning Amendment Project. The proposed project involves amendments to the mixed-use live/work (MULW) zoning district and the mixed-use emergency shelter (MUES) combining district on 30 blocks totaling 37.5 acres. Rincon prepared the Addendum to the previously certified General Plan for Redwood City Final EIR. The zoning amendment would alter the required floor area ratios, density, stories and height on MULW and MUES zoning district and provide intensity bonuses for developments which include certain qualifying community benefits.

Senior Planner, City of Berkeley (subconsultant to Raimi & Associates) – Adeline Corridor Specific Plan EIR, Berkeley

Rincon completed an EIR for the proposed Adeline Corridor Specific Plan in the City of Berkeley. The Plan Area is in the southern portion of the City of Berkeley and extends approximately 1.3 miles north from the Berkeley/Oakland border along Adeline Street and Shattuck Avenue to the intersection of Shattuck Avenue and Dwight Way. The Plan Area abuts Downtown Berkeley to the north and extends to the City of Oakland border to the south. The Adeline Corridor Specific Plan is intended to direct changes in land uses and development and right-of-way improvements for the Plan Area. The vision for the Plan Area is to champion equitable, transit-oriented development that supports a thriving community and provide safe, “complete streets.” Key issues analyzed in the EIR include traffic/circulation, cultural resources, population and housing, noise, air quality, and GHG emissions

Project Manager, City of South San Francisco – On-Call Environmental Consulting Services, South San Francisco

Ms. Kremin has served as Project Manager on various projects under the firm’s on-call contract with the City of South San Francisco. Examples include:

- 499 Forbes Boulevard Office Project EIR. Ms. Kremin was responsible for managing the EIR for the large office project, east of 101. The project would introduce more vehicle trips in an area that does not include residents or local retail; therefore, the project’s vehicle miles travelled would be significant.
- Community Civic Campus Project. At a prior firm, Ms. Kremin was responsible for managing the subsequent environmental impact report (SEIR) to the El Camino Real/Chestnut Avenue Area Plan Environmental Impact Report. The Community Civic Campus project was not included in the original EIR. Three possible site plan scenarios were identified for the purposes of community input and varied only by the type of parking (surface, underground, or structured) and location of parking on site.

Project Manager, City of Livermore – On-Call Environmental Consulting Services, Livermore

Ms. Kremin has served as Project Manager on various projects under the firm’s on-call contract with the City of Livermore. Examples include:

- Sonoma School Redevelopment Project. Ms. Kremin was responsible for managing the preparation of an IS-MND, which would demolish the Sonoma School and develop 54 single-family residences on an 8.98-acre site.
- Republic Square Commercial Project. Ms. Kremin was responsible for managing the IS-MND for approximately 247,400 square feet of commercial space, including retail, restaurants, an auto dealership, and a 112-room hotel. For the Chestnut Square Project Initial Study and Environmental Assessment, prepared documents for a master plan for up to 116 affordable units and 44 market-rate townhome units at the northern edge of the City’s Downtown Specific Plan area.
- Legacy at Livermore Mixed-Use Project Infill Checklist
- Chestnut Square Project IS-EA





Della Acosta, AICP

Senior Long-range Planner/Housing Element Project Manager

Ms. Acosta is a Senior Planner in Rincon’s Long Range Planning team, leading comprehensive planning services including plan and policy development for general plans, zoning codes, and other policy documents, including planning for public health, social equity, community involvement, and sustainability. She has a strong background in team and project management in both planning and community services positions, and has managed a variety of long-range planning projects including general plans, local hazard mitigation plans, and municipal ordinances. She contributes to successful projects involving climate mitigation and adaptation, resiliency planning, public health and equity advancement, community empowerment, disadvantaged communities, and coastal resources, and is a trained and experienced community outreach and facilitation specialist who has led numerous workshops, meetings, presentations, and innovative engagement activities.

EDUCATION

BA, City Planning, Sonoma State University

CERTIFICATIONS

American Institute of Certified Planners (No. 31539)

AFFILIATIONS

American Planning Association
Concord Community Institute

YEARS OF EXPERIENCE

13

SELECT PROJECT EXPERIENCE

Project Manager, City of Palo Alto – Sixth Cycle Housing Element Update, Palo Alto

Rincon is assisting the City of Palo Alto in the preparation of their Housing Element Update, including subsequent amendments to the Comprehensive Plan and Zoning Ordinance. The project was initiated in March 2021 with an intensive community engagement process that included the establishment of a Housing Element Working Group and the initial priority of inventorying the existing, but underutilized and available housing sites.

Senior Planner, City of Carlsbad – Housing Element Update and General Plan Maintenance, Carlsbad

Rincon partnered with Mintier Harnish to assist the City of Carlsbad in the preparation of its Housing Element Update and General Plan Maintenance. The project kicked off in January 2020, with the initial priority of inventorying the existing, but underutilized, and available housing sites and conducting environmental constraints analyses. Ms. Acosta is assisting with the necessary general plan amendments for internal and legislative consistency, including those related to land use, environmental justice, greenhouse gas emissions, infill and affordable housing development, VMT, and climate change adaptation and resiliency including threats from wildfire and sea level rise. She is also assisting with a review of other Carlsbad land use documents to determine if additional amendments are necessary.

Project Manager, Town of Los Gatos (subconsultant to Mintier Harnish) – General Plan Update, Town of Los Gatos

Ms. Acosta is managing the update to the Los Gatos General Plan, which includes a policy document update, community engagement, environmental review, and resiliency strategy. Key issues addressed included the preservation of natural and visual resources, incorporating sustainability and resiliency into planning practices, and mitigating natural hazard risks.

Project Manager, City of American Canyon (subconsultant to Mintier Harnish) – City of American Canyon General Plan Update, American Canyon

Ms. Acosta is managing the update to the American Canyon General Plan update, which began in winter of 2019 and includes extensive community outreach, an



update to the technical background report, policy document, and environmental review. The project will also integrate a comprehensive, qualified GHG inventory and reduction strategy into the policy document.

Local Coastal Program Lead, City of Port Hueneme – Port Hueneme General Plan and Local Coastal Program Update, Port Hueneme

Rincon is currently preparing the comprehensive update of the Port Hueneme General Plan and Environmental Impact Report program. The General Plan Update will address contemporary planning issues like housing and economic resilience and incorporate all new statutory State requirements. The General Plan Update will also include and update to the Local Coastal Program, which Ms. Acosta is leading. The Rincon team will accomplish this in a way that works within the context of Port Hueneme's needs and environment while creating a modern, legally defensible document.

Senior Planner, City of Selma – Downtown Overlay Zone, Selma

The City of Selma Downtown Overlay Zone consists of an assessment of needs for the Downtown area of the City of Selma, including design, parking, and density adjustments that can be accomplished through the creation of the overlay zone. The project consists of the creation of the new overlay zone, including an adjustment of allowed densities and parking requirements in existing zones and includes associated engagement with the downtown residents and business community, as well as the associated environmental analysis.

Project Manager, Transportation Agency for Monterey County – Regional Conservation Investment Strategy, Monterey County

Public outreach lead for stakeholder engagement and public input on developing an investment strategy to identify climate change vulnerabilities and strategies for impact mitigation and resiliency. Stakeholder engagement and outreach to disadvantaged communities are key components of the project in the form of online tools and in-person meetings and workshops.

Project Manager, City of Pleasant Hill – General Plan Update, Pleasant Hill

Project manager and key outreach staff for the update to the Pleasant Hill general plan and associated Program EIR, responsible for leading workshops and community meetings, engaging with stakeholders, and ensuring public input is incorporated into the plan update.

Project Manager, City of Suisun City and County of Solano – Partnerships to Improve Community Health, Suisun City, Solano County

Ms. Acosta served as project manager for implementing a grant to improve health in Suisun City through policy and ordinance creation and community outreach. She created and facilitated a community advocacy coalition focused on community health to foster resident empowerment and ownership, as well as supported staff in adopting healthy policies and ordinances in City plans and code. An additional task included leading outreach efforts and providing training on planning tools and processes for the Solano County Department of Health.

Project Manager, City of Palo Alto – North Ventura Coordinated Area Plan, Palo Alto

Rincon Consultants is aiding City staff as contract planner in developing an area plan for the North Ventura neighborhood, including land use types, urban design standards, policy development, zoning ordinance amendments, environmental review, and community engagement. Ms. Acosta is serving as a contract planner to the City to guide the plan process, facilitate meetings, and develop policy solutions in coordination with the consultant firm Perkins + Will.

Project Manager, Town of Mammoth Lakes and County of Mono – Multi-jurisdictional Hazard Mitigation Plan, Mono County

Ms. Acosta served as project manager for a multi-jurisdictional local hazard mitigation plan (LHMP) and concurrent community wildfire protection plan for the County of Mono and the Town of Mammoth Lakes. The team evaluated risks and vulnerabilities to the range of hazards affecting the County and identified mitigation actions to make these communities more disaster resilient and provide continued eligibility for future federal mitigation grant funding.

Engagement and Policy Planner, City of Elk Grove – General Plan Update, Elk Grove

Prepared background reports, developed key policy white papers on LOS to VMT requirements, general governance, active transportation, and fixed transit, facilitated workshops and meetings, and authored General Plan elements.





Craig Lawrence

Senior Biologist/Regulatory Specialist

Mr. Lawrence is a senior biologist and regulatory compliance specialist with over 22 years of experience managing and conducting comprehensive environmental and biological studies on large transportation and energy infrastructure projects throughout the San Francisco Bay Area and across California. His experience includes conducting environmental constraints analyses; performing baseline natural resource surveys; assessing impacts to sensitive biological resources; regulatory agency negotiations and permitting for federal and state endangered species, wetlands, and water quality permits; Storm Water Pollution Prevention Plan (SWPPP) and environmental compliance management during construction; and developing appropriate mitigation for unavoidable project-related impacts.

EDUCATION

MS, Environmental Management, University of San Francisco

BS, Aquatic Biology, Sonoma State University

CERTIFICATIONS/ REGISTRATIONS

U.S. Army Corps of Engineers - Determining Federal Wetlands Jurisdiction (2000)

California Stream Bioassessment Procedure - Aquatic Resource Assessment Training (2001)

40-Hour Hazardous Waste Operations Training (HAZWOPR)

SELECT PROJECT EXPERIENCE

Development

Vista Del Mar and Mare Island – H-1 Landfill Biological Assessments; Contra Costa and Solano Counties

Mr. Lawrence's responsibilities in support of the pre-development planning for Vista Del Mar (Contra Costa County) and Mare Island H-1 Landfill (Solano County) included preparing biological assessments and habitat evaluations, reviewing existing biological studies, and performing impacts analysis. He also was responsible for devising mitigation strategies for impacts to special-status species and aquatic habitats, preparing reports, and providing agency consultation and serving as client liaison.

Lead Biological Monitor – Blue Rock Country Club Development, Alameda County

As lead biological monitor, Mr. Lawrence conducted environmental compliance monitoring for migratory birds and California red-legged frog during construction of a large country club development in Hayward, California. His specific responsibilities included monitoring nests and fledglings, monitoring mitigation pond construction, and conducting pre-construction raptor surveys. He also performed wetland delineation and topsoil salvaging (for later use in wetland mitigation areas) and provided regular updates to the client.

Santa Rosa City Farms – California Tiger Salamander Survey; Sonoma County

Mr. Lawrence participated in a USFWS-approved California tiger salamander occurrence and distribution study on approximately 1,400 acres of three Santa Rosa City Farms properties and reference sites. His responsibilities included performing pitfall trapping, conducting aquatic egg and larval surveys and nighttime transects, mapping potential breeding ponds, and handling approximately 32 juvenile and adult California tiger salamander individuals.

Montezuma Wetlands Restoration; Solano County

This project involved extensive and varied work to restore approximately 1,800 acres of formerly diked wetlands using dredged sediment to re-establish functional marsh elevations and restore tidal action in the Suisun Marsh. Mr. Lawrence supported this project by performing habitat assessments and vernal pool crustacean surveys, preparing and planning numerous biological, sediment, and water quality monitoring



Project Manager, City of Hollister – Park Facility Master Plan Update, Biological Resource Section for CEQA IS/MND, City of Hollister

Mr. Lawrence served as project manager responsible for the preparation of the Biological Resources Section of an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed update to the City of Hollister Park Facility Master Plan. Environmental review was required to facilitate an understanding of potential environmental effects of the proposed Master Plan update and included a review of new facilities identified in the scope of work for future facilities in annexation areas within Hollister’s sphere of influence. Project work included conducting a site walk down of five new park facilities, conducting a field-verified desktop review of sensitive resources within five miles of the facilities using online databases (e.g., the California Natural Diversity Database, California Native Plant Society database, the National Wetlands Inventory, the United States Fish and Wildlife Service [USFWS] Critical Habitat Portal, and the USFWS iPaC data portal), and authoring the Initial Study Biological Resource section, including Existing Setting, Biological Setting, Regulatory Framework, and Impacts and Mitigation Measures subsections.

Project Manager, Dublin San Ramon Services District (DSRSD) – Reservoir 10A Replacement Project, Biological Resource Section for CEQA IS-MND, San Ramon

Mr. Lawrence served as project manager responsible for the preparation of the Biological Resources Section of an IS/MND for the approximately 30-acre project area. Responsibilities include conducting a site walk down of five new park facilities, conducting a field-verified desktop review of sensitive resources within five miles of the facilities using online databases (e.g., the California Natural Diversity Database, California Native Plant Society database, the National Wetlands Inventory, the United States Fish and Wildlife Service [USFWS] Critical Habitat Portal, and the USFWS iPaC data portal), and authoring the Initial Study Biological Resource section, including Existing Setting, Biological Setting, Regulatory Framework, and Impacts and Mitigation Measures subsections.

Caltrans District 4 On-Call Environmental Services: Alameda SR 84 Pigeon Pass Realignment Project, Alameda

On the Pigeon Pass realignment, Mr. Lawrence served as Project Manager responsible for acquiring a USACE Individual Permit for unavoidable impacts to aquatic features; RWQCB 401 Water Quality Certification and Waste Discharge Requirements from the San Francisco RWQCB; conducting habitat assessments of potential offsite mitigation locations; performing pre construction California tiger salamander and California red-legged frog surveys; and designing both onsite and offsite mitigation (creation and restoration of wetlands and riparian habitat). Work also included coordinating the biological monitoring effort during construction.

Environmental Compliance Manager, Caltrans District 4 – On-Call Environmental Services, Highway 101 HOV Widening Projects, Sonoma County

Mr. Lawrence served as environmental compliance manager for three concurrent Caltrans construction projects: Hwy 101 Wilfred Avenue Interchange Project - Rohnert Park Expressway to Wilfred Avenue Interchange; Hwy 101 HOV Lane Widening and Improvements Project - Steele Lane to Windsor/River Road; and the Hwy 101 HOV Central Project - Pepper Road to Rohnert Park Expressway. His responsibilities included preparing WEAP training material and delivering WEAP training to construction staff, maintaining all environmental compliance documentation, submitting environmental reports and notifications to appropriate regulatory agency staff, preparing and maintaining environmental compliance/permit binder, scheduling and coordinating with field monitors, and preparing and tracking variance requests.

Lead Land Planner, PG&E Supervisory Control and Data Acquisition (SCADA) – Switch Pole Replacement Program; throughout Bay Area and Northern California

Mr. Lawrence served as lead land planner responsible for coordinating environmental review for biological, visual and cultural resources, preparing local, state and federal permit applications and planning for over 100 electric transmission pole replacements in northern and central California. Mr. Lawrence was responsible for coordinating preparation of biological constraint reviews, cultural resource surveys and visual impact assessments for all pole replacements, managing budget, staff schedules, and survey and monitoring schedules, preparing USFW Special-use Permits, preparing Environmental Release to Construction (ERTC) packages, coordinating biological and cultural monitoring during construction, and coordination with client side program management and construction contractor.





Andrew Lee Pulcheon

Principal/Cultural Resources Manager/Registered Professional Archaeologist/Certified Planner

Mr. Pulcheon has 27 years of research, field, laboratory, and project management experience. His experience includes project coordination and field direction; public/private sector and Native American consultation; field, archival, and laboratory research on projects throughout central and northern California; Section 106 and CEQA historical resource evaluations; NEPA analysis; CEQA document preparation; development of treatment and management plans; and museum curation and collections management. He has 20 years of experience in cultural resources impact assessment and mitigation development, including the preparation of Initial Study and Environmental Impact Report sections for public and private sector clients in urban and rural settings. Some of the resource types he has documented or evaluated to meet regulatory requirements include: prehistoric and historical archaeological sites, historic districts, archaeological districts, ranches, farmsteads, schools, bridges, train stations, dams, tanneries, hospitals, post offices, railroads and associated features, roadways, docks, rock walls, fire lookouts, courthouses, college campuses, residences, and mills.

EDUCATION

MA, Cultural Resources Management, Sonoma State University, Rohnert Park, California

BA, Anthropology (minor in Geography), Humboldt State University, Arcata, California

Certificate in Land Use and Environmental Planning, UC Davis Extension, Davis, California

CERTIFICATIONS/ REGISTRATIONS

Registered Professional Archaeologist #11693. Register of Professional Archaeologists, Baltimore, Maryland, 2002

American Institute of Certified Planners #21490. Washington, D.C., 2007

Certified Environmental Professional #12040825. Academy of Board Certified Environmental Professionals, Towson, Maryland, 2012

YEARS OF EXPERIENCE

27

EXPERIENCE

Rincon Consultants, Inc.
(2021 to present)

PROJECT EXPERIENCE

Cultural Resources Task Leader/Author, – Uptown Mixed-Use Project EIR, Oakland, Alameda County

LSA did field and background research, consulted with interested parties, conducted a historical evaluation, and prepared a cultural and paleontological resources EIR section for the Uptown Mixed-Use Project, Oakland, Alameda County, California. The project involved CEQA-level review of a proposed residential/commercial development in downtown Oakland. LSA's research identified the following resources in or adjacent to the project area: a locally designated historic district, a National Register-eligible power generation building, a National Register historic district, and several locally listed historical buildings. Historical research identified the project area as having a high sensitivity for historical archaeological deposits, particularly those associated with one of Oakland's late 19th century Chinatown. LSA's subsequent historical evaluation of a 1940s-era restaurant concluded that it was not eligible for listing in the California Register due to a lack of integrity. The study area was also found to be paleontologically sensitive. Stakeholder concerns, the potential for indirect impacts, and cumulative impacts were factors considered during the assessment of project impacts. Mitigation recommendations consisted of the photo documentation of district buildings, oral history, development of a district history, a subsurface preconstruction examination to identify archaeological deposits, and close coordination with the Chinese- American descendant community in Oakland and the East Bay. Mr. Pulcheon served as cultural resources task leader and EIR author.

Fife Creek Affordable Housing Project NEPA Documentation, Guerneville, Sonoma County

The Fife Creek Affordable Housing project involved the development of an affordable housing project on an existing 1.59-acre site in Guerneville. Using the HUD Environmental Assessment Guidelines for Housing Projects, LSA prepared the NEPA documentation, including impacts assessment consultation with interested parties in the Section 106 process on behalf of the Sonoma County Development Commission.



PROJECT EXPERIENCE CONT.

LSA prepared a Memorandum of Agreement (MOA) on behalf of the Lead Agency to document compliance with the substantive and procedural requirements of Section 106.

Author/Cultural Resources Task Leader – Solano County General Plan Update EIR, Solano County

As part of a program EIR, LSA prepared a cultural and paleontological resources baseline conditions document for the Solano County General Plan update. LSA conducted archival and background research, contacted potentially interested parties, and developed a summary overview of the cultural and paleontological resources settings of unincorporated Solano County. Some of the resources identified and documented include prehistoric and historical archaeological sites and historical built environment resources. Based on the results of the research, LSA assisted the County in developing General Plan policies for the identification and protection of significant cultural and paleontological resources. The baseline conditions document provided the basis for LSA's program-level impacts analysis and mitigation recommendations. Mr. Pulcheon was author of the EIR section and cultural resources task leader.

Author/Cultural Resources Task Leader – Yolo County General Plan Update EIR, Yolo County

LSA prepared the cultural and paleontological resources section of an Environmental Impact Report for the Yolo County General Plan Update. The analysis, conducted at a program level for all unincorporated county areas, was based on a baseline conditions report; contact with potentially interested parties, including historical organizations and Native American tribes; Senate Bill 18 documentation; assessment of the potential for significant adverse change to architectural and archaeological cultural resources as a result of general plan policies; and recommendation of feasible mitigation measures. The General Plan contained extensive policies, objectives, and programs to address the potential for impacts to cultural resources, articulating with the County's overarching encouragement of agriculturally based economic development. Numerous significant prehistoric archaeological sites were addressed in the analysis, as well as small, rural, crossroads communities with concentrations of historical buildings and structures. Mr. Pulcheon was author of the EIR section and cultural resources task leader.

Bordoni Ranch Project EIR, Vallejo, Solano County

LSA conducted cultural and paleontological resources studies and prepared a cultural resources EIR section for a proposed residential community of 420 single family homes on a 189-acre site between the cities of Vallejo and Benicia. To prepare the cultural resources study, LSA conducted background research, consulted with the Native American Heritage Commission, the Solano County Historical Society, and the Vallejo Naval and Historical Museum, and conducted an archaeological field survey. LSA's paleontological resources study included a fossil locality search, literature review, and a field survey. LSA's cultural resources study identified the Miller-Bordoni ranch complex, a late 19th century, early 20th century ranch complex with historical architectural, landscape features, and an archaeological deposit. LSA conducted a historical evaluation of the ranch complex and concluded that it appeared eligible for listing in the California Register of Historical Resources, and was a historical resource as defined by CEQA. LSA recommended mitigation in the EIR to minimize adverse project impacts to the ranch complex, including architectural documentation, archaeological test excavation, and construction monitoring for unanticipated discoveries.

488 West Charleston Cultural Resources Assessment, Palo Alto

LSA conducted a review of National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) eligibility of a residence at 488 West Charleston Road. The existing house, garage and grounds were recorded as part of the Palo Alto Historical Survey and the State of California resource records for the property stated that the house was eligible for listing in the NRHP. LSA conducted a field inspection of the house, a review of the eligibility presentation in the previous historic survey, and concluded that 488 West Charleston lacked the historical integrity necessary to reflect its period of significance. LSA closely coordinated the research strategy with City preservation staff, and presented preliminary findings with key environmental review staff. City historic preservation staff concurred with LSA's conclusion, and the residence was removed from the local inventory based on inaccurate information. Mr. Pulcheon conducted the re-evaluation and prepared the resource analysis and documentation.





Mimi McNamara

Environmental Planner

Mimi McNamara is an Environmental Planner with Rincon’s Environmental Planning and Sustainability group in the Oakland Office. Ms. McNamara has prepared numerous air quality and greenhouse studies for smaller project-level developments and larger programmatic-level developments within the Bay Area. She has also prepared project-level air quality analysis for the California Department of Transportation (Caltrans) District 4. In addition, Ms. McNamara has prepared construction and operational health risk assessments to estimate health risks and hazards from projects. Her experience with technical air quality and greenhouse analyses has made her well versed with California Air Resource Board and local air district regulations and guidance (with a stronger focus on the Bay Area Air Quality Management District). She is experienced with the California Emissions Estimator Model (CalEEMod), AERMOD Dispersion Model, Hotspots Analysis and Reporting Program (HARP), Caltrans Emission FACtor (CT-EMFAC), and Road Construction Emission Model (RCEM).

EDUCATION

BS, Environmental Science and Management, University of California Davis

CERTIFICATION

San Joaquin Valley Air Pollution Control District Compliance Division Regulation VIII – Dust Control Training

YEARS OF EXPERIENCE

2.5

SELECT PROJECT EXPERIENCE

Air Quality and Greenhouse Gas Specialist, HNTB – Oakland Alameda Access Project, Oakland and Alameda

The Diridon Station Area Plan (DSAP) Amendment is an amendment to the previously adopted DSAP from 2014 in the City of San José. Ms. McNamara prepared the air quality report for this Caltrans transportation project within the cities of Oakland and Alameda. The purpose of the project is to improve multimodal safety and reduce conflicts between regional traffic and local traffic along Interstate 880 and the Tubes. For this analysis, the RCEM model was used to estimate construction emissions and CT-EMFAC was used to estimate operational emissions from mobile sources. Ms. McNamara oversaw communications with HNTB and Caltrans during the report preparation.

Air Quality and Greenhouse Gas Specialist, Circlepoint – Diridon Station Area Plan, San José

Ms. McNamara prepared the updated air quality and GHG analysis for the Amendment to account for the land use size changes proposed and the inclusion of the Downtown West project. The technical analysis was an Addendum to the Downtown Strategy 2040 EIR. CalEEMod and post-model calculations with project VMT were used to calculate emissions.

Air Quality and Greenhouse Gas Specialist, David J Powers and Associates – I-280/Wolfe Road Interchange Improvements Project, Cupertino

The I-280/Wolfe Road Interchange Improvements Project was overseen by the Santa Clara Valley Transportation Authority with cooperation from the City of Cupertino and Caltrans. The project’s purpose is to improve traffic operations and facilities for multimodal use along the I-280 and Wolfe Road interchange in the City of Cupertino. Proposed improvements included new structures carrying Wolfe Road over I-280, constructing new ramps, upgrading bicycle and pedestrian facilities, and constructing retaining walls and sound walls. Ms. McNamara prepared the technical air quality report for the Draft EIR. The RCEM model and CT-EMFAC were used to estimate project-related emissions. The project was active from February 2019 to June 2019. The project is expected to reduce traffic congestion, which would improve air quality



and also reduce pedestrian and bicycle injuries. The project will contribute to improving health outcomes for the community and thereby increase the community's resilience to climate change hazards.

Air Quality and Greenhouse Gas Specialist, David J. Powers and Associates Inc. – The San José Flea Market Planned Development Rezoning Project, San José

Ms. McNamara prepared the technical air quality and greenhouse gas assessment for this mixed-use development. The project involved the planned development rezoning of the southern 61.5-acre portion of the Flea Market site, located adjacent to the Bay Area Rapid Transit Berryessa Station. The project proposed two development options with Option 1 including 3,450 residential units and 2.2 million square feet of office and Option 2 proposing 3,450 residential units and 3.4 million square feet of commercial. The technical studies involved an air quality analysis, health risk assessment, and greenhouse gas analysis.

Environmental Planner, 8minute Solar Energy – Rexford 2 Solar Farm, Tulare County

Ms. McNamara prepared the technical air quality and greenhouse gas study for this proposed solar farm in Tulare County. The 1,200 acre and 500 megawatts-alternating current solar farm within the San Joaquin Valley Air Basin. The technical report required post-model air quality and greenhouse gas calculations, an ambient air quality impact assessment with HARP, and a construction health risk assessment with HARP.

Environmental Planner, CirclePoint – 752 Chestnut Street Radio Service Facility Project, San Mateo County

Ms. McNamara prepared the air quality and greenhouse gas technical studies for this industrial project. The project involved the construction of a radio service facility in the County of San Mateo. The study involved modeling of construction and operational criteria pollutants and greenhouse gas emissions using CalEEMod. The cumulative analysis required using Bay Area Air Quality Management District screening tools.

Air Quality and Greenhouse Gas Specialist, David J Powers & Associates, Inc. – Downtown Specific Plan Amendments and Specific Development Project, Sunnyvale

Ms. McNamara was the lead air quality and greenhouse specialist specific plan amendment and project-level assessment. The Downtown Specific Plan (DSP) Development project involved (1) the amendment to the DSP to increase commercial square footage and (2) the specific development proposals for six individual sites within the plan area. The project required analysis of overlapping construction and operational phases from the six sites, which required a robust mitigation plan to reduce impacts to less than significant. Ms. McNamara oversaw the preparation of the technical studies, reviewing key details to ensure that all aspects of the project were incorporated in the analysis. She also oversaw the client communication to make sure deadlines were met.

Air Quality and Greenhouse Gas Specialist, David J. Powers and Associates Inc. – CityView Plaza Office Project, San José

Ms. McNamara was the lead air quality and greenhouse specialist for this commercial development. The CityView Plaza Office Project is a 3.8 million square foot project in downtown San José. She prepared the air quality and greenhouse study along with the construction and operational health risk assessment. Unlike, other office project, the CityView Plaza Office proposed a complex construction schedule that involved over 12 hours of construction seven days of week, which involved complex refined construction modeling in AERMOD. This was the largest office project in downtown San José to date.





Julie Welch Marshall

Director of Due Diligence/Supervising Environmental Scientist

Ms. Marshall serves as the Director of Rincon's Due Diligence team which involves the execution of hundreds of Phase I and II ESAs annually. She qualifies as an "Environmental Professional" according to the American Society for Testing and Materials 2013 guidelines and United States Environmental Protection Agency's "All Appropriate Inquiry" requirements and has extensive experience managing multi-site real estate portfolios for local agencies, developers, banks, and other commercial, industrial, and private entities. Ms. Marshall also serves as a Supervising Environmental Scientist within Rincon's Environmental Science and Planning group. She routinely prepares hazardous materials technical analyses for CEQA/NEPA environmental documentation, including peer reviews, Mitigated Negative Declarations, and Environmental Impact Reports for land use development and regional transportation plans.

Ms. Marshall has 25 years of professional experience in the field of environmental science and assessment, during which time she has managed and contributed to a variety of successful land use, water and energy planning, and residential, commercial, industrial and infrastructure projects. Ms. Marshall is also a member of the ASTM Committee E50 on Environmental Assessment, Risk Management and Corrective Action (2021) and continuously attends webinars and conferences regarding ASTM E1527-13 and the proposed 2021 Phase I ESA ASTM updates.

EDUCATION

BS, Environmental Engineering,
Rensselaer Polytechnic
Institute, Troy, New York
Engineer-in-Training, New York

CERTIFICATIONS

Hazardous Materials
Management Certificate,
University of California, Santa
Barbara, 1998

Business Management
Certificate, University of
California, San Diego, 2007
40 Hour Hazardous Waste
Operations and Emergency
Response Certification -
Current 8 Hour Refresher

AFFILIATIONS

International Right of Way
Association (IRWA), San Diego
Chapter 11, Chapter Board
Member- Secretary (2018-
2019), Environmental Chair
(2013-present)

EXPERIENCE

Rincon Consultants, Inc., 1995-
present
New York State Department of
Environmental Conservation,
Hazardous Materials Division,
1994-1995

SELECT PROJECT EXPERIENCE

Senior Program Manager, Richmond American Homes – Phase I and Phase II Environmental Site Assessments, Third Party Review, Borrow Site Assessments, and Site Remediation, Various Counties/Cities, California

Ms. Marshall serves as the Program Director for preparation of various Due Diligence reports for Richmond American Homes (Richmond). Rincon has maintained a master services agreement with Richmond since 2006, and over the last 14 years Rincon has conducted hundreds of Phase I and/or Phase II ESAs within extremely tight, less than 2 week schedules.

Senior Program Manager, San Francisco Mayor's Office of Housing and Community Development – Phase I and Phase II Environmental Site Assessments and On-Call Consulting Contract, City and County of San Francisco

Ms. Marshall served as the Senior Program Manager for preparation of various Due Diligence reports for the City of San Francisco from 2013-2016. During that time Rincon completed over 30 RAD Phase I ESAs and 15 Phase II ESAs for the San Francisco Mayor's Office of Housing and Community Development. These assessments were completed for the housing rehabilitation projects as part of the HUD Rental Assistance Demonstration grant that the City and County of San Francisco was awarded.

Senior Program Manager, Oakland Housing Authority – Phase I Environmental Site Assessments, City of Oakland

Ms. Marshall served as the Senior Program Manager for preparation of various Phase I and II ESA Due Diligence reports for the Oakland Housing Authority. These



assessments were completed, as required, through a housing rehabilitation grant program in 2018 and 2019.

Program Manager, New York Life Real Estate Services – Various Commercial Warehouse and Office Building Phase I ESAs, Various Counties/Cities, California

Ms. Marshall serves as the Program Manager for preparation of various Due Diligence reports in support of New York Life Real Estate Services portfolio in Southern and Northern California. These projects have included assessments in Fontana, Chino, Ontario, Rialto, and Los Angeles, California.

Senior Program Manager, CPSI – Phase I & II Environmental Site Assessments, Modesto State Route 132 West Freeway/Expressway ROW Project, City of Modesto

Rincon has prepared 35 Phase I ESAs and 27 Phase II ESAs for a freeway Expansion project in Modesto, California. Rincon is continuing to support the expansion project by meeting with Caltrans as needed and preparing remediation plans for the project. The projects were located in historically agricultural, commercial, residential, and industrial areas of the City. As Project Manager, Ms. Marshall provided technical support and oversight for the Project.

Senior Project Manager, Los Angeles County Metropolitan Transportation Authority (subconsultant to Bender Rosenthal Inc.) – Gold Line Project, Los Angeles County

Ms. Marshall serves as Senior Project Manager for preparation of various Due Diligence reports in support of the Metro Gold Line Project in Los Angeles County. Rincon was hired on as a subconsultant to complete Phase I Environmental Site Assessments on an as-needed basis for the Gold Line Foothill Extension project. This is an ongoing project that spans from Glendora to Montclair in Eastern Los Angeles County.

Senior Project Manager, Los Angeles County Metropolitan Transportation Authority (subconsultant to WSP) – West Santa Ana Branch Transit Corridor Environmental Study, Draft Hazardous Materials Impact Analysis Report, Los Angeles County

Ms. Marshall serves as Senior Project Manager for preparation of the Hazardous Materials Technical Study in support of the Environmental Impact Report/Environmental Impact Statement for the West Santa Ana Branch Transit Corridor Project. Rincon is under contract to WSP (formerly Parsons Brinckerhoff) to provide Impact Analysis studies for Biological, Cultural, Paleontology, Tribal and Historic Resources and Hazardous Materials in support of the Environmental Impact Report/Environmental Impact Statement for the West Santa Ana Branch Transit Corridor Project. When completed, the Metro West Santa Ana Branch will span approximately 19 miles from Downtown Los Angeles to the City of Cerritos.

Hazardous Materials Task Lead, Metropolitan Water District of Southern California (subconsultant to Prime contractor) – Prestressed Concrete Cylinder Pipe Rehabilitation Program, Hazardous Materials Technical Study, Los Angeles, Orange, and San Bernardino Counties

Rincon's responsibilities include coordination and development of environmental documentation (e.g., technical studies, California Environmental Quality Act analyses, and permitting applications) for biological, cultural, and paleontological resources as well as overseeing general construction monitoring for rehabilitation projects along more than 100 miles of five prestressed concrete cylinder pipelines extending through over 30 jurisdictions in Los Angeles, Orange, and San Bernardino Counties in both dense urban and remote rural regions. Of a total of nine task orders awarded to date, four are currently ongoing, with additional task orders envisioned. Ms. Marshall is responsible for the scope and effective completion of Hazardous Materials Technical Studies as part of Rincon's overall contract for the Prestressed Concrete Cylinder Pipe Program.

Project Manager, Southern California Edison (subconsultant to Wilson Construction/Bender Rosenthal Incorporated) – Southern California Edison Valley-Ivyglen Sub-Transmission Project, ROW Environmental Consultation, Riverside County

Ms. Marshall is responsible for the completion of High-Risk Release Site letters, Historical Land Use Review, and Phase I and II ESAs for the Valley-Ivyglen Sub-Transmission Project. Based on the results of the High-Risk Release Site letters and the Historical Land Use Review, Phase I and/or II ESAs will be performed during Bender Rosenthal's right of way phase of the project. This is an ongoing project that spans from Lake Elsinore to Romoland in Riverside County. Additional Project Experience





Ellen Poling, TE | Senior Associate | Fehr & Peers

Education: B.S. in Aeronautical Engineering, University of California, Davis, 1986

Certification: Licensed Traffic Engineer, State of California (#1723)
 Licensed Mechanical Engineer, State of California (#27941)

Role: Project Manager

Ellen has 30 years of experience managing transportation planning and traffic engineering projects. Her projects have included traffic impact studies, environmental impact report transportation chapters, general and specific plan transportation elements, neighborhood traffic calming studies, freeway interchange project reports, and university-related studies covering a wide array of issues, including origin-destination surveys, trip generation surveys, and policy analysis. Her particular areas of expertise include university and city planning studies and environmental review under CEQA. In the Bay Area she has worked directly with the cities of Benicia, Concord, Danville, El Cerrito, Fairfield, Lafayette, Livermore, Moraga, Orinda, Pleasant Hill, Richmond, San Ramon, Suisun City, and Vallejo, among others; college and university clients include UC Berkeley, UC Davis, UC Riverside, UC Merced, CSU East Bay, Stanford University, Mills College, and University of San Francisco.

- Project Manager, Solano Transportation Authority - Fairfield Train Station Area Specific Plan, Fairfield
- Project Manager, City of Walnut Creek - North Downtown Specific Plan, Walnut Creek
- Project Manager, Solano County - Solano Fairgrounds Specific Plan EIR, Vallejo
- Project Manager, City of El Cerrito - San Pablo Avenue Specific Plan/Complete Streets Plan & EIR, El Cerrito
- Project Manager, City of Tracy - Cordes Ranch Specific Plan EIR, Tracy
- Project Manager, City of Suisun City - City of Suisun City General Plan Update and EIR, Suisun City
- Project Manager, City of Fairfield - Heart of Fairfield Specific Plan EIR, Fairfield
- Project Manager, City of San Ramon - San Ramon General Plan/EIR, San Ramon
- Project Manager, Town of Danville - Town of Danville General Plan EIR, Danville

**Rob Rees, PE, TE | Principal | Fehr & Peers****Education:** Bachelor of Science in Civil Engineering, UC Davis, 1987**Certification:** Licensed Civil Engineer, State of California (#49620)
Licensed Traffic Engineer, State of California (#2053)**Role:** Principal in Charge

Rob is a registered Civil Engineer and Traffic Engineer in California with over 30 years of experience. His versatility is reflected in the variety of services Fehr & Peers provides. Rob applies his wide range of experiences in transportation planning and engineering to develop transportation systems that meet community needs and values. With each project Rob brings a deep understanding of modal interactions and transportation safety with the technical understanding of civil engineering practices. Rob is also currently leading the company-wide Multimodal Safety Group. Select project experience is listed below.

- Principal-in-Charge, City of Oakland - Coliseum Area Specific Plan and EIR, Oakland
- Principal-in-Charge, Kasier Permanente - Dublin Kaiser EIR, Dublin
- Project Manager & Principal-in-Charge, AC Transit - Oakland Bus Rapid Transit Project, Oakland
- Principal-in-Charge, Alameda CTC- Telegraph Avenue Complete Streets, Oakland
- Principal-in-Charge, UC Berkeley - Hearst Avenue Complete Streets, Berkeley
- Project Engineer, Alta Bates Summit Medical Center - Alta Bates Medical Center Master Plan and EIR, Oakland
- Principal-in-Charge, UC Berkeley - Lower Sproul Plaza, Berkeley



Ashlee Taskushi, EIT | Transportation Engineer/Planner | Fehr & Peers

Education: Bachelor of Science, Civil Engineering, California Polytechnic State University San Luis Obispo, 2017

Certification: Engineer in Training, State of California, #165048

Role: Project Staff

Ashlee joined Fehr & Peers after completing her college education at California Polytechnic State University, San Luis Obispo. She’s drawn to transportation engineering because of the potential to improve communities by understanding their local goals and needs, while offering new ideas that have been successfully implemented in other regions by similar community types. Since joining Fehr & Peers, Ashlee has worked on a variety of projects, gaining experience and interest in transportation impact analyses, pedestrian planning and design, and citywide safety planning. She is committed to working closely with local agencies to develop community driven solutions that improves safety for all users. Select project experience is listed below.

- Project Planner/Engineer, City of Saint Helena - Saint Helena General Plan Update EIR, Napa County
- Project Planner/Engineer, City of Calistoga - Yellow Rose Ranch TIA/EIR, Calistoga
- Project Planner/Engineer, City of Fairfield - Fairfield General Plan Update and EIR, Fairfield
- Project Planner/Engineer, East Bay Municipal Utility District - EBMUD Orinda Water Treatment Plan TIA, Orinda
- Project Planner/Engineer, A.G. Spanos - Green Valley II Mixed Use Project, Contra Costa County
- Project Manager, City of Lafayette - Lafayette Housing Element EIR, Lafayette
- Project Manager, City of Modesto - Modesto SSAR, Modesto
- Project Planner/Engineer, City of Walnut Creek - Shadelands Multi-Modal Improvement Plan, Walnut Creek
- Project Planner/Engineer, City of Pleasant Hill - Pleasant Hill Road Complete Streets – Traffic Analysis, Pleasant Hill
- Project Planner/Engineer, John Muir Health - John Muir Health, Walnut Creek Campus Parking Study, Walnut Creek

KEVIN GUSTORF, PE**PROJECT ROLE**

Project Manager

TITLE

Principal II

EDUCATIONBS, Civil Engineering,
Loyola Marymount
University, 1999**REGISTRATIONS/
CERTIFICATIONS**Registered Professional
Engineer, California No.
64755Registered Professional
Engineer, Nevada No.
018880Qualified SWPPP
Developer (QSD)**PROFESSIONAL
AFFILIATIONS**American Council of
Engineering Companies
(ACEC), Sierra Chapter
PresidentAmerican Society of Civil
Engineers (ASCE),
Member, 337465American Water Works
Association (AWWA),
Member, 00511135Association of Water
Agencies Ventura
County, MemberOrange County Water
Association (OCWA),
Member, 861Water Environment
Federation (WEF),
Member, 17557223Certified Trainer for
Accredited Project
Management Training
Program

Mr. Gustorf is a registered professional engineer with over 20 years of leadership and expertise in the water resources field. His experience in water resource engineering includes the planning, design, construction and management of a wide variety of projects for local municipal public works agencies, special districts and private sector clients throughout the state of California. His diverse project experience includes water and wastewater master planning, hydraulic modeling, hydraulic analysis and studies. He is an expert on several different modeling platforms and has conducted presentations on modeling throughout the Western U.S. Mr. Gustorf's design experience includes the design of water and wastewater pipelines, pump stations, lift stations, flow/pressure control facilities, wells, tanks and reservoirs. His projects have included both new design, as well as the repair and rehabilitation of existing facilities.

EXPERIENCE

1550 Pressure Zone Redundant Pipeline Concept Study - Rancho California Water District, California. Served as the Principal-in-Charge responsible for overseeing the hydraulic modeling and development of conceptual alignment alternatives for a redundant pipeline to serve the District's 1550 Pressure Zone (PZ). The District's 1550 PZ is served by a single pipeline and in the event that this pipeline fails or is taken off-line for maintenance, the customers residing in this pressure zone will lose water service. Therefore, the District has identified the need to install a redundant 1550 PZ pipeline to provide reliable service. Wood Rodgers completed a concept study that analyzes possible pipeline alignment alternatives from both a constructability and hydraulic constraints perspective to allow the District to select a preferred alignment for further investigation and design.

Water System Condition Assessment and Master Plan – Scotts Valley Water District, California. Project Manager responsible for performing a water system condition assessment to evaluate the current external physical condition and the general operational condition of the District's major potable water and recycled water system facilities and developed an Asset Master Plan to be used by the District to plan and budget future infrastructure improvement projects. The work was performed in three phases: information gathering, data analysis, and Asset Master Plan preparation. Information gathering included ArcGIS geodatabase, record drawings, and operations and maintenance (O&M) logs. Data analysis consisted of identification of opportunities for improved operational efficiency. This included a risk/failure analysis of the system piping to identify risk pipelines and needs. Asset Master Plan preparation included development of an implementation model that identifies specific projects, estimated capital cost, and prioritization of improvements. The implementation model also includes the planned replacement of all major elements of the water supply and distribution facilities based on age, condition, and expected remaining useful life. Specific project tasks included asset data compilation, verification, and review; condition assessment workshop; determination of system operating characteristics; asset condition assessment; replacement cost estimates; pipeline risk-failures analysis; and asset replacement/improvement recommendations. The assessment included 62 miles of distribution pipelines, six wells, four treatment plants, 11 pumping stations, and nine reservoirs. Performed site visits to identify and evaluate the conditions of piping configurations and mechanical equipment, external coatings and corrosion, SCADA/telemetry equipment, structural features, and electrical equipment. Safety conditions were also evaluated.

City of San Buenaventura Master Plan – City of Ventura, California. Served as Project Manager for the development of a comprehensive system-wide water master plan and facility condition assessment. The project included a detailed condition assessment of each of the city's wells, pump stations, reservoirs and treatment facilities. The project included the development and calibration of a hydraulic model of the City's domestic water distribution system. The hydraulic model was utilized to evaluate a more efficient use of the City's two water supply sources, groundwater and imported water. A capacity analysis and condition analysis were performed to support the development of a comprehensive Master Plan to aid the City in analyzing existing capital improvement projects and identifying deficiencies throughout the system to develop future capital improvement projects.

El Toro Water District Water and Sewer Master Plans – Orange County, California. Project Manager. Responsible for project management. Provided updates to the district's water and sewer

Gustorf, Kevin

**WOOD RODGERS,
INC. START DATE**

April 23, 2018

master plans. The project included thorough evaluation of the water distribution and sewer collection systems, including a comprehensive review of all existing data and analysis of the two systems via computer models to identify items for improvement. Performed surveys and review of operating data, operational reporting, configuration of water and sewer network data for capacity and flow analysis, rehabilitation and development planning, and update of the 10-year capital improvement program. The focus of the district had shifted from new development to mainly improving system efficiencies, correcting identified deficiencies, identifying infrastructure replacement schedules, meeting increasing regulatory requirements, and meeting future demand or redevelopment-driven demand.

Sewer and Water Master Plan Updates – City of Del Mar, California. Project Manager providing engineering and related professional services to the Public Works Department under an on-call contract. As part of the on-call services contract, prepared Sewer and Water Master Plan Updates, which were completed in 2015; and prepared a Sewer and Water Master Plan Update for the City of Del Mar to help the City identify improvement projects that will help each system operate more efficiently. The City is primarily built out and significant increases in demand are not expected. Performed a condition assessment of the tanks and reservoirs within the system, and analyzed the hydraulic model to determine if the existing storage and pump station operation was the most efficient and reliable for the City. For the wastewater collection system, provided evaluation of the capacity of the system to be able to convey a majority of the wastewater flow to a new outlet discharge, on the opposite side of the City. This required a comprehensive hydraulic model and pump station capacity analysis. The project included the following tasks: Documenting and Analyzing Historical and Existing Water Demands and Wastewater Flows; Updating and Calibrating a Water Hydraulic Model using InfoWater; Developing and Calibrating Sewer Hydraulic Model using InfoSewer; Performing a Condition Assessment of the Water Facilities; Analyzing the Capacity and Operational Efficiency of the Water Distribution System; Analyzing the Capacity of the Sewer Collection System Documenting the Results, Findings and Recommendations and Preparing a combined Master Plan Report; Preparing a 10-Year Capital Improvement Program.

Integrated Water Resources Master Plan – City of Beverly Hills, California. Project Manager. The City of Beverly Hills prepared an Integrated Water Resources Master Plan that included the evaluation of all of their wet infrastructure systems, with the goal of identifying opportunities to efficiently utilize their water resources and develop integrated projects. Wood Rodgers, as a subconsultant to Hazen & Sawyer, prepared the sewer system and storm drain system sections of the City's Integrated Water Resources Master Plan. The City owns and operates the sewer collection system within the City limits serving approximately 34,000 residents and businesses. The sewer collection system consists of approximately 100 miles of gravity pipelines and approximately 2,200 manholes. The City's collection system ranges in diameter from 6-inch to 36-inch pipe. Approximately half of the City's collection system was constructed in the 1930's. Wood Rodgers completed a detailed analysis of the City's sewer collection system, which included four weeks of flow monitoring that was used to develop sewer generation rates, peaking factors and diurnal patterns. The system analysis included updates the GIS geodatabase the development of an extended period simulation hydraulic model using the InfoSewer modeling platform. The results of the capacity and condition analysis resulted in proposed capital improvement projects to upgrade the system capacity and rehabilitate aging infrastructure. Wood Rodgers also conducted a detailed analysis of the storm drain system. The City's owns and operates the storm drain conveyance network within the City limits, which conveys local runoff and storm water flows to the Los Angeles County drainage channels which run through the City. The storm drain analysis included the review and coordination between the City's geodatabase and the County storm drain geodatabase. A 2-dimensional model was developed in InfoWorks ICM to analyze the capacity of the storm drain conveyance system within the City limits to accommodate a 10-year, 25-year and 50-year storm event. Proposed projects were coordinated with the City's water quality project list. The results of the capacity and condition analysis resulted in proposed capital improvement projects to upgrade the system capacity and rehabilitate aging infrastructure.

LUCAS C. PHILBERT, EIT

PROJECT ROLE

Project Engineer

TITLE

Engineer II

EDUCATION

MS, Water Engineering,
California Polytechnic, San
Luis Obispo, 2015

BA, Environmental
Studies/Economics,
University of California,
Santa Cruz, 2008

REGISTRATIONS

Registered Engineer-in-
Training, California No.
154328

PROFESSIONAL AFFILIATIONS

California Water
Environment Association
(CWEA), Member

American Society of Civil
Engineers (ASCE), Member

WOOD RODGERS, INC.

START DATE

September 19, 2018

Mr. Philbert is a Project Engineer with several years of experience in water, wastewater, and recycled water projects. His project experience covers a wide range of assignments in planning, design, and project management, including: infiltration/inflow studies, hydraulic modeling, master planning, funding support, regulatory compliance, feasibility studies, plans and specifications, and construction management.

EXPERIENCE

EDM 1 and EDM 2 Water Main Relocations – Caltrans / El Dorado Irrigation District, California. Serving as the Design Engineer responsible for overseeing the pipeline design team. As part of the Caltrans Camino Safety Improvement Project, Wood Rodgers is providing design services to relocate approximately 1,200 feet of 30" and 1,000 feet of 36" AWWA C303 concrete cylinder pipe outside of the roadway improvement limits. The project, which has an accelerated schedule, requires coordination with the EID as well as Caltrans to ensure all stakeholder requirements are met.

Water Master Plan – Sonoma, California. Project Engineer. Lead author of the City's Water Master Plan. Content includes current and projected demand and supply, modeling analysis on pressure and fire flow deficiencies using Bentley WaterCAD, and capital improvement projects for 2015-2020.

MCWD Water Master Plan Report, Marina Coast Water District – Marina, California. Project Engineer. Lead author on two reports for MCWD's Water Master Plan. 1) Groundwater Quality and Seawater Intrusion. 2) Water Supply & Storage Evaluation, which included an analysis on groundwater, surface water, stormwater, exchanges, future water projects, basin management, water rights, and water supply augmentation.

Existing and Future Water Demand Analysis – Soledad, California. Assistant Engineer. Analyzed existing and future water demands for the City of Soledad. Provided an estimate of baseline water usage (by usage type/zoning) and estimated future water demands, including fire flow, based on zoning. Prepared developed and undeveloped parcel GIS mapping.

Recycled Water Feasibility Analysis – Sonoma, California. Project Engineer. Assessed alignment alternatives of recycled water lines due to constructability, costs, and environmental impacts. Performed a field walkthrough, GIS analysis, and report on technical and financial feasibility.

MCWD Recycled Water Master Plan Report, Marina Coast Water District – Marina, California. Project Engineer. Lead author on a Recycled Water System Evaluation for MCWD. Scope included evaluating historic and projected recycled water availability from the Monterey One Water WWTP, evaluating the available quantity and quality compared to the MCWD customer needs, and evaluating the impacts of recycled water for MCWD with the Pure Water Monterey Project.

Sewer Master Plan – Rohnert Park, California. Project Engineer. Work included GIS updates, assessing the hydraulic capacity of the sewer collection system for existing and projected buildout flows, and developing a prioritized Capital Improvement Program. Author of report that includes current and projected sewer flow, modeling analysis on capacity deficiencies, and capital improvement projects for the following 5 years.

Sewer Master Plan – Atascadero, California. Assistant Engineer. Quality control of GIS atlas for the sewer system. Checked existing sizes on master plan chart with GIS files to make sure modeling was done with the correct pipe information.



Submitted by:

Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, California 94612
510-834-4455
rinconconsultants.com

July 22, 2021

EXHIBIT B**Compensation**

CITY shall pay CONSULTANT for the Services on a cost reimbursement basis, up to the Cost Ceiling (as defined in Section 2.1 of the Agreement). CONSULTANT agrees to use appropriate methods to contain its fees and costs under this Agreement. Compensation shall include only the following costs, which shall all count toward the Cost Ceiling:

1. Direct Labor

Direct labor costs shall be the total number of hours worked on the job by each employee times the agreed hourly rate for such employee's labor as set forth in Section 4 of Exhibit A, Scope of Work. CITY will pay all personnel at their regular straight-time rate, including any work performed on overtime or on holidays or weekends.

2. Subconsultant Costs

Subconsultant services shall be billed at cost plus a 15 percent markup. CONSULTANT shall provide a copy of each subconsultant's invoice for which it seeks payment from CITY with any invoice in which such payment is requested.

3. Other Direct Costs

The following categories of costs are eligible for reimbursement, which shall be made at the actual cost to CONSULTANT without any additional mark-up:

a. Reasonable living and traveling expenses of employees when away from home office on business in its prosecution of the Services. CONSULTANT must have prior approval of CITY to be reimbursed for these expenses.

b. Automobile expenses for personal vehicle use, if necessary, at the IRS approved mileage rate.

c. Reproduction of drawings and specifications by CONSULTANT as required under this Agreement, at rates prevailing in this community for bulk reproduction or at other reasonable rates approved by CITY.

d. Special overnight delivery or messenger services.

e. Fees related to cultural resources records searches.

Payments to CONSULTANT for reimbursable costs/expenses will be made only after the specific costs/expenses have been incurred and CONSULTANT has submitted substantiating documentation, such as copies of paid invoices or other documentation confirming that such costs/expenses have been incurred.