

ATTACHMENT 1

AGREEMENT FOR SERVICES OF INDEPENDENT CONTRACTOR

AGREEMENT FOR SERVICES OF INDEPENDENT CONTRACTOR

THIS AGREEMENT (hereafter Agreement) is made by and between the County of Santa Barbara, a political subdivision of the State of California (hereafter COUNTY) and Rincon Consultants, Inc. with an address at 180 N. Ashwood Avenue, Ventura, CA 93003 (hereafter CONTRACTOR) wherein CONTRACTOR agrees to provide and COUNTY agrees to accept the services specified herein.

WHEREAS, CONTRACTOR represents that it is specially trained, skilled, experienced, and competent to perform the special services required by COUNTY and COUNTY desires to retain the services of CONTRACTOR pursuant to the terms, covenants, and conditions herein set forth;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. DESIGNATED REPRESENTATIVE

Alia Vosburg at phone number (805) 934-6259 is the representative of COUNTY and will administer this Agreement for and on behalf of COUNTY. Richard Daulton at phone number (805) 242-4363 is the authorized representative for CONTRACTOR. Changes in designated representatives shall be made only after advance written notice to the other party.

2. NOTICES

Any notice or consent required or permitted to be given under this Agreement shall be given to the respective parties in writing, by personal delivery or facsimile, or with postage prepaid by first class mail, registered or certified mail, or express courier service, as follows:

To COUNTY:	Alia Vosburg, County of Santa Barbara, Planning & Development Department, 624 W. Foster Road, Suite C, Santa Maria, CA 93455, FAX: (805) 934-6258
To CONTRACTOR:	Richard Daulton, Rincon Consultants, Inc., 1530 Monterey Street, Suite D, San Luis Obispo, CA 93401

or at such other address or to such other person that the parties may from time to time designate in accordance with this Notices section. If sent by first class mail, notices and consents under this section shall be deemed to be received five (5) days following their deposit in the U.S. mail. This Notices section shall not be construed as meaning that either party agrees to service of process except as required by applicable law.

3. SCOPE OF SERVICES

CONTRACTOR agrees to provide services to COUNTY in accordance with EXHIBIT A attached hereto and incorporated herein by reference.

4. TERM

CONTRACTOR shall commence performance on February 4, 2025, and end performance upon completion, but no later than February 3, 2028, unless otherwise directed by COUNTY or unless earlier terminated.

5. COMPENSATION OF CONTRACTOR

In full consideration for CONTRACTOR's services, CONTRACTOR shall be paid for performance under this Agreement in accordance with the terms of EXHIBIT B attached hereto and incorporated herein by reference. Billing shall be made by invoice, which shall include the contract number assigned by COUNTY and which is delivered to the

address given in Section 2 NOTICES above following completion of the increments identified on EXHIBIT B. Unless otherwise specified on EXHIBIT B, payment shall be net thirty (30) days from presentation of invoice.

6. INDEPENDENT CONTRACTOR

It is mutually understood and agreed that CONTRACTOR (including any and all of its officers, agents, and employees), shall perform all of its services under this Agreement as an independent contractor as to COUNTY and not as an officer, agent, servant, employee, joint venturer, partner, or associate of COUNTY. Furthermore, COUNTY shall have no right to control, supervise, or direct the manner or method by which CONTRACTOR shall perform its work and function. However, COUNTY shall retain the right to administer this Agreement so as to verify that CONTRACTOR is performing its obligations in accordance with the terms and conditions hereof. CONTRACTOR understands and acknowledges that it shall not be entitled to any of the benefits of a COUNTY employee, including but not limited to vacation, sick leave, administrative leave, health insurance, disability insurance, retirement, unemployment insurance, workers' compensation and protection of tenure. CONTRACTOR shall be solely liable and responsible for providing to, or on behalf of, its employees all legally-required employee benefits. In addition, CONTRACTOR shall be solely responsible and save COUNTY harmless from all matters relating to payment of CONTRACTOR's employees, including compliance with Social Security withholding and all other regulations governing such matters. It is acknowledged that during the term of this Agreement, CONTRACTOR may be providing services to others unrelated to the COUNTY or to this Agreement.

7. STANDARD OF PERFORMANCE

CONTRACTOR represents that it has the skills, expertise, and licenses/permits necessary to perform the services required under this Agreement. Accordingly, CONTRACTOR shall perform all such services in the manner and according to the standards observed by a competent practitioner of the same profession in which CONTRACTOR is engaged. All products of whatsoever nature, which CONTRACTOR delivers to COUNTY pursuant to this Agreement, shall be prepared in a first class and workmanlike manner and shall conform to the standards of quality normally observed by a person practicing in CONTRACTOR's profession. CONTRACTOR shall correct or revise any errors or omissions, at COUNTY'S request without additional compensation. Permits and/or licenses shall be obtained and maintained by CONTRACTOR without additional compensation.

8. DEBARMENT AND SUSPENSION

CONTRACTOR certifies to COUNTY that it and its employees and principals are not debarred, suspended, or otherwise excluded from or ineligible for, participation in federal, state, or county government contracts. CONTRACTOR certifies that it shall not contract with a subcontractor that is so debarred or suspended.

9. TAXES

CONTRACTOR shall pay all taxes, levies, duties, and assessments of every nature due in connection with any work under this Agreement and shall make any and all payroll deductions required by law. COUNTY shall not be responsible for paying any taxes on CONTRACTOR's behalf, and should COUNTY be required to do so by state, federal, or local taxing agencies, CONTRACTOR agrees to promptly reimburse COUNTY for the full value of such paid taxes plus interest and penalty, if any. These taxes shall include, but not be limited to, the following: FICA (Social Security), unemployment insurance contributions, income tax, disability insurance, and workers' compensation insurance.

10. CONFLICT OF INTEREST

CONTRACTOR covenants that CONTRACTOR presently has no employment or interest and shall not acquire any employment or interest, direct or indirect, including any interest in any business, property, or source of income, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement. CONTRACTOR further covenants that in the performance of this Agreement, no person having any such interest shall be employed by CONTRACTOR. CONTRACTOR must promptly disclose to COUNTY, in writing, any

potential conflict of interest. COUNTY retains the right to waive a conflict of interest disclosed by CONTRACTOR if COUNTY determines it to be immaterial, and such waiver is only effective if provided by COUNTY to CONTRACTOR in writing.

11. OWNERSHIP OF DOCUMENTS AND INTELLECTUAL PROPERTY

COUNTY shall be the owner of the following items incidental to this Agreement upon production, whether or not completed: all data collected, all documents of any type whatsoever, all photos, designs, sound or audiovisual recordings, software code, inventions, technologies, and other materials, and any material necessary for the practical use of such items, from the time of collection and/or production whether or not performance under this Agreement is completed or terminated prior to completion. CONTRACTOR shall not release any of such items to other parties except after prior written approval of COUNTY.

Unless otherwise specified in Exhibit A, CONTRACTOR hereby assigns to COUNTY all copyright, patent, and other intellectual property and proprietary rights to all data, documents, reports, photos, designs, sound or audiovisual recordings, software code, inventions, technologies, and other materials prepared or provided by CONTRACTOR pursuant to this Agreement (collectively referred to as "Copyrightable Works and Inventions"). COUNTY shall have the unrestricted authority to copy, adapt, perform, display, publish, disclose, distribute, create derivative works from, and otherwise use in whole or in part, any Copyrightable Works and Inventions. CONTRACTOR agrees to take such actions and execute and deliver such documents as may be needed to validate, protect and confirm the rights and assignments provided hereunder. CONTRACTOR warrants that any Copyrightable Works and Inventions and other items provided under this Agreement will not infringe upon any intellectual property or proprietary rights of any third party. CONTRACTOR at its own expense shall defend, indemnify, and hold harmless COUNTY against any claim that any Copyrightable Works or Inventions or other items provided by CONTRACTOR hereunder infringe upon intellectual or other proprietary rights of a third party, and CONTRACTOR shall pay any damages, costs, settlement amounts, and fees (including attorneys' fees) that may be incurred by COUNTY in connection with any such claims. This Ownership of Documents and Intellectual Property provision shall survive expiration or termination of this Agreement.

12. NO PUBLICITY OR ENDORSEMENT

CONTRACTOR shall not use COUNTY's name or logo or any variation of such name or logo in any publicity, advertising or promotional materials. CONTRACTOR shall not use COUNTY's name or logo in any manner that would give the appearance that the COUNTY is endorsing CONTRACTOR. CONTRACTOR shall not in any way contract on behalf of or in the name of COUNTY. CONTRACTOR shall not release any informational pamphlets, notices, press releases, research reports, or similar public notices concerning the COUNTY or its projects, without obtaining the prior written approval of COUNTY.

13. COUNTY PROPERTY AND INFORMATION

All of COUNTY's property, documents, and information provided for CONTRACTOR's use in connection with the services shall remain COUNTY's property, and CONTRACTOR shall return any such items whenever requested by COUNTY and whenever required according to the Termination section of this Agreement. CONTRACTOR may use such items only in connection with providing the services. CONTRACTOR shall not disseminate any COUNTY property, documents, or information without COUNTY's prior written consent.

14. RECORDS, AUDIT, AND REVIEW

CONTRACTOR shall keep such business records pursuant to this Agreement as would be kept by a reasonably prudent practitioner of CONTRACTOR's profession and shall maintain such records for at least four (4) years following the termination of this Agreement. All accounting records shall be kept in accordance with generally accepted accounting principles. COUNTY shall have the right to audit and review all such documents and records at any time during CONTRACTOR's regular business hours or upon reasonable notice. In addition, if this Agreement exceeds ten

thousand dollars (\$10,000.00), CONTRACTOR shall be subject to the examination and audit of the California State Auditor, at the request of the COUNTY or as part of any audit of the COUNTY, for a period of three (3) years after final payment under the Agreement (Cal. Govt. Code Section 8546.7). CONTRACTOR shall participate in any audits and reviews, whether by COUNTY or the State, at no charge to COUNTY.

If federal, state or COUNTY audit exceptions are made relating to this Agreement, CONTRACTOR shall reimburse all costs incurred by federal, state, and/or COUNTY governments associated with defending against the audit exceptions or performing any audits or follow-up audits, including but not limited to: audit fees, court costs, attorneys' fees based upon a reasonable hourly amount for attorneys in the community, travel costs, penalty assessments and all other costs of whatever nature. Immediately upon notification from COUNTY, CONTRACTOR shall reimburse the amount of the audit exceptions and any other related costs directly to COUNTY as specified by COUNTY in the notification.

15. INDEMNIFICATION AND INSURANCE

CONTRACTOR agrees to the indemnification and insurance provisions as set forth in EXHIBIT C attached hereto and incorporated herein by reference.

16. NONDISCRIMINATION

COUNTY hereby notifies CONTRACTOR that COUNTY's Unlawful Discrimination Ordinance (Article XIII of Chapter 2 of the Santa Barbara County Code) applies to this Agreement and is incorporated herein by this reference with the same force and effect as if the ordinance were specifically set out herein and CONTRACTOR agrees to comply with said ordinance.

17. NONEXCLUSIVE AGREEMENT

CONTRACTOR understands that this is not an exclusive Agreement and that COUNTY shall have the right to negotiate with and enter into contracts with others providing the same or similar services as those provided by CONTRACTOR as the COUNTY desires.

18. NON-ASSIGNMENT

CONTRACTOR shall not assign, transfer or subcontract this Agreement or any of its rights or obligations under this Agreement without the prior written consent of COUNTY and any attempt to so assign, subcontract or transfer without such consent shall be void and without legal effect and shall constitute grounds for termination.

19. TERMINATION

- A. By COUNTY. COUNTY may, by written notice to CONTRACTOR, terminate this Agreement in whole or in part at any time, whether for COUNTY's convenience, for nonappropriation of funds, or because of the failure of CONTRACTOR to fulfill the obligations herein.
 - 1. **For Convenience.** COUNTY may terminate this Agreement in whole or in part upon thirty (30) days written notice. During the thirty (30) day period, CONTRACTOR shall, as directed by COUNTY, wind down and cease its services as quickly and efficiently as reasonably possible, without performing unnecessary services or activities and by minimizing negative effects on COUNTY from such winding down and cessation of services.
 - 2. **For Nonappropriation of Funds.** Notwithstanding any other provision of this Agreement, in the event that no funds or insufficient funds are appropriated or budgeted by federal, state or COUNTY governments, or funds are not otherwise available for payments in the fiscal year(s) covered by the term of this Agreement, then COUNTY will notify CONTRACTOR of such occurrence and COUNTY may

terminate or suspend this Agreement in whole or in part, with or without a prior notice period. Subsequent to termination of this Agreement under this provision, COUNTY shall have no obligation to make payments with regard to the remainder of the term.

3. **For Cause.** Should CONTRACTOR default in the performance of this Agreement or materially breach any of its provisions, COUNTY may, at COUNTY's sole option, terminate or suspend this Agreement in whole or in part by written notice. Upon receipt of notice, CONTRACTOR shall immediately discontinue all services affected (unless the notice directs otherwise) and notify COUNTY as to the status of its performance. The date of termination shall be the date the notice is received by CONTRACTOR, unless the notice directs otherwise.
- B. By CONTRACTOR. Should COUNTY fail to pay CONTRACTOR all or any part of the payment set forth in EXHIBIT B, CONTRACTOR may, at CONTRACTOR's option terminate this Agreement if such failure is not remedied by COUNTY within thirty (30) days of written notice to COUNTY of such late payment.
- C. Upon termination, CONTRACTOR shall deliver to COUNTY all data, estimates, graphs, summaries, reports, and all other property, records, documents or papers as may have been accumulated or produced by CONTRACTOR in performing this Agreement, whether completed or in process, except such items as COUNTY may, by written permission, permit CONTRACTOR to retain. Notwithstanding any other payment provision of this Agreement, COUNTY shall pay CONTRACTOR for satisfactory services performed to the date of termination to include a prorated amount of compensation due hereunder less payments, if any, previously made. In no event shall CONTRACTOR be paid an amount in excess of the full price under this Agreement nor for profit on unperformed portions of service. CONTRACTOR shall furnish to COUNTY such financial information as in the judgment of COUNTY is necessary to determine the reasonable value of the services rendered by CONTRACTOR. In the event of a dispute as to the reasonable value of the services rendered by CONTRACTOR, the decision of COUNTY shall be final. The foregoing is cumulative and shall not affect any right or remedy which COUNTY may have in law or equity.

20. SECTION HEADINGS

The headings of the several sections, and any Table of Contents appended hereto, shall be solely for convenience of reference and shall not affect the meaning, construction or effect hereof.

21. SEVERABILITY

If any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such provision or provisions shall be deemed severable from the remaining provisions hereof, and such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

22. REMEDIES NOT EXCLUSIVE

No remedy herein conferred upon or reserved to COUNTY is intended to be exclusive of any other remedy or remedies, and each and every such remedy, to the extent permitted by law, shall be cumulative and in addition to any other remedy given hereunder or now or hereafter existing at law or in equity or otherwise.

23. TIME IS OF THE ESSENCE

Time is of the essence in this Agreement and each covenant and term is a condition herein.

24. NO WAIVER OF DEFAULT

No delay or omission of COUNTY to exercise any right or power arising upon the occurrence of any event of default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy given by this Agreement to COUNTY shall be exercised from time to time and as often as may be deemed expedient in the sole discretion of COUNTY.

25. ENTIRE AGREEMENT AND AMENDMENT

In conjunction with the matters considered herein, this Agreement contains the entire understanding and agreement of the parties and there have been no promises, representations, agreements, warranties or undertakings by any of the parties, either oral or written, of any character or nature hereafter binding except as set forth herein. This Agreement may be altered, amended or modified only by an instrument in writing, executed by the parties to this Agreement and by no other means. Each party waives their future right to claim, contest or assert that this Agreement was modified, canceled, superseded, or changed by any oral agreements, course of conduct, waiver or estoppel.

26. SUCCESSORS AND ASSIGNS

All representations, covenants and warranties set forth in this Agreement, by or on behalf of, or for the benefit of any or all of the parties hereto, shall be binding upon and inure to the benefit of such party, its successors and assigns.

27. COMPLIANCE WITH LAW

CONTRACTOR shall, at its sole cost and expense, comply with all County, State and Federal ordinances and statutes now in force or which may hereafter be in force with regard to this Agreement. The judgment of any court of competent jurisdiction, or the admission of CONTRACTOR in any action or proceeding against CONTRACTOR, whether COUNTY is a party thereto or not, that CONTRACTOR has violated any such ordinance or statute, shall be conclusive of that fact as between CONTRACTOR and COUNTY.

28. CALIFORNIA LAW AND JURISDICTION

This Agreement shall be governed by the laws of the State of California. Any litigation regarding this Agreement or its contents shall be filed in the County of Santa Barbara, if in state court, or in the federal district court nearest to Santa Barbara County, if in federal court.

29. EXECUTION OF COUNTERPARTS

This Agreement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original; and all such counterparts, or as many of them as the parties shall preserve undestroyed, shall together constitute one and the same instrument.

30. AUTHORITY

All signatories and parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement in the names, titles and capacities herein stated and on behalf of any entities, persons, or firms represented or purported to be represented by such entity(ies), person(s), or firm(s) and that all formal requirements necessary or required by any state and/or federal law in order to enter into this Agreement have been fully complied with. Furthermore, by entering into this Agreement, CONTRACTOR hereby warrants that it shall not have breached the terms or conditions of any other contract or agreement to which CONTRACTOR is obligated, which breach would have a material effect hereon.

31. SURVIVAL

All provisions of this Agreement which by their nature are intended to survive the termination or expiration of this Agreement shall survive such termination or expiration.

32. PRECEDENCE

In the event of conflict between the provisions contained in the numbered sections of this Agreement and the provisions contained in the Exhibits, the provisions of the Exhibits shall prevail over those in the numbered sections.

33. SUBCONTRACTORS

CONTRACTOR is authorized to subcontract with subcontractors identified in EXHIBIT A. CONTRACTOR may not substitute other persons without the prior written approval of COUNTY's designated representative in accordance with Section 18 NON-ASSIGNMENT above. CONTRACTOR shall be fully responsible for all services performed by its subcontractor. CONTRACTOR shall secure from its subcontractor all rights for COUNTY in this Agreement, including audit rights.

34. HANDLING OF PROPRIETARY INFORMATION

CONTRACTOR understands and agrees that certain materials which may be provided by COUNTY may be classified and conspicuously labeled as proprietary confidential information. That material is to be subject to the following special provisions:

- A. All reasonable steps will be taken to prevent disclosure of the material to any person except those personnel of CONTRACTOR working on the project who have a need to use the material.
- B. Upon conclusion of CONTRACTOR'S work, CONTRACTOR shall return all copies of the material direct to party providing such material. CONTRACTOR shall contact COUNTY to obtain the name of the specific party authorized to receive the material.

35. IMMATERIAL CHANGES

CONTRACTOR and COUNTY agree that immaterial changes to the Statement of Work (time frame and mutually agreeable Statement of Work changes which will not result in a change to the total contract amount) may be authorized by Planning and Development Director, or designee in writing, and will not constitute an amendment to the Agreement.

36. NEWS RELEASES/INTERVIEWS

CONTRACTOR agrees for itself, its agents, employees and subcontractors, it will not communicate with representatives of the communications media concerning the subject matter of this Agreement without prior written approval of the COUNTY Project Coordinator. CONTRACTOR further agrees that all media requests for communication will be referred to COUNTY'S responsible personnel.

Agreement for Services of Independent Contractor between the **County of Santa Barbara and Rincon Consultants, Inc.**

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective on the date executed by COUNTY.

ATTEST:

Mona Miyasato
County Executive Officer
Clerk of the Board

COUNTY OF SANTA BARBARA:

Laura Capps, Chair
Board of Supervisors

By: _____
Deputy Clerk

By: _____
Chair, Board of Supervisors

Date: _____


RECOMMENDED FOR APPROVAL:

Lisa Plowman, Director
Planning & Development

CONTRACTOR:

Rincon Consultants, Inc.

By: Lisa Plowman
Department Head
Digitally signed by Lisa Plowman
DN: cn=Lisa Plowman, o=Planning &
Development, ou=1000,
email=lplowman@co.santa-barbara.ca.us, c=US
Date: 2025.01.17 16:01:53 -08'00'

By: 
Authorized Representative

Name: Richard Daulton
Title: Executive Vice President

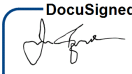
APPROVED AS TO FORM:

Rachel Van Mullem
County Counsel

APPROVED AS TO ACCOUNTING FORM:

Betsy M. Schaffer, CPA
Auditor-Controller

By: 
Deputy County Counsel

By: 
Deputy
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APPROVED AS TO FORM:

Risk Management

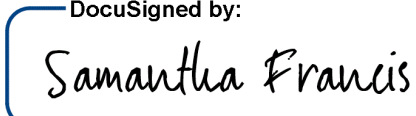
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EXHIBIT A

STATEMENT OF WORK

CONTRACTOR shall render services in accordance with the Proposal to Provide Environmental Support for the Solomon Hills Project, dated September 17, 2024, as provided in **Attachment A-1**, incorporated herein by reference, and as revised in the Revised Work Program and Cost Proposal to Provide Environmental Support for the Solomon Hills Project, dated November 26, 2024, as provided in **Attachment A-2**, incorporated herein by reference.

Attachment A-1: The Proposal to Provide Environmental Support for the Solomon Hills Project describes the scope of work for completion of peer reviews and preparation of the Environmental Impact Report for the Solomon Hills Project, and includes the following: qualifications and experience, staff, required tasks and deliverables, cost proposal, and project schedule. The scope of tasks and deliverables include the following: kick-off meeting, peer review of technical reports/issue area studies, preparation of the project description, preparation of CEQA environmental documentation, and decision-maker adoption hearings.

Attachment A-2: The Revised Work Program and Cost Proposal to Provide Environmental Support for the Solomon Hills Project provides revisions to the cost proposal, fee schedule, and project schedule.

Richard Daulton, Megan Jones, Chris Bersbach, George Dix, Bill Vosti, Josh Carman, Colby Boggs, Chris Jullan, Andrew Johnson, Torin Snyder, Alex Cruz, Chris Duran, Shannon Carmack, Aubrey Mescher, Jennifer Guenther, Sarah Brandenburg, and Eileen Shields shall be the individual(s) personally responsible for providing all services hereunder. CONTRACTOR may not substitute other persons without the prior written approval of COUNTY's designated representative.

Suspension for Convenience. COUNTY's designated representative may, without cause, order CONTRACTOR in writing to suspend, delay, or interrupt the services under this Agreement in whole or in part for up to 90 days. COUNTY shall incur no liability for suspension under this provision and suspension shall not constitute a breach of this Agreement.

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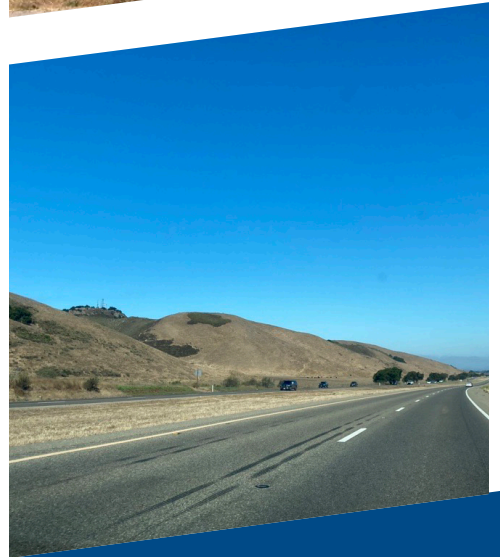
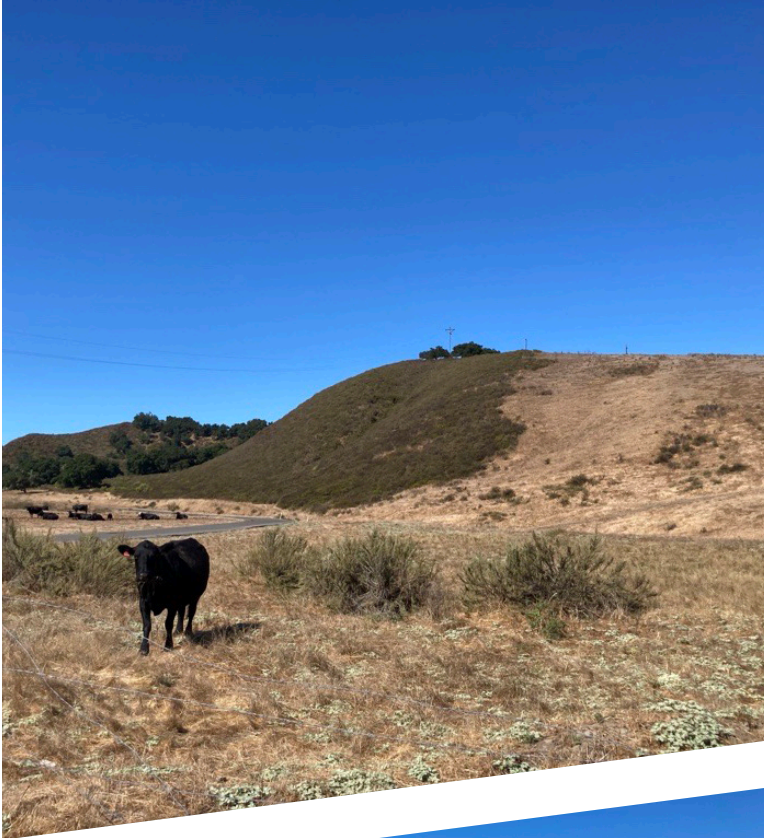
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**Attachment A-1: Proposal to Provide Environmental Support for the Solomon Hills Project,
dated September 17, 2024**

County of Santa Barbara

Environmental Support for the Solomon Hills Project

319 East Carrillo Street, Suite 105, Santa Barbara, CA 93101 • September 17, 2024



RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers



Rincon Consultants, Inc.
319 East Carrillo Street, Suite 105
Santa Barbara, California 93101
805-319-4092

September 17, 2024

Tina Mitchell and Alia Vosburg, Senior Planners
County of Santa Barbara
Planning and Development Department
Development Review Division
624 W. Foster Road
Santa Maria, California 93455

Subject: Proposal to Provide Environmental Support for the Solomon Hills Project

Dear Ms. Mitchell and Ms. Vosburg:

Rincon Consultants, Inc. is pleased to submit this proposal to support the County of Santa Barbara's (County's) environmental review of the proposed Solomon Hills Project application. The project would be transformative, bringing substantial residential growth, as well as commercial and office uses to the region. However, the 2,000-acre site faces substantial environmental constraints due to its current and historic uses, including potential contamination from the historic and current oil and gas extraction activities, loss of prime agricultural land, sensitive ecological resources such as native oak woodland, and wildfire risk. To address these constraints, the County requires a consultant to navigate the California Environmental Quality Act (CEQA) process effectively. This includes conducting a thorough peer review of existing reports to ensure technical accuracy and objectivity, facilitating meaningful public and agency engagement, and developing an Environmental Impact Report (EIR) that is legally defensible yet accessible. With extensive experience in similar high-profile projects and a proven track record with Santa Barbara County, including major projects adjacent to the project site, Rincon is well-positioned to meet these critical needs and manage the complex environmental challenges of the Solomon Hills Project.

Highlights of our qualifications include:

- **Major Residential Project Experience.** Rincon has managed the environmental review process for regionally significant residential projects throughout California since the 1990s, including the Ahmanson Ranch Revised Project (3,050 units in eastern Ventura County), the Olsen-South Chandler Ranch Project (1,300 units in Paso Robles), and the San Luis Ranch and Avila Ranch Projects (1,300 units in San Luis Obispo). Rincon manages the environmental issues raised by these highly controversial projects through a combination of deep technical expertise, extensive quality control and in-house legal review, and robust project management.
- **Specific Plan and Programmatic Environmental Review Experience.** Regionally, our team has successfully reviewed many similarly complex development projects involving Specific Plans, which often require a unique hybrid of programmatic and project-specific elements to address long-term programmatic impacts of the Specific Plan as well as specific impacts of residential, commercial, and recreational uses in the Specific Plan area.
- **Local Land Use Development Experience.** Our team has extensive experience with planning issues in the County, having prepared EIRs for multiple complex and highly scrutinized residential projects, including two controversial projects immediately adjacent to the Solomon Hills Project site (Los Flores Integrated Waste Management Facility and Orcutt Key Site 3), as well as several Subsequent EIRs connected with the Orcutt Community Plan. We have also evaluated several projects that involve redevelopment of active and historic oil fields in Santa Barbara County, including the Santa Maria Area 9 Specific Plan and the Arctic Cold Agricultural Refrigeration Facility.

County of Santa Barbara
Solomon Hills Project

- **Comprehensive Technical Quality Assurance and In-House Legal Review.** Rincon's scope of work includes a comprehensive technical peer review of all environmental documentation, led by principal- and director-level subject matter experts with both local and statewide expertise in their fields. Our entire work program is supported by our in-house legal review to ensure the legal defensibility of peer-reviewed environmental analysis as well as the project's CEQA process.

Rincon's proven expertise and experience with high-profile projects, including within the County of Santa Barbara, make us ideally suited to deliver a comprehensive and defensible EIR for the Solomon Hills Project. We are confident that the Rincon team will meet the needs of the County. Rincon has no conflict of interest relative to the services to be provided. Our proposal, inclusive of this cover letter, is a firm offer for 90 days from the date of this proposal. We look forward to meeting with you to further discuss our qualifications. Please do not hesitate to contact us if you have questions about this proposal or need additional information.

Sincerely,
Rincon Consultants, Inc.



Chris Bersbach | Sr. Supervising Environmental Planner
1530 Monterey Street, Suite D
San Luis Obispo, California 93401
805-242-4363 | cbersbach@rinconconsultants.com
Contact for Clarification



Richard Daulton | Executive Vice President
1530 Monterey Street, Suite D
San Luis Obispo, California 93401
805-242-4363 | rdaulton@rinconconsultants.com
Authorized to contractually obligate and negotiate on behalf of Rincon.



Megan Jones | Managing Principal
80 Garden Court, Suite 240
Monterey, California 93940
831-333-0310 | mjones@rinconconsultants.com

Table of Contents

1	Introduction	1
2	Qualifications.....	2
	About Rincon	2
	Subconsultants	4
	Percent of Contribution.....	5
	Relevant Experience	6
	Demonstrated Capabilities.....	17
3	Staff	18
	Organizational Chart	18
	Project Team	19
4	Required Tasks and Deliverables	25
	Scope of Work	25
5	Cost Proposal	41
	Fee Schedule.....	43
6	Project Schedule	47
7	References	48
8	Insurance.....	49
	Rincon.....	49
	Fehr & Peers.....	50
	MKN & Associates.....	51

Appendices

Appendix A Staff Resumes

County of Santa Barbara
Solomon Hills Project

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1 Introduction

The County is seeking a consultant to support their review of an application by Solstra Communities California, LLC for entitlements to allow development of a new residential and commercial/office community on a 1,903-acre site in the Solomon Hills, west of U.S. Highway 101 and south of the community of Orcutt. The project site was formerly under a Williamson Act contract and is currently utilized for limited livestock agriculture, primarily cattle grazing. The site is also partially located within an active oil field and has an extensive history of oil development and infrastructure dating back to the early 1900s. Under the scope of the project, all oil and gas extraction activities would be discontinued, and all oil and gas wells located on the project site would be abandoned or re-abandoned to current standards.



Rincon Consultants, Inc. (Rincon) is proposing to support the County project team by providing rigorous review of the technical studies and reports prepared by the project applicant and their consultant team and preparing an Environmental Impact Report (EIR) to encourage meaningful public and resource agency input on the Solomon Hills Project's environmental consequences, culminating in a Final EIR that will facilitate Planning Commission and Board of Supervisors hearings to consider a decision on the proposed project.

Our approach to the Solomon Hills Project will be to perform technical report peer reviews of the applicant's environmental reporting and conduct CEQA impact analyses using our in-house technical and legal experts to ensure a robust and legally defensible review process. We anticipate the Solomon Hills Project will require preparation of a project EIR, program EIR, or master EIR in accordance with CEQA Section 15161, 15168, or 15176, and have structured our approach to work as an extension of the County's Planning & Development team to confirm the type of EIR that will be prepared for the project. Our extensive experience with complex and highly scrutinized projects, expertise preparing Specific Plan EIRs, and in-house legal review uniquely qualifies the Rincon team to deliver an environmental process that is transparent, robust, and fully protective of the County's interest in well-planned long-term development in northern Santa Barbara County.

Rincon has worked extensively on projects with the County of Santa Barbara and many other local municipalities since our inception, and our staff has an established history of successfully completing EIRs for Specific Plan projects and major residential development projects. Regionally, our team has successfully reviewed similarly complex Specific Plan projects, including the Paso Robles Olsen/South Chandler Ranch Specific Plan, San Luis Ranch Specific Plan, and Santa Maria Roemer Ranch Specific Plan. We have also reviewed several projects that involve redevelopment of active and historic oil fields in Santa Barbara County, including the Los Flores Integrated Waste Management Facility, the Arctic Cold Agricultural Refrigeration Facility, and the Santa Maria Area 9 Specific Plan. As a result of this experience, we have a unique and deep understanding of environmental issues and community concerns the County anticipates encountering while evaluating the proposed Solomon Hills Project.

Rincon has assembled a team of highly experienced professionals to provide services for the County. We are proposing **Megan Jones** as Principal-in-Charge, supported by **Richard Daulton** as administrator of the contract with authority to obligate and negotiate on behalf of Rincon. Rincon's project team will be led by **Chris Bersbach**, who will be in charge of day-to-day oversight and project execution and will be the primary point of contact with the County. Megan, Rich, and Chris all have extensive experience overseeing large, complex, and controversial projects on behalf of lead agencies throughout California. As a project manager, Chris' experience includes a variety of large project EIRs in Santa Barbara and San Luis Obispo Counties, including Specific Plan EIRs, such as the Orcutt Key Site 3 Subsequent EIR, Neighborhoods of Willow Creek and Hidden Canyon (Key Site 21) Subsequent EIR, Arctic Cold Agricultural Refrigeration Facility EIR, San Luis Ranch Specific Plan Project EIR, and the Rancho La Laguna EIR. **George Dix**, Supervising Environmental Planner, will provide additional project management and environmental planning support, as well as quality assurance and additional CEQA compliance support for the EIR. To enhance our capabilities in specific areas, we are partnering with Fehr & Peers for transportation planning and MKN & Associates for water and wastewater evaluation.

Prime: Rincon Consultants, Inc.

Subconsultants: Fehr & Peers, MKN & Associates

2 Qualifications


About Rincon

Rincon Consultants, Inc. 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 planners, environmental scientists and engineers, accredited LEED professionals, noise and air quality experts, geologists, biologists, and cultural and historical resource specialists. Rincon is an established environmental firm in Santa Barbara with a large portfolio of environmental services for several of the County's departments. Rincon has proudly served the County of Santa Barbara for decades, successfully completing dozens of planning, environmental site assessment, and natural resource management projects. This extensive experience has given us a profound understanding of the County's unique needs and goals.

Our guiding principles and core values hold strong to this day




Rincon is a leading environmental consulting firm with 13 offices in California



1994

Year Rincon was Founded



450+

Number of Rincon



Legal Name
Rincon Consultants, Inc.



Legal Form
California "S" Corporation



Tax ID
77-0390093

Services

We have categorized our environmental consulting services into seven core areas, which ensures a focused and expert approach to addressing a wide range of environmental needs, as well as swift access to specialized knowledge for timely and effective problem-solving when needed.



Organizational Structure

Rincon is overseen by a seven-member Board of Directors. There are 27 active Principals and 18 Directors of the firm. The company has a limited stock ownership program that is available to select employees; there are a total of 49 company shareholders.



Top Management

Executives and Principals			
Abe Leider	Deanna Hansen	Linda Hunter	Richard Daulton
Brenda Eells	Erik Feldman	Margo Nayyar	Rosalyn Prickett
Brenna Weatherby	Jennifer Haddow	Matthew Maddox	Shannon Ciezadlo
Candace Ehringer	Jennifer Jacobus	Megan Jones	Sherri Miller
Christopher Duran	John Dreher	Michael Gialketsis	Steven Hongola
Christopher Julian	Kimberly Avila	Monica Strauss	Torin Snyder
Colby Boggs	Kimiko Lizardi	Nichole Jordan	Wendy Worthey
David Daitch	Lacrisa Davis	Reema Shakra	

County of Santa Barbara
Solomon Hills Project

Subconsultants

Fehr & Peers



Fehr & Peers is dedicated to advancing transportation consulting through innovation and creativity. They partner

with communities to tailor local transportation solutions to diverse needs, combining our expertise with curiosity and initiative to deliver data-driven results that align with community values. From straightforward tasks to complex challenges, Fehr & Peers listens carefully to client and community needs, handling every project with diligence and focus. Their commitment to research and development allows us to anticipate needs, explore new concepts, and develop cutting-edge tools and techniques. Fehr & Peers prides itself on fostering long-term relationships with clients, many of whom have trusted them for decades. Since 1985, Fehr & Peers' inclusive approach and dedication to positive community impact have been central to their success and motivation. They purposefully maintain a focus on transportation consulting, serving client needs including the following:

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- Active Transportation
- Land Use & Transportation
- Climate Resiliency
- Safety
- Communications & Engagement
- Transit Planning
- Data Science
- Transportation Engineering
- Emerging Technologies
- Transportation Forecasting & Operations
- Freight
- Equity in Transportation

Organizational Structure

Fehr & Peers is a privately-owned company with 5 people on their Board of Directors, 7 officers of the firm, and 40 shareholders. Fehr & Peers' work on this project will be managed by Sarah Brandenburg, PE.

Top Management

Board of Directors and Officers			
Sarah Brandenburg	Steve Brown	Chris Breiland	Meghan Mitman
Christine Shields	Chris Mitchell	Lysa Wollard	

MKN & Associates

MKN & Associates (MKN) is a water, wastewater and recycled water engineering and construction management firm with over 75 professional engineers, planners, construction managers/inspectors, and support staff. Since 2012, MKN has focused on meeting a growing need by public agencies for responsive, technically capable consultants who are committed to a long-term relationship based on trust and excellence. Their principals and senior technical staff have decades of experience in management and leadership roles for some of the highest-ranked engineering firms in the world and are excited to bring their expertise to the County of Santa Barbara. MKN's practice groups include Treatment, Infrastructure, Program Management, Planning and Hydraulic Modeling, and Construction Management. In addition, MKN offers a wide range of water, wastewater and water reuse expertise, which represents the core competency for our firm. MKN solely focuses on water, wastewater, and recycled water engineering, planning, and construction management.

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Tax ID: 48-5504041

MKN offers the following services which may be relevant to the Solomon Hills EIR Project.

Infrastructure

- Pipelines, Pump Stations & Reservoirs
- Feasibility Studies, Preliminary and Final Design
- Infrastructure Impact Reviews
- Reservoir Siting/Feasibility and Design
- Well Design

Treatment

- Groundwater and Surface Water Treatment
- Chemical System Design
- Water Quality Monitoring and Analysis
- Wastewater Treatment, Disposal & Reuse
- Water and wastewater permitting

Planning & Hydraulic Modeling

- Master Planning
- Hydraulic Modeling
- Urban Water Management Plans
- Alternative Analyses
- Water Supply Assessments
- Water Supply Verifications
- System Consolidation Feasibility Studies

Organizational Structure

MKN’s company organization is led by the CEO/President Michael Nunley. He is supported by a Board of Directors made up of staff members, and a leadership team consisting of Operations Managers and Principal Engineers across nine California offices. MKN’s work on this project will be managed by Eileen Shields, PE.

Top Management

Board of Directors and Leadership		
Eileen Shields	Jon Hanlon	Josh Nord
Henry Liang	Ryan Gallagher	Safa Kamangar
Peter Brennan	Adam Bugielski	Becca Bugielski

Percent of Contribution

Our expansive range of expertise empowers us to seamlessly undertake most tasks essential for the execution of this contract. To enhance our capabilities in specific areas, we are partnering with Fehr & Peers for transportation planning and MKN & Associates (MKN) for water and wastewater evaluation. The contract will be executed according to the following contribution:

Firms

Rincon	Fehr & Peers	MKN & Associates
81%	8%	11%

Top Management

Rincon	Fehr & Peers	MKN & Associates
Richard Daulton: 8% Megan Jones: 40% Colby Boggs: 12% Chris Julian: 8% Christopher Duran: 12% Shannon Carmack: 8% Torin Snyder: 12%	Sarah Brandenburg, PE: 8%	Eileen Shields, PE: 11%

County of Santa Barbara
Solomon Hills Project

Relevant Experience

Rincon has established a solid reputation throughout the greater Santa Barbara area and State through its extensive involvement in high-profile and controversial EIR projects and other significant development projects. Our portfolio demonstrates a deep understanding of the region's unique regulatory environment and development needs, showcasing our ability to navigate complex planning processes.

Rincon

Solomon Hills Experience

County of Santa Barbara

Key Site 3 EIR

Santa Barbara County, California



Rincon prepared a Subsequent EIR for the County of Santa Barbara to evaluate the Orcutt Key Site 3 Project. The project included consideration of a Comprehensive Plan Amendment, Rezone, Vesting Tentative Tract Map, and Development Plan entitlements for 125 single-family residential units on a 139-acre site located in the Orcutt Community Plan area. The EIR tiered from the Final Orcutt Community Plan EIR. As the site was previously undeveloped and consisted of mainly grazing land, Rincon examined the potential effects the project would have on agricultural resources, aesthetics, biological resources, health hazards due to vehicle emissions, water resources, public services, noise, and transportation.

Project Dates:

June 2014 to September 2020

Relevance to Project

- ✓ Greenfield residential development immediately north of the Solomon Hills on a site with extensive natural resource constraints and historic grazing uses
- ✓ Part of the Orcutt Area Community Plan
- ✓ Complicated project history and highly scrutinized project requiring a robust response to comments effort

City of Santa Maria

**Santa Maria Los Flores Integrated Waste Management Facility Project
Technical Documents and EIR**

Santa Barbara County, California



Rincon prepared the Environmental Impact Report for the Santa Maria Los Flores Integrated Waste Management Facility (IWMF). The EIR addressed the construction and operation of a modern landfill on a 1,774-acre site with 90 years of capacity. The EIR addressed construction and site disturbance impacts associated with footprint of the new landfill and associated facilities, as well as operational impacts associated with the facility. Key issues of focus included: air quality, greenhouse gas emissions, biological resources, hazards associated with historic oil production on the site, aesthetics, and noise.

In compliance with the Conditions of Approval and regulatory requirements for the IWMF, Rincon has implemented several measures and facilitated initiation and completion of several regulatory agency consultations. This has included preparation of the Open Space Management Plan, preparation and approval of permit application/notification packages for the CDFW Section 1602 Streambed Alteration Agreement, RWACB Section 401 Water Quality Certification issued in November 2016, and USACE Section 404 Individual Permit.

Rincon has also prepared several addenda to the Final EIR for the IWMF for various changes to the operational components of the project. We continue to assist the City meet the CEQA requirements for the IWMF Project, which include design updates, Waste Discharge Requirements, local air district permitting, biological permitting, and any necessary encroachment permits from the California Department of Transportation.

Project Dates:
2006 to Present

Relevance to Project

- ✓ Future solid waste management facility in the Solomon Hills
- ✓ Project site constraints include hazards associated with historic oil production and extensive natural resources
- ✓ High public visibility requiring management of large team including Rincon, Lead Agency staff, applicant, applicant’s consultants, as well as State and federal agencies

County of Santa Barbara
Solomon Hills Project

Other Regional Experience

County of Santa Barbara

Arctic Cold Agricultural Refrigeration Facility Project EIR

Santa Barbara County, California



Rincon prepared an EIR for the proposed Arctic Cold Agricultural Refrigeration Facility in northern Santa Barbara County. The project included a CUP and Development Plan for a freezer/processor facility on a 109-acre property east of Santa Maria. Because the property was historically used for active agricultural production with a mix of row crops, livestock grazing, and a vegetable cooling plant that was not part of the proposed project and included abandoned petroleum wells, the environmental evaluation focused on agricultural resources, air quality and greenhouse gas (GHG) emissions, biological resources, hazards and hazardous materials, transportation, and utilities and service systems.

Project Dates:

September 2020 to June 2022

Relevance to Project

- ✓ Project site constraints include former hazardous uses (abandoned petroleum wells in the Santa Maria Valley oil field)
- ✓ Complicated project history requiring nuanced and sophisticated understanding of CEQA requirements and case law
- ✓ Highly scrutinized project and environmental process with extensive resource agency interest and engagement

County of Santa Barbara
Rancho La Laguna EIR
Santa Barbara County, California



Rincon assisted the County of Santa Barbara with the preparation of an EIR for the Rancho La Laguna Project. The 3,951-acre project site is located in rural central Santa Barbara County and involves a Tentative Tract Map application to subdivide the subject property into 13 parcels ranging in size from 160 acres to 605 acres and designation of a residential development envelope on each of the 13 proposed parcels. The project also included extensive infrastructural improvements on the site, including a network of access roadways and driveways, and underground utility alignments. The site is primarily used as grazing land, but approximately 563 acres are in crop production. Environmental impacts were assessed with particular emphasis on the site’s ongoing agricultural uses and habitat value. Rincon provided peer review for several technical reports prepared by the project applicant in support of the project, incorporating existing information to the EIR where appropriate and providing independent analysis where necessary.

Project Dates:

October 2014 to June 2017

Relevance to Project

- ✓ Potential subdivision of a large historic ranching property in rural Santa Barbara County
- ✓ Supported by early peer review of applicant-prepared technical reports
- ✓ Complicated project history requiring nuanced and sophisticated understanding of CEQA requirements and case law

County of Santa Barbara
Solomon Hills Project

Similar Scope Experience

City of Paso Robles

Olsen-South Chandler Ranch Specific Plan EIR

Paso Robles, California



Rincon prepared an EIR for the Olsen/South Chandler Ranch Project, a 358-acre Specific Plan area which represented a key development area identified in the City of Paso Robles General Plan. The project included a Specific Plan, General Plan amendment, zone change, tentative tract maps, an oak tree removal permit, roadway abandonments, and multiple development agreements. The Specific Plan included 1,293 residential units, a neighborhood commercial overlay district, a school overlay district, and approximately 30,000 square feet of community amenities including a community building, a private recreational center, a pool house, parks, and trails. The Specific Plan preserved 30 percent of the Specific Plan area for open space/recreational uses.

The EIR analysis required a hybrid of programmatic and project-specific elements to address the long-term impacts of buildout within the Specific Plan area as well as specific impacts of the proposed residential, commercial, and recreational uses. Rincon worked closely with City staff to develop creative solutions to the EIR approach that satisfied the complex legal requirements to proactively address issues of public controversy. Execution of this project required coordination with City staff and consultants as well as the applicant team to provide detailed peer-review and technical updates to multiple applicant-prepared technical studies. The EIR included a detailed analysis of the following environmental issue areas: aesthetics, agricultural resources, biological and cultural resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and flooding, land use compatibility, noise, transportation impacts to U.S. 101, and wildfires.

Project Dates:

October 2018 to February 2020

Relevance to Project

- ✓ Large Specific Plan for new residential community on a site with historic agriculture, oak tree, and historic infrastructure constraints
- ✓ Supported by early peer review of applicant-prepared technical reports
- ✓ Highly scrutinized environmental process with extensive public interest and engagement

City of Seaside

Campus Town Specific Plan EIR

Seaside, California



Rincon prepared the Campus Town Specific Plan EIR. The Specific Plan facilitates the development of up to 1,485 housing units; 250 hotel rooms; 75 youth hostel beds; 150,000 square feet of retail, dining, and entertainment uses; and 50,000 square feet of office, flex, makerspace, and light industrial uses; as well as park/recreational areas, and supporting infrastructure, on approximately 122 acres on the former Fort Ord, just south of the California State University, Monterey Bay campus in Seaside, California. Key issues included water supply, transportation/vehicle miles traveled, and greenhouse gas emissions. The Final EIR was certified in March 2020.

Project Dates:

August 2017 to March 2020

Relevance to Project

- ✓ Large Specific Plan project on a site with former hazardous uses (Fort Ord Army Base)
- ✓ Highly scrutinized project and environmental process with extensive public interest and engagement
- ✓ Robust strategy and legal counsel involvement to boost legal defensibility

County of Santa Barbara
Solomon Hills Project

High-profile EIR Experience

City of Santa Maria

Area 9 Specific Plan EIR

Santa Maria, California



Rincon prepared an Environmental Impact Report for the Area 9 Specific Plan, an industrially-oriented planning area in the western portion of the City of Santa Maria. The Specific Plan provides detailed guidelines for the future development of the predominantly agricultural-utilized 890-acre area, including plans for industrial, commercial, and agricultural development. Several mixed-use residential developments were also examined in the environmental analysis. Key issues examined in the EIR include aesthetics, loss of agricultural resources, potential hazards associated with operational and abandoned oil facilities and hazardous materials, noise, biological and cultural constraints, transportation and water quality.

Project Dates:

January 2009 to March 2011

Relevance to Project

- ✓ Large Specific Plan project on a site with former hazardous uses (historic agriculture; abandoned oil wells)
- ✓ Supported by early peer review of applicant-prepared technical reports
- ✓ Highly scrutinized project and environmental process with extensive public interest and engagement

County of Monterey

River View at Las Palmas Assisted Living Senior Facility SEIR Response to Comments

Monterey County, California



ASSISTED CARE FACILITY
FRONT ELEVATION

Rincon assisted the County of Monterey with the Responses to Comments/Final Supplemental EIR (SEIR) for the River View at Las Palmas Assisted Living Senior Facility Project. The project includes a senior assisted living facility consisting of multiple structures and associated site improvements on an approximately 15.64-acre site within the Toro Area Plan and the Las Palmas Ranch Specific Plan, approximately 0.5 mile southeast of the intersection of River Road and State Route 68. The County prepared and released a Draft SEIR based on an Administrative Draft provided by the project applicant. The County received 118 comment letters on the Draft SEIR, including several lengthy and sophisticated letters from attorneys. Monterey County requested that Rincon assist with the responses and associated document revisions under an existing on-call contract. Key issues raised in the comments and associated responses related to public safety and security, wildfire hazards, land use incompatibility, transportation, slope stability, visual impacts, noise, and private land rights. In addition to responses to comments, Rincon conducted additional analysis for biological resources, noise, transportation, and water supply; substantially revised the policy consistency analysis; and incorporated a tribal cultural resources analysis, which had been previously excluded. Although the Planning Commission recommended certification of the EIR and approval of the project, the Final SEIR was never certified by the Board of Supervisors.

In 2023, Rincon was again retained by the County to further revise the Final SEIR to assess a new alternative consisting of a 30-lot residential subdivision. The Revised Final SEIR containing the new alternative analysis was certified by the Board of Supervisors in August 2024.

Project Dates:

June 2019 to January 2020;
May 2023 to August 2024

Relevance to Project

- ✓ Controversial project with high level of public interest
- ✓ Robust responses to comments effort

County of Santa Barbara
Solomon Hills Project

County of Monterey

Rancho Cañada Village Project Second Revised EIR
Seaside, California



Rincon prepared a Second Revised EIR for the revised Rancho Cañada Village residential development in Carmel Valley. The original EIR was prepared by another firm and certified in 2016; upon certification, the Board of Supervisors approved an alternative to the proposed 281-unit project, a 130-unit project that was included in the 2016 EIR as an alternative analyzed at an equal level of detail. The Carmel Valley Association filed a lawsuit challenging the certification of the 2016 EIR and approval of the 130-unit project, among other things. The Monterey Superior Court issued a Peremptory Writ of Mandate commanding the County to set aside the certification of the 2016 EIR and address two legal inadequacies in the 2016 EIR: inaccurate project description and an insufficient range of alternatives. Rincon was selected by the County to prepare a Second Revised EIR to comply with the court's decision and guidance. This work effort entailed removing the 281-unit project and framing the 130-unit alternative as the proposed project, updating relevant background information, and preparing a new alternatives section. The Second Revised Final EIR was recommended for approval by the County Planning Commission in June 2021 and approved by the Board of Supervisors in July 2021.

Project Dates:

January 2020 to July 2021

Relevance to Project

- ✓ Controversial project with high level of public interest
- ✓ Complicated project history requiring nuanced and sophisticated understanding of CEQA requirements and case law

Subconsultants

Fehr & Peers



County of Santa Barbara

VMT Tool & CEQA Transportation Updates

Santa Barbara County, California

Fehr & Peers assisted the County of Santa Barbara with SB 743 Implementation and updates to their CEQA thresholds for transportation projects. We worked with an advisory committee to provide knowledge and insight that allowed the County to be well prepared for the transition to Vehicle Miles Traveled (VMT) as its primary transportation impact metric for CEQA analysis, marrying the State’s objectives to encourage transportation-efficient development with the County’s own goals and objectives.

Data from the regional SBCAG model was used to help the County observe VMT trends and develop a VMT baseline. Mitigation strategies were reviewed to determine applicability to the context of the unincorporated areas of the County. The implementation approach allowed the County to meet the State’s July 1, 2020, adoption deadline. The new VMT guidelines were incorporated into the County’s Environmental Thresholds and Guidelines Manual. In addition, Fehr & Peers developed a VMT Tool for use on land use development projects to determine if a project qualifies for VMT screening and estimate the project’s VMT in comparison to the County’s VMT thresholds. Following the completion of the County’s transportation study guidelines, Fehr & Peers also completed the VMT analysis for the County’s recently adopted Housing Element Update.

Project Dates:

May 2019 to December 2021

Relevance to Project

- ✓ Development of County CEQA Thresholds for Transportation
- ✓ Application of VMT Thresholds (Housing Element Update)
- ✓ Identification of VMT Mitigation Strategies

City of Santa Clarita

Santa Clarita Town Center Specific Plan

Los Angeles County, California

Fehr & Peers recently completed the transportation impact analysis for the Santa Clarita Town Center Specific Plan. The Specific Plan encompassed a large development area that included the former Westside Mall and adjacent properties. As part of the Specific Plan, density would be added to the area and surface parking would be replaced by structured parking garages to provide new development opportunities. The Specific Plan consisted of four subareas providing a mix of residential, commercial, retail, and entertainment uses. A range of scenarios were analyzed with the high buildout scenario consisting of up to 2,500 new residential units and 600,000 square feet of commercial uses. Fehr & Peers prepared the VMT analysis for the Specific Plan and the transportation chapter of the Draft EIR.

Project Dates:

September 2022 to April 2024

Relevance to Project

- ✓ VMT Analysis using Regional Travel Demand Model
- ✓ Evaluation of Mixed-Use Development in Suburban Location
- ✓ Traffic Operations for Local Roadways Serving the Development Site

County of Santa Barbara
Solomon Hills Project

MKN & Associates



Nipomo Community Services District

Dana Reserve Water and Wastewater Service Evaluation, Phasing Study, and LAFCO Plan for Services

Nipomo, California

The Dana Reserve Development (Project) is a proposed multiuse neighborhood encompassing 288 acres of currently undeveloped land in Nipomo, California. The developer applied for annexation to the Nipomo Community Services District (District) water and wastewater facilities. MKN reviewed information and analysis provided by the developer and completed hydraulic analyses for water and wastewater requirements for the proposed development to confirm requirements and determine impacts to the District’s water system, wastewater collection system, and wastewater treatment plant. MKN developed alternatives for required capital improvements, including preliminary sizing and costs. The improvement alternatives were reviewed against planned improvements to develop the capital improvements program with and without the development.

In 2022, MKN prepared a Phasing Study for the District which reviewed the phased development plan from the developer, identified the water demands and wastewater flows anticipated for each phase, developed the recommended list of requirements improvements and anticipated costs to meet the schedule, and prepared a cashflow analysis and schedule for the proposed offsite improvements to serve the Project.

Project Dates:

August 2020 to August 2024

Relevance to Project

- ✓ Detailed water and wastewater analyses for large development
- ✓ Review of developer-provided reports and development of alternatives evaluation
- ✓ Continued support over extended process with multiple stakeholder reviews

Rural Community Assistance Corporation

Bonita Elementary School Water Pipeline

Santa Maria, California

Bonita Elementary School’s water system exceeded the maximum containment level (MCL) for nitrate of 45 mg/L and the recommended and upper total dissolved solids (TDS) customer acceptance contaminant level (secondary MCL) of 500 and 1,000 mg/L (respectively). The school encountered elevated sulfate and hexavalent chromium levels, which are common in the groundwater near the School. MKN was tasked with developing a feasibility study evaluating water supply options to serve Bonita Elementary School, which resulted in a final recommendation to connect to the City of Santa Maria. MKN completed the design of a waterline along State Route 166 and Black Road installed by means of horizontal directional drilling to connect to the City of Santa Maria’s public water system. Minor improvements at the school site included piping modifications to disconnect the potable water system from the existing well and connect to the new waterline, as well as removal and replacement of existing lead water service lines present onsite. MKN also prepared the Drinking Water State Revolving Fund (DWSRF) technical package which included information gathering, topographic survey, TMF assessment, water rights documentation and a comprehensive response to climate change.

Project Dates:

December 2021 to Present

Relevance to Project

- ✓ Water demand and supply review
- ✓ Prepared water system consolidation study, involving pipeline routed along State highway
- ✓ Engaged with multiple stakeholders to develop preferred project

Demonstrated Capabilities

CEQA is a core business area for Rincon and our firm has provided CEQA consulting services for 30 years. Rincon project managers and analysts are skilled at assisting agencies in not only meeting the legal requirements of the CEQA process, but also in ensuring a project is consistent with the Lead Agency's ordinances and codes and the relevant standards of other local and state agencies (e.g., Caltrans, Regional Water Quality Control Board, California Geologic Energy Management Division, U.S. Army Corps of Engineers, and the California Department of Fish and Wildlife).

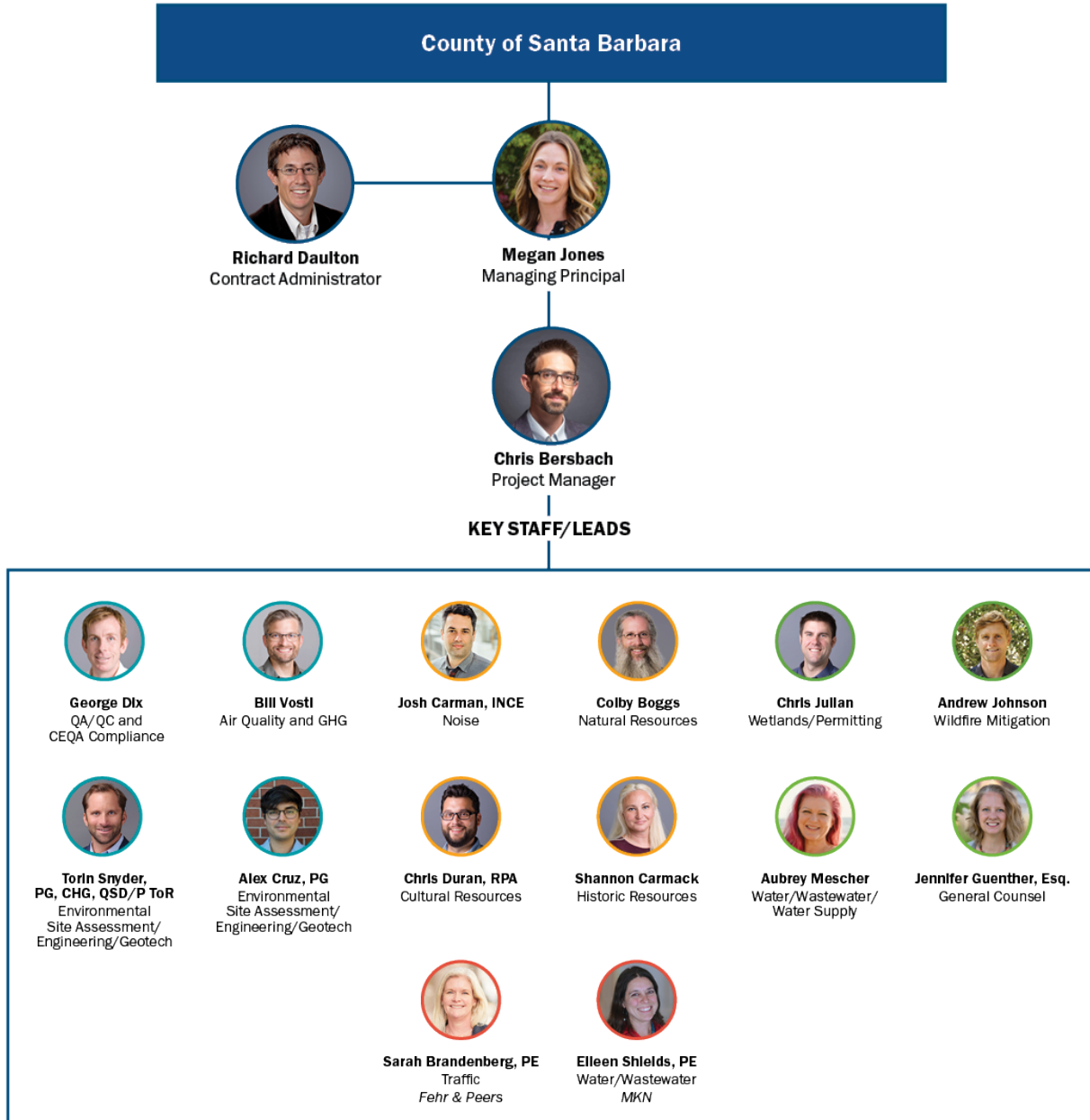
At Rincon, we understand the need to integrate with County staff in conducting the environmental review process. We will provide County staff with regular progress reports on work status, as well as the budget and schedule tracking. Our teamwork approach will ensure that the County has direct access to strong technical expertise, and our local experience helps to ensure understanding of community issues and local political concerns. Our firm has successfully prepared hundreds of CEQA and NEPA documents for agencies throughout California.

To support this project, Rincon is partnering with Fehr & Peers for transportation planning and MKN for water and wastewater evaluation. Fehr & Peers core competencies focus on transportation consulting, serving client needs including active transportation, land use & transportation, safety, transportation engineering, transportation forecasting & operations, and transportation engineering. MKN's practice groups include treatment, infrastructure, program management, planning and hydraulic modeling, and construction management, including a wide range of water, wastewater and recycled water engineering, planning, and construction management services.

3 Staff

Rincon has assembled a team of highly skilled environmental science and planning professionals who combine extensive technical qualifications and knowledge of CEQA with extensive experience working in the region. An organizational chart is provided below. Brief resumes, along with staff hours and approximate percentage of contribution for the year are included on the following pages. Detailed resumes are provided as Appendix A.

Organizational Chart



Project Team

Management Team

Richard Daulton | Principal and Executive Vice President | Role: Contract Administrator



Richard has 28 years of experience in the planning profession with an emphasis on environmental planning. He oversees planning and environmental projects throughout California, with a focus on the central coast region. His planning skills are supported by a strong background in technical environmental and economic analysis. He manages a range of CEQA and NEPA documentation projects and has successfully combined environmental analysis and planning techniques to guide agencies through complex studies and controversial programs, entitlement, and planning projects. Richard has served as the Principal-in-Charge on multiple County development projects, including Orcutt Key Site 3 Subsequent EIR, Arctic Cold Agricultural Refrigeration Facility EIR, and the Rancho La Laguna EIR. He has also

provided his expertise on the City of Paso Robles Olsen South Chandler Ranch Specific Plan EIR and City of Santa Maria Area 9 Specific Plan EIR. Richard also oversees Rincon's on-call environmental services to the County of Santa Barbara.

Estimated hours: 20 Percentage of total hours: 2%

Megan Jones | Managing Principal | Role: Principal-in-Charge



Megan is a Managing Principal within Rincon's Environmental Sciences, Planning, and Sustainability group based in Monterey. With 19 years of experience, Megan specializes in preparing and managing environmental documents under CEQA and NEPA, with particular focus on complicated and controversial land use development projects in the central coast region. Megan is skilled at balancing the goals of conveying complex environmental issues to the general public and preparing legally defensible and highly technical CEQA and NEPA documents. She has led several high-profile EIR projects, including the Campus Town Specific Plan EIR for the City of Seaside and the Rancho Cañada Village Second Revised Draft EIR and River View at Las Palmas Assisted Living Senior Facility Project Final SEIR for the County of Monterey.

Estimated hours: 116 Percentage of total hours: 8%

Chris Bersbach | Supervising Environmental Planner/Program Manager | Role: Project Manager



Chris manages and prepares CEQA and NEPA documentation in the California central coast region, supporting public agencies and private sector clients. He has 17 years of planning experience with an emphasis on environmental planning and technical environmental analysis. His experience includes a wide range of technical environmental and planning studies, including land and infrastructure development projects, urban redevelopment projects, general plans and specific plans, solar power facilities and other energy projects, waste and wastewater management facilities, and other long-range planning projects. Chris has successfully managed EIRs for multiple development projects in the County, including the Orcutt Key Site 3 Subsequent EIR project and Arctic Cold Agricultural Refrigeration Facility EIR, as

well the City of Paso Robles Olsen-South Chandler Ranch Specific Plan EIR. Chris also oversees Rincon's on-call environmental services to the County of Santa Barbara.

Estimated hours: 400 Percentage of total hours: 20%

Key Staff

George Dix | Supervising Environmental Planner | Role: Quality Assurance/ Quality Control and CEQA Lead



George’s professional experience spans more than 17 years and has focused on environmental planning and review, including CEQA and NEPA compliance, impacts analyses and development of mitigation measures, permitting, biology, and project management. George has worked on many diverse and complex CEQA and NEPA projects, including Categorical Exemptions, Initial Studies, and EIRs. George is regularly invited to speak at CEQA seminars, such as annual CEQA update events hosted by the Association of Environmental Planners. His duties at Rincon include managing Rincon’s CEQA program in the south San Francisco Bay. As part of his duties, he is responsible for preparing and managing environmental documents and permit applications in support of CEQA and NEPA. He has managed multiple specific

plan projects including the City of Watsonville Downtown Specific Plan EIR and Lima Specific Plan EIR in San Benito County. The Lima Specific Plan was similar to the proposed Solomon Hills Specific Plan in that it involved phased development plan for agricultural land that was used primarily for grazing. George also routinely works on other greenfield development projects.

Estimated hours: 320 Percentage of total hours: 16%

Bill Vosti | Program Manager | Role: Air Quality and Greenhouse Gas Emissions



Bill has 10 years of experience preparing air quality and GHG technical analyses pursuant to CEQA and NEPA. Mr. Vosti is proficient with various air quality and GHG models (e.g., California Line Source Model series, EMISSION FACTORS Model series, American Meteorological Society/Environmental Protection Agency Regulatory Model, Hotspots Analysis and Reporting Program, and California Emissions Estimator Model [CalEEMod] series). His experience includes air quality and GHG emissions analyses for jurisdictions across California. He also leads Rincon’s Air Quality, Greenhouse Gas Emissions, and Noise Program by managing technical staff and providing quality assurance reviews. He served as the air quality and GHG analyst for the County’s Arctic Cold Agricultural Refrigeration Facility EIR project and

has provided quality control and quality assurance reviews for various projects in Santa Barbara County such as the Plantel Nurseries Eastside Expansion project and Connected 2050 RTP/SCS EIR project. He also led technical analyses for the City of Seaside Campus Town Specific Plan EIR.

Estimated hours: 60 Percentage of total hours: 6%

Josh Carman, INCE | Director, Technical Services | Role: Noise



Josh has over 20 years of experience in the field of acoustics and air quality and has participated in the environmental review and monitoring process for a wide variety of projects in California, Washington, Nevada, and New York. Josh prepares noise, air quality, greenhouse gas, and community health risk assessments for environmental impact studies (CEQA/NEPA) and technical studies using federal, state, and local guidelines and methodology. His experience includes complex project- and program- level analyses of general plan updates; specific plans; mixed-use development; traffic, transit and rail; vibration-sensitive; industrial; infrastructure, utilities, and telecommunications; long-term and remote construction noise and vibration monitoring; and underwater construction (e.g., pile driving)

projects. He is certified in the use of the FHWA’s Traffic Noise Model, SoundPLAN, and the USEPA AERMOD air dispersion model. He has worked on and overseen the preparation of environmental noise analyses for many large and controversial projects such as the high-profile One San Pedro Specific Plan EIR/EIS project for the City of Los Angeles, the 9600 Wilshire Boulevard Specific Plan for the City of Beverly Hills, and Tapia Ranch EIR for Los Angeles County.

Estimated hours: 32 Percentage of total hours: 2%

Colby Boggs | Principal/Senior Ecologist | Role: Natural Resources



Colby has over 26 years of experience as a botanist, ecologist, wetlands specialist, and biological sciences educator and researcher. His duties at Rincon include biological field surveys for special status species, habitat and plant community mapping, wetlands assessments, biological resources analyses, construction and mitigation monitoring, conservation planning, regulatory compliance, and the preparation of biological reports, environmental documents and permit applications in support of CEQA, NEPA, California Coastal Act, Porter-Cologne Water Quality Control Act, Fish and Game Code, Clean Water Act, and state and federal Endangered Species Acts. Colby provided QA/QC for the biological resources analyses for the County’s Key Site 3 project, the Arctic Cold Agricultural Refrigeration Facility, the Rancho La Laguna project, and the Los Flores Integrated Waste Management Facility.

Estimated hours: 32 Percentage of total hours: 4%

Chris Julian | Principal Regulatory Specialist | Role: Wetlands/Permitting



Chris has over 20 years of postgraduate work experience as an environmental consultant, including 12 years as an interdisciplinary project manager. His technical emphases include environmental analyses under NEPA and CEQA, all aspects of State and federal stream and wetlands permitting (including agency coordination and negotiations, jurisdictional determination, wetlands functional assessment, and 404(b)(1) analysis), and endangered species permitting. He has effectively assisted clients with designing projects to ensure compliance with agency regulations, and has managed and prepared highly complex CEQA, NEPA, and ESA documents. Chris has been a practicing environmental consultant in Santa Barbara County since 2003, and has supported public agencies including the County of Santa Barbara,

the cities of Santa Barbara and Goleta, and Vandenberg Air Force Base, as well as numerous special districts within the County.

Estimated hours: 20 Percentage of total hours: 2%

Andrew Johnson | Senior Wildlife Planner | Role: Wildfire Mitigation



Andrew’s experience includes project planning, project design, budget management, regulatory compliance, grant writing, implementation oversight, GIS, and sundry field data collection roles. He has managed broad ranging projects including fire and wildland fuel management, soil health improvement, erosion control, agricultural water use, stream restoration, fisheries habitat production, invasive weed management, carbon farm planning and more. Andrew has served as the co-chair of the San Luis Obispo Weed Management Area, represented the Upper Salinas-Las Tablas Resource Conservation District on the board of directors of the San Luis Obispo County Firesafe Council, and was the Central Coast Regional Representative of the Joint Forestry Subcommittee for the California Association of

Resource Conservation Districts. Andrew contributed to the development of the Ventura County Fire Protection District Adams Canyon Project Specific Analysis using the California Vegetation Treatment Program EIR to facilitate wildfire hazard fuel reduction on over 1,000- acres of wildlands and open space. He also conducted a technical and substantive peer review of the existing draft Community Wildfire Protection Plan for the Ventura Regional Fire Safe Council.

Estimated hours: 40 Percentage of total hours: 4%

County of Santa Barbara
Solomon Hills Project

Chris Duran, RPA | Principal | Role: Cultural Resources



Chris has more than 16 years of professional experience in cultural resources management and has worked extensively in Santa Barbara County and the surrounding areas. Chris has conducted numerous cultural resources investigations in support of CEQA and Section 106 of the National Historic Preservation Act along the Central Coast and has worked with multiple tribes in the region. Chris also has extensive recent experience with local tribes concerning the mitigation of cultural resources identified during field investigations and has authored a variety of cultural resources studies including archaeological surveys, archaeological testing and eligibility evaluation, data recovery, mitigation monitoring plans and reports, and peer reviews throughout southern California. Chris has also worked on multiple

burial sites within Chumash territory and has experience facilitating consultation for the recovery and treatment of human remains with various Chumash groups including the Barbareño/Ventureño Band of Mission Indians and the Coastal Band of the Chumash Nation. Chris’s project experience in the Santa Barbara County area includes several land development projects for solar use including solar farms and battery energy storage. Chris has also worked on water conveyance projects, oil and gas pipeline upgrades, cannabis permitting, and infrastructure improvements. Most recently, Chris has served as the Cultural Resources Principal for the Imerys Solar Project the Goleta Energy Storage Project

Estimated hours: 32 Percentage of total hours: 2%

Shannon Carmack | Principal | Role: Historic Resources



Shannon has more than 24 years of professional experience providing cultural resources management and historic preservation planning for large-scale and high-profile projects. She has worked throughout California in numerous sectors including local planning, development/construction, public utilities, Department of Defense, transportation, recreation, and education. Shannon prepares documentation to satisfy CEQA/NEPA, Section 106, and Local Historic Preservation Ordinances. She also provides reports and studies that are in compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and the California Historic Building Code. She has developed and implemented successful mitigation for countless projects that included Historic American Building Survey

documentation, oral histories, and interpretive programs. Shannon meets and exceeds requirements in the Secretary of the Interior’s Professional Qualifications Standards in Architectural History and History.

Estimated hours: 40 Percentage of total hours: 4%

Torin Snyder | Principal | Role: ESA/Engineering/Geotech



Torin has over 24 years of professional experience, providing solutions to complex environmental challenges throughout California. Torin’s primary goal is to provide exceptional services that exceed our client’s expectations. Torin brings unique value to this contract through his ability to plan and identify potential environmental compliance challenges and quickly provide scientifically sound solutions to allow projects to keep on schedule and within budget. Torin has the ability to simplify issues and identify solutions to solve problems quickly. Torin’s approach is responsive, nimble, and proactive which provides the necessary framework for an efficient and effective monitoring program. Torin has extensive experience conducting geologic, surface water and groundwater studies throughout California.

Most recently, Torin is supporting a redevelopment project on a former 48-acre oil field under the oversight of CalGEM located in Bakersfield.

Estimated hours: 24 Percentage of total hours: 2%

Alex Cruz, PG | Senior Environmental Geologist | Role: Environmental Site Assessment/Engineering/Geotech



Alex's robust environmental experience includes managing complex projects with impacts to soil, soil vapor, and groundwater, developing and implementing field programs to effectively assess a variety of sites, establishing and conducting construction monitoring practices, maintaining catalytic oxidizer and activated carbon systems, deploying enhanced bioremediation techniques using hydrogen oxidizing bacteria, and overseeing underground storage tank removals. He has worked on illegal dump sites, affordable housing projects, dry cleaning sites, automotive repair sites, leaking underground storage tank projects, and former electro-plating facilities. His experience also includes geotechnical studies of hill slopes and seismic hazard investigations. His extensive background in preparing

Phase II investigations, closure reports, soil and site management plans, and other documents subject to agency review, coupled with his experience with data analysis, sampling and monitoring of all media, and extensive engagement with regulatory agencies, render him an effective consultant.

Estimated hours: 80 Percentage of total hours: 6%

Aubrey Mescher | Water Resources Planner | Role: Water/Wastewater/Water Supply



Aubrey has 19 years of experience managing and preparing CEQA and NEPA documentation and technical analyses for a variety of large infrastructure and development projects. Aubrey specializes in addressing complex water resources challenges inherent to regional land use proposals in Southern and Central California, where evolving water regulations and increased groundwater management require innovative solutions and unprecedented collaboration to secure the water supply availability and reliability needed for sustainable growth. Aubrey commonly works with water agencies and project applicants to address gaps between water contracts and the physical availability of such supplies, including through the development of surplus purchase and storage options, transfer and

exchange arrangements, increased water treatment and recycling, and conservation efforts including through low-impact development. Aubrey recently analyzed water supply for a nearly 3,000-acre Specific Plan in Riverside County, The Villages of Lakeview (TVOL), to address public and agency concerns regarding reduced availability of Colorado River water. Aubrey is skilled at communicating complex, technical concepts and issues in an approachable manner, including for public hearings, scoping meetings, and informational workshops. In addition, she is adept at coordinating with both public and private entities, and has thorough understanding of the respective interests and requirements of different types of clients.

Estimated hours: 40 Percentage of total hours: 4%

Jennifer Guenther, Esq. | General Counsel | Role: In-house Legal Counsel



Jennifer is a skilled attorney with over 25 years of litigation and transactional experience combining environmental knowledge with solid business understanding. She has successfully represented clients before federal, state and local agencies, as well as before state trial and appellate courts on a variety of environmental and land use issues, with numerous published cases. Jennifer worked on large residential projects in the Inland Empire during the high growth period, including projects in the City of Beaumont, Cherry Valley, City of Riverside, and City of San Bernardino, as well as large industrial projects in Moreno Valley as well as the Walmart Distribution in the City of Barstow. Jennifer has gained a strong reputation for her environmental legal knowledge and ethics, while seeking to find solutions for

clients that are productive, effective, and meet client needs, without over-complicating matters. She is a strong team leader who inspires excellence and loyalty from team members, with leadership experience not only as a law firm shareholder and as General Counsel, but also as a project lead for development projects, and in

County of Santa Barbara
Solomon Hills Project

leadership positions in community and professional organizations, including teaching environmental law, policy and impact classes at UC Riverside for more than 10 years.

Estimated hours: 80 Percentage of total hours: 8%

Sarah Brandenburg, PE | Principal Traffic Engineer | Role: Traffic



Sarah has 24 years of experience with Fehr & Peers and is a licensed Traffic Engineer. Sarah served as the Operations Manager of the Los Angeles office for seven years, and is currently the Regional Principal-in-Charge of Southern California. Sarah has over 15 years of experience working in Santa Barbara County and has managed a variety of complex studies, such as transportation impact studies, EIR transportation sections, transportation planning studies, and corridor studies focused on roadway operations, transit and active transportation. Sarah has worked on multiple studies requiring multimodal planning and design. Other key projects include the City of Los Angeles Mobility Plan 2035, Beverly Hills On-Call Transportation Services, Westside Mobility Plan, Marina del Rey Mobility Plan, and

Hollywood Community Plan Update. Sarah's ability to work closely with clients, complete a high-quality technical analysis, and clearly communicate study findings have been and will continue to be critical to project success.

Estimated hours: 86 Percentage of total hours: 6%

Eileen Shields, PE | Principal Engineer | Role: Water/Wastewater



Eileen joined MKN in 2013, after seven years with other firms practicing water and wastewater engineering. Her experience includes a wide range of water, wastewater, and recycled water projects. From master planning to design of conveyance and treatment facilities and construction phase services, Eileen's experience allows her to effectively develop projects from concept through construction. Eileen's various water, wastewater, and recycled water projects include alternatives evaluation, preliminary and detailed design, permitting, hydraulic modeling, site civil design, and cost estimation; pipeline design; capacity impact review; planning and design of water supply and conveyance alternatives; wastewater treatment and collection system conceptual planning, process evaluating and wastewater treatment plant design.

Estimated hours: 124 Percentage of total hours: 8%

4 Required Tasks and Deliverables

Based on the guidance provided in the RFP, Rincon will prepare an Environmental Impact Report (EIR). Rincon will complete the environmental review process and will be responsible for all aspects of CEQA compliance for the proposed project, including technical environmental analyses and peer review of the technical studies and reports prepared by the project applicant team. Specifically, Rincon will complete peer reviews of the applicant studies and reports, prepare and file the Notice of Preparation (NOP); prepare the Draft Environmental Impact Report (EIR); prepare and file the Notice of Availability; prepare the Final EIR and Mitigation Monitoring and Reporting Program, Findings, and Statement of Overriding Considerations (if applicable); and participate in public meetings and agency coordination.

Rincon understands the County will be the CEQA Lead Agency. Therefore, Rincon assumes that the EIR will be prepared in accordance with the State CEQA Guidelines as implemented by the County and the County's CEQA Guidelines and Environmental Thresholds. To the extent practical, Rincon will incorporate information from existing environmental and planning documents that are applicable to the project and site, including technical studies prepared by the project applicant, and those prepared by the County on similar or nearby projects. This scope of work, as described further below, includes review of technical studies provided by the applicant to identify major flaws, if any, and assumes these studies will be revised by the applicant's contractors if warranted per our review findings.

The scope of work for completing environmental review of the project is described below.

Scope of Work

Task 1: Kick-Off Meeting and EIR Approach

Rincon will coordinate and facilitate a virtual kick-off meeting with County staff and the project applicant team. This meeting will serve as a forum to review and confirm study objectives and establish an operational protocol. The goals of the meeting will be to finalize the CEQA scope and discuss the overall schedule. The kick-off meeting will also allow the County/consultant team an opportunity to discuss the approach to the environmental evaluation and potential EIR options, such as a project EIR, program EIR, or master EIR. Community concerns relevant to the CEQA analysis that have surfaced to date will be discussed, as applicable. Rincon will also have an opportunity to confirm the cumulative impact analysis approach and discuss potential alternatives for evaluation in the EIR. To prepare for the kick-off meeting, Rincon will review the relevant portions of the applicant, County, and State documents, such as the Orcutt Community Plan, Comprehensive Plan, and the County Guidelines for the Implementation of CEQA. Rincon's principal in charge and project manager will attend the meeting virtually, which is anticipated to last up to one hour.

Because the kick-off meeting will serve as opportunity to discuss the type of EIR best suited for the proposed project, this task also includes up to two follow-up meetings with County staff to finalize the EIR approach. These meetings may be scheduled concurrently with Task 2 and Task 3, at the County's discretion. This scope of work assumes that each of these meetings will be virtual format lasting up to one hour.

Deliverables:

- Kick-off meeting invite
- Kick-off meeting agenda
- Kick-off meeting minutes

County of Santa Barbara
Solomon Hills Project

Task 2: Review of Technical Studies/Reports

Rincon understands that the project applicant team has prepared technical studies and reports that may inform the EIR. However, before these studies and reports are used or incorporated into the EIR, they must be peer reviewed. Accordingly, the Rincon team's technical experts will conduct a peer review of the following technical studies that were prepared or are being prepared for the project by the applicant team:

- Air Quality/GHG Study (pending)
- Agricultural Suitability and Production Report (Althouse and Meade, Inc.)
- Archaeology Investigation Phase I (Leftwich Archaeology; pending)
- Archaeology Investigation Phase II (pending)
- Biology Resource Assessment (David Wolff Environmental, LLC)
- CFD Financing Study and Capacity Analysis (DTA; pending)
- Economic Impact Study (UCSB Economic Forecast Project)
- Electrical Load Calculations Report (Salas O'Brien)
- Fire Protection Plan (Dudek)
- Geotechnical Report (Allan E. Seward Engineering Geology, Inc.)
- HOA Assessment Analysis (pending)
- Interchange 101 Feasibility Analysis (Wallace Group)
- Interchange 135 Feasibility Analysis (Wallace Group)
- Noise Study (45dB Acoustics)
- Oak Tree Management and Replacement Plan (Dudek)
- Phase II Investigation and Remediation Action Plan (RAP) (Waterstone Environmental, Inc.)
- Vehicle Miles Traveled and Local Transportation Analysis (Kimley-Horn)
- Wastewater Analysis and Treated Effluent Reuse/Storage Area Memos (Wallace Group)
- Water Demand Report (Wallace Group)
- Water Supply Assessment (Wallace Group)

The peer reviews will ensure the listed technical studies and reports are objective, accurate, and meet current CEQA standards. The peer reviews will evaluate the completeness of the information and the accuracy of the documentation of existing conditions in the context of CEQA. Rincon will confirm each assessment is accurate and complete, aligned with industry accepted methodology and practice, and evaluate if recommended mitigation would be sufficient to reduce identified impacts. Rincon will prepare a brief memorandum summarizing the results of the peer review, providing recommended remedies, as applicable, to address potential shortfalls. A separate memorandum will be provided for each report that Rincon peer reviews.

The peer reviews will be entirely within the context of suitability of the studies and reports for CEQA. The peer reviews will not address topics, discussions, or other analysis and descriptions that may be in the studies and report but that do not pertain to CEQA. For example, the CFD Financing Study and Capacity Analysis and Economic Impact Study will likely contain economic calculations that do not pertain to CEQA because CEQA does not include economic impacts that don't relate to a physical environmental impact. The Interchange 101 and 135 Feasibility Analyses are anticipated to be more informative to the Project Description (Task 3) than the Environmental Documentation (Task 4). Therefore, Rincon's peer review will not include review of the methodology and conclusions in these studies.

Fehr & Peers will peer review the Vehicle Miles Traveled and Local Transportation Analysis. This peer review will include confirming that the analysis quantifies the VMT of the proposed project and compares that to adopted significance thresholds to determine the severity or level of CEQA impact. If the analysis identifies potentially significant VMT impacts, Fehr & Peers will review the mitigation provided in the analysis to confirm the mitigation is effective at reducing or avoiding potentially significant VMT impacts to the extent feasible.

MKN & Associates will peer review the Wastewater Analysis and Treated Effluent Reuse/Storage Area Memos and the Water Demand Report. This peer review will include confirming the proper wastewater generation rates were applied to the various land uses envisioned in the Specific Plan and determining if treatment and storage capacity was properly calculated. This peer review will also include confirming whether water demand was properly calculated based on the land uses and density envisioned in the Specific Plan.

This task includes communications with the County during Rincon's peer review, including three conference calls, assumed to be up to 1 hour each, and brief review of revised reports to confirm that peer review comments were addressed. The scope of work for this task assumes that the reports are generally adequate for CEQA, such that substantial comments or recommendations will not be provided. This scope of work does not include revisions to the technical studies or extensive coordination with the applicant or report preparers regarding required revisions. The scope of work for Task 2 also does not include site visits or other direct expenses.

Deliverables:

- Memorandum summary of peer review results for each study or report
- List of additional studies or documents necessary for the EIR

Task 3: Preparation of Project Description

Task 3a: Develop Draft Project Description

Rincon will prepare a draft project description for the County and project applicant team to review for accuracy and adequacy. Organization of this information is critical since it will ultimately form the basis for the environmental evaluation under CEQA. This task will include a description of the project, focusing on characteristics relevant to the analysis (e.g., demolition and construction phases, unit counts, commercial square footage, internal circulation and parking, utilities, landscaping), project objectives, and required permits and discretionary approvals. MKN will provide technical support regarding the water and wastewater infrastructure components of the project description.

The project description will present the project in textual and tabular formats and will include up to 12 graphics as needed to describe the project and form a basis for the environmental analysis. The draft project description will be submitted to the County and applicant team in Microsoft Word format, and Rincon will address one round of consolidated comments from the County and applicant team. After responding to and incorporating the consolidated comments, Rincon will provide the County with the public version of the project description. The scope of work assumes that the project will not change following County acceptance of the project description.

Deliverables:

- Draft project description in Word format
- Public version of project description in Word and PDF formats

Task 3b: Notice of Preparation and Scoping

Rincon will assist the County in preparing a draft Notice of Preparation (NOP). Rincon will review the draft NOP to confirm it includes required details, such as an adequate project description, location, dates of public review, information about the public scoping meeting, and instructions for submitting comments. Rincon will submit comments on the draft NOP in Microsoft Word format for the County to review. Rincon will review the final PDF copy of the NOP and confirm it is ready for County staff to post on its website and for distribution to public agencies. As the project is also likely a project statewide, regional, or areawide significance pursuant to CEQA Guidelines Section 15206, Rincon will assist the County with the additional noticing requirements associated with these types of projects. Rincon assumes that the County will be responsible for direct mailing of printed copies of the NOP or other noticing such as a newspaper ad. Rincon also assumes that County will be responsible for filing the NOP with the State Clearinghouse/Office of Planning and Research and Santa Barbara County Clerk. Rincon will provide recommendations and suggestions on responsible and trustee agencies that should be included.

County of Santa Barbara
Solomon Hills Project

Rincon understands the County wishes to hold a hybrid scoping meeting for the project during the minimum 30-day NOP circulation period, which is also likely required as a project of statewide, regional, or areawide significance. This scope of work assumes the County will conduct the appropriate noticing for the meeting. Rincon will attend the meeting and solicit feedback and comments from attendees regarding the scope of environmental analysis and possible alternatives. As part of this task, Rincon will review all responses to the NOP to note which are related to responsible or trustee agencies' area of statutory responsibility.

Deliverables:

- Review and comments on draft NOP
- Review of final NOP
- Attend public scoping meeting and solicit and document feedback
- Memorandum noting NOP comments pertaining to responsible and trustee agencies, as applicable.

Task 4: Preparation of CEQA Environmental Documentation

The CEQA environmental documentation for the proposed project will consist of either a project EIR, program EIR, master EIR, or combination thereof, as determined and decided as part of Task 1, above. Regardless of the type of EIR, Rincon will first prepare an administrative draft version (Administrative Draft EIR) in compliance with CEQA requirements and based on the project description approved by County staff (see Task 3). To the extent possible, Rincon will incorporate information from the technical studies and reports listed in Task 2, above.

Administrative Draft EIR

The Administrative Draft EIR will comprise the following sections:

Executive Summary

The EIR will contain a summary of the proposed project and associated environmental consequences. This section will include the following:

- A discussion of project objectives;
- A brief description of the project;
- A summary of the environmental setting for the project area;
- A summary of impacts;
- A summary of mitigation measures;
- A discussion of alternatives considered, and identification of the environmentally superior alternative among those studied; and
- Areas of controversy, and issues remaining to be resolved.

Introduction and Environmental Setting

These required introductory sections will lay the groundwork for and summarize the substantive analysis to follow. The introduction will describe the purpose and legal authority of the EIR, the scope and content of the EIR, a discussion of lead, responsible, and trustee agencies, and a synopsis of the CEQA process. The environmental setting will provide a general description of the existing geographic character of the project area. The environmental setting will also contain a discussion of the approach to the cumulative impacts analysis.

Project Description

The project description section will consist of the project description prepared in Task 3.

Analysis, Impacts, and Mitigation Measures

Each environmental discussion will include the following:

- Setting
- Impact analysis
- Mitigation measures
- Level of significance after mitigation

The discussion for each issue area will begin with the setting, which will describe existing conditions relevant to the topic and provide the groundwork for impact analysis. Sources will include documents and studies prepared in support of the project, other relevant environmental and planning documents, and data provided by the County.

The impact analysis will include a discussion of the methodology used to quantify or determine impacts and the criteria for judging significance. Where practicable, impacts will be quantified. If existing data does not allow definitive quantification, reasonable assumptions will be used to qualitatively forecast potential impacts.

Rincon typically orients analyses around clear impact statements that are separately highlighted in the text. This allows a more precise statement of the specific issue at hand and sets the stage for the technical discussion that follows. If the impact warrants mitigation measures, they are indexed to and immediately follow the numbered impact in question.

Rincon's technical approach to analyzing key environmental issues is described below under a subheading titled *Technical Approach to Key Issues*.

Alternatives

This section of the EIR will be prepared in accordance with the requirements of the State CEQA Guidelines, Section 15126.6, and recent court decisions. The purpose of this section will be to promote informed decision-making and to evaluate a reasonable range of project alternatives. Rincon assumes up to three alternatives will be evaluated. This will include the CEQA-required "no project" alternative and up to three project "build" alternatives. Rincon will develop project alternatives in consultation with County staff based on preliminary review of potential impacts identified for the project in order to avoid or reduce the significant impacts to the extent feasible.

Pursuant to the CEQA Guidelines, the alternatives will generally not be addressed to the same level of detail as the proposed project. Where impacts have been identified as significant for the project, the alternatives will identify applicable mitigation requirements, so that a meaningful comparison can be made, and if necessary, CEQA Findings in support of the alternatives can be prepared. The analysis will identify whether the alternatives would result in impacts that are less than, similar to, or greater than the project, the level of significance, and mitigation requirements. At the conclusion of the alternatives analysis, the environmentally superior alternative will be identified.

Cumulative Impacts

Consistent with CEQA Guidelines Section 15130, cumulative impacts will be disclosed. These impacts would result from the impacts of the proposed project combined with impacts of other projects and programs in the area, such as nearby development in Orcutt and Santa Maria, or elsewhere in Santa Barbara County. This scope of work assumes that the County will provide Rincon with a list of current and planned projects that are proximate to the project site. Alternatively, given that the proposed project would be implemented in phases over an extended period of time, the cumulative impacts analysis could be based on impacts of the project combined with impacts from the growth and development envisioned in the County's Comprehensive Plan. Given the scale of the project, determining the cumulative projects, growth, and development may also require coordination with other local or adjacent jurisdictions, such as the City of Santa Maria or the County of San Luis Obispo.

County of Santa Barbara
Solomon Hills Project

Other CEQA Required Discussions

This portion of the EIR will discuss the growth-inducing effects of the project as well as significant irreversible changes associated with the proposed project. This section of the EIR will discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional business to serve project population, either directly or indirectly, in the surrounding environment. This section will discuss how the project could remove obstacles to population growth, such as adding wastewater treatment capacity, which could allow for more construction in the service areas. Increases in the population resulting from the project could tax existing community service facilities, requiring construction of new facilities that could cause environmental effects, which will be addressed in this section.

The discussion of significant irreversible changes associated with the project will focus on environmental resources that are permanently lost or converted from either construction or operation of the project. For example, this section will discuss the use of nonrenewable resources consumed for project construction, such as petroleum products. This section will also discuss the permanent conversion of agricultural land to urban development.

References

This section of the EIR will provide full citations for all in-text citations provided within the EIR. This section will identify all supporting documents that were used during preparation of the EIR which are not included as appendices to the EIR itself. The references section will correspond to an administrative record that Rincon maintains and will provide at the conclusion of the project, if requested by the County. The administrative record will contain an electronic copy of either the entire reference or relevant pages of the reference for each reference cited in the EIR.

Rincon will submit the Administrative Draft EIR to the County in Microsoft Word format, for ease of review. This scope of review assumes up to two rounds of review on the Administrative Draft EIR will be required. This scope of work also assumes that all comments from the County on the Administrative Draft EIR will be provided as a consolidated set of comments in editable electronic format (i.e., as tracked changes in Microsoft Word). If there are multiple reviewers, the County will be responsible for reconciling conflicting comments prior to sending to Rincon. Rincon will respond to a single round of consolidated comments and provide the Final Administrative Draft EIR. To maintain momentum in the project schedule and provide cost efficiency, Rincon assumes County comments on the Final Administrative Draft EIR will focus on any new content added in response to comments on the first submittal of the Administrative Draft EIR, and new comments on previously submitted content will be minimal. Following receipt of the County comments on the Final Administrative Draft EIR, Rincon will provide the County with the Draft EIR in PDF format for publishing and public circulation.

Draft EIR and Noticing

Upon County confirmation that the Draft EIR is ready for publication, Rincon will prepare required noticing forms, including the Notice of Completion (NOC), Notice of Availability (NOA), and OPR's Summary Form for Electronic Document Submittal, for County review. Rincon will address one round of comments on the forms. Rincon will be responsible for submitting documents through the digital CEQA Submit platform and filing the NOA with the Santa Barbara County Clerk's office. It is assumed that the County will be responsible for other public noticing of the document's availability required by CEQA, such as newspaper ads, radius label mailing, or on-site posting. However, Rincon will review notification materials, such as radius mailing lists or signage and provide the County with suggestions or feedback on revisions or additions. Rincon will also assist the County in meeting notification requirements for projects of statewide, regional, or areawide significance, pursuant to CEQA Guidelines Section 15086. For example, Rincon will confirm that the notification list includes Caltrans and the Santa Barbara County Association of Governments. As required by State law, the Draft EIR will require at least a 45-day public review period. Rincon will provide two printed copies of the Public Draft EIR for placement at the County offices and at one branch of the local library. Rincon will also provide a digital version in Adobe PDF for posting to the County website. This scope of work assumes that EIR appendices will not be printed and instead attached to the printed document in digital format, such as a USB/Flash drive.

Final EIR

Upon closure of the public comment period and receipt of public comments on the Draft EIR, Rincon will prepare draft response to comments and an Administrative Final EIR for review by the County. Due to the size and scale of the project, its proximity to a range of sensitive environmental resources, and the volume of agency and stakeholder comments received on other recent projects of this type in the Central Coast region, this scope of work assumes up to 100 comment letters containing comments on the content of the Draft EIR document will be received. This scope of work assumes 20 lengthy (over five pages) and/or substantive letters will be submitted among the assumed 100 letters. This scope of work assumes that Rincon can provide draft responses to the comments in a maximum of 320 professional staff hours. 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. Rincon reserves the right to reevaluate the effort level and request a scope amendment upon close of the public comment period. If the number of comment letters and the effort to prepare responses is greater than anticipated in this scope of work, Rincon will notify County staff immediately and discuss options to amend our scope of work and budget as necessary. Rincon will address one round of consolidated County comments, to be provided in editable format, on the draft responses to comments and prepare a screen check version, in Microsoft Word with edits shown in track changes. Upon County review and approval of the screen check responses to comment, Rincon will submit the Final EIR for hearing (refer to Task 5).

Mitigation Monitoring and Reporting Program

Concurrent with preparation of the Administrative Final EIR, Rincon will prepare a Mitigation Monitoring and Reporting Plan (MMRP), which will be separate from the Final EIR. 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:

- Persons/agencies responsible for monitoring compliance with each condition
- Timing when monitoring must occur
- Frequency of monitoring
- Criteria to be used to determine compliance with conditions

CEQA Findings and Statement of Overriding Considerations

As part of Task 4, Rincon will also prepare the CEQA Findings and Statement of Overriding Considerations (if a significant and unavoidable impact is identified in the EIR) for the project based on the impact conclusions of the EIR, based on a template provided by the County. The Draft CEQA Findings will be submitted alongside the Final EIR, and will contain a discussion of alternatives, including the rationale for rejecting any of the analyzed alternatives, using in part the project objectives. This scope of work assumes if alternatives are determined to be infeasible due to financial considerations, or that the Statement of Overriding Considerations relies on specific economic or financial factors, corresponding financial data to support these conclusions will be provided by the County or applicant. This task will comply with CEQA Guidelines Sections 15091 and 15093 and will be submitted in a County-approved electronic format. Rincon will prepare an administrative draft version of the CEQA Findings for County review, will address one round of consolidated County comments, and submit a final document version digitally.

During the EIR preparation and circulation period, Rincon will attend one County Planning Commission hearing and one County Board of Supervisors hearing regarding the EIR. This scope of work assumes each hearing would last up to eight hours. These hearings are assumed to be separate from later hearings where EIR certification would be considered and potential project approval would happen (see Task 5). Instead, this scope of work assumes these hearings would focus on public comments and feedback on the EIR to date and issues of controversy identified, if any.

County of Santa Barbara
Solomon Hills Project

Deliverables:

- Administrative Draft EIR in Word format
- Final Administrative Draft EIR in Word format
- Draft EIR in PDF format
- Notice of Completion (NOC), Notice of Availability (NOA), and OPR's Summary Form in PDF format
- County Clerk and OPR filing receipts
- Two printed copies of the Draft EIR
- Administrative Final EIR in Word format
- Final EIR in PDF format
- Draft MMRP in Word format
- Final MMRP in PDF format
- Draft CEQA Findings in Word format
- Final CEQA Findings in PDF format
- Draft Statement of Overriding Considerations in Word format, if applicable
- Final version in PDF format
- Attendance at two hearings

Task 5: Decision-Maker Adoption Hearings

The Rincon Project Manager or Principal-in-Charge will attend up to two public hearings. If desired by staff, public hearing attendance will include oral presentations to the hearing body, supplemented with graphic presentations, if necessary. Rincon will also be prepared to respond to questions that may arise at hearings pertaining to the EIR. These meetings/hearings can be scheduled and selected at the County's discretion.

If the proposed project is approved, Rincon will prepare a draft Notice of Determination (NOD) for County use. This scope of work assumes that Rincon staff will file the NOD with the Santa Barbara County Clerk within five working days of project approval. It is assumed that the County will pay all applicable fees associated with filing the NOD at the County Clerk, including providing Rincon with a check for payment of the CDFW CEQA filing fee, which is due at the time the NOD is filed with the County Clerk. Rincon will upload the NOD to the State Clearinghouse website.

Deliverables:

- Attendance at up to two decision-maker adoption hearings
- NOD in PDF format

Project Management

Chris Bersbach will serve as Project Manager for the environmental review process. Rincon's project manager will take the lead in hosting biweekly EIR team meetings, including preparing agendas and minutes and distributing them to meeting attendees. The purpose of these meetings, which are assumed to be by telephone or virtual, will be to briefly update County staff on the status of the project.

Rincon will maintain a current schedule throughout the EIR process. The Rincon Project Manager will be responsible for monitoring the daily performance of the EIR team to ensure internal deadlines and task budgets are achieved. Rincon will promptly communicate foreseeable delays in the project timeline to the County.

Rincon will be responsible for the technical accuracy of deliverables and for quality assurance/quality control, such as avoiding grammatical or punctuation errors. All deliverables will be prepared following *The Chicago Manual of Style*.

Rincon will prepare and submit invoices that itemize completed work and the satisfactory completion of each task listed in this scope of work. According to the RFP, the payment schedule terms are negotiable and will be specified in the contract. Invoices will be submitted in accordance with the terms agreed to in the executed contract.

Technical Approach to Key Issues

Aesthetics

The project site is not proximate a designated state scenic highway, but it is adjacent to and would be visible from U.S. Highway 101. Caltrans has categorized U.S. 101 as eligible for designation as a state scenic highway. Given the potential for official state-designation in the future, project impacts to views from U.S. 101 will be evaluated. While some of the hillsides within the project site that are visible from U.S. 101 would likely be preserved, the introduction of paved areas, structures, and nighttime lighting would alter existing the open character of portions of the site and the surrounding area. The aesthetics analysis will include visual characterization of the project site and general project area and discussion of the impact of the proposed land use changes on scenic resources and visual character. This task includes a site visit to take photographs of the existing visual character of the project site and the view of the project site from U.S. 101 as well as any potential views of the project site or required infrastructure (e.g., access roadways) from State Route 135. Approximately three figures with images of the project site will be incorporated into the EIR section. This scope of work does not include the preparation of visual simulations or conceptual renderings of the project. If simulations are provided by the applicant, Rincon will review the simulations for accuracy and incorporate them into the EIR analysis, as applicable. Potential light and glare impacts will be reviewed for potential impacts to the night sky given the rural character of this area of Santa Barbara County. Mitigation measures will be identified as appropriate.

Agricultural Resources

The project site is designated by the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) as Grazing Land and as Other Land. Because no portions of the site are designated as Important Farmland by the state, the analysis in this section will rely upon the Agriculture Suitability and Production Report, peer reviewed by Rincon under Task 2. The analysis will focus on the conversion of farmland to urban development and on potential conflicts between proposed development and other adjacent agricultural uses. Locally adopted agricultural protection policies and programs will be discussed to determine project consistency. Rincon will review existing literature sources regarding on-site and nearby soil conditions and their general suitability to support agricultural activities. However, most of this EIR section will rely upon the Agriculture Suitability and Production Report, peer reviewed by Rincon under Task 2. In coordination with the other sections of the EIR, potential impacts of the project on nearby agricultural operations (i.e. from air pollution, traffic, water and wastewater) will be evaluated, and a site reconnaissance will be performed to identify potential land use conflicts associated with the proposed project and agricultural land uses in the vicinity. This section will include mitigation measures to reduce agricultural impacts, if applicable. Impacts and mitigation measures will be based on significance thresholds in the *Santa Barbara County Environmental Thresholds and Guidelines Manual*.

Air Quality and Greenhouse Gas Emissions

The proposed project would generate temporary construction air pollutant and GHG emissions and long-term emissions associated primarily with project-related vehicle trips. The air quality and GHG sections of the EIR will compare these emissions to significance thresholds in the *Santa Barbara County Environmental Thresholds and Guidelines Manual* and those established by the Santa Barbara County Air Quality Management District. This section will also evaluate consistency with applicable air quality plans, such as the Santa Barbara County Air Quality Management District 2022 Ozone Plan. Potential impacts associated with odors and substantial pollutant concentrations will also be evaluated. This section of the EIR will be based on the Air Quality/GHG Study peer reviewed by Rincon under Task 2. Rincon has not yet been provided with this study. Rincon assumes the study will be prepared using methodologies and assumptions recommended in the rules and regulations of the Santa Barbara County Air Quality Management District and use thresholds of significance in the *Santa Barbara County Environmental Thresholds and Guidelines Manual*. This scope of work assumes the study will include the temporary construction emissions and long-term emissions quantified with the California Emissions Estimator

County of Santa Barbara
Solomon Hills Project

Model (CalEEMod). The proposed project could also require substantial export of material during construction. This scope of work assumes the Air Quality/GHG Study will include and account for emissions from the truck trips associated with hauling this material. Given the substantial amount of tree removal that would be required for the project, this scope of work assumes the Air Quality/GHG Study will analyze the reduction of carbon sequestration provided by the existing trees. Mitigation measures identified in the Air Quality/GHG Study will be incorporated into the impact analysis, as applicable. This scope of work does not include quantifying or modeling air pollutant or GHG emissions of the project.

Biological Resources

The results of the Biology Resource Assessment by David Wolff Environmental, LLC and the Oak Tree Management and Replacement Plan by Dudek will be incorporated into the biological resources section of the EIR. Rincon assumes the applicant prepared reporting will be sufficient for CEQA either before or after peer review is completed (see Task 2, above), and will identify potential impacts to biological resources and recommend mitigation measures as necessary. Rincon further assumes that applicant provided biological reports will cover reasonably anticipated off-site impacts in addition to on-site impacts. Example of off-site impacts assumed to be covered in these studies include disturbance associated with the proposed highway interchange areas and off-site mitigation areas, such as areas where tree replacement planting is considered for mitigation, as applicable.

The project site is currently comprised predominantly of annual grassland, with some chaparral and areas of forest or tree cover, and unpaved roads. Drainages on the site may support riparian or wetlands that provide suitable habitat for several special status species as well as a host of birds protected under the California Fish and Game Code. Rincon will provide an analysis of potential impacts to these and other species, as well as potential impacts to wetland resources. The analysis will also focus on protected tree removal, which could be substantial given the abundance of oak trees on the project site.

Cultural Resources

This section will be based on and incorporate the Archaeology Investigations Phase I and Phase II by Leftwich Archaeology which has not yet been provided to or reviewed by Rincon. The findings of these analyses will be incorporated into the cultural resources section of the EIR. Rincon assumes the applicant prepared reporting will be sufficient for CEQA either before or after peer review is completed (see Task 2, above) and will identify potential impacts to cultural resources and recommend mitigation measures as necessary. For example, this scope of work assumes that either Phase I or Phase II Archaeology Investigation will describe the results of a cultural records search for the project area and the methodology and results of a field survey of the project site. Rincon's scope of work includes a desktop-level review of built environment resources on the project site associated with the historic and current oil and gas extraction activities, which we anticipate will be informed by data available from the County Energy, Minerals & Compliance Division. Rincon further assumes that none of the built environment resources on the project site will be found to potentially be eligible for listing on the California Register or National Register of Historic Places (NRHP). Therefore, the EIR section will focus primarily on the potential for construction of the development envisioned in the Specific Plan to impact archaeological resources.

Energy

Rincon will prepare an energy section in the EIR to address relevant questions regarding potential energy impacts. The energy use reported in the CalEEMod data in the assumed to be in the Air Quality/GHG Study prepared for the project will be used to quantify project energy consumption (see *Air Quality and Greenhouse Gas Emissions*, above). This section may also utilize information from the Electrical Load Calculations Report by Salas O'Brien. The energy consumption of the project will be compared to statewide consumption to demonstrate relative energy efficiency. Additionally, the analysis will consider regulations and policies, such as the California Building Code, as well as any policies pertaining to the energy conservation in the County's Comprehensive Plan and the proposed Specific Plan to determine how energy consumption may be conserved by the project.

Geology and Soils

According to the California Department of Conservation online mapping tool, there are no known earthquake faults within or adjacent to the project site. However, like most of California, the project site would be subject to seismic hazards during an earthquake, such as ground shaking and liquefaction. Accordingly, this section of the EIR will identify the impacts associated with seismic risk as well as soil-related hazards, such as liquefaction, shrink-swell soils, and erosion. This section will rely upon the Geotechnical Report by Allan E. Seward Engineering Geology, Inc., which has not yet been provided to or reviewed by Rincon. This scope of work assumes the Geotechnical Report will address seismic and soil issues, such as shrink-swell soils, for example. This scope of work also assumes the Geotechnical Report will provide recommendations on how to remediate or design the project such that geological and soil hazards are reduced to acceptable levels. The EIR will incorporate recommendations of the Geotechnical Report in a CEQA context as mitigation measures to reduce potentially significant geology and soils impacts, as feasible.

Pursuant to the State CEQA Guidelines, this section of the EIR will also evaluate potential impacts to paleontological resources. Rincon will conduct a paleontological resources assessment to identify the geologic units that may be impacted by project development, determine the paleontological sensitivity of geologic unit(s) within the project site, assess potential for impacts to paleontological resources from development of the proposed project, and recommend mitigation measures to avoid or mitigate impacts to scientifically significant paleontological resources. The paleontological resource assessment will consist of a fossil locality record search, review of existing geologic maps, and a review of primary literature regarding fossiliferous geologic units within the project vicinity and region. A separate paleontological resources assessment is not proposed, but rather the assessment will be part of the analysis provided in this section of the EIR. Rincon assumes that direct expenses for the locality search will not exceed \$1,200 and that no field survey will be required.

Hazards and Hazardous Materials

The project site is and has been used for oil and gas production and in the past contained associated company towns. The site was also previously under a Williamson Act contract and may have been used for agriculture production. The past and current uses of the project site could have resulted in contamination of soils or groundwater at the project site. Rincon will confirm if hazardous contamination exists with receipt of the Phase II Investigation and Remediation Action Plan (RAP) prepared for the project by Waterstone Environmental, Inc. Rincon assumes the Phase II Investigation and RAP is prepared consistent with applicable industry standards, such as ASTM standards.

This section of the EIR will be based on the Phase II Investigation and RAP that the County provides to Rincon. Specifically, the EIR will evaluate the potential for existing contamination to be accidentally released during project construction activities or as part of the operation of the land uses envisioned in the Specific Plan. This analysis will discuss closure of the active oil and gas wells, identifying potential impacts from residual contamination. This section of the EIR will also evaluate the potential for typical activities that could occur on-site with buildout of the Specific Plan (residential activities, commercial activities, etc.) to result in significant hazards to the public or environment due to routine use, transport, or disposal of hazardous materials. Additionally, this section of the EIR will address the potential for the project to interfere with emergency response plans, emissions of hazards near schools, and hazards associated with nearby airports, such as the Santa Maria Airport, as applicable. Mitigation measures will be provided to reduce potentially significant impacts. This scope of work assumes the Phase II Investigation and RAP will provide recommendations for remediation of hazardous contamination that can be adopted into mitigation measures in the context of CEQA.

Hydrology and Water Quality

The hydrology and water quality section of the EIR will describe the existing flooding, drainage, and stormwater collection systems within the immediate project area, or lack thereof as applicable. The analysis will briefly describe regulations regarding water quality, including National Pollutant Discharge Elimination System requirements. Potential impacts related to runoff volumes, drainage patterns, and water quality will be evaluated with a qualitative discussion of impacts to water quality and consistency with the applicable water quality control plan. Mitigation measures to contain projected stormwater flows and protect long-term water quality will be provided as appropriate, based on the level of stormwater design detail in the Specific Plan. This section will be closely coordinated with the Biological Resources and Utilities and Service Systems sections of the EIR to ensure

County of Santa Barbara
Solomon Hills Project

that adequate measures are implemented to protect sensitive biotic resources that may be present or in the site vicinity and ensure that the project would be served by adequate water supplies. As discussed in more detail under *Utilities and Service Systems* below, Rincon will rely upon the Water Demand Report and the Water Supply Assessment prepared by Wallace Group to evaluate potential impacts to water resources. Our scope of work for this task assume the applicant will provide the required documentation of post-development drainage required to support the environmental evaluation.

Land Use and Planning

The land use and planning section of the EIR will analyze the relationship of the proposed project and any associated entitlements to applicable planning policies and ordinances. A policy consistency analysis will provide a thorough review of the project against the various regulatory documents adopted by the County and other responsible agencies. The land use analysis will focus on: 1) compatibility with adjacent properties, including changes in the character of the site and the scale and appropriateness of the proposed new development; 2) loss of agricultural land with reference to long range planning for agricultural lands in the County; and 3) policy consistency with the Santa Barbara County regulatory environment, including the County Comprehensive Plan, Zoning Ordinance, 2022 Ozone Plan, Water Quality Control Plan, Orcutt Community Plan, Santa Barbara County Local Agency Formation Commission (LAFCo) policies, and other relevant planning programs. The land use and policy consistency analysis will be supplemented with graphics, illustrating the existing land use pattern and the land use regulatory and jurisdictional pattern. This section may cross reference analysis in other EIR sections. For example, this section may refer readers to the Air Quality section for a discussion of consistency with the 2022 Ozone Plan or to the Hydrology and Water Quality section for a discussion of consistency with the Water Quality Control Plan. Mitigation measures may include development of policies to incorporate in the Specific Plan to reduce inconsistencies with adopted land use plans.

Mineral Resources

The Mineral Resources section of the EIR will evaluate potential impacts of the project associated with the loss of availability of a known mineral resource that would be a value to the region and the residents of the state and loss of a locally important mineral resource recovery site. The County's Comprehensive Plan includes a map of known mineral resources in Santa Barbara County, which appears to show portions of the project site as a mineral recovery site associated with oil production. Additionally, it is well established that the project site contains oil and gas production wells. Accordingly, this section of the EIR will address closure and permanent conversion of the oil and gas production uses to the land uses envisioned in the Specific Plan, such as residential and commercial development. Other sections of the EIR, such as Hazards and Hazards Materials and Hydrology and Water Quality will evaluate the potential environmental impacts associated with the oil and gas production activities at the site. The Mineral Resources Section will focus on the permanent loss of oil and gas production at the project site.

Noise

The Noise Section of the EIR will discuss potential project impacts related to short-term and long-term noise and vibration generation and exposure. Rincon will utilize the Noise Study prepared by 45dB Acoustics for the project. Rincon has not yet been provided or completed a peer review of the Noise Study. This scope of work assumes the Noise Study will contain ambient noise measurements conducted with a calibrated noise meter and accurate modeling of construction and operation noise levels at nearby sensitive receptors. This scope of work also assumes the Noise Study will provide recommendations to reduce project noise, as applicable, and be prepared in accordance with the *Santa Barbara County Environmental Thresholds and Guidelines Manual*. This scope of work does not include conducting noise measurements or noise modeling.

Because Rincon has not yet been provided the Noise Study, it is unclear if 45dB Acoustics also evaluated potential groundborne vibration impacts of the project. Rincon has reviewed noise studies prepared by 45 dB Acoustics on prior projects and their studies do not consistently address CEQA topics pertaining to noise and vibration. For example, their reports often do not include an analysis of construction noise and vibration, which is an impact topic that should be considered for CEQA. Therefore, Rincon will supplement this section of the EIR with analysis of noise and vibration impacts of the project while also utilizing as much of the 45 dB Acoustics study as possible. Generally, given the land uses envisioned in the Specific Plan, the potential for groundborne vibration would be during project construction activities. If not provided in the Noise Study, Rincon will evaluate

vibration impacts based on typical vibration levels of standard construction equipment published by the Federal Transit Administration. Standard attenuation rates will be used to determine the vibration levels at the nearest sensitive receptor. If vibration impacts are included in the Noise Study, Rincon will rely upon the Noise Study to evaluate the potential vibration impacts of the project. A similar process will be used to assess construction noise, utilizing typical construction noise levels published by the Federal Transit Administration and applying standard attenuation rates. Operational noise levels will be discussed qualitatively based on the land uses envisioned in the Specific Plan. For example, the EIR will describe typical residential noises and how these noises may be perceived in the project area. If potentially significant noise impacts are identified, recommendations to reduce project noise will be provided as mitigation measures consistent with the *Santa Barbara County Environmental Thresholds and Guidelines Manual*.

This scope of work does not include conducting field measurements of ambient noise levels. It is assumed that the 45 dB Acoustics study will include ambient noise levels in the project area.

Population and Housing

This section of the EIR will focus on the potential for the project to induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). This section will evaluate impacts based on comparing the Specific Plan to other adopted growth plans, such as the County's Comprehensive Plan and the Orcutt Community Plan. The analysis will also address proposed utility extensions and roadway improvements in context with how they could potentially facilitate unplanned growth.

Rincon has not yet been provided with the Economic Impact Study prepared for the project by the UCSB Economic Forecast Project. Depending on the contents of this study, information may be incorporated into this section of the EIR. For example, if the Economic Impact Study describes projected employment opportunities that would result from buildout of the Specific Plan, the EIR will describe how that level or amount of employment opportunities could result in additional population growth beyond what is envisioned in the Specific Plan and other growth plans, such as the County's Comprehensive Plan.

Public Services and Recreation

Rincon will assess the project's effects on public services by reviewing existing available data, such as the County Sheriff webpage, and contacting local service providers, such as the County Fire Department, the County Sheriff's Office, the local school district, and the County Parks and Recreation Department to assess current service levels and potential effects of the proposed project on service standards. Rincon will quantify project student generation and demands on parkland. This evaluation will discuss the applicable impact fees that would be required to offset public services impacts. This section of the EIR will also rely upon provisions of public services envisioned in the Specific Plan, such as the proposed school and fire and sheriff station, as well as park and recreation facilities.

Transportation

This section of the EIR will evaluate the potential transportation impacts of the project, including potential conflicts with transportation plans and policies, inconsistencies with CEQA Guidelines Section 15064.3 as it related to vehicle miles traveled (VMT), geometric and vehicle hazards, and inadequate emergency access. Given the jobs/housing imbalance in this area of the County and that the proposed project envisions 4,000 residential units, the potential impacts related to VMT will be the primary focus of this section. Fehr & Peers will support Rincon with preparation of environmental documentation to address potential VMT-related environmental impacts in the EIR. The analysis of potential VMT impacts will be based on the Vehicle Miles Traveled and Local Transportation Analysis prepared for the project by Kimley Horn and peer reviewed by Fehr & Peers (see Task 2, above). This scope of work assumes the Vehicle Miles Traveled and Local Transportation Analysis will quantify VMT of the proposed project and compare that to adopted significance thresholds to determine the severity or level of CEQA impact. This scope of work also assumes the Vehicle Miles Traveled and Local Transportation Analysis will provide mitigation to reduce or avoid potentially significant VMT impacts of the project to the extent feasible. Other impacts evaluated in the section will be based on the Vehicle Miles Traveled and Local Transportation Analysis as well, but also the Interchange 101 Feasibility Analysis and Interchange 135 Feasibility Analysis prepared by Wallace Group.

County of Santa Barbara
Solomon Hills Project

Tribal Cultural Resources

This section of the EIR will evaluate the potential for project construction activities to result in substantial adverse changes to tribal cultural resources. This section will be based primarily on the results of tribal consultation that the County completes pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18. Because consultation conducted pursuant to AB 52 and SB 18 is intended to be government-to-government consultation, this scope of work assumes the County will complete the required consultation. However, this task includes assistance with consultation for AB 52 and SB 18 by providing the County letter templates, checklists, and detailed instructions to promote meaningful consultation with interested Native American groups. Native American contacts have 30 days to respond and request further consultation under AB 52 and 90 days under SB 18. Under this task, Rincon assumes that the County will provide Rincon with a list of tribes who have requested AB 52 notification. SB 18 assistance will include preparation of an SB 18-specific Sacred Lands Files (SLF) search request to the Native American Heritage Commission. This task includes two in-person meetings at the County to assist with tribal consultations and up to two follow-up conference calls.

Utilities and Service Systems

This section of the EIR will evaluate the potential for the project to impact utilities and service systems or result in significant environmental impacts due to utilities and utility construction. According to the RFP, the Project would include approximately 55 acres of off-site improvements for access and utility connections, including new utility connections. The environmental impacts associated with the new or relocated utilities will be evaluated throughout the EIR and cross referenced in this section of the EIR. This scope of work assumes that applicant prepared technical studies and reports will include off-site improvement areas, including areas where off-site project utilities would be constructed and located.

MKN will support Rincon with preparation of environmental documentation to address potential water and wastewater impacts in the EIR. The State CEQA Guidelines require evaluation of whether the project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. To complete this analysis in the EIR, Rincon will incorporate relevant information from the Water Demand Report and the Water Supply Assessment prepared by Wallace Group. Rincon has not yet been provided with the Water Demand Report or Water Supply Assessment, but this scope of work assumes the Water Demand Report will provide quantitative water demands of the project based on supporting calculations. This scope of work assumes at a minimum the Water Supply Assessment will evaluate the demands of the project against water supply and availability under three different hydrologic scenarios: normal water year, dry water year, and multiple dry water years.

This section of the EIR will also evaluate if there is adequate wastewater treatment capacity for the project. Based on the RFP, Rincon understands the project would include a water reclamation facility. The proposed provision of the reclamation facility will be included in the analysis to determine if it would be adequate for the project or if existing wastewater treatment facilities would also be used for the project. The analysis of this impact will be informed primarily from the Wastewater Analysis and Treated Effluent Reuse/Storage Area Memos prepared for the project by Wallace Group.

Rincon will also use information provided in the County Comprehensive Plan and landfill information provided by the Department of Resources Recycling and Recovery to quantitatively assess the impacts of the project on applicable landfills.

Wildfire

According to CalFire mapping, portions of the project site are within a High or Very High Fire Hazard Severity Zone under State Responsibility Area. Therefore, this section of the EIR will address wildfire impacts associated with the proposed project. Specifically, this section will evaluate prevailing wind data, site topography, and vegetation mapping, relative to the land use schematic in the Specific Plan to determine the potential for wildfire risk on the project. Secondary impacts related to wildfire, such as toxic smoke and mudslides on burnt slopes, will be assessed. Mitigation measures will be provided to reduce potentially significant impacts, if applicable. Mitigation may include prohibiting construction involving welding, grinding, or other activities generating sparks or flames on red flag or high fire danger days. Rincon assumes the impact analysis and mitigation measures, as applicable, in the Wildfire Section of the EIR will be informed by and based on the Fire Protection Plan prepared for the project by Dudek. The Fire Protection Plan has yet to be provided to or peer reviewed by Rincon. This scope of work assumes the Fire Protection Plan will include aforementioned topics and data, such as discussions of prevailing wind, vegetation cover, and topography.

Assumptions

The scope of work above and the cost estimate and tentative schedule provided later in this proposal are based on assumptions included and expressed in writing above. The following is a list of those assumptions.

- The EIR will be prepared in accordance with the State CEQA Guidelines as implemented by the *Santa Barbara County Environmental Thresholds and Guidelines Manual*.
- Technical studies and reports will be revised by the applicant's contractors in accordance with peer review results and comments provided by Rincon.
- Up to two virtual meetings, each lasting up to one hour, will be required to determine the type of EIR document best for the proposed project.
- Up to three conference calls with the County lasting up to one hour each will be required for completing the peer review of applicant-prepared technical studies.
- Applicant-prepared technical studies and reports will be generally adequate for CEQA, such that substantial comments or recommendations will not be provided as part of Rincon's peer review.
- Peer review of the applicant-prepared technical studies and reports will not require site visits or field work.
- The project will not change following County acceptance of the public project description provided as part of Task 3.
- The County will provide its letterhead for the NOP and will be responsible for direct mailing of printed copies of the NOP or other noticing, such as a newspaper ad. The County will be responsible for filing the NOP with the State Clearinghouse/Office of Planning and Research and Santa Barbara County Clerk.
- The County will conduct the appropriate noticing for the public scoping meeting.
- Up to three alternatives to the proposed project will be evaluated in the EIR. This will include the CEQA-required "no project" alternative and up to two project "build" alternatives.
- The County will provide Rincon with a list of current and planned projects that are proximate to the project site for the cumulative impacts assessment or will provide regional growth projections, depending on the approach selected by the County.
- Up to two rounds of County review on Administrative Draft EIR will be required.
- Comments from the County on the Administrative Draft EIR will be provided as a consolidated set of comments in editable electronic format (i.e., as tracked changes in Microsoft Word).
- County comments on the second round Administrative Draft EIR will focus on any new content added in response to comments on the first submittal of the Administrative Draft EIR, and new comments on previously submitted content will be minimal.
- The County will be responsible for public noticing of the Draft EIR availability required by CEQA, such as newspaper ads, radius label mailing, or on-site posting.
- Rincon will provide up to two printed copies of the Draft EIR; appendices to the Draft EIR will not be printed.
- Up to 100 comment letters containing comments on the content of the Draft EIR document will be received. This scope of work assumes 20 lengthy (over five pages) and/or substantive letters will be submitted among the assumed 100 letters. This scope of work assumes the comments can be adequately responded to in a maximum of 320 professional staff hours.
- If alternatives are determined to be infeasible due to financial considerations, or if the Statement of Overriding Considerations relies on specific economic or financial factors, corresponding financial data to support these conclusions will be provided by the County or applicant for Rincon to incorporate into the Statement of Overriding Considerations.
- Rincon will attend one County Planning Commission hearing and one County Board of Supervisors hearing during preparation of the EIR. Rincon will also attend one County Planning Commission hearing and one County Board of Supervisors hearing in which certification of the EIR is considered. This scope of work assumes each hearing would last up to eight hours.
- Rincon will file the NOD with the Santa Barbara County Clerk within five working days of project approval, if approved. It is assumed that the County will pay all applicable fees associated with filing the NOD at the County Clerk, including providing Rincon with a check for payment of the CDFW CEQA filing fee.

County of Santa Barbara
Solomon Hills Project

- The applicant-prepared Air Quality/GHG Study referenced in the RFP will be prepared using methodologies and assumptions recommended in the rules and regulations of the Santa Barbara County Air Quality Management District and use thresholds of significance in the *Santa Barbara County Environmental Thresholds and Guidelines Manual*.
- The applicant-prepared Air Quality/GHG Study will include the temporary construction emissions and long-term emissions quantified with CalEEMod.
- The applicant-prepared Air Quality/GHG Study will include and account for emissions from the truck trips associated with hauling this export material generated during site preparation and grading.
- The Oak Tree Replacement Plan prepared by Dudek will quantify the number and species of trees to be removed and provide replacement mitigation measures that can be incorporated into the EIR
- No built environment resources on the project site will be found to potentially be eligible for listing on the California Register or National Register of Historic Places (NRHP).
- The Phase I and Phase II Archaeology Investigations will be adequate for CEQA, and no additional records searches or field surveys will be required.
- The Geotechnical Report by Allan E. Seward Engineering Geology, Inc. will address seismic and soil issues, such as shrink-swell soils, for example. This scope of work also assumes the Geotechnical Report will provide recommendations on how to remediate or design the project such that geological and soil hazards are reduced to acceptable levels.
- Direct expenses for the fossil locality record search will not exceed \$1,200 and no field survey for paleontological resources will be required.
- The Phase II Investigation and Remediation Action Plan for the project is prepared consistent with applicable industry standards, such as ASTM standards, and addresses or evaluates potential hazardous contamination for the existing oil and gas activities onsite.
- The Phase II Investigation and Remediation Action Plan will provide recommendations for remediation of hazardous contamination that can be adopted into mitigation measures in the context of CEQA.
- The Noise Study by 45dB Acoustics will contain ambient noise measurements conducted with a calibrated noise meter and identify nearby sensitive receptors.
- The Vehicle Miles Traveled and Local Transportation Analysis by Kimley-Horn will quantify VMT of the proposed project, compare that to adopted significance thresholds to determine the severity or level of CEQA impact, and provide mitigation to reduce or avoid potentially significant VMT impacts of the project to the extent feasible.
- The County will complete the tribal consultation required pursuant to Assembly Bill 52 and Senate Bill 18.
- Off-site improvement areas, such as areas where utility extensions and connections would occur, will be addressed in the applicable applicant-prepared technical studies and reports, particularly the reports pertaining to biological resources and cultural resources.
- The Water Demand Report by Wallace Group will provide quantitative water demands of the project based on supporting calculations.
- At a minimum the Water Supply Assessment by Wallace Group will evaluate the demands of the project against water supply and availability under three different hydrologic scenarios: normal water year, dry water year, and multiple dry water years.
- Rincon will be provided with a grading and drainage plan for the project.
- The Fire Protection Plan will include topics and data applicable to wildfire risk and behavior, such as discussions of prevailing wind, vegetation cover, and topography.

5 Cost Proposal

Our estimated cost for the above-defined scope of work is \$930,027. A breakdown of the cost estimate by task and deliverable is provided in the table below, including administrative and overhead expenses and indirect expenses, as requested in the RFP. Rincon may reallocate costs among tasks and/or direct costs as circumstances warrant so long as the adjustments maintain the total price within its authorized amount." This is in our proposal assumption list. Additional tasks can be completed on a time-and-materials basis in accordance with our Schedule of Fees, provided herewith as an attachment.

The estimated cost below also includes a contingency fund of \$93,003, which is based on 10 percent of the total cost estimate before the contingency is added. The contingency fund shall only be released by written authorization from the County.

Tasks	Rincon Labor Classification			Principal II	Principal I	Senior Supervisor II (Project Manager)	Supervisor I	Director I	Senior Professional I	Professional IV	Professional III	Professional I	Project Accountant	Production Specialist	Technical Editor	GIS/CADD Specialist II	General
	Labor Cost	Direct Expense	Hours	\$319	\$307	\$292	\$272	\$307	\$238	\$211	\$196	\$155	\$125	\$120	\$147	\$167	\$107
Task 1: Kickoff Meeting and EIR Approach																	
Kickoff Meeting, Invite, Agenda, Minutes	\$3,803	\$2,946	13	1	4	4	4										
Review Background Documentation	\$6,314		26		2	4	8			8							4
EIR Approach Meetings	\$8,634		30	2	4	12	12										
Task Subtotal	\$18,751	\$2,946	69	3	10	20	24			8						4	
Task 2: Review of Technical Studies/Reports																	
AQ/GHG Study	\$14,978		54		4	4	44	2									
Agriculture Suitability and Production Report	\$9,064		32		4	4	20	4									
Archaeology Investigations: Phase I and Phase II	\$13,380		50		2	2	40	2									
Biology Resources Assessment	\$18,308	\$219	72		4	4	40	4			16						4
CFD Financing Study	\$2,316		8		2		4	2									
Economic Impact Study	\$2,860		10		2		6	2									
Electrical Load Calculations Report	\$2,860		10		2		6	2									
Fire Protection Plan	\$10,616		38		4		30	4									
Geotechnical Report	\$11,130		40		4	2	32	2									
HOA Assessment Analysis	\$2,860		10		2		6	2									
Interchange 101 Feasibility Analysis	\$3,404		12		2		8	2									
Interchange 135 Feasibility Analysis	\$3,404		12		2		8	2									
Noise Study	\$14,170		50		10	4	32	4									
Oak Tree Management and Replacement Plan	\$6,370		30		4		24	2									
Phase II Investigation and Remediation Action Plan	\$12,415		45		3		40	2									
Vehicle Miles Traveled and Local Transportation Analysis	\$4,602	\$46,748	16		2	2	8	4									
Wastewater Analysis and Treated Effluent Reuse/Storage Area Memos	\$2,316	\$13,052	8		2		4	2									
Water Demand Report	\$2,316	\$5,635	8		2		4	2									
Water Supply Assessment	\$4,016	\$23,003	14		2		6	4									
Task Subtotal	\$143,367	\$88,857	519		59	22	364	50			16					8	

County of Santa Barbara
Solomon Hills Project

Task 3: Preparation of Project Description																			
Task 3a: Develop Draft Project Description	\$24,137	\$20,994	\$105		3	18	12	4			48								20
Draft Project Description	\$19,722	\$13,995	86		2	12	12	4			40								16
Public Version of Project Description	\$4,415	\$6,998	19		1	6					8								4
Task 3b: Notice of Preparation and Scoping	\$17,043	\$219	\$87		7	22	4	4			26								4
Assistance on Draft NOP & Final NOP	\$8,480		34		2	6	4	4			18								
Public Scoping Meeting	\$4,732	\$219	16		4	12													
Summary of NOP Scoping Comments Pertaining to Trustee & Responsible Agencies	\$3,831		17		1	4					8								4
Task Subtotal	\$41,180	\$21,213	172		10	40	16	8			74								24
Task 4: Preparation of CEQA Environmental Documentation																			
Administrative Draft EIR	\$258,860	\$27,258	1,180	20	50	100	80	30			380	440						40	40
Executive Summary	\$7,436		33	1	2	3	2	1			10	12						1	1
Introduction & Environmental Setting	\$20,668		94	2	4	8	6	2			28	36						4	4
Analysis, Impacts, and Mitigation Measures	\$102,664		464	8	20	40	32	12			144	176						16	16
Alternatives	\$46,641		211	4	9	18	14	6			64	80						8	8
Cumulative Impacts	\$41,066		186	2	8	16	14	4			60	70						6	6
Other CEQA Required Discussions	\$25,666		116	2	5	10	8	3			36	44						4	4
References	\$12,519		56	1	2	5	4	2			18	22						1	1
Final Administrative Draft EIR	\$30,804	\$4,782	132		12	20	20				60							8	12
Draft EIR and Notification Forms (NOA, NOC, SCH Summary)	\$13,990	\$600	82		2	8					24							40	8
Administrative Final EIR	\$85,730	\$2,427	370		18	60			30	80		180						18	8
Final EIR	\$14,994		80		2	18			10	20								8	2
MMRP	\$8,254		38		2	8					8	18						4	
CEQA Findings & Statement of Overriding Considerations (if applicable)	\$29,888		122		6	10	20	10	60									8	8
Attendance at Hearings (2)	\$14,372	\$572	52	4	18	18	8												8
Task Subtotal	\$454,492	\$35,638	2016	24	106	240	128	80	160	452	616				60	80			70
Task 5: Decision-Maker Adoption Hearings																			
Attend Hearings (2); Prepare Graphics, etc.	\$14,372	\$10,842	52	4	18	18	8												8
Prepare NOD (if Project is Approved)	\$3,881		17		1	2	4				8								2
Task Subtotal	\$18,253	\$10,642	69	4	17	18	12				8								10
Project Management																			
Bi-weekly Team Meetings	\$27,485	\$15,588	93	2	20	60	8	5											
Maintaining Schedule, Invoicing, QA/QC	\$30,888	\$1,512	148	4	20	40	16						8						80
Contract Administration & Other Project Management Tasks	\$14,907		57	8	8	24		5					4						8
Task Subtotal	\$73,240	\$17,100	298	14	48	124	22	10					12						68
Contingency (10 Percent)																			
Task Subtotal	\$93,003																		
SUBTOTAL COST	\$ 842,286	\$ 176,396	3,143	\$ 20,735	\$ 95,170	\$ 176,368	\$ 180,064	\$ 57,102	\$ 38,080	\$ 204,248	\$ 211,680	\$ -	\$ 1,500	\$ 7,200	\$ 17,640	\$ 30,060	\$ 7,276		

Direct Cost Detail

Vehicle Costs	\$ 1,582
Printing & Production	\$ 600
Fossil Locality Search	\$ 1,200
MKN & Associates	\$ 99,491
Fehr & Peers	\$ 77,871
Subtotal Additional Costs:	\$ 180,744

Summary

Professional Fees Subtotal	\$842,286
Direct Costs Subtotal	\$180,744
TOTAL PROJECT BUDGET	\$ 1,023,030

Professional Services - are based on Rincon's standard fee schedule and labor classifications. The above is provided as an estimate of Rincon's effort per task. Rincon may reallocate budget between staff and tasks, as long as the total contract price is not exceeded.

Annual Escalation - Standard rates subject to 3% escalation annually

Fee Schedule

Rincon Consultants

Professional, Technical and Support Personnel*	January 1, 2024 – December 31, 2024
Senior Principal	\$319
Principal	\$307
Director	\$307
Senior Supervisor II	\$292
Supervisor I	\$272
Senior Professional II	\$255
Senior Professional I	\$238
Professional IV	\$211
Professional III	\$196
Professional II	\$174
Professional I	\$155
Associate III	\$130
Associate II	\$117
Associate I	\$109
Field Technician	\$94
Data Solutions Architect	\$196
Senior GIS Specialist	\$187
GIS/CADD Specialist II	\$167
GIS/CADD Specialist I	\$150
Technical Editor	\$147
Project Accountant	\$125
Billing Specialist	\$107
Publishing Specialist	\$120
Clerical	\$107

* 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 \$400.

Reimbursable Expenses

Direct Cost	Rates
Photocopies – B/W	\$0.25 (single-sided), \$0.45 (double-sided)
Photocopies – Color	\$1.55 (single-sided), \$3.10 (double-sided)
Photocopies – 11” by 17”	\$0.55 (B/W), \$3.40 (color)
Oversized Maps	\$8.50/square foot
Digital Production	\$15/CD, \$20/flash drive
Light-Duty and Passenger Vehicles*	\$90/day
4WD and Off-Road Vehicles*	\$150/day

* Current IRS mileage rate for mileage over 50 and for all miles incurred in employee-owned vehicles.

Direct Costs. Other direct costs associated with the execution of a project, that are not included in the hourly rates above, are billed at cost plus 16%. 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 3.5% annual escalation, on January 1.

Payment Terms. All fees will be billed to Client monthly and shall be due and payable upon receipt or as indicated in the contract provisions for the assignment. Invoices are delinquent if not paid within 10 days from receipt or per the contractually required payment terms.

County of Santa Barbara
Solomon Hills Project

Equipment	Rate
Environmental Site Assessment	
Soil Vapor Extraction Monitoring Equipment	\$160
Four Gas Monitor	\$137
Flame Ionization Detector	\$110
Photo Ionization Detector	\$82
Hand Auger Sampler	\$62
Water Level Indicator, DC Purge Pump	\$46
CAPDash	\$7,500
Natural Resources Field Equipment	
UAS Drone	\$300
Spotting or Fiberoptic Scope	\$170
Pettersson Bat Ultrasound Detector/Recording Equipment	\$170
Sound Level Metering Field Package (Anemometer, Tripod and Digital Camera)	\$113
GPS (Submeter Accuracy)	\$67
Infrared Sensor Digital Camera or Computer Field Equipment	\$57
Scent Station	\$23
Laser Rangefinder/Altitude	\$11
Pitfall Traps, Spotlights, Anemometer, GPS Units, Sterilized Sample Jar	\$9
Mammal Trap, Large/Small	\$1.55/\$0.55
Water and Marine Resources Equipment	
Boat (20-foot Boston Whaler or Similar)	\$800
Multiparameter Sonde (Temperature, Conductivity, Turbidity, DO, pH) with GPS	\$170
Water Quality Equipment (DO, pH, Turbidity, Refractometer, Temperature)	\$62
Refractometer (Salinity) or Turbidity Meter	\$38
Large Block Nets	\$114
Minnow Trap	\$98
Net, Hand/Large Seine	\$57
Field Equipment Packages	
Standard Field Package (Digital Camera, GPS, Thermometer, Binoculars, Tablet, Safety Equipment, and Botanic Collecting Equipment)	\$114
Remote Field Package (Digital Camera, GPS, Thermometer, Binoculars, Tablet and Mifi, Delorme Satellite Beacon, 24-Hour Safety Phone)	\$144
Amphibian/Vernal Pool Field Package (Digital Camera, GPS, Thermometer, Decon Chlorine, Waders, Float Tube, Hand Net, Field Microscope)	\$170
Fisheries Equipment Package (Waders, Wetsuits, Dip Nets, Seine Nets, Bubblers, Buckets)	\$57
Underwater and Marine Sampling Gear (Photo/Video Camera, Scuba Equipment [Tanks, BCD, Regulators, Wetsuits, etc.])	\$57/diver
Marine Field Package (Personal Flotation Devices, 100-foot Reel Tapes with Stainless Carabiners, Pelican Floats, Underwater Slates, Thermometer, Refractometer, Anemometer, Various Field Guides)	\$100
Insurance, Hazard, and Fees	
Historic Research Fees	\$55
L&H Dive Insurance	\$57/diver
Level C Health and Safety	\$70/person

Fehr & Peers



2024-2025
(July 2024 through June 2025)

Hourly Billing Rates

Classification	Hourly Rate	
Principal	\$280.00	\$400.00
Senior Associate	\$210.00	\$325.00
Associate	\$185.00	\$285.00
Senior Engineer/Planner	\$160.00	\$235.00
Engineer/Planner	\$130.00	\$190.00
Senior Engineering Technician	\$150.00	\$240.00
Senior Project Accountant	\$185.00	\$195.00
Senior Project Coordinator	\$125.00	\$185.00
Project Coordinator	\$125.00	\$175.00
Technician	\$145.00	\$190.00
Intern	\$100.00	\$130.00

- *Other Direct Costs / Reimbursable expenses are invoiced at cost plus 10% for handling.*
- *Personal auto mileage is reimbursed at the then current IRS approved rate (67 cents per mile as of Jan 2024).*
- *Voice & Data Communications (Telephone, fax, computer, e-mail, etc.) are invoiced at cost as a percentage of project labor.*

Fehr & Peers reserves the right to change these rates at any time with or without advance notice.

County of Santa Barbara
Solomon Hills Project

MKN & Associates



2025 FEE SCHEDULE

CATEGORY	POSITION	HOURLY RATE
Communications and Administrative	Administrative Assistant	\$113
	Strategic Communications Coordinator	\$118
	Strategic Communications Specialist	\$144
Designers and Technicians	CAD Technician I	\$134
	CAD Design Technician II	\$155
	Senior Designer	\$175
Planning	GIS Specialist	\$170
	Planner I	\$191
	Planner II	\$201
	Senior Planner	\$211
Engineers	Engineering Technician	\$103
	Assistant Engineer I	\$139
	Assistant Engineer II	\$160
	Project Engineer I	\$185
	Project Engineer II	\$201
	Senior Engineer I	\$216
	Senior Engineer II	\$227
	Senior Engineer III	\$242
Project Management	Principal Engineer	\$252
	Project Manager	\$227
	Senior Project Manager	\$262
	Project Director	\$283
Construction Management Services	Senior Project Director	\$304
	Scheduler	\$175
	*** Construction Inspector	\$196
	Assistant Resident Engineer	\$196
	Resident Engineer	\$208
	Construction Manager	\$227
	Principal Construction Manager	\$267

The foregoing Billing Rate Schedule is effective through December 31, 2025 and will be adjusted each year after at a rate of 2 to 5%.

DIRECT PROJECT EXPENSES

Outside Reproduction	Cost + 10%
Subcontracted or Subconsultant Services	Cost + 10%
Travel & Subsistence (other than mileage)	Cost
Auto Mileage	Current IRS Rate

*** 40 hrs per week assumed; part-time rates can be provided upon request
 Rates also subject to prevailing wage mandatory increases during a calendar year



6 Project Schedule

Rincon has prepared a tentative schedule for the environmental review process in the table below based on the general schedule described in the RFP. The general schedule included in the RFP estimates completion of the following:

- Consultant Selection and Task 1 (Kick-Off Meeting) by end of 4th Quarter 2024;
- Task 2 (Review of Technical Studies/Reports) by end of 1st Quarter 2025;
- Task 3a (Preparation of Project Description) by end of 2nd Quarter 2025;
- Task 3b (Notice of Preparation and Scoping) by end of 3rd Quarter 2025;
- Task 4 (Preparation of CEQA Environmental Document) by end of 3rd Quarter 2026; and
- Task 5 (Decision-Maker Adoption Hearings) by end of 2nd Quarter 2027.

Rincon will prepare and provide a refined schedule of deliverables following the County’s consultant selection. The refined schedule will be more specific and provide dates of completion because Rincon will have the opportunity to view the applicant-prepared technical studies and reports and better understand the level of revisions and analysis that will be required for the EIR. The refined schedule will include each major deliverable and milestone, including hearings.

Key Task and Deliverable	Schedule
Task 1: Kick-off Meeting	
Invite, agenda, minutes	4 th Quarter 2024
Task 2: Review of Technical Studies/Reports	
Rincon is provided all technical studies/reports listed in the RFP	3 rd Quarter 2024
Rincon conducts peer review	4 th Quarter 2024 & 1 st Quarter 2025
Rincon provides memorandums of peer review results	1 st Quarter 2025
Task 3: Preparation of Project Description	
Rincon prepares the draft Project Description	1 st Quarter 2025
County reviews the draft Project Description	1 st Quarter 2025
Rincon provides the public version of the Project Description	2 nd Quarter 2025
Rincon provides draft NOP	2 nd Quarter 2025
County reviews draft NOP	3 rd Quarter 2025
Rincon provides final NOP	3 rd Quarter 2025
Rincon facilitates public scoping meeting	3 rd Quarter 2025
County circulates NOP (30-day minimum)	3 rd and 4 th Quarter 2025
Task 4: Preparation of CEQA Environmental Documentation	
Rincon prepares Administrative Draft EIR	3 rd & 4 th Quarter 2025 & 1 st Quarter 2026
County reviews Administrative Draft EIR	1 st & 2 nd Quarter 2026
Rincon provides Final Administrative Draft EIR	2 nd Quarter 2026
County reviews Final Administrative Draft EIR	2 nd Quarter 2026
Draft EIR and Noticing (45-day minimum)	2 nd and 3 rd Quarter 2026
Rincon prepares Administrative Final EIR, draft MMRP, and draft Findings	3 rd Quarter 2026
County reviews Administrative Final EIR, draft MMRP, and draft Findings	3 rd Quarter 2026
Rincon provides Final EIR, MMRP, and Findings	3 rd Quarter 2026
Task 5: Decision-Maker Adoption Hearings	
Rincon attends decision-maker hearings	Early 2027

County of Santa Barbara
Solomon Hills Project

7 References

We invite you to contact any of the individuals listed below regarding our qualifications, skills, and project management.

City of Santa Maria

Contact: Dana Eady, Interim Director of Community Development
Address: 110 South Pine Street, Suite 101, Santa Maria, California 93458
Phone | Email: 805-925-0951 x2444 | deady@cityofsantamaria.org
Services Provided: Orcutt Key Site 3 Subsequent EIR; Neighborhoods of Willow Creek and Hidden Canyon (Key Site 21) Subsequent EIR, Rancho La Laguna EIR, Santa Maria Roemer Ranch Specific Plan Amendment EIR

City of Paso Robles


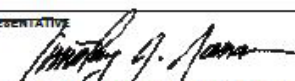
Contact: Warren Frace, Director of Community Development
Address: 1000 Spring Street, Paso Robles, California 93446
Phone | Email: 805-237-3970 | CDdirector@prcity.com
Services Provided: Olsen-South Chandler Ranch Specific Plan EIR; Gateway Hotel EIR

County of Monterey

Contact: Craig Spencer, Director of Housing and Community Development
Address: 1441 Schilling Place, South 2nd Floor, Salinas, California 9390
Phone | Email: 831-755-5233 | spencerc@CountyofMonterey.gov
Services Provided: River View at Las Palmas Assisted Living Senior Facility SEIR Response to Comments; Rancho Cañada Village Project Second Revised EIR

8 Insurance

Rincon

		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 2/1/2025 1/31/2024																																															
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.																																																			
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).																																																			
PRODUCER Lockton Insurance Brokers, LLC 777 S. Figueroa Street, 52nd Fl. CA License #0F15767 Los Angeles CA 90017 (213) 689-0065		CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL: ADDRESS:																																																	
INSURED 1462718 Rincon Consultants, Inc. 180 N Ashwood Ave. Ventura CA 93003		<table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A :</td> <td>Crum & Forster Specialty Insurance Co</td> <td>44520</td> </tr> <tr> <td>INSURER B :</td> <td>Hartford Fire Insurance Company</td> <td>19682</td> </tr> <tr> <td>INSURER C :</td> <td>Crum and Forster Insurance Company</td> <td>42471</td> </tr> <tr> <td>INSURER D :</td> <td>Palomar Excess and Surplus Insurance Co.</td> <td>16754</td> </tr> <tr> <td>INSURER E :</td> <td>Starstone National Insurance Company</td> <td>25496</td> </tr> <tr> <td>INSURER F :</td> <td></td> <td></td> </tr> </tbody> </table>			INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	Crum & Forster Specialty Insurance Co	44520	INSURER B :	Hartford Fire Insurance Company	19682	INSURER C :	Crum and Forster Insurance Company	42471	INSURER D :	Palomar Excess and Surplus Insurance Co.	16754	INSURER E :	Starstone National Insurance Company	25496	INSURER F :																												
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COVERAGES RINCO01 CERTIFICATE NUMBER: 20256911 REVISION NUMBER: XXXXXXXX		THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.																																																	
<table border="1" style="width: 100%;"> <thead> <tr> <th>INSR LTR</th> <th>TYPE OF INSURANCE</th> <th>ADDL INSD</th> <th>SUBR WVD</th> <th>POLICY NUMBER</th> <th>POLICY EFF (MM/DD/YYYY)</th> <th>POLICY EXP (MM/DD/YYYY)</th> <th>LIMITS</th> </tr> </thead> <tbody> <tr> <td>A</td> <td> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> SIR- \$50,000 <input checked="" type="checkbox"/> P&I GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: </td> <td>N</td> <td>N</td> <td>EPK-142587</td> <td>2/1/2023</td> <td>2/1/2025</td> <td> EACH OCCURRENCE \$ 3,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 3,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMPROP AGG \$ 4,000,000 </td> </tr> <tr> <td>B</td> <td> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY </td> <td>N</td> <td>N</td> <td>72UENOL5481</td> <td>2/1/2024</td> <td>2/1/2025</td> <td> COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX Comp./Coll. Ded \$ 1,000 </td> </tr> <tr> <td>C</td> <td> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input checked="" type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000 </td> <td>N</td> <td>N</td> <td>EFX-119720 EVEQ-0000005</td> <td>2/1/2024 2/1/2024</td> <td>2/1/2025 2/1/2025</td> <td> EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX </td> </tr> <tr> <td>E</td> <td> WORKERS COMPENSATION AND EMPLOYER'S LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below </td> <td>Y/N</td> <td>N/A</td> <td>T10220329</td> <td>2/1/2024</td> <td>2/1/2025</td> <td> <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. 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CERTIFICATE HOLDER 20256911 Evidence of Insurance		CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 																																																	

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County of Santa Barbara
Solomon Hills Project

Fehr & Peers



FEHR&PE-01

MICHAELA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/15/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0E67768 IOA Insurance Services 3875 Hopyard Road Suite 200 Pleasanton, CA 94588	CONTACT NAME: Andrea Michael		
	PHONE (A/C, No, Ext): (925) 249-7958	FAX (A/C, No):	
E-MAIL ADDRESS: Andrea.Michael@ioausa.com			
INSURED Fehr & Peers 100 Pringle Avenue, Suite 600 Walnut Creek, CA 94596	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : RLI Insurance Company		13056
	INSURER B : Sentinel Insurance Company, Ltd		11000
	INSURER C : Liberty Insurance Underwriters, Inc.		19917
	INSURER D :		
	INSURER F :		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJE CT <input type="checkbox"/> LOC OTHER:			PSB0006683	12/6/2023	12/6/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
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B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	57WEGZJ1989	5/1/2024	5/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Professional Liab.			AEXNYABEFJ2008	12/6/2023	12/6/2024	Per Claim 1,000,000
C	Professional Liab.			AEXNYABEFJ2008	12/6/2023	12/6/2024	Aggregate 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
EVIDENCE OF COVERAGE with Endorsements
 All Operations of the Named Insured, including the aforementioned project, if any.

CERTIFICATE HOLDER [SAMPLE CERTIFICATE]	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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Appendix A

Staff Resumes



EDUCATION

MURP, University of California, Irvine

BA, Economics, University of California, San Diego

CERTIFICATIONS/ REGISTRATIONS

38-Hour U.S. Army Corps of Engineers Wetland Delineation and Management Training Program

Architecture Foundation Award, University of California, Irvine Social Ecology Associates, 1997

Association of Environmental Professionals

YEARS OF EXPERIENCE

28

Richard C. Daulton

Principal and Executive Vice President

Richard oversees planning and environmental projects throughout California, with a focus in the Central Coast region. He has 28 years of experience in the planning profession with an emphasis on environmental planning. His planning skills are supported by a strong background in technical environmental and economic analysis. He manages a range of CEQA and NEPA documentation projects and has successfully combined environmental analysis and planning techniques to guide agencies through complex studies and controversial programs, entitlement, and planning projects.

SELECT PROJECT EXPERIENCE

Principal-in-Charge, County of Santa Barbara – Orcutt Key Site 3 Subsequent Environmental Impact Report, Santa Barbara County

Richard served as the principal-in-charge for the preparation of a Subsequent Environmental Impact Report (EIR) for the County of Santa Barbara to evaluate the Orcutt Key Site 3 Project. The project included consideration of a Comprehensive Plan Amendment, Rezone, Vesting Tentative Tract Map, and Development Plan entitlements for 125 single-family residential units on a 139-acre site, located in the Orcutt Community Plan area. The Subsequent EIR tiered from the previously prepared Orcutt Community Plan EIR since the project could potentially result in new or more severe environmental impacts to the area. As the site was previously undeveloped and consisted of mainly grazing land, Rincon examined the potential effects the project would have on agricultural resources, aesthetics, biological resources, water resources, and public services. Other issues examined in the EIR included transportation, health hazards due to vehicle emissions, and noise.

Principal-in-Charge, County of Santa Barbara – Arctic Cold Agricultural Refrigeration Facility Environmental Impact Report, Santa Barbara County

Richard oversaw preparation of an EIR for the proposed Arctic Cold Agricultural Refrigeration Facility in northern Santa Barbara County. The proposed project included a Conditional Use Permit and Development Plan for a freezer/processor facility on a 109-acre property, east of Santa Maria. Because the property is currently used for active agricultural production with a mix of row crops, livestock grazing, and a vegetable cooling plant that is not a part of the proposed project, and includes abandoned petroleum wells, the environmental evaluation focuses on agricultural resources, air quality and greenhouse gas emissions, biological resources, hazards and hazardous materials, transportation, and utilities and service systems.

Principal-in-Charge, County of Santa Barbara – Rancho La Laguna Environmental Impact Report, Santa Barbara County

Richard oversaw preparation of the Rancho La Laguna Project EIR. The project included a Tentative Tract Map application to subdivide the 3,950-acre property into 13 vineyard estate parcels from 160 acres to 605 acres, with each parcel including a designated residential building envelope. To support the EIR analysis Rincon's team of resource specialists peer-reviewed 14 technical evaluations prepared by the applicant's consultant team. The findings of the applicant-prepared technical evaluations were incorporated into Rincon's independent evaluation of the project's potential effects on visual, agricultural, biological, cultural, and water resources.



Principal-in-Charge, City of Paso Robles – Olsen-South Chandler Ranch Specific Plan Environmental Impact Report, Paso Robles

Richard served as Principal-in-Charge for the Paso Robles Olsen/South Chandler Ranch Specific Plan Project. The project included a Specific Plan, General Plan amendment, zone change, multiple tentative tract maps, an oak tree removal permit, roadway abandonments, and multiple development agreements. Richard worked closely with City staff to develop creative solutions to the EIR approach that satisfied the complex legal requirements, while remaining useable for City staff and easy to read to proactively address issues of public controversy. Successfully executing this project required coordination with City staff and consultants, as well as representatives of the applicant team to provide detailed peer-review and technical updates to multiple applicant-prepared technical studies. The EIR included a detailed analysis of the following environmental issue areas: aesthetics, agricultural resources, air quality, biological and cultural resources, greenhouse gas emissions, energy, hazards and hazardous materials, hydrology and flooding, land use compatibility, noise, transportation and circulation, including impacts to U.S. 101, and wildfires.

Quality Assurance/Quality Control, City of Seaside (subconsultant to Torti Gallas + Partners) – Campus Town Specific Plan Environmental Impact Report, Seaside

Richard provided quality assurance and quality control review for the Campus Town Specific Plan EIR. The Specific Plan would facilitate the development of up to 1,485 housing units; 250 hotel rooms; 75 youth hostel beds; 150,000 square feet of retail, dining, and entertainment uses; and 50,000 square feet of office, flex, makerspace, and light industrial uses; as well as park/recreational areas, and supporting infrastructure, on approximately 122 acres on the former Fort Ord, just south of the California State University, Monterey Bay campus. Key issues included water supply, transportation/vehicle miles travelled, and greenhouse gas emissions. The Final EIR was certified in March 2020.

Principal-in-Charge, City of San Luis Obispo – Avila Ranch Project Contract Planning Services, San Luis Obispo

Richard oversaw comprehensive contract planning services, including permit application processing and project management as “Dedicated Planners,” acting as an extension of and under the direction of City Staff, for the Avila Ranch Project. The project included adoption of the Avila Ranch Development Plan, including an amendment to the Airport Area Specific Plan, a rezone, and related actions to permit a mix of residential uses, neighborhood commercial, and open space/park uses on an approximately 150-acre site. The project would result in construction of approximately 720 residential units and 15,000 square feet of leasable Neighborhood Commercial space. Rincon conducted several meetings with City staff and the project applicant, managed a comprehensive project schedule, reviewed formal application materials and technical reports, reviewed the draft amendment, coordinated with the ALUC and EIR consultant, coordinated revisions to the Specific Plan, and prepared the staff reports for the project.

Principal-in-Charge, County of San Benito – Del Webb at San Juan Oaks Specific Plan Environmental Impact Report, San Benito County

Richard oversaw the preparation of the Subsequent EIR for the Del Webb at San Juan Oaks Specific Plan in San Benito County for a golf-course oriented master planned community, including a 1,017-unit active-adult community with amenity center and open space areas; 67 non-age restricted (market rate) single-family residential units; a 200-room resort hotel; up to 65,000 square feet of commercial development, and an approximately 4-acre assisted living/skilled nursing/memory care facility with up to 100 beds. The Final EIR was certified in November 2015.

Principal-in-Charge, City of Santa Maria – Los Flores Integrated Waste Management Facility Environmental Impact Report and Open Space Management Plan, Santa Maria

Richard oversaw the preparation of the Environmental Impact Report for the Santa Maria Los Flores Integrated Waste Management Facility, located in the Solomon Hills area that addressed the construction and operation of a modern Class III lined landfill on a 1,774-acre site with approximately 90 years of capacity. The Environmental Impact Report addressed construction and site disturbance impacts associated with the 600-acre footprint of the new landfill and associated facilities, as well as operational impacts associated with the facility. Key issues of focus included: air quality, greenhouse gas emissions, biological resources, hazards associated with historic oil production on the site, aesthetics, and noise. The Environmental Impact Report included a comprehensive alternatives analysis that examined the feasibility of numerous alternative sites and alternative waste management technologies. Rincon has also prepared several addenda to the Final Environmental Impact Report for the Integrated Waste Management Facility for various changes to the operational components of the project. In addition, Richard oversaw preparation of the Open Space Management Plan for the long-term management of open space resources at the property, which included coordination with multiple regulatory permitting agencies.





Megan Jones

Principal

Megan is involved in a wide range of CEQA/NEPA environmental documentation, urban planning and land use studies, technical analysis, as well as community involvement and permitting activities, with particular emphasis on complicated and controversial projects in the Monterey Bay region. She has an extensive background in environmental management, policy, and environmental planning and contributes to successful environmental and planning projects, ranging from programmatic review of general plans and regional transportation plans to project-specific review of development, transportation, and water infrastructure projects. Megan is skilled at balancing the goals of conveying complex environmental issues to the general public and preparing legally defensible and highly technical CEQA and NEPA documents.

EDUCATION

MPP, California State
 University Monterey Bay

BA, Environmental Studies,
 University of Oregon

BA, Geography, University of
 Oregon

AFFILIATIONS

Association of Environmental
 Professionals, Monterey Bay
 (Board Member 2009–2022,
 Former Chapter President
 2021–2022, 2019
 Conference Chair)

American Public Works
 Association, Member

YEARS OF EXPERIENCE

18

SELECT PROJECT EXPERIENCE

Project Manager, City of Seaside (subconsultant to Torti Gallas + Partners) – Campus Town Specific Plan Environmental Impact Report, Seaside

Megan served as project manager for the Campus Town Specific Plan Environmental Impact Report (EIR). The Specific Plan would facilitate the development of up to 1,485 housing units; 250 hotel rooms; 75 youth hostel beds; 150,000 square feet of retail, dining, and entertainment uses; and 50,000 square feet of office, flex, makerspace, and light industrial uses; as well as park/recreational areas, and supporting infrastructure, on approximately 122 acres on the former Fort Ord, just south of the California State University, Monterey Bay campus. Key issues included water supply, transportation/vehicle miles travelled, and greenhouse gas emissions. The Final EIR was certified in March 2020.

Principal-in-Charge, County of Monterey – Rancho Cañada Village Second Revised Draft Environmental Impact Report, Monterey County

Rincon prepared a Second Revised EIR for the revised Rancho Cañada Village residential development in Carmel Valley. The original EIR was prepared by another firm and certified in 2016; upon certification, the Board of Supervisors approved an alternative to the proposed 281-unit project, a 130-unit project that was included in the 2016 EIR as an alternative analyzed at an equal level of detail. The Carmel Valley Association filed a lawsuit challenging the certification of the 2016 EIR and approval of the 130-unit project, among other things. The Monterey Superior Court issued a Peremptory Writ of Mandate commanding the County to set aside the certification of the 2016 EIR and address two legal inadequacies in the 2016 EIR: inaccurate project description and an insufficient range of alternatives. Rincon was selected by the County to prepare a Second Revised EIR to comply with the court's decision and guidance. This work effort entailed removing the 281-unit project and framing the 130-unit alternative as the proposed project, updating relevant background information, and preparing a new alternatives section. The Second Revised Final EIR was certified by the Board of Supervisors in July 2021.

Principal-in-Charge, City of Pacific Grove – 1661 Sunset Focused Environmental Impact Report, Pacific Grove

Megan is Principal-in-Charge of a Focused EIR for a proposed residential development at 1661 Sunset Drive in Pacific Grove. The project would merge two existing parcels and develop the new parcel with a single-family residence, retain an existing residence, and transfer the existing water meter to the proposed residence.



Due to public controversy, an EIR is being prepared with a focus on biological and cultural resource impacts; remaining issue areas are addressed in a detailed Initial Study. The Administrative Draft EIR was submitted to the City in September 2022.

Project Manager, County of Monterey – Carmel Rio Road Subdivision Environmental Impact Report, Monterey County

Megan served as Project Manager for the Carmel Rio Road Subdivision EIR, a 31-unit residential subdivision on approximately 8 acres on Val Verde Drive, at the mouth of Carmel Valley. The site is exposed to flood risks from two distinct flooding sources: overbank flows from the Carmel River and overland flows from the current downstream end of the relatively large north bank tributary known as County Drainage Area 27 (DA-27). A key issue addressed in the EIR was therefore hydrology and water quality, with particular emphasis on flooding. Other key issues included biological resources, cultural resources, and transportation. The Final EIR was completed in May 2017, though the project was denied over concerns associated with on-site affordable housing.

Principal-in-Charge, County of Monterey – Charolais Ranch Project Environmental Impact Report, Monterey County

Megan is Principal-in-Charge of an EIR for a residential subdivision project in the County of Monterey. The project is a standard subdivision resulting in the creation of 27 parcels that will include 26 residential parcels and three separate open space areas. Key issues include aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, noise, transportation, tribal cultural resources, utilities and service systems, and wildfire, due to the undeveloped and rural nature of the 131-acre site.

Principal-in-Charge, City of Monterey – 2101 North Fremont Street Hotel Environmental Impact Report, Monterey

Megan is Principal-in-Charge of a Focused EIR for the redevelopment of a hotel property in Monterey, California. The project entails demolition of the existing uses on site, including a one-story, 18-guest-room motel, a 134-seat restaurant, and a surface parking lot, and construction of a new four-story, 42-guest-room branded hotel and a surface parking lot. The City released a Draft Initial Study-Mitigated Negative Declaration (IS-MND) for the project in March 2021, and the City of Monterey Planning Commission approved the IS-MND and project in October 2021. Based on an appeal filed by an adjacent property owner, the City requested that Rincon prepare an EIR focused on noise, cultural and tribal cultural resources, hazards and hazardous materials, and land use. To date Rincon has prepared an Administrative Draft EIR and is currently preparing a Public Draft.

Principal-in-Charge, County of Monterey – River View Assisted Living Facility Responses to Comments/Final Environmental Impact Report, Monterey County

Megan served as Principal-in-Charge for the responses to comments and a Final EIR for the River View Senior Assisted Living Facility in unincorporated Monterey County. The Administrative Draft EIR was prepared by another firm on behalf of the project applicant, and the County of Monterey released the Draft EIR. Rincon was retained by the County to assist with responses to comments after receiving 118 comment letters. Completing the responses to comments included additional analysis of biological resources, geology and soils, land use, noise, public services, transportation, and tribal cultural resources. Rincon completed the responses to comments and Final EIR on a quick timeline, to the satisfaction of both the project applicant and County staff.

Principal-in-Charge, City of Salinas – Downtown Parking Lot and Intermodal Transportation Center Rezone Project Initial Study-Mitigated Negative Declaration, Salinas

Megan is the Principal-in-Charge of an IS-MND for the Downtown Parking Lot and Intermodal Transportation Center Rezone Project for the City of Salinas. The project would entail zone changes to four downtown City-owned parking lots and portions of the City's Intermodal Transportation Center. The sites are currently zoned Public/Semipublic and Commercial Retail and would be rezoned as Mixed Use. The purpose of the proposed zone changes is to facilitate the development of up to an estimated 500 housing units and 125,000 square feet of commercial uses within areas designated as federal Opportunity Zones with access to public transit. Key issues include aesthetics, air quality and greenhouse gas emissions, transportation, and utilities and service systems.





Chris Bersbach

Supervising Environmental Planner/Program Manager

Chris manages and prepares CEQA and NEPA documentation in the California Central Coast region and technical air quality, greenhouse gas emissions, and noise analyses for public agencies and private sector clients throughout California. He has 17 years of planning experience with an emphasis on environmental planning and technical environmental analysis. His experience includes a wide range of technical environmental and planning studies, including land and infrastructure development projects, urban redevelopment projects, general plans and specific plans, solar power facilities and other energy projects, waste and wastewater management facilities, and other long-range planning projects.

EDUCATION

MESM, Conservation Planning; Bren School of Environmental Science & Management, University of California, Santa Barbara
 BA, Psychology; Brandeis University

YEARS OF EXPERIENCE

17

SELECT PROJECT EXPERIENCE

Project Manager, City of Morro Bay – Embarcadero Road Battery Electric Storage System Project Environmental Impact Report, Morro Bay

Chris is currently managing preparation of environmental documentation for the Embarcadero Road Battery Electric Storage System Project at the site of the decommissioned Morro Bay Power Plant facility in Morro Bay. Under contract to the City of Morro Bay and in coordination with the property owner and project applicant, Rincon has prepared an historic resources evaluation, paleontological resources evaluation, geologic hazards evaluation, and hazardous materials technical study in support of the Project Environmental Impact Report (EIR) and is in the process of preparing an EIR and Master Plan, including technical analyses of biological and cultural resources, construction air quality, noise, and transportation effects, visual resources, and hydrology/water quality, which will support the project environmental review.

Project Manager, County of Santa Barbara – Orcutt Key Site 3 Subsequent Environmental Impact Report, Santa Barbara County

Chris managed preparation of a Subsequent EIR for the County of Santa Barbara to evaluate the Orcutt Key Site 3 Project. The project included consideration of a comprehensive plan amendment, rezone, vesting tentative tract map, and development plan entitlements for 125 single-family residential units on a 139-acre site located in the Orcutt Community Plan area. Rincon coordinated closely with County staff to develop and approach to the environmental analysis that relied on analysis in the Orcutt Community Plan EIR, focusing updated analytical effort on environmental impacts that may be new or substantially more severe than analyzed in the existing EIR. As the site was previously undeveloped and consisted of mainly grazing land, Rincon examined the potential effects the project would have on agricultural resources, aesthetics, biological resources, water resources, and public services. Other issues examined in the EIR included transportation, health hazards due to vehicle emissions, and noise.

Project Manager, County of Santa Barbara – Arctic Cold Agricultural Refrigeration Facility Environmental Impact Report, Santa Barbara County

Chris managed preparation of an EIR for the Arctic Cold Agricultural Refrigeration Facility in northern Santa Barbara County. The project included a conditional use permit and development plan for a freezer/processor facility on a 109-acre property east of Santa Maria. Because the property had been previously used for active agricultural production with a mix of row crops, livestock grazing, and a vegetable cooling plant that was not a part of the project, and included abandoned petroleum wells, the environmental evaluation focused on agricultural resources, air quality and greenhouse gas emissions, biological resources, hazards and hazardous materials, transportation, and utilities and service systems.



Project Manager, City of Paso Robles – Olsen-South Chandler Ranch Specific Plan Environmental Impact Report, Paso Robles

Chris served as the Project Manager for the Paso Robles Olsen/South Chandler Ranch Specific Plan Project. The project included a Specific Plan for the 358-acre property, General Plan amendment, zone change, multiple tentative tract maps, an oak tree removal permit, roadway abandonments, and multiple development agreements. The EIR analysis required a hybrid of programmatic and project-specific elements to address the long-term impacts of buildout within the Specific Plan area and specific impacts of residential, commercial, and recreational uses in the Specific Plan area. Chris worked closely with City staff to develop creative solutions to the EIR approach that satisfied the complex legal requirements, while remaining useable for City staff and easy to read to proactively address issues of public controversy. The EIR included a detailed analysis of agricultural resources, air quality, biological and cultural resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and flooding, land use compatibility, noise, circulation, and wildfires.

Project Manager, County of Santa Barbara – Neighborhoods of Willow Creek and Hidden Canyon (Key Site 21) Subsequent Environmental Impact Report, Santa Barbara County

Chris managed preparation of a Subsequent EIR for the County of Santa Barbara to evaluate the Neighborhoods of Willow Creek and Hidden Canyon (Key Site 21) Project. The project included a Specific Plan, comprehensive plan amendment, vesting tentative tract maps, and development plan entitlements for two residential neighborhoods adjacent to the Rancho Maria Golf Course on 177 acres of Key Site 21 in the Orcutt Community Plan area. The Subsequent EIR tiered from the Orcutt Community Plan EIR, focusing updated analytical effort on the potential for the project to result in new or substantially more severe environmental effects than analyzed in the Orcutt Community Plan EIR. Rincon examined the potential effects the project would have on agricultural resources, aesthetics, biological resources, and geologic hazards, transportation, water resources, recreation, and noise.

Project Manager, City of San Luis Obispo – San Luis Ranch Specific Plan Project Environmental Impact Report, San Luis Obispo

Chris oversaw preparation of the EIR for the San Luis Ranch Project on behalf of the City of San Luis Obispo. The 131-acre project site represented a key development area for the City, identified in the Land Use and Circulation Element Update. The project included a Specific Plan, General Plan amendment, and development plan for a 131-acre project site, including annexation of the site into the city of San Luis Obispo. This Specific Plan included a mixture of residential, commercial, office, and hotel uses, with a portion of the site preserved for agriculture and open space uses. Our EIR approach on this project was a unique hybrid of programmatic and project-specific elements developed in close coordination with City staff to address both the specific impacts of the proposed development, and the long-term impacts of buildout within the Specific Plan area. The Specific Plan area is located in the San Luis Obispo Airport Land Use Plan Airport Overlay Zone and was subject to potential limitations on development density. The EIR included a detailed analysis of agricultural resources, air quality, biological and cultural resources, greenhouse gas emissions, hydrology and flooding, land use compatibility, and circulation.

Project Manager, County of Santa Barbara – Rancho La Laguna Environmental Impact Report, Santa Barbara County

Chris managed preparation of an EIR for the Rancho La Laguna Project. The project included a tentative tract map application to subdivide the 3,950-acre property into 13 vineyard estate parcels from 160 acres to 605 acres, with each parcel including a designated residential building envelope. Rincon's team of resource specialists peer-reviewed fourteen technical evaluations prepared by the applicant's consultant team. The findings of the applicant-prepared technical evaluations were incorporated into the County's independent evaluation of the project's potential effects on visual, agricultural, biological, cultural, and water resources. Chris worked closely with the County's Project Manager to ensure the EIR approach effectively leveraged the available technical documentation to streamline the CEQA process, while providing the County with a robust and defensible environmental document.

Technical Analyst, City of Santa Maria – Area 9 Specific Plan Environmental Impact Report, Santa Maria

Chris was a lead technical analyst supporting preparation of the environmental review for the Area 9 Specific Plan. This project incorporated a range of land use components in a 900-acre Specific Plan area, including agricultural manufacturing, commercial manufacturing, industrial, commercial office, community commercial, open space, and mixed-use residential. Buildout of the Specific Plan included up to 11.3 million square feet of agricultural and industrial space, 2.1 million square feet of commercial space, and 550 residential units. Key environmental topics included aesthetics, agricultural resources, air quality, biological resources, cultural resources, hazardous materials, noise, public services, circulation, utilities, and water quality.





EDUCATION

BS, Environmental Resource Management, Virginia Polytechnic Institute and State University

YEARS OF EXPERIENCE

17

George Dix

Supervising Environmental Planner

George's professional experience spans more than 17 years and has focused on environmental planning and review, including CEQA and NEPA compliance, impacts analyses and development of mitigation measures, permitting, biology, and project management. George has worked on many diverse and complex CEQA and NEPA projects, which has included managing and authoring categorical exemptions, initial studies, environmental impact reports (EIR), categorical exclusions, environmental assessments, and environmental impact statements. He is also well-experienced in wetland permitting, including Section 404 permitting with the U.S. Army Corps of Engineers and 401 permitting with Regional Water Quality Control Boards. His duties at Rincon include preparing and managing environmental documents and permit applications in support of CEQA and NEPA.

SELECT PROJECT EXPERIENCE

Project Manager, City of Watsonville – Sunshine Vista Development Environmental Impact Report, Watsonville

Rincon assisted the City of Watsonville in the preparation of an Environmental Impact Report (EIR) for the Sunshine Vista Phased Development, a residential subdivision project. George served as the Project Manager. The project site consists of two parcels used as a car repair, maintenance, and disposal business since the 1960s. Specifically known activities included automotive dismantling, car crushing, car burning, automotive repair, automotive bodywork, automotive service, and storage of automotive waste fluid. The proposed project consists of two phases. The first phase of the project involves remediation of the project site, including removal of all junk vehicles, trash, debris, and structures; soil-remediation and disposal; temporary stormwater drainage measures; and regrading. This phase was found to be categorically exempt under CEQA, but the cleanup activities and associated impacts are analyzed in the EIR. The EIR also analyzes phase two of the project, which consists of subdivision of the property into 150 residential lots and community open space parcels. The residential units will be a mix of single-family units, duplex units, and townhomes. The project also includes a new nature trail along the Watsonville Slough, which is adjacent to the northern side of the project site. Key issues analyzed in the EIR include aesthetics, biological resources, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, and transportation and traffic.

Project Manager, City of Hayward – 3636 Enterprise Avenue Industrial Development Initial Study-Mitigated Negative Declaration, Hayward

The 3636 Enterprise Avenue Industrial Development Project consisted of the development of a 219,656-square-foot industrial shell building and related site improvements on a primarily vacant site with the exception of four existing radio towers and associated radio transmitter building located on the site. The existing radio towers would be relocated on top of the new building, upon its construction, in roughly the same location and at the same height from grade as existing. Rincon prepared an Initial Study-Mitigated Negative Declaration (IS-MND) to evaluate the potential impacts of the project. During field visits, Rincon archaeologists noted the presence of an archaeologist resource on the site, which resulted in a detailed cultural resources investigation of the site that was used to support the IS-MND. Other key issues evaluated in the IS-MND included air quality, hazards and hazardous materials, transportation, and tribal cultural resources. In addition to preparing the IS-MND, Rincon also prepared the required CEQA noticing documents for the City.



Project Manager, City of San José – 1953 Concourse Drive Project Initial Study-Mitigated Negative Declaration, San José

The proposed 1953 Concourse Drive Project consisted of the demolition of all existing on-site development and construction of a new industrial and warehouse building on the project site, located in northern San José. The proposed new building would include approximately 8,000 square feet of office space and approximately 118,700 square feet of warehouse space, for a total area of approximately 126,700 square feet. The project also included a new surface parking lot and an internal circulation road that would circle the new building. Additionally, internal circulation would allow access to a loading dock area proposed on the north side of the building. Rincon prepared an IS-MND on behalf of the City to evaluate potential impacts of the project and provide mitigation measures, as applicable. Key issues evaluated in the IS-MND included biological resources, cultural resources, hazards and hazardous materials, and transportation.

Project Manager, City of San José – Senter Road Housing Project Initial Study-Mitigated Negative Declaration, San José

Rincon is preparing an IS-MND for a proposed project consisting of the construction of a new residential development on property located along the west side of Senter Road between Keyes Street and E Alma Avenue in San José. The proposed new residential development would be a 44 dwelling-unit complex consisting of 21 three-story duplexes, and two three-story single-family houses. Key issues analyzed in the IS-MND include air quality and health impacts, hazards and hazardous materials, noise and vibration, and transportation. In addition to preparing the IS-MND, Rincon is preparing responses to comments received on the IS-MND.

Project Manager, City of Hayward – 4150 Point Eden Way Industrial Project Environmental Impact Report, Hayward

Rincon prepared an EIR for the 4150 Point Eden Way Industrial Project. The project consisted of demolition of an existing historic building and development of the project site with a new warehouse building that also includes office space. Additionally, the project involved a new wetland preserve adjacent to San Francisco Bay and relocation of a segment of the San Francisco Bay Trail. Due to demolition of the historic structure, cultural resources were a key issue area analyzed in the EIR. The EIR also focused on biological resources, hazards and hazardous materials, and transportation. Other CEQA issue areas and topics, such as air quality, aesthetics, hydrology, and water quality were evaluated in an Initial Study that Rincon prepared. The Draft EIR was recently circulated for public comment and generated only five comment letters, none of which required substantial revisions to the Draft EIR text. George served as Project Manager, overseeing preparation of the Initial Study and EIR, as well as maintaining the project schedule and budget and quality control.

Project Manager, City of Hayward – 25550 Clawiter Road Industrial Development Project Initial Study/Mitigated Negative Declaration, Hayward

Rincon is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) for the 25550 Clawiter Road Industrial Development Project. The proposed project involves demolition of the remaining components of the former Berkeley Farms operation on the project site and redevelopment of the project site with two new industrial/warehouse buildings. An end tenant is not identified; however, the buildings may be used for ecommerce distribution and logistics. Key issues analyzed in the EIR, given the potential ecommerce use, include transportation and air quality, due to vehicle delivery trips associated with ecommerce. Additionally, because an end tenant is not identified, there is potential that the buildings would need backup electricity in the form of generators. Accordingly, Rincon prepared a health risk assessment to evaluate potential adverse impacts of operating backup diesel generators at the project site. The health risk assessment was used to support the IS/MND.

Project Manager, San José State University – Small Commercial Building Project CEQA Categorical Exclusion, San José

Continuing a successful on-call relationship with San José State University (SJSU), Rincon Consultants assisted SJSU with Categorical Exemption (CE) documentation for a proposed small commercial building on a concrete plaza area in the southern area of the main campus in downtown San José. The CE documentation included a brief report that demonstrated the applicability of the project for one or more of the state CE classes in the State CEQA Guidelines. The report also provided a brief analysis of exceptions to a CE, such as analyzing the potential for the project to result in a significant cumulative impact. Rincon Consultants also completed and filed the State's formal Notice of Exemption form.





EDUCATION

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

BA, Journalism, California State University, Chico

YEARS OF EXPERIENCE

10

Bill Vosti

Program Manager: Air Quality, Greenhouse Gas Emissions, and Noise

Bill has 10 years of experience preparing air quality and greenhouse gas (GHG) technical analyses pursuant to CEQA and NEPA. Bill is proficient with various air quality and GHG models (e.g., California Line Source Model series, Emission Factors Model series, American Meteorological Society/Environmental Protection Agency Regulatory Model, Hotspots Analysis and Reporting Program, and California Emissions Estimator Model series). His experience includes air quality and GHG emissions analyses for jurisdictions across California. He also leads Rincon Consultants' Air Quality, GHG Emissions, and Noise Program by managing technical staff and providing quality assurance reviews.

SELECT PROJECT EXPERIENCE

Air Quality and Greenhouse Gas Analyst, County of Santa Barbara – Arctic Cold Agricultural Refrigeration Facility Environmental Impact Report, Santa Barbara County

The proposed project, located approximately 1-mile east of Santa Maria in northern Santa Barbara County, involves a conditional use permit and development plan to allow development of a 449,248-square-foot gross floor area agricultural processor and freezer facility on a 40-acre project site. Key issues for which Bill provided analysis included criteria pollutant emissions and GHG emissions from the project's boilers and freezer truck trips. Mitigation included the purchase of carbon offsets and use of zero-emission trucks.

Project Manager, County of Santa Barbara – Plantel Nurseries Eastside Expansion Project, Santa Barbara County

Bill was the Project Manager for an Air Quality Impact Analysis and GHG Study in the County of Santa Barbara jurisdiction near Santa Maria. The proposed project would consist of a 24,000-square-foot germination building and 13 greenhouses. Tasks included coordinating with the Santa Barbara County Air Pollution Control District, managing analyst modeling for air quality pollutants and GHG emissions, and providing quality assurance on results. Key issues included emissions from the greenhouse heaters.

Project Manager, County of Santa Barbara – Technical Studies for the Key Site 1 Project, Santa Barbara County

Bill was the Project Manager for a mixed-use development on a 25-acre site in Key Site in the community of Orcutt in Santa Barbara County. Tasks included managing and providing quality assurance on the air quality and greenhouse gas emissions report, noise report, paleontological assessment, and biological resources assessment. Key issues managed on the project included providing multiple avenues for the client to conduct biological resources mitigation.

Air Quality Analyst, Santa Barbara County Association of Governments – Connected 2050 RTP/SCS Environmental Impact Report, Santa Barbara County

Bill was the quality assurance reviewer for the air quality Environmental Impact Report (EIR) section. The EIR evaluated the effects of Connected 2050, the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) for the Santa Barbara County Association of Governments. The air quality section included EMFAC modeling to compare the air quality emissions between various scenarios (2020 baseline, 2050 no project, and 2050 with RTP/SCS) to determine project impacts. The RTP/SCS resulted in lower emissions than both baseline and no project, thus operational impacts were less than significant.



Air Quality, Greenhouse Gas Emissions, and Noise Analyst, City of Seaside – Campus Town Specific Plan Environmental Impact Report, Seaside

Rincon Consultants prepared the Campus Town Specific Plan EIR. Key issues included water supply, transportation/vehicle miles travelled, and GHG emissions. The Final EIR was certified in March 2020. Bill prepared the GHG memo. The Specific Plan would facilitate the development of up to 1,485 housing units, 250 hotel rooms, 75 youth hostel beds, 150,000 square feet of retail, dining, and entertainment uses, and 50,000 square feet of office, flex, makerspace, and light industrial uses, as well as park/recreational areas and supporting infrastructure.

Air Quality, Greenhouse Gas Emissions, and Noise Analyst, County of San Luis Obispo – Paso Basin Land Use Planting Ordinance Environmental Impact Report, San Luis Obispo County

The project was a programmatic analysis for the County, which was proposing a new permanent ordinance framework that would allow the County to continue exercising its land use authority to regulate planting of commercial crops irrigated from groundwater wells within the Paso Basin. Issues included the best approach to analyze environmental impacts from ministerial planting activities in a programmatic EIR. Technical approaches included covering applicable activities in a manner that would conservatively analyze air quality, GHG emissions, and noise impacts to create a defensible analysis in case of challenge.

Air Quality, Greenhouse Gas Emissions, and Noise Analyst, City of Goleta – Sywest Industrial Building Project Environmental Impact Report, Goleta

Bill acted as the air quality, GHG emissions, and noise analyst for the Sywest Industrial Building Project EIR. The proposed project would demolish the existing drive-thru theater and construct a 70,594-square-foot industrial warehouse building with 60,939 square feet of landscaping, 102 parking spaces, and six loading zones. Key issues included construction noise impacts at the nearest residences and GHG emissions exceeding per service population thresholds. Mitigation included temporary noise barriers for construction noise and a GHG Reduction Plan to determine the methods to reduce GHG emissions below thresholds.

Air Quality and Greenhouse Gas Analyst, County of Ventura – Somis Ranch Farmworker Housing Complex Project, Somis

Bill served as the air quality and ghg analyst for a proposed housing complex for farmworkers. The project involved the construction of 360 dwelling units in a rural area. Tasks included modeling GHG and criteria air pollutant emissions (using the California Emissions Estimator Model) and inputting the results directly into the Initial Study-Mitigated Negative Declaration (IS-MND). Key issues included developing a project-specific GHG threshold. Due to the size of the project, pollutant and GHG emissions were within Ventura County Air Pollution Control District thresholds.

Air Quality, Greenhouse Gas Emissions, and Noise Analyst, City of Goleta – Hollipat Permanent Parking Lot Development Plan Initial Study-Mitigated Negative Declaration, Goleta

The project developed a temporary parking area into the permanent use of 270 parking spaces. Technical approaches for air quality, GHG emissions, and noise included covering construction activities from developing the parking lot and their impacts on nearby sensitive receptors. Mitigation included temporary noise barriers to reduce construction noise at adjacent properties.

Air Quality and Greenhouse Gas Analyst, County of Ventura – Ventura Harbor Marina and Yacht Yard Expansion Addendum, Ventura County

Bill served as the air quality and ghg analyst for an addendum to an adopted IS-MND for a harbor expansion in Ventura County. The addendum involved expansion of the dock structure, onshore parking improvements, and relocation of project components compared to the adopted IS-MND. Tasks included conducting air quality and GHG emissions modeling for the revised components and comparing them to applicable thresholds, as well as analyzing if impacts were more substantial than those analyzed in the IS-MND.

Noise Analyst, City of Paso Robles – Olsen-South Chandler Ranch Specific Plan Environmental Impact Report, Paso Robles

The 358-acre Specific Plan area represented a key development area for the City, identified in the General Plan Land Use Element. The project included a Specific Plan, General Plan amendment, zone change, multiple tentative tract maps, an oak tree removal permit, roadway abandonments, and multiple development agreements. The EIR analysis required a hybrid of programmatic and project-specific elements to address the long-term impacts of buildout within the Specific Plan area, as well as specific impacts of the proposed residential, commercial, and recreational uses in the Specific Plan area. Bill wrote the noise analysis for the EIR, which included a programmatic approach to mitigating stationary source noise and construction noise.





Josh Carman, INCE

Director of Technical Services

Josh has over 20 years of experience in the field of acoustics and air quality and has participated in the environmental review and monitoring process for a wide variety of projects in California, Washington, Nevada, and New York. Josh prepares noise, air quality, greenhouse gas, and community health risk assessments for environmental impact studies (CEQA/NEPA) and technical studies using federal, State, and local guidelines and methodology. His experience includes complex project- and program- level analyses of General Plan updates; specific plans; mixed-use development; traffic, transit and rail; vibration-sensitive; industrial; infrastructure, utilities, and telecommunications; long-term and remote construction noise and vibration monitoring; and underwater construction (e.g., pile driving) projects. He is certified in the use of the Federal Highway Administration's Traffic Noise Model, SoundPLAN and U.S. Environmental Protection Agency's AERMOD air dispersion model.

EDUCATION

BA, Environmental Studies,
 University of California,
 Santa Cruz

CONTINUING EDUCATION

SoundPLAN, Navcon
 Engineering, Fullerton,
 California

U.S. Environmental Protection
 Agency AERMOD, Lakes
 Environmental, Las Vegas,
 Nevada

Federal Highway
 Administration – Traffic Noise
 Model 2.5, Bowlby &
 Associates, Inc., Brentwood,
 Tennessee

Noise Control for Buildings,
 Manufacturing Plants,
 Equipment and Products,
 Hoover & Keith, Houston,
 Texas

YEARS OF EXPERIENCE

23

SELECT PROJECT EXPERIENCE

Director, City of Los Angeles – One San Pedro Specific Plan Environmental Impact Report/Environmental Impact Statement, Los Angeles

The project involves the adoption of a Specific Plan to guide redevelopment of the Rancho San Pedro public housing complex, services, amenities, and programming for the project site. Josh oversaw the review and incorporation of the findings from the Noise Study into the Environmental Impact Report (EIR)/Environmental Impact Statement and developed mitigation for operational recreational noise impacts.

Director, City of Beverly Hills – 9600 Wilshire Boulevard Specific Plan, Beverly Hills

Josh is overseeing the preparation of the noise assessment for the 9600 Wilshire Boulevard Specific Plan. The Specific Plan would apply to an approximately four-acre (net) site located south of Wilshire Boulevard, between Bedford Drive to the west and Camden Drive to the east, adjacent to the southwest neighborhood of the city of Beverly Hills. The Specific Plan proposes a mix of uses and includes the historic Saks building. Mitigation measures were recommended to reduce or avoid impacts from construction noise and construction vibration, including at the historic resources.

Director, City of Monterey – 2101 North Fremont Street Hotel Project Environmental Impact Report, Monterey

Josh oversaw the preparation of the noise section of the EIR for a proposed hotel project. The proposed project includes demolition of the existing uses on-site, including a one-story, 18-guest-room motel, a 134-seat restaurant, and a surface parking lot. The proposed project involves construction of a new four-story, 42 guest room branded hotel and a surface parking lot with 42 parking spaces. Carefully-vetted mitigation measures were included to mitigate potentially significant construction noise and vibration impacts.

Director, City of Ventura – Anastasi Development Project Noise and Vibration Study, Ventura

Josh oversaw the preparation of the Noise and Vibration Study for the proposed Anastasi development project in Ventura. The project would consist of the construction of 11 residential buildings and five mixed use buildings that would serve as a gateway to the Pierpont community. The project would include 96 total residential units arranged as rowhouse and stacked dwelling units with, one, two, or three bedrooms; live/work space; and commercial space, including a café/restaurant. Buildings would be three to four stories in height. Rincon made recommendations to reduce construction noise and construction vibration.



Director, City of Seaside – Fire Station No. 2 Project Initial Study-Mitigated Negative Declaration, Seaside

Josh oversaw the preparation of the noise section of the Initial Study-Mitigated Negative Declaration for a proposed fire station project. The project would involve construction and operation of an approximately 13,010-square-foot fire station facility and 54,106 square feet of training facilities. The proposed fire station would include office, living, and general operations rooms. Training areas would consist of a 54,000-square-foot area and would potentially include a future planned 3 to 4-story training tower. Mitigation was included to reduce mechanical equipment noise to a less-than-significant level.

Director, MPW Moorpark Land, LLC – 15190 Tierra Rejada Equestrian Facility Noise Assessment, Ventura County

Josh is overseeing the preparation of the noise assessment for the proposed equestrian facility. The project would include the construction and operation of an equestrian competition facility including 18 temporary tents to house horses, 20 ring areas (consisting of a mix of warmup and competition rings), a grass competition field, a grazing area, a sand bridle path throughout the property, an office building, a veterinarian/farrier building, three two-story viewing tents, four restrooms, and other ancillary features (e.g., various loudspeakers, temporary shade structures, officials booths, vendor booths, video screens, horse wash racks, etc.). Noise impacts are being evaluated with the use of the SoundPLAN 3D noise modeling software.

Director, Paladin Equity – Everhome Suites Hotel Project Acoustical Analysis, Simi Valley

Josh oversaw the preparation of a Title 24 Acoustical Study for the proposed Everhome Suites hotel project in Simi Valley. The project would involve construction and operation of a 114-unit, four-story hotel. The California Building Code codifies the state of California's noise insulation standards for new construction in California for the purpose of interior compatibility with exterior noise sources. The regulations specify that acoustical studies must be prepared when new buildings with habitable rooms are near major transportation noises and where noise sources create an exterior noise level of 60 A-weighted decibel Community Noise Equivalent Level/day-night average sound level or higher. Acoustical studies that accompany building plans must demonstrate that the design of the structure will limit interior noise in habitable rooms to 45 A-weighted decibel Community Noise Equivalent Level/day-night average sound level. Rincon made recommendations to ensure that interior noise levels would comply with the Title 24 requirements.

Senior Noise Specialist, County of Los Angeles – Tapia Ranch/Project No. R2012-02667/Vesting Tentative Tract Map No. 072126, Los Angeles County

Josh conducted the environmental noise assessment while at a previous employer in support of an EIR for the development of 405-unit, single-family residential lots with one public park (4.7 net acres), eight open space lots, one water pump lot, 63 Homeowner Association/Basin lots, one park trails lot, nine flood control district lots, 21 private and future street lots, and one private street lot in the Castaic area. Cumulative impacts considered the planned and approved Tesoro Del Valle residential development to the southeast.

Senior Noise Specialist, City of Santa Ana – Santa Ana General Plan Update Program Environmental Impact Report, Santa Ana

Josh conducted the environmental noise assessment while at a previous employer in support of a Program EIR for the City's General Plan Update. As part of this work, Josh worked with GIS staff to generate existing and future transportation noise contours, which included traffic and railroad noise in the city.

Senior Noise Specialist, County of San Bernardino – San Bernardino Countywide Plan Environmental Impact Report, San Bernardino County

Josh conducted the environmental noise assessment while at a previous employer in support of an EIR for the County's General Plan Update. As part of this work, Josh conducted ambient noise measurements at five long-term locations and 22 short-term locations throughout the County and worked with GIS staff to generate existing and future transportation noise contours. Mitigation measures were recommended to reduce impacts from construction noise and vibration, operational noise, and operational vibration.

Senior Noise Specialist, City of Hayward – Hayward Downtown Specific Plan Environmental Impact Report, Hayward

While at a previous employer, Josh prepared the noise and vibration assessment for the Hayward Downtown Specific Plan EIR. The proposed project would update the land use designations and zoning for the parcels in the 320-acre Specific Plan area also referred to as the project site. Work included ambient noise measurements, including Bay Area Rapid Transit pass-bys, as well as evaluating program-level construction and operational noise and vibration impacts. Mitigation measures were identified to reduce potentially significant noise impacts.





Colby J. Boggs

Principal/Senior Ecologist

Colby has professional experience as a botanist, ecologist, wetlands specialist, and biological sciences educator and researcher. His duties at Rincon include biological field surveys for special-status species, habitat and plant community mapping, wetlands assessments, biological resources analyses, construction and mitigation monitoring, conservation planning, regulatory compliance, and the preparation of biological reports, environmental documents and permit applications in support of CEQA, NEPA, the California Coastal Act, Porter-Cologne Water Quality Control Act, Fish and Game Code, Clean Water Act, federal Endangered Species Act (ESA), and California Endangered Species Act.

EDUCATION

MS, Botany, California State University, Chico

BS, Ecology and Evolution, University of California, Santa Barbara

CERTIFICATIONS/ REGISTRATIONS

Rare, Threatened, and Endangered Plant Voucher Collecting Permit No. 2081(a)-23-086-V – California Department of Fish and Wildlife

Certified Ecologist – Ecological Society of America

California Rapid Assessment Method – CRAM.org

Wetland Delineation Training – Richard Chinn Env.

YEARS OF EXPERIENCE

26

SELECT PROJECT EXPERIENCE

Quality Assurance/Quality Control Biological Resources, County of Santa Barbara – Hollister Avenue - State Street Improvements Project, Santa Barbara County

Colby provided oversight for the preparation of biological technical studies required and quality assurance/quality control (QA/QC) of the biological resources section for the Hollister Avenue – State Street Improvement Project Environmental Impact Report (EIR)/Environmental Assessment. The project involved roadway and intersection improvements for a 1.25-mile segment of the Hollister Avenue – State Street corridor. Colby oversaw preparation of the required natural environment study, biological assessment, and other Caltrans-specific technical reports due to Caltrans District 5 Local Assistance Program involvement. The studies were prepared to satisfy CEQA and NEPA requirements and the federal ESA.

Quality Assurance/Quality Control Biological Resources, County of Santa Barbara – Rancho La Laguna EIR, Santa Barbara County

Colby provided QA/QC for the biological resources section of an EIR for the Rancho La Laguna Project. The project included a tentative tract map application to subdivide the 3,950-acre property into thirteen vineyard estate parcels from 160 acres to 605 acres, with each parcel including a designated residential building envelope. Rincon's team of resource specialists peer-reviewed fourteen technical evaluations prepared by the applicant's consultant team. The findings of the applicant-prepared technical evaluations were incorporated into the County's independent evaluation of the project's potential effects on visual, agricultural, biological, cultural, and water resources.

Quality Assurance/Quality Control Biological Resources, City of Santa Maria – Area 9 Specific Plan EIR, Santa Barbara County

Colby provided QA/QC for the biological resources section of the EIR for the Area 9 Specific Plan. This project incorporated a range of land use components in a 900-acre Specific Plan area, including agricultural manufacturing, commercial manufacturing, industrial, commercial office, community commercial, open space, and mixed-use residential. Buildout of the Specific Plan included up to 11.3 million square feet of agricultural and industrial space, 2.1 million square feet of commercial space, and 550 residential units. Key environmental topics included aesthetics, agricultural resources, air quality, biological resources, cultural resources, greenhouse gases, hazards and hazardous materials, noise, public services, recreation and parks, transportation and circulation, utilities and service systems, and water quality.



Quality Assurance/Quality Control Biological Resources, County of San Luis Obispo – Avila Community Plan Update and EIR, San Luis Obispo County

Colby provided QA/QC for the biological resources section of the Avila Community Plan Update Program EIR. The Avila Community Plan covers the 2,220 acres of land within the Avila URL and addresses population, economy, land use, community design and aesthetics, environmental resources, transportation and circulation, public facilities, infrastructure, and services. Completing the Draft Community Plan Update required close coordination with County staff and key local stakeholders, including the Avila Valley Advisory Council, California Department of Forestry and Fire Protection, Port San Luis Harbor District, and the Coastal Commission. The Community Plan Update accounts for existing plans and projects, and is tailored to include goals, policies, and programs that mitigate adverse effects while meeting the needs of the community. Rincon will be supporting the Community Plan Update by preparing a Program EIR based on the County's objectives for the Community Plan Update, which will serve as the basis for environmental review of future development in the Avila Community. Key environmental topics for the Program EIR will include aesthetics and visual resources, local and regional circulation, air quality and greenhouse gas emissions, biological and cultural resources, noise, water quality and availability, and growth inducement.

Quality Assurance/Quality Control Biological Resources, City of San Luis Obispo – San Luis Ranch Specific Plan Project EIR, San Luis Obispo County

Colby provided QA/QC for the Biological Resources section of the San Luis Ranch Project on behalf of the City of San Luis Obispo. The 131-acre project site represented a key development area for the City, identified in the Land Use and Circulation Element Update. The proposed project included a Specific Plan, General Plan amendment, and development plan for a 131-acre project site, including annexation of the site into the city of San Luis Obispo. This Specific Plan included a mixture of residential, commercial, office, and hotel uses, with a portion of the site preserved for agriculture and open space uses. Our EIR approach on this project was a unique hybrid of programmatic and project-specific elements developed in close coordination with City staff to address both the specific impacts of the proposed development, and the long-term impacts of buildout within the Specific Plan area. The Specific Plan area is located in the San Luis Obispo Airport Land Use Plan Airport Overlay Zone and was subject to potential limitations on development density. The EIR included a detailed analysis of the following environmental issue areas: agricultural resources, air quality, biological and cultural resources, greenhouse gas emissions, energy, hydrology and flooding, land use compatibility, noise, and transportation and circulation, including impacts to U.S. 101.

Quality Assurance/Quality Control Biological Resources, South San Luis Obispo County Sanitation District – Wastewater Treatment Plan Redundancy Project CEQA Technical Studies, San Luis Obispo County

Colby served as Biological Resources Technical Advisor for this project. The South San Luis Obispo County Sanitation District Redundancy Project involves the construction and operation of backup infrastructure at the District's wastewater treatment facility in Oceano. In support of Clean Water State Revolving Fund and United States Department of Agriculture funding pursuits for the project, Rincon prepared technical studies compliant with CEQA-Plus and NEPA requirements. Technical studies include an environmental report for categorical exclusion, a federal Clean Air Act conformity analysis, a cultural resources assessment, and a biological evaluation. Rincon also coordinated with U.S. Department of Agriculture staff to facilitate the environmental review process and receive a Biological Opinion from United States Fish and Wildlife Service for impacts to California red-legged frog (*Rana draytonii*).

Quality Assurance/Quality Control Biological Resources, City of Paso Robles – Olsen-South Chandler Ranch Specific Plan EIR, San Luis Obispo County

Colby provided QA/QC for the Biological Resources section of the Paso Robles Olsen/South Chandler Ranch Specific Plan Project. The 358-acre Specific Plan area represented a key development area for the City, identified in the General Plan Land Use Element. The project included a Specific Plan, General Plan amendment, zone change, multiple tentative tract maps, an oak tree removal permit, roadway abandonments, and multiple development agreements. The EIR analysis required a hybrid of programmatic and project-specific elements to address the long-term impacts of buildout within the Specific Plan area, as well as specific impacts of the proposed residential, commercial, and recreational uses in the Specific Plan area.





Christopher Julian

Principal Regulatory Specialist

Chris has over 20 years of postgraduate work experience as an environmental consultant, including 12 years as an interdisciplinary project manager. His technical emphases include environmental analyses under NEPA and CEQA, all aspects of state (California) and federal stream and wetlands permitting (including agency coordination and negotiations, jurisdictional determination, wetlands functional assessment, and 404(b)(1) analysis), and endangered species permitting. He has effectively assisted clients with designing projects to ensure compliance with agency regulations, and has managed and prepared highly complex CEQA, NEPA, and ESA documents. Chris has been a practicing environmental consultant in Santa Barbara County since 2003, and has supported public agencies including the County of Santa Barbara, the cities of Santa Barbara and Goleta, and Vandenberg Air Force Base, as well as numerous special districts within the County.

EDUCATION

BS, Aquatic Biology, University of California, Santa Barbara

CERTIFICATIONS/ REGISTRATIONS

Los Angeles County SEATAC Biologist

TRAINING

Wetlands Training Institute Delineation Training, 2004

Wetlands Training Institute Wetland Plant Identification Training, 2005

California Rapid Assessment Method (CRAM) Fully Trained Practitioner, 2012

Elkhorn Slough Foundation Blunt-Nosed Leopard Lizard Workshop, 2009

Elkhorn Slough Foundation California Red-Legged Frog Survey Training, 2013

Desert Tortoise Council Tortoise Survey Techniques Workshop, 2014

YEARS OF EXPERIENCE

20

SELECT PROJECT EXPERIENCE

Project Manager, Newhall Land and Farming Company – Newhall Ranch Resource Management and Development Plan EIS/EIR, Los Angeles County

Oversaw an interdisciplinary team of professionals preparing a joint EIS/EIR with the California Department of Fish and Game and U.S. Army Corps of Engineers as lead agencies, supporting federal and state authorizations related to jurisdictional waters, streambeds, and endangered species for a large, master-planned housing development in Los Angeles County, California. He personally drafted many sections of the EIS/EIR document. The project also included preparation of several stand-alone documents to support the EIS/EIR, including a Biological Assessment, Wetlands Functional Assessment, Section 404(b)(1) Alternatives Analysis, and Historic Properties Treatment Plan. The project received state approval in 2010, and federal approvals were granted in 2011.

Biology and Permitting Lead, City of Goleta – Ekwill Street and Fowler Road Extensions Project EIR, Goleta

Reviewed and finalized an EIR Biological Resources section and biological technical studies for a capital improvement project involving the extension of two arterial roadways in the City of Goleta's Old Town. Deliverables included a City of Goleta EIR, a Caltrans Natural Environment Study, addenda to both addressing changed project details, permit applications to the U.S. Army Corps of Engineers, the Central Coast Regional Water Quality Control Board, California Department of Fish and Wildlife, and the California Coastal Commission, a biological study, and a Biological Assessment evaluating effects on the least Bell's vireo as required by Section 7 of the Endangered Species Act. The project has received all approvals and is under construction as of 2024.

Project Manager, Vandenberg Air Force Base – Environmental Assessment of Vandenberg Solar Project, Santa Barbara County

Managed preparation of a NEPA Environmental Assessment and associated materials evaluating the environmental effects of repurposing a disused residential development site to accommodate a proposed 30-megawatt photovoltaic generating facility on a Vandenberg Air Force Base in northern Santa Barbara County. Key environmental issues on the project included effects of construction-related noise and pollutant emissions on two adjacent schools, as well as potential injury/mortality of protected birds during project operations. Focused surveys for threatened and endangered species, including Gaviota tarplant, were performed. Applicable federal mandates and Executive Orders, including those protecting floodplains and wetlands and prohibiting the spread of invasive species, were addressed in the Environmental Assessment.



Biology Lead, County of Santa Barbara – Santa Barbara Ranch Final EIR, Santa Barbara County

Oversaw biology-related elements of an EIR for a complex and highly controversial housing development near Goleta, California. Key biological issues of concern raised by the public included loss of native grasslands, loss of foraging habitat for the white-tailed kite, degradation of coastal streams and wetlands, and consistency with the policies of the California Coastal Act and Santa Barbara County Coastal Land Use Plan. Responding to comments required extensive analysis of applicable policies, including the General Plan, Coastal Land Use Plan, and Zoning Ordinance, as well as regulations protecting biological resources. Worked with County staff and counsel to address policy overlap scenarios.

Biology and Permitting Lead, City of Goleta – Hollister Avenue Bridge Replacement Project, Goleta

Supervised preparation of all biological environmental documentation necessary to support replacement of an aging concrete roadway bridge across San Jose Creek in Old Town Goleta, California. Documents prepared included a Natural Environment Study to Caltrans' specifications, a biological impacts analysis to satisfy CEQA (MND), and permit applications to the U.S Army Corps of Engineers, California Department of Fish and Wildlife, and Central Coast Regional Water Quality Control Board. Project approvals were received and the project is under construction.

Principal-in-Charge, City of Goleta – Ellwood Mesa Monarch Butterfly Habitat Management Program, Goleta

Supervised a team of biologists preparing a habitat management plan for Ellwood Mesa, a 500-acre open space area in the City of Goleta's coastal zone. Chris oversaw preparation of the plan as well as associated CEQA documentation, and secured Coastal Development Permits from the California Coastal Commission for maintenance and habitat enhancement projects performed under the plan. The majority of the projects involved impacts to Environmentally Sensitive Habitat. Chris also engaged with City and CCC staff regarding a programmatic framework for Coastal Development Permits at the site, which would reduce permitting delays for maintenance activities and lessen the need for emergency permits which were becoming common at the site. Chris also facilitated authorization of certain activities under Coastal Act de minimis waivers and emergency permits.

Principal-in-Charge, City of Santa Barbara – Las Positas/Modoc Multi-Use Path, Santa Barbara

Oversaw a team of environmental professionals administering compliance requirements during construction of a new pedestrian and bicycle path in the City of Santa Barbara, including portions in the Coastal Zone. Key issues of concern included timing and phasing to harmonize biological survey requirements within the construction schedule, and agency negotiations regarding suitable locations for a mitigation site for the project.

Principal-in-Charge, Santa Maria Energy – Careaga Lease Oil Drilling and Production Plan Environmental Compliance, Santa Barbara County

Chris oversaw a team of environmental professionals preparing compliance documentation to support construction of a 136-well enhanced oil recovery project in northern Santa Barbara County. For the biological portion of the project, all applicable permit conditions from the County, responsible agencies, and federal approvers were consolidated into a Biological Resources Mitigation Compliance Plan which outlined specific procedures to comply with each applicable measure. Chris' team also prepared an Oak Tree Mitigation Program, Restoration Plan, and Relocation Plans for listed species including the California tiger salamander and California red-legged frog.

Contract Biologist, City of Malibu – On-call Biological Services, Los Angeles County

Reviewed biological submittals from applicants proposing projects in the City, including Biological Inventories, Biological Assessments, and landscape plans, for conformance with the City's LCP and Local Implementation Plan. Conducted site inspections to corroborate report findings, and met with City staff and applicants to identify feasible resource avoidance and minimization options. Confirmed mapping of Environmentally Sensitive Habitat Areas (ESHA) and calculated impact acreages, evaluating consistency with LCP limitations on encroachment of development and fuel modification zones into ESHA. Calculated water allocations for landscape plantings to confirm compliance with the City's Landscape Water Conservation Ordinance. Evaluated viewsheds to determine whether proposed development would affect protected views.





Andrew Johnson, Certified Arborist

Senior Wildfire Planner

Andrew's experience includes project planning, project design, budget management, regulatory compliance, grant writing, implementation oversight, GIS, and sundry field data collection roles. He has managed broad ranging projects including fire and wildland fuel management, soil health improvement, erosion control, agricultural water use, stream restoration, fisheries habitat production, invasive weed management, carbon farm planning and more. Andrew has served as the cochair of the San Luis Obispo Weed Management Area, represented the Upper Salinas-Las Tablas Resource Conservation District (US-LTRCD) on the board of directors of the San Luis Obispo County Firesafe Council, and was the Central Coast Regional Representative of the Joint Forestry Subcommittee for the California Association of Resource Conservation Districts.

EDUCATION

BS, Forestry and Natural Resources Management, Concentration in Sustainable Timber Management, California Polytechnic University, San Luis Obispo

CERTIFICATIONS/ REGISTRATIONS

International Society of Arboriculture Certified Arborist (#WE-9378A)

California Rapid Assessment Method

California Licensed Foresters Association - Associate Member

PERMITS

California Vegetation Treatment Program - Programmatic Environmental Impact Report

California Department of Fish and Wildlife - Lake and Stream Agreement

U.S. Army Corps of Engineers - 404

Regional Water Quality Control Board - 401

California Coastal Commission - Coastal Development Plan; Public Works Plan

YEARS OF EXPERIENCE

18

SELECT PROJECT EXPERIENCE

Senior Wildfire Planner, Ventura County Fire Protection District – Adams Canyon California Vegetation Treatment Program, Ventura County

Andrew and the Wildfire Protection Team developed the Adams Canyon Project Specific Analysis using the California Vegetation Treatment Program (CalVTP) Programmatic Environmental Impact Report (PEIR) to facilitate wildfire hazard fuel reduction on over 1,000 acres of wildlands and open space in the Transverse Ranges of Ventura County. Working with the Ventura County Fire Protection District, Andrew and the team developed a project that will result in effective wildfire hazard reduction for the city of Ventura while maintaining environmental quality standards set forth in the CalVTP.

Senior Wildfire Planner, Ventura Regional Fire Safe Council – Ventura County Community Wildfire Protection Plan, Ventura County

Andrew conducted a technical and substantive peer review of the existing draft Community Wildfire Protection Plan (CWPP) for the Ventura Regional Fire Safe Council. His thoroughly researched and detailed review outlined specific areas of need and provided direction for redrafting the plan. He and the Rincon Wildfire Planning team developed a modern and comprehensive Community Wildfire Protection Plan to serve the County of Ventura's wildfire resilience efforts. As an extension of this effort, Andrew and team produced six sub-CWPPs for municipalities within Ventura County using similar framework for ease of navigability and implementation.

Senior Wildfire Planner, San Luis Obispo County Community Fire Safe Council – Fireshed Project, San Luis Obispo County

Andrew and the Wildfire Protection Team worked with a broad coalition of wildfire professionals to develop the Fireshed concept for San Luis Obispo (SLO) County. This program is a marriage of CWPP and Regional Priority Planning which will centralize planning efforts to ensure coordination of project goals in SLO County. The focused effort developed in concert with established standards will result in projects that complement one another and magnify benefits countywide. The development of the firesheds involves the characterization of specific fire and community related factors to promote consistency in the delineation of focused wildfire planning in SLO County.



Senior Wildfire Planner, Monterey Peninsula Regional Parks District – Garland Ranch Fuel Mitigation and Fire Management Plan, Monterey County

Andrew and the Wildfire Protection team developed an extensive planning document to guide 20 years of fuels management decision-making for Parks District staff. This effort included public outreach, a wildfire risk analysis, and award-winning GIS mapping tools. Tabular and narrative versions of the plan were produced for easy navigation as the fuel loading evolves over time through long-term project implementation. Future funding opportunities and regulatory navigation tools were incorporated into the plan to assist with unknown future budgetary constraints.

Senior Wildfire Planner, City of Goleta – Ellwood Mesa Neighborhood Hazard Fuel Reduction, Goleta

With his extensive background in grant funded projects, Andrew conducts grant administration and assists with overall project management. He provides implementation oversight and guidance for this delicate project work. The Ellwood Mesa site requires deft management and flexibility to work around monarch roosting seasonality and very high public interest.

Biologist, City of San Luis Obispo – Emergency Storm Damage Project Habitat Mitigation and Monitoring Plan, San Luis Obispo

Andrew wrote five habitat mitigation and monitoring plans for separate projects funded through the Federal Emergency Management Agency after the disastrous 2022/2023 storm season. These plans outlined the City's obligation and implementation of mitigations following the establishment of emergency measures to reduce flood hazard, reduce erosion hazard, and generally increase safety for properties and infrastructure adjacent to the project sites. These plans were submitted to the California Department of Fish and Wildlife, Central Coast Regional Water Quality Control Board, and U.S. Army Corps of Engineers.

Program Manager, San Luis Obispo County Community Fire Safe Council – Upper Salinas-Las Tablas Forest Health and Fire Resilience Public Works Plan, San Luis Obispo County

As the Program Manager of the US-LTRCD Fire Prevention and Forest Health Program Andrew spearheaded the development of the Public Works Plan (PWP) to facilitate the use of the CalVTP PEIR in the Coastal Zone of SLO County. He teamed with local California Department of Forestry and Fire Protection, Firesafe Council, and Registered Professional Forester partners to tailor the PWP for the region. Andrew led the public outreach on behalf of the US-LTRCD and served as the point of contact for Coastal Commission staff. The PWP was unanimously adopted by the California Coastal Commission Board of Directors in October of 2021.

Associate Biologist, San Luis Obispo County Firesafe Council – Covell Ranch California Vegetation Treatment Program, Cambria

Andrew conducted over 200 hours of nesting bird survey ahead of vegetation management crews on the 600-acre Monterey pine forested project site. He coordinated daily with implementation crew managers, California Department of Forestry and Fire Protection, and the Firesafe Council to establish efficient survey and treatment corridors within the project site. Andrew provided a suite of mapping tools for crews in the field to share nesting bird locations.

Project Manager, Jada Vineyard – Jada Vineyard Wildland Fuel Reduction, Paso Robles

Andrew tenaciously sought grant funding over the course of four years to assist this landowner with a forest health and fuel reduction project they had initially come to the Natural Resource Conservation Service office for. Upon acquiring funding, he developed the fuel modification prescription and oversaw implementation of the project while managing project budgets, reporting, permitting, CEQA and public outreach. Andrew also developed a fuel modification best management practices guide for local landowners interested in similar forest health and wildfire hazard reduction projects in the area.

Project Manager, Wildlife Conservation Board – South Central Coast Weed Eradication, San Luis Obispo and Santa Barbara Counties

Andrew served as project manager overseeing the eradication efforts of five noxious weed species on the Central Coast of California. This first of its kind project funded by the Wildlife Conservation Board included successful efforts to re-establish the Santa Barbara County Weed Management Area. During this time Andrew served as cochair of the San Luis Obispo Weed Management Area, working alongside both counties Agriculture Commissioner's offices. This project included treatments of invasive European sea lavender (*Limonium duriusculum*) in the Carpinteria salt marsh. While this tenacious weed proved to exist beyond the scope of the Wildlife Conservation Board grant, Andrew successfully pursued three more grants to fund the continued eradication efforts in the salt marsh.





Torin Snyder, PG, CHG, TOR, QSD/P

Principal

Torin has over 24 years of professional experience, providing solutions to complex environmental challenges throughout California. Torin's primary goal is to provide exceptional services that exceed our client's expectations. Torin brings unique value to this contract through his ability to plan and identify potential environmental compliance challenges and quickly provide scientifically sound solutions to allow projects to keep on schedule and within budget. Torin has the ability to simplify issues and identify solutions to solve problems quickly. Torin's approach is responsive, nimble, and proactive which provides the necessary framework for an efficient and effective monitoring program. Torin has extensive experience conducting geologic, surface water and groundwater studies throughout California. Most recently, Torin is supporting a redevelopment project on a former 48-acre oil field under the oversight of CalGEM located in Bakersfield, California.

EDUCATION

BS, Soil Science, California Polytechnic State University, San Luis Obispo

CERTIFICATIONS/ REGISTRATIONS

Professional Geologist, California (no. 8663)

Certified Hydrogeologist, California (no. 950)

Qualified Storm Water Pollution Prevention Plan (SWPPP) Developer/Practitioner Trainer of Record

Qualified SWPPP Developer/Practitioner (no. 649)

40 Hour HAZWOPER Certification

YEARS OF EXPERIENCE

24

SELECT PROJECT EXPERIENCE

Principal Geologist, Plains Pipeline, L.P./SCS Tracer – Lines 901R and 903R, Geologic Hazards Evaluation Report, Santa Barbara, San Luis Obispo, and Kern Counties

Torin served as the Principal Geologist for the preparation of the Geologic Hazards Evaluation Report for replacement pipelines (Lines 901R and 903R) that will extend 122.9 miles. Approximately 72.3 miles will run through Santa Barbara County, 37.1 miles through San Luis Obispo County, and 13.5 miles through Kern County. The purpose of this study was to identify potential geologic hazards along the Plains replacement pipelines 901R and 903R utilizing publicly available published maps, professional publications, and reports pertaining to geology, soils, and seismicity within the project vicinity. The focus of the hazards study was to assess geologic conditions within the 100-foot-wide construction corridor; however, in some cases our review extended beyond this area.

Principal Hydrogeologist, City of Morro Bay – Geologic and Soil Hazards and Hazards and Hazardous Materials, San Luis Obispo County

Rincon is preparing an EIR for the Embarcadero Road Battery Electric Storage System Project at the inactive Morro Bay Power Plant facility. The project would provide 600 megawatts of electric storage capacity and would provide power to utility customers by interconnecting to the existing PG&E-owned switchyard located adjacent to and north of the inactive power plant site. Torin was responsible for the preparation of the Geologic and Soil Hazards and Hazards and Hazardous Materials technical reports to support the preparation of the EIR.

Technical Principal, City of Santa Barbara – Santa Barbara Desalination Project, Santa Barbara County

Torin supported the environmental resource and permit compliance program for the Santa Barbara Desalination Reactivation Project through the initial reconstruction phase. Further, Torin has been supporting IDE Americas Inc. from 2018 to the present and the City of Santa Barbara from 2016 to the present.



Principal Hydrogeologist, Montecito Groundwater Sustainability Agency – Groundwater Monitoring Well Design and Construction for Seawater Intrusion and Monitoring Network Improvement, Montecito

Torin served as the Principal Hydrogeologist for the siting, design, bid solicitation, and construction oversight efforts for the construction of multiple deep groundwater monitoring wells. Utilizing modern roto-sonic drilling with continuous coring, boreholes were advanced up to 250 feet below ground surface for groundwater level monitoring and aquifer pump testing data acquisition. Additionally, a deep nested 620-foot-deep groundwater monitoring well drilled via mud rotary methods for sea water intrusion monitoring. Torin and the technical team worked with the GSA to support coastal development permitting, access agreement development with the Montecito Sanitary District and Santa Barbara County, securing well permits, and completing CEQA documentation.

Principal-in-Charge, Santa Ynez Band of Chumash Indians – Non-Point Source Management Plan, Santa Barbara County

Torin served as the Principal-in-Charge for the 2020 Non-Point Source (NPS) plan update for submission to the United States Environmental Protection Agency to satisfy requirements of the NPS Pollution Control Program, as detailed in the Clean Water Act (CWA), Section 319. Under CWA Section 319.

Principal-in-Charge, County of San Luis Obispo – Closed Los Osos Landfill, San Luis Obispo County

Torin serves as the Principal-in-Charge for the Closed Los Osos Landfill. Torin oversees the design and operation of a Pump-and-Treat groundwater system designed to remove volatile organic compounds (VOC) and per- and polyfluoroalkyl substances (PFAS) from groundwater.

Principal Hydrogeologist, Confidential Client – Conceptual Fate and Transport Analysis, San Luis Obispo County

Torin served as the Principal-Hydrogeologist to develop a conceptual fate and transport analysis by using groundwater PFAS analytical data and review of public databases to identify known or suspected sources of PFAS to groundwater.

Principal-in-Charge, Los Osos Water Recycling Facility – Monitoring and Reporting Program, San Luis Obispo County

Torin served as the Principal-in-Charge to implement the Monitoring and Reporting Program (MRP) in support of the future construction and operation of the Los Osos Water Recycling Facility. Rincon conducted semi-annual groundwater monitoring that is specified in the projects MRP on behalf of the County of San Luis Obispo. The objective of the study was to develop baseline groundwater conditions prior to operating the Los Osos Water Recycling Facility. Rincon developed a streamlined approach to efficiently complete the groundwater monitoring program in compliance with the MRP required by the RWQCB Central Coast Region. Depth to groundwater and water quality samples including PFAS were collected from 25 groundwater monitoring wells throughout the Los Osos Valley.

Principal-in-Charge, Upper Ventura River Groundwater Agency – Groundwater Sustainability Plan Support Services, Ojai

Torin serves as the Principal-in-Charge to support the development of UVRGA's Groundwater Sustainability Plan (GSP). Services include groundwater Dependent Ecosystem (GDE) characterization, sustainability criteria development, monitoring plan development, and surface water and groundwater monitoring.

Lead Analyst, High Speed Rail Authority/subcontract to TY-Lin California – Bakersfield F Street Station Alignment, Supplemental EIR/EIS, Various Counties/Cities, California

Torin served as a Lead Analyst as part of the preparation of the EIR/EIS for the California High Speed Rail, Bakersfield F Street Station Alignment. The project involves the analysis of geology, seismicity, and soils of a number of alignment alternatives, including both the rail line itself and supporting infrastructure. Torin manages the technical analysis related to the Geology, Seismicity, and Soils section of the EIR/EIS.

Principal Geologist, City of Burbank – 777 North Front Street EIR, Burbank

Rincon was retained by the City of Burbank to prepare the EIR for the 777 North Front Street project, which involved a mixed-use residential, commercial and hotel along with open space areas. The EIR examined alternatives to the proposed project and addressed impacts that were identified as potentially significant. Major issues of concern were the on-site hazardous materials and remediation program due to the previous uses of the site. Torin provided peer review of the applicants technical reports to address the subsurface contamination and potential vapor intrusion risks of the proposed residential and commercial development. The project was approved and the EIR was certified in 2019.





Alex Cruz, PG

Senior Environmental Geologist

Alex's robust environmental experience includes managing complex projects with impacts to groundwater, soil, and soil vapor. His background includes developing and implementing field programs to effectively assess groundwater at a variety of sites, establishing and conducting construction monitoring practices, siting and installing sample points, and interpreting analytical data, as well as affordable housing developments, dry cleaning sites, automotive repair sites, leaking underground storage tank projects, and former electro-plating facilities with challenging geohydrological conditions. He has worked with a broad spectrum of clients, including municipal agencies, developers, private property owners, and more. Most of his projects are under regulatory oversight, and he has built positive relationships with Central Coast county regulators, as well as the Department of Toxic Substances Control and Regional Water Quality Control Boards. His extensive background in preparing monitoring reports, Phase II investigations, closure reports, soil and site management plans, and other documents subject to agency review, coupled with his extensive field experience, make him an effective consultant.

EDUCATION

BS, Geological Sciences, with emphasis in Geohydrology, University of California, Santa Barbara

CERTIFICATIONS/ REGISTRATIONS

40-Hour HAZWOPER Occupational Safety and Health Administration 29 Code of Federal Regulations 1910.120; 8-Hour HAZWOPER Occupational Safety and Health Administration Refresher Course; Asbestos Awareness Training Course

YEARS OF EXPERIENCE

11

SELECT PROJECT EXPERIENCE

Project Manager, City of Santa Barbara – Historical Underground Storage Tanks, Santa Barbara

Alex supported the City and worked with local Certified Unified Program Agencies (CUPA) to develop an approach to addressing a farm of four historical underground storage tanks (UST). Although CUPA originally required that the USTs be removed, several significant utility conflicts would have logistically and financially impacted their removal. Alex negotiated with the CUPA to instead leave the USTs in-place after confirming that their contents were inert, and the surrounding soil was unimpacted.

Project Manager, City of Santa Barbara – City Parking Lot #12, Santa Barbara

Alex stepped into a long-standing groundwater monitoring and remediation project for another project manager on extended medical leave. Alex quickly absorbed the project history, challenges, and City goals, and developed a Remedial Action Plan for the injection of in-situ amendments to treat a chlorinated solvent plume. Alex continues to support as the City prepares to issue a bid for the remedial action scope.

Field Lead, City of Santa Barbara – Police Station, Groundwater Monitoring, Santa Barbara

Alex conducted periodic groundwater sampling of on-site monitoring wells, and prepared monitoring reports for regulatory review.

Field Lead, Greben and Associates – Formal Regal Dry Cleaners Site Remediation, Santa Barbara

Alex conducted indoor air sampling ahead of the installation of an activated carbon vapor extraction system. He oversaw the installation of and maintained the system. He drafted the quarterly monitoring reports and collected periodic vapor samples from the system.



Field Lead, Hollister Building Partners – Gold's Gym Site Remediation, Santa Barbara

Alex conducted the supplemental site assessment and assisted in characterizing the extent of contamination at the property. He supervised the drilling of nearly a dozen air-sparge and soil vapor extraction wells, which included logging soil samples recovered with a specialized limited access hollow stem auger rig. He oversaw installation of the catalytic-oxidizer remediation system and conducted its pilot test. He performed weekly maintenance on the system and semi-annual groundwater monitoring of the site. This included keeping detailed flow logs and drafting monitoring reports, while working closely with the Environmental Health Services Division of Santa Barbara County. The site was approved for closure in 2017.

Project Manager, Kitchell Corporation – Cultural Arts District Parking Structure Project, San Luis Obispo

Alex works closely with Kitchell Corporation (Kitchell), a construction manager contracted with the City of San Luis Obispo, on the remediation scope for a new parking lot structure in downtown San Luis Obispo. Alex has prepared various submittals, including a permit application package for the Air Pollution Control District, and is actively managing on-site monitoring staff while earthwork progresses. His timely and thorough updates allow Kitchell to keep the City apprised of progress and challenges.

Project Manager, Resources for Community Development – Nellie Hannon Gateway, Emeryville

Alex is responsible for working closely with the Department of Toxic Substances Control to address lead and other heavy metals contamination at the site of a proposed affordable housing facility: Nellie Hannon Gateway. Alex has conducted several rounds of assessment at the site and has prepared reports and management plans to address the impacts, which were approved by the Department of Toxic Substances Control. Remediation was successfully completed, and Alex continues to support the project via Closure Reporting.

Project Manager, Santa Clara County Housing Authority – Alvarado Park and Bellarmino Place, Santa Clara County

Alex was responsible for designing and performing site investigations at the proposed location of two affordable housing developments: Alvarado Park and Bellarmino Place. Soil impacts are mostly comprised of heavy metals, which will be addressed via targeted excavation to remediate the site to below un-restricted land-use levels prior to construction. The site is under oversight by the County of Santa Clara Department of Environmental Health, and Alex has worked closely with that agency to achieve a path to site closure.

Project Manager, Oakland Housing Authority – Oak Grove Apartments, Oakland

Alex is responsible for all of Rincon's subsurface investigations at two senior affordable housing residential developments for the Oak Grove Apartments. Alex coordinated and performed soil, soil vapor, groundwater, and indoor air sampling at the site to evaluate the presence of impacts that could present exposure risks to the residents. Through a challenging regulatory process, Alex supported the successful development and implementation of vapor intrusion mitigation measures and a granulated activated carbon remediation system, which is currently operated and maintained under Alex's oversight.





Chris Duran, RPA

Principal/Senior Archaeologist

Chris has more than 16 years of professional experience in cultural resources management and has worked extensively in Santa Barbara County and the surrounding areas. Chris has conducted numerous cultural resources investigations in support of CEQA and Section 106 of the National Historic Preservation Act along the Central Coast and has worked with multiple Tribes in the region. Chris also has extensive recent experience with local Tribes concerning the mitigation of cultural resources identified during field investigations and has authored a variety of cultural resources studies, including archaeological surveys, archaeological testing and eligibility evaluation, data recovery, mitigation monitoring plans and reports, and peer reviews throughout Southern California. Chris has also worked on multiple burial sites within Chumash territory and has experience facilitating consultation for the recovery and treatment of human remains with various Chumash groups, including the Barbareño/Ventureño Band of Mission Indians and the Coastal Band of the Chumash Nation. Chris's project experience in the Santa Barbara County area include water conveyance projects, commercial developments, cannabis permitting, and infrastructure improvements.

EDUCATION

MA, Anthropology, Northern Arizona University

BS, Anthropology-Cultural Resources Management, California State Polytechnic University, Pomona

PERMITS

Principal Investigator, California Bureau of Land Management statewide Federal Land Policy Management Act permit (CA-15-27) (2015-2018)

AFFILIATIONS

Registered Professional Archaeologist (ID #415730)

Section 106 Compliance Advanced Section 106

Society for American Archaeology

Society for California Archeology

YEARS OF EXPERIENCE

16

SELECT PROJECT EXPERIENCE

Principal Investigator, County of Santa Barbara – San Ysidro Road Intersection Project, Montecito, Santa Barbara County

The project included a cultural resources investigation with California Department of Transportation (Caltrans) oversight for an intersection upgrade to San Ysidro Road in Santa Barbara County. Chris served as the Principal Investigator developing the survey strategy for the project and providing quality control. Chris also consulted with Caltrans District 5 concerning a following Extended Phase I study for the project based on resources previously recorded near the project area of potential effects.

Principal Investigator, City of Santa Barbara – Olive Mill Road Intersection Project, Montecito, Santa Barbara County

The project included a cultural resources investigation with Caltrans oversight for an intersection upgrade to Olive Mills Road in Santa Barbara County. Chris served as the Principal Investigator developing the survey strategy for the project and providing quality control.

Principal Investigator, County of Santa Barbara – Hollister Avenue Road Widening Project Cultural Resources Investigation, Cities of Goleta and Santa Barbara, Santa Barbara County

The project included the survey and documentation of a roadway interchange. Chris led the field survey effort, document production, and recommendations for the project. Chris is also leading a Phase II investigation for the project that included the development of a testing plan that was reviewed and approved by Caltrans. The project revealed human remains and Chris is currently coordination the repatriation of those remains to the Most Likely Descendant and working with the County of Santa Barbara and the Union Pacific Railroad for to coordinate the recovery of any possible remains still within the right-of-way.



Principal Investigator, County of Santa Barbara – Black Road/State Route 166 Interchange Improvement Project Cultural Resources Investigation, Santa Barbara County

The project included a cultural resources investigation with Caltrans oversight for an intersection upgrade to Black Road/State Route 166 intersection in Santa Barbara County. Chris served as the Principal Investigator developing the survey strategy for the project and providing quality control.

Principal Investigator, Confidential Client – 5665-5589 Campbell Road Cannabis Permitting Cultural Resources Study, Santa Barbara County

The project included a cultural resources study compliant with Santa Barbara County guidelines and thresholds for cultural resources. Chris served as the Principal Investigator. No cultural resources were identified during the course of the study.

Principal Investigator, Confidential Client – Domingos Road Cannabis Permitting Cultural Resources Study, Santa Barbara County

The project included a cultural resources study compliant with Santa Barbara County guidelines and thresholds for cultural resources. Chris served as the Principal Investigator. No cultural resources were identified during the course of the study.

Principal Investigator, Confidential Client – Highway 246 Cannabis Permitting Cultural Resources Study, Santa Barbara County

The project included a cultural resources study compliant with Santa Barbara County guidelines and thresholds for cultural resources. Chris served as the Principal Investigator. No cultural resources were identified during the course of the study.

Principal Investigator, Confidential Client – Drum Canyon Cannabis Permitting Cultural Resources Study, Santa Barbara County

The project included a cultural resources study compliant with Santa Barbara County guidelines and thresholds for cultural resources. Chris served as the Principal Investigator. No cultural resources were identified during the course of the study.

Principal-in-Charge, University of California – University of California, Santa Barbara Edible Farm Cultural Resources Monitoring, Santa Barbara County

Rincon provided monitoring and archaeological testing services for the construction of a student-managed farm on campus grounds. The farm and associated facilities were to be constructed in a known archaeological site. No significant deposits associated with the site were encountered during the course of the project.

Principal Investigator, Southern California Gas Company – Hope Ranch Cultural Resources Monitoring and Human Remains Treatment Project, Santa Barbara County

Rincon provided cultural resources monitoring for a pipeline infrastructure project where human remains were identified in the pipeline corridor. Rincon assessed the remains and were determined to be prehistoric. The remains were left in place and the pipeline was relocated.

Principal Investigator, County of Santa Barbara – Guadalupe Intersection Improvement Project Cultural Resources Investigation, Santa Barbara County

The project included a cultural resources investigation with Caltrans oversight for an intersection upgrade to in Guadalupe in Santa Barbara County. Chris served as the Principal Investigator developing the survey strategy for the project and providing quality control.

Principal Investigator, Faith Lutheran Church – Faith Lutheran Church Phase I Archaeological Survey, Carpinteria

Chris served as the senior archaeologist for a Phase I cultural resources study for the sale and subdivision of church property. No resources were identified during the course of the study.

Principal Investigator, City of Santa Barbara – Santa Barbara Desalinization Plan Reactivation Cultural Resources Monitoring, Santa Barbara

Rincon provided cultural resources monitoring for the construction of the Santa Barbara Desalination Plant. Chris provided senior oversight for the monitoring over the course of the two-year project. Finds included historic cans, glass, and bottles. No prehistoric finds occurred during the monitoring effort.





Shannon Carmack

Principal/Architectural Historian

Shannon has more than 24 years of professional experience providing cultural resources management and historic preservation planning for large-scale and high-profile projects. She has worked throughout California in numerous sectors including local planning, development/construction, public utilities, Department of Defense, transportation, recreation, and education. Shannon prepares documentation to satisfy CEQA/NEPA, Section 106, and Local Historic Preservation Ordinances. She also provides reports and studies that are in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the California Historic Building Code. She has developed and implemented successful mitigation for countless projects that included Historic American Building Survey documentation, oral histories, and interpretive programs. Shannon meets and exceeds requirements in the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History.

EDUCATION

BA, History, emphasis in American History, California State University, Long Beach
 AA, Anthropology, Orange Coast College

CERTIFICATIONS/ REGISTRATIONS

Green Strategies for Historic Buildings, National Preservation Institute
 CEQA Workshop Training, Association of Environmental Professionals
 Oral History Methods, California State University, Long Beach
 Identification and Evaluation of Mid-20th Century Resources, National Preservation Institute
 Section 4(f) Cultural Resources Compliance for Transportation Projects, National Preservation Institute

YEARS OF EXPERIENCE

24

SELECT PROJECT EXPERIENCE

Senior Architectural Historian, City of West Hollywood – 7965-7985 Santa Monica Boulevard EIR, West Hollywood

Shannon served as the Senior Architectural Historian for the cultural resources assessment prepared for the project, which included the redevelopment of two adjacent commercial buildings. The cultural resources assessment included a cultural resources records search, a Sacred Lands File Search, Native American consultation, a survey of the subject property, archival research, evaluation of the buildings, and preparation of a historic assessment report. The study concluded that the French Market Place building at 7985 Santa Monica Boulevard, is eligible for historic designation for its association with and sustained connection to the Lesbian, Gay, Bisexual, Transgender (LGBT) community and numerous political organizations. An extensive historic analysis including a Secretary's Standards review and impact analysis was prepared, which concluded that the project would not result in a significant adverse impact to the historic building. Shannon served as a co-author of the cultural resources assessment report, coordinated the historic analysis with the City and applicant team and attended Historic Preservation Commission and Planning Commission meetings.

Principal Architectural Historian, County of Santa Barbara/Caltrans District 5 – Cabrillo Boulevard Rail Bridge Replacement Project, Santa Barbara

Shannon served as an Architectural Historian and was responsible for the preparation and management of the cultural reports and studies conducted for the project. The Cabrillo Rail Bridge Project involves pedestrian and bicycle improvements on Cabrillo Boulevard, between US-101 and the intersection of Cabrillo Boulevard and Los Patos Way. The project will include the replacement of the UP-Railroad Overhead bridge over Cabrillo Boulevard and retirement of the existing UP Overhead Bridge along with construction of a round-a-bout at Cabrillo Boulevard and Los Patos Way. The bicycle improvements will consist of a new Class 1 bike path under the new UP Overhead Bridge, connecting the existing bike path to the Beachway bike path. Rincon is providing environmental (CEQA/NEPA) and Caltrans coordination assistance on this project, including Section 106 compliance. The project is located within a City Historic District with contributing elements located within the project APE.



Principal Architectural Historian, City of Los Angeles – One San Pedro Project, San Pedro

Shannon has served as Principal Architectural Historian for the project-level joint EIR/EIS for the proposed One San Pedro Specific Plan, which would redevelop the existing Rancho San Pedro affordable housing community in order to improve the physical condition of the community and increase housing stock and amenities for residents. Rincon prepared a cultural resources study to identify potential impacts to archaeological and built environment resources. It was confirmed that the existing Rancho San Pedro complex was previously determined eligible for listing in the NRHP and is therefore listed in the CRHR and a historical resource and historic property under CEQA and Section 106 respectively. Rincon assisted HACLA in consultation with SHPO, the City of Los Angeles Office of Historic Resources, local tribes and interested parties such as the Los Angeles Conservancy. An extend Phase I archaeological testing program was completed which determined there were no archaeological or tribal cultural resources present. To mitigate adverse effects stemming from the demolition of the Rancho San Pedro complex, Rincon assisted in the development of a site-specific Programmatic Agreement, which was successful executed by all agencies and parties in 2023.

Principal Architectural Historian, City of Pasadena – 3200 East Foothill Boulevard Mixed-Use Project, Pasadena

Shannon served as Principal Architectural Historian for the cultural resources study. The project included the development of the Space Bank Mini Storage Facility which was formerly known Foothill Plant of the Naval Ordnance Test Station (NOTS), Pasadena. Shannon lead Rincon's team of architectural historians in conducting an intensive-level survey of the property and concluded it was significant for its important associations with the development of underwater ordnance during the Cold War, specifically its substantial contribution to the success of the NOTS Pasadena, which was a national leader in the development of small, lightweight torpedoes, and in researching the effects of ocean acoustics on underwater weapons and their targets. Shannon worked closely with City staff and the project applicant to develop measures to mitigate impacts stemming from the demolition of the Foothill Plant.

Principal Architectural Historian, County of Santa Barbara/Caltrans District 5 – Hollister Road Bridge Replacement Project, Santa Barbara County

Shannon served as an Architectural Historian. Rincon was tasked with conducting a Phase I pedestrian study of the area of potential effects for the widening of Hollister Avenue and State Street. The initial Phase I project resulted in the identification of a known ethnohistoric village site within the project area of potential effects. After the discovery of the resource on the surface of the area of potential effects, Rincon recommended a hybrid XPI/Phase II study to identify the boundaries of the site within the area of potential effects. The testing plan and research design were prepared by Rincon and approved by Santa Barbara County and Caltrans District 5 cultural resources staff. The phase II study is ongoing; however, intact subsurface deposits were found within the existing site boundary. Additionally, human remains from an intact inhumation were identified within the site. Based on the intact deposits and the presence of intact burials, the preliminary evaluation of the resource is that the site is eligible for the National Register of Historic Places.

Senior Architectural Historian, City of Long Beach – Civic Center Project, Long Beach

Shannon served as the Senior Architectural Historian for the Long Beach Civic Center Project, to redevelop the 16-acre Civic Center site. The study included a cultural resources records search, Native American scoping, an intensive pedestrian survey of the project site, evaluation of historic built environment resources, and preparation of the technical report. The study found that the site, which included the City Hall-Library Complex was eligible for local historic designation as a City Landmark and is considered a historical resource under CEQA. Demolition of site would result in a significant and unavoidable impact under CEQA and mitigation was developed to reduce impacts to cultural resources.

Senior Architectural Historian, County of San Luis Obispo/Caltrans District 5 – Bello Bridge Replacement Project, Pismo Beach

Shannon served as Senior Architectural Historian for bridge replacement project. Developed the APE, conducted Section 106 consultation, field surveys and historic research for the undertaking. Through consultation with Caltrans District 5 staff, preparation of an HRER was determined to be unnecessary as the properties within the APE were found to be exempt from evaluation in accordance with Caltrans Programmatic Agreement with SHPO.





Aubrey Mescher

Water Resources Planner

Aubrey has 19 years of experience as an Environmental Planner specializing in water resources, including water supply planning and wastewater management and planning. Aubrey is based in the San Joaquin Valley of Central California, where she works on regional efforts to identify and assess potential water supply sources for a variety of infrastructure and development projects. This work involves the preparation and management of supply feasibility studies to assess the water source options available to a given project, as well as Water Supply Assessments (WSA) required for compliance with California Water Code, as amended by Senate Bill 610.

Aubrey is skilled at communicating complex, technical concepts and issues in an approachable manner, including for public hearings, scoping meetings, and workshops. She is adept at coordinating with both public and private entities and has a thorough understanding of the respective interests and requirements of different types of clients. Common challenges that Aubrey regularly navigates include a lack of thorough or consistent data on groundwater resources, the effects of compliance with the Sustainable Groundwater Management Act (SGMA), the introduction of new groundwater uses in areas currently affected by overdraft conditions, and public concerns regarding the stability and safety of available water supply sources. Aubrey addresses these challenges through use of reliable data and reasonable assumptions, thorough analysis, and clear communication.

EDUCATION

MESM, Water Resources Management; University of California Santa Barbara
 BA, Environmental Studies/Film Studies; Emory University

CERTIFICATIONS/ REGISTRATIONS

California Association of Environmental Professionals
 Water Education Foundation, Water Leaders Class

YEARS OF EXPERIENCE

19

SELECT PROJECT EXPERIENCE

Water Supply Specialist, City of Seaside (subconsultant to Torti Gallas + Partners) – Campus Town Specific Plan Environmental Impact Report, Seaside

Aubrey provided analysis to update a WSA for this project, to incorporate data from two Urban Water Management Plans (UWMP) applicable to the area that both inform consideration of water supply availability and reliability. The Specific Plan would facilitate development of up to 1,485 housing units, 250 hotel rooms, 75 youth hostel beds, and a variety of other mixed uses. Water supply is a particularly sensitive issue for this area due to multi-faceted issues including drought, groundwater allocations, and seawater intrusion.

Water Supply Specialist, Lewis Management Corporation – The Village at Lakeview Water Supply Technical Report, Riverside County

Aubrey prepared a technical report addressing water supply availability for this project, in response to a legal challenge to its Environmental Impact Report (EIR). This involved characterizing the current conditions of imported water supply systems, including the Colorado River system and the State Water Project, evaluating the reliability of those sources for the project, and assessing whether the project's water demands were previously accounted for in regional planning documents, including the UWMPs of Eastern Municipal Water District and The Metropolitan Water District of Southern California. Coordination with Eastern Municipal Water District was conducted to incorporate findings of a WSA and to ensure the findings of the WSA were applicable to the current project design. The technical report was provided to support court proceedings in response to legal challenge of the project's EIR.



Service Line Lead, Public and Private Clients – Water Supply Assessments, Various Counties/Cities, California

Aubrey leads Rincon Consultants' service line for WSAs, preparing and managing the preparation of WSAs for renewable energy and development projects throughout California. Aubrey also provides technical review and guidance on WSAs to facilitate compliance with CEQA and the California Water Code. Aubrey often works on projects located in areas dependent on imported surface water supplies and with limited local groundwater, including areas where groundwater resources are adjudicated or otherwise carefully managed due to scarcity and the effects of drought. No WSA prepared or managed by Aubrey has been legally challenged to date.

Aubrey is fluent in the requirements of SGMA and the contents of groundwater sustainability plans, particularly as important resources to inform project-specific WSAs. Aubrey has also prepared WSAs for projects located outside the management area of UWMPs, and in areas not subject to the requirements of SGMA, which require creative approaches to characterize existing demands and supply availability. Common challenges navigated in WSAs include a lack of thorough data and currently unknown effects of SGMA compliance; common issues addressed include but are not limited to the conjunctive use of groundwater and surface water resources, and consideration to climatic variables that affect the reliability of imported water supplies.

Water Supply Specialist, Southern California Gas Company – Angeles Link Water Resources Evaluation, Various Counties/Cities, California

Aubrey recently finalized preparation of a Water Resources Evaluation as part of the Phase One feasibility investigation conducted for Soouthern California Gas Company's proposed Angeles Link project. Pursuant to the California Public Utility Commission's Decision 22-12-055, the Water Resources Evaluation included preparation of a Water Availability Study to identify and characterize potential watersupply sources to support future third-party production of clean renewable hydrogen. Criteria used to identify potential supply sources included avoiding competition for water with existing and planned uses and avoiding the degradation of existing water supply sources. The study also included agency outreach, analysis of water resources availability, identification of water quality requirements for hydrogen production, development of acquisition and purification costs, discussion of risks and opportunities, a water option prioritization analysis, and development of analogous water use activities. Key challenges include the large amount of water required to support hydrogen development, the ongoing long-term drought conditions throughout California, and characterization of supply availability that accounts for water agencies' plans to reuse and conserve their supplies.

Water Supply Specialist, Intersect Power – Darden Clean Energy Project, Fresno County

Aubrey prepared a WSA for the Darden Clean Energy Project, which included development of a solar facility to power an electrolyzer producing clean renewable hydrogen. Aubrey also prepared the water supply portions of application documents for the California Energy Commission (CEC), submitted in November 2023, to obtain water supply for the project through the acquisition of property and use of landowner groundwater rights. While water supply for the solar facility component would consist of groundwater obtained through the purchase of land with attached groundwater rights, water supply for the clean renewable hydrogen portion of the project would consist of surplus surface water flows that occurred during the 2022/2023 water year and would be purchased as Article 21 water from Westlands Water District. The purchased Article 21 water would be stored via aquifer storage and recovery, also referred to as "groundwater banking," for use as needed over the life of the project. Preparation of the WSA and the CEC application materials required close coordination with the Applicant and consideration of numerous technical documents and regional planning documents. The CEC is currently considering approval of the project application.

Water Supply Planner, Inland Empire Utilities Agency – Chino Basin Program, San Bernardino County

Aubrey served as a Water Supply Planner for the Chino Basin Program EIR, which provided CEQA compliance for the (Chino Basin Program) CBP. The CBP is both a local water supply project that combines local infrastructure needs and long-term salinity management with groundwater storage and improved water supply reliability throughout Inland Empire Utilities Agency's service area, while also providing ecosystem and habitat benefits in the Sacramento-San Joaquin Delta watershed. The CBP would be implemented as a 25-year conjunctive use project that uses advanced water purification to treat and store recycled water in the Chino Groundwater Basin, then extract water according to a schedule of deliveries that was selected based in part on the environmental analysis. Due to schedule requirements of the State funding program supporting the CBP, Rincon Consultants helped publish the Public Review Draft EIR within approximately two months of execution of notice to proceed.





Jennifer Guenther, Esq.

General Counsel

Jennifer is a skilled attorney with 25+ years of litigation and business experience combining environmental knowledge with solid business understanding. She has successfully represented clients before federal, State and local agencies, as well as before State trial and appellate courts on a variety of environmental and land use issues, with numerous published cases. Jennifer has gained a strong reputation for her environmental legal knowledge and ethics, while seeking to find solutions for clients that are productive, effective, and meet client needs, without over-complicating matters. She is a strong team leader who inspires excellence and loyalty from team members, with leadership experience not only as a law firm shareholder and as General Counsel, but also as a project lead for development projects, and in leadership positions in community and professional organizations, including teaching environmental law, policy and impact classes at University of California, Riverside for more than 10 years.

EDUCATION

JD, University of San Diego,
School of Law

BA, Jackson School of
International Studies,
University of Washington

CERTIFICATIONS/ REGISTRATIONS

California State Bar, January
2000, CSB #205946

AFFILIATIONS

National Association Of
Women Lawyers, Secretary
Board of Directors
(July 2012-2016), Member
(2007-2016)

Inland Empire Association Of
Environmental Professionals,
Member (2006-2013),
Director At Large, Legislative
Liaison (2009-2013)

San Bernardino County Bar
Association, President
(2011-2012), Board Member
(2008-2013)

California Association of
Environmental Professionals
2010 Conference Programs
Chair

YEARS OF EXPERIENCE

25

SELECT PROJECT EXPERIENCE

Attorney, Walmart – Walmart Barstow Distribution Center, Barstow

Jennifer provided legal oversight and coordination of professional project team, including environmental consultants, engineers, architects, media consultant and client in the preparation and approval of land use and CEQA documentation for a million plus square foot distribution facility. Worked with the City of Barstow Planning Department and Client to address major environmental issues, development appropriate and feasible mitigation, and provide presentation before City council and public meetings. Project was highly controversial and subject to heavy scrutiny.

Attorney, Walmart Supercenter – Legal Oversight, Riverside

Jennifer provided legal oversight and coordination of professional project team, including environmental consultants, engineers, architects, media consultant and client in the preparation and approval of land use and CEQA documentation for approval before City of Riverside City Council of highly contested commercial development project for big box retailer. Project required multijurisdictional coordination for mitigation of traffic, air quality and greenhouse gas impacts, and was subject to heavy public scrutiny. The Project was successfully defended against a CEQA Petition for Writ of Mandate.

Attorney, March International Logistics Center, Riverside County

Jennifer worked with private company for development of March Air Force Base commercial activity after federal action partially privatizing the air base, including the development of a Specific Plan overlay, and working with local agency for DHL facility and development efforts. Representation included successfully defending company before the Environmental Protection Agency 9th Circuit in a debarment reinstatement action after hazardous waste spillage.

Attorney, Nursery Product, LLP – Environmental Impact Report/Environmental Assessment, San Bernardino County

Jennifer worked with technical team and environmental professional in preparation of an environmental impact report/environmental assessment under CEQA and NEPA for the development of an 80-acre biosolid waste processing center. Project had been sued and approvals overturned prior to Jennifer's involvement. She was able to address the concerns raised by the court and through multiple approval processes obtain final operating permits.



Attorney, BNSF Railroad – Stockton Mitigation Site, Stockton

Jennifer worked with the regulatory consultant, Fish and Wildlife representatives, and client to resolve failing mitigation site for wetland preservation and restoration. Project required numerous site visits over a period of years and coordination with the Fish and Wildlife Services to modify the Biological Opinion to enhance potential for future success.

Defense Attorney, RPI Nursery Products – Center for Biological Diversity v. County of San Bernardino, RPI Nursery Products, LLC, BCVBS 09950, San Bernardino Superior Court, San Bernardino

After successfully obtaining approval from the County Board of Supervisors, Jennifer was lead counsel defending the approval of a Supplemental Environmental Impact Report and addendum for a controversial biosolid facility that was previously defeated at the Appellate Court (while represented by another firm).

Defense Attorney, Los Angeles Community College District – Van De Kamps Coalition v Board of Trustees of Los Angeles Community College District, et al., Los Angeles Superior Court Case No. BS 129238, Los Angeles

Jennifer successfully defended the Los Angeles Community College District against a Petition for Writ of Mandate challenging approvals and the underlying CEQA documents allowing for the development of off-site classroom facilities for private lease agreements.

Defense Attorney, City of San Bernardino – Adams v. City of San Bernardino, G038713, G038714 (4th Dist. Div. 3, 2007) Unpublished, San Bernardino

The City of San Bernardino approved a redevelopment plan for a large area of San Bernardino to incorporate two large reservoirs and substantial commercial and residential improvements known as the “Lakes and Streams” project. Jennifer co-represented the City of San Bernardino in the CEQA challenge, successfully defending the General Plan Amendment and Redevelopment Master Plan for the future redevelopment of a significant area of the City.

Defense Attorney, Hawarden Development – Friends of Riverside Hills v. City of Riverside (4th Dist. Div. 2, 2007), Riverside

After working with developer to obtain approvals from the City of Riverside for the hillside development of a private community, Jennifer successfully negotiated a settlement and dismissal of lawsuit and resolution of dispute between a local advocacy group and private residential developer of exclusive gated community development. The successful resolution was based on creating innovative solutions that addressed protected species and other environmental issues, while avoiding limiting number of lots or reducing overall success of development.

Defense Attorney Role, Walmart –Communities v. City of San Jacinto, E038816, (4th Dist. Div. 2, 2006) Unpublished, San Jacinto

Jennifer successfully defended a CEQA challenge to the approvals of a proposed commercial development that included undeveloped land in a largely agricultural community for the inclusion of a supercenter and other commercial uses.

Defense Attorney, Walmart – Maintain Our Desert Environment v. Town of Apple Valley, 120 Cal. App. 4th 396 (4th Dist. Div. 2, 2004), Apple Valley

Jennifer successfully defended petition for writ of mandate challenging a million square foot warehouse development project. The Appellate Court found that the trial court properly refused to compel town to set aside approval of development project. CEQA did not require listing a project end user in the description of the project in the notice prepared by the agency preparing an environmental impact report.





Sarah Brandenburg, PE

Principal

EDUCATION

Bachelor of Science, Civil and Environmental Engineering, Cal Poly San Luis Obispo

REGISTRATIONS

Licensed Traffic Engineer, State of California (#2213)

EXPERIENCE

24 Years with Fehr & Peers (Los Angeles Office)
24 Years Total Experience

PRESENTATIONS

Measuring the Miles: CEQA Changes with SB 743 in Los Angeles, CA, Association of Environmental Planners, 2017

EXPERTISE

- Multimodal Planning and Design
- Land Use and Transportation
- CEQA Updates under SB 743
- Transportation Infrastructure & Corridor Studies
- Travel Demand Forecasting & Traffic Operations
- University Planning
- Long Range Planning

ABOUT

Sarah Brandenburg has 24 years of experience with Fehr & Peers and is a licensed Traffic Engineer. Sarah served as the Operations Manager of the Los Angeles office for seven years, and is currently the Regional Principal-in-Charge of Southern California. Sarah has over 15 years of experience working in Santa Barbara County and has managed a variety of complex studies, such as transportation impact studies, EIR transportation sections, transportation planning studies, and corridor studies focused on roadway operations, transit and active transportation. Sarah has worked on multiple studies requiring multimodal planning and design. Other key projects include the City of Los Angeles Mobility Plan 2035, Beverly Hills On-Call Transportation Services, Westside Mobility Plan, Marina del Rey Mobility Plan, and Hollywood Community Plan Update. Sarah's ability to work closely with clients, complete a high-quality technical analysis, and clearly communicate study findings have been and will continue to be critical to project success.

PROJECT EXPERIENCE

Santa Barbara County Housing Element (Santa Barbara, CA)

Fehr & Peers assisted the County with an update to their General Plan Housing Element. Fehr & Peers provided VMT analysis for five (5) project alternatives, and used the SBCAG RTP/SCS Travel Model outputs to analyze potential VMT impacts and estimate home-based VMT per capita throughout the unincorporated areas of the County. Mitigation strategies to reduce VMT in the County were developed as part of this study, such as implementing multi-modal improvements from the County's recently adopted Action Transportation Plan. Sarah served as the Principal-in-Charge.

SB 743 Implementation Services (County of Santa Barbara, CA)

Fehr & Peers assisted the County of Santa Barbara with SB 743 Implementation and updates to their CEQA thresholds for

transportation projects. We worked with an advisory committee to provide knowledge and insight that allowed the County to be well prepared for the transition to Vehicle Miles Traveled (VMT) as its primary transportation impact metric for CEQA analysis, marrying the State's objectives to encourage transportation-efficient development with the County's own goals and objectives. Data from the regional SBCAG model was used to help the County observe VMT trends and develop a VMT baseline. Mitigation strategies were reviewed to determine applicability to the context of the unincorporated areas of the County. The implementation approach allowed the County to meet the State's July 1, 2020 adoption deadline. The new VMT guidelines were incorporated into the County's Environmental Thresholds and Guidelines Manual. In addition, Fehr & Peers developed a VMT Tool for use on land use development projects to determine if a project qualifies for VMT screening and estimate the project's VMT in comparison to the County's VMT thresholds. Sarah served as the Principal-in-Charge and Project Manager.

SBCAG RTP/SCS Update (County of Santa Barbara, CA)

Fehr & Peers served as a subconsultant to support the update of the SBCAG RTP/SCS EIR for Connect 2050. Fehr & Peers developed transportation impact thresholds for VMT and examined trends in the unincorporated areas of the County as well as in adjacent cities. Fehr & Peers then provided guidance on transportation threshold options for consideration by SBCAG based on the requirements of SB 743 and CEQA guidance. Sarah served as the Principal-in-Charge and Project Manager.

City of Santa Barbara Bike Plan (Santa Barbara, CA)

Fehr & Peers, as subconsultant, assisted the City of Santa Barbara in developing its first bicycle master plan (BMP) update since 1998. The project was a complete rebuild of the BMP from the ground up, and a cornerstone of the project in its community-driven, participatory planning process. The robust outreach process included stakeholder interviews, online maps and surveys that drew over 2,000 responses, a YouTube video with many views, "roadshows" to local agencies and organizations, a strong social media presence, and a series of five Neighborhood Summits, where nearly 200 community members identified bikeway priorities in hands-on activities. This process culminated in a community-driven bikeway network that fulfills goals voiced during outreach. It includes an interconnected backbone of low-stress, high-quality bikeways that improve safety for all travelers. It does so while balancing the needs of competing road users in constrained space.

Fehr & Peers has played a variety of roles in this project. We produced a trend analysis of bicycle-related collisions to learn what patterns exist and where certain improvements might be warranted. Our staff also completed a technical feasibility of the community-driven bikeway network. We called on our knowledge of bikeway design and traffic engineering to analyze priority bikeway projects—quantifying their benefits to safety and

mobility as well as their effects on parking and auto travel. Perhaps most uniquely, Fehr & Peers' Visual Communications team also video-documented the entire planning process. The resulting film chronicles the public outreach process, summarizes the BMP's major goals and recommendations, and generally provides an epilogue of the overall planning process. Sarah was the Principal-in-Charge.

Additional Local Project Experience:

- South Coast 101 HOV Construction Planning (Santa Barbara, CA)
- UC Santa Barbara Long Range Development Plan (Santa Barbara, CA)
- UC Santa Barbara Bicycle Planning (Santa Barbara, CA)
- UC Santa Barbara San Joaquin, Ocean Road, and San Benito Housing Projects (Santa Barbara, CA)
- On-Call Transportation Services for City of Santa Barbara (Santa Barbara, CA)



**EILEEN
SHIELDS, PE
PRINCIPAL ENGINEER**

EDUCATION

California Polytechnic State University, San Luis Obispo - BS Environmental Engineering; MS Civil & Environmental Engineering

LICENSES & REGISTRATIONS

California Civil Engineer - No. C74757

PROFESSIONAL ASSOCIATIONS

American Society of Civil Engineers

Engineers Without Borders, USA

Eileen Shields joined MKN in 2013, after seven years with other firms practicing water and wastewater engineering. Her experience includes a wide range of water, wastewater, and recycled water projects. From master planning to design of conveyance and treatment facilities and construction phase services, Ms. Shields' experience allows her to effectively develop projects from concept through construction. Ms. Shields' various water, wastewater, and recycled water projects include alternatives evaluation, preliminary and detailed design, permitting, hydraulic modeling, site civil design, and cost estimation; pipeline design; capacity impact review; planning and design of water supply and conveyance alternatives; wastewater treatment and collection system conceptual planning, process evaluating and wastewater treatment plant design.

Design and Engineering for Halcyon Water System, Rural Community Assistance Corporation | Halcyon, CA

Project Manager. Project consisted of preparation of a feasibility study to explore options to address water quality issues for a private water purveyor and private distribution system. The study evaluated potential water treatment or system improvements (including physical consolidation with a nearby purveyor) to seek financial assistance for the community under the Drinking Water State Revolving Fund. The project was extended to include a construction funding application, consisting of an Engineering Report, design plans and specifications, and cost opinion. Additionally, MKN prepared the technical application package and worked with a subconsultant to complete the environmental studies, CEQA documentation, and environmental package as part of the construction funding application. The design consists of over 4800 LF of 8-inch diameter waterline, connections to existing pipelines, approximately 50 new water services, and water meters, hydrants, air valves, and appurtenances.

Dana Reserve Development Water and Wastewater Service Evaluation, Nipomo Community Services District | Nipomo, CA

Quality Control Reviewer. Reviewed and provided comments on draft report that evaluated the impact of the proposed Dana Reserve development on the Nipomo Community Services District's water and wastewater facilities. The evaluation included reviewing documents provided by the developer, reviewing the District's Water and Sewer Master Plans, performing hydraulic model runs to identify necessary improvements, preparing opinions of costs for improvements, and identifying what improvements would be necessary to support development.

New Water Reclamation Facility Project Planning Services | Morro Bay, CA

(sub to JFR Consulting). Project Engineer. Project involves collection of community input, detailed review of existing screening studies and related reports, and guidance through decisions regarding the features and siting of the new Water Reclamation Facility (WRF). Specific responsibilities include identification and descriptions of wastewater treatment alternatives for the new WRF, including a comparison of technologies relative to evaluation criteria that are important to the City, and a review of water quality regulations; identification and descriptions of solids processing and treatment alternatives for the new WRF, including comparison of technologies relative to evaluation criteria that are important to the City; and assessment of engineering and economic considerations for wastewater treatment and conveyance infrastructure, effluent disposal and recycled water feasibility, solids treatment and processing procedures, and site development related to the identified potential new WRF sites.

Utility Review, Environmental Impact Report, General Plan Update | Lompoc, CA

Assistant Engineer. Reviewed capacity of City's water, wastewater, and stormwater systems and assessed potential impacts from various land use scenarios.

[Peer Review of Waster Storage Requirements, Mission Hills CSD | Lompoc, CA](#)

Project Manager. Project involved review of water storage assessment for new development which may increase service population by up to 38%. Existing and future water demands were estimated for two potential development scenarios. Recommendations for minimum water storage volumes were developed, and the findings were compared to the original assessment. Conclusions and recommendations for improvement alternatives were provided.

[Wastewater Treatment Plant Alternatives Study, Avila Beach CSD | Avila Beach, CA](#)

Project Manager. Project included a review of previous evaluations of the Avila Beach Wastewater Treatment Plant (approximately 60,000 gpd); estimation of existing and future flows and loadings; review of treatment performance for each process including: influent lift station, primary clarifier, fixed-film reactor, secondary clarifiers, and a chlorine contact basin; identification of vulnerabilities; development and evaluation of improvement alternatives; recommendations for improvements to meet existing and future flows and loadings; and development of a planning-level capital cost opinion.

[Wastewater Collection System and Treatment Plant Master Plan | Guadalupe, CA](#)

Project Engineer. Project consisted of a condition assessment and capacity evaluation of the City of Guadalupe wastewater collection system and treatment plant. Tasks included evaluation of existing wastewater flow conditions, creation of a GIS-based hydraulic Sewer CAD model, preparation of GIS-based system atlas, identification of deficiencies under existing and future conditions; development of Capital Improvements Program (CIP) and cost opinions for existing and future improvements.

[Water Master Plan | Guadalupe, CA](#)

Project Engineer. Project consists of a condition assessment and capacity evaluation of the City of Guadalupe water distribution system. Project included evaluation of existing water production, storage, and distribution facilities; creation of a GIS-based hydraulic water model, preparation of GIS-based system atlas, review of water quality requirements and goals; development of potential future requirements and evaluation of equipment alternatives; identification of deficiencies under existing and future conditions; development of Capital Improvements Program (CIP) and cost opinions for existing and future improvements.

[Supplemental Water Project \(Waterline Intertie Project\) – Design and Bid Phase, Nipomo CSD | Nipomo, CA](#)

Project Engineer & Project Manager. Ms. Shields assisted with the design of transmission facilities to deliver supplemental water from the City of Santa Maria water system to the Nipomo CSD water system. The design consists of over 5 miles of waterline, chloramination facilities, PRV stations, a 3,000 linear foot horizontal directional drill river crossing, several jack-and-bore crossings, a 0.5 million gallon reservoir, and a 2,000 gpm pump station. Responsibilities included compilation of technical reports summarizing design considerations, hydraulic modeling, analysis, and recommendations for design, compilation of relevant technical specifications and assistance with pipeline and vault layouts. Responsibilities transitioned to development of plans and specifications for public bid; development of prequalification package and assessment of contractor's prequalification submittals; and project management for completion of design and bid documents. Additional analyses included value engineering and recommendations for a phased project.

[WWTP Improvements, PG&E SST, Cambria Community Services District | Cambria, CA](#)

Project Engineer. Design of an approximate 12MM wastewater treatment plant upgrade including rehabilitation of the influent and effluent pump station pumps, wetwell, piping, and surge mitigation facilities, addition of equalization storage, MLE process upgrades to the aeration basins, blower improvements, rehabilitation of secondary clarifiers, and electrical and instrumentation improvements.

[Report of Waste Discharge and Title 22 Report – Preserve at Millerton Lake | Madera County, CA](#)

Project Engineer. Developed Report of Waste Discharge and Title 22 Report for a new wastewater treatment plant/water recycling facility for a residential development under construction in Madera County. Project included developing and submitting an amendment to an outdated Report of Waste Discharge to the Regional Water Quality Control Board; and developing and submitting a Title 22 Engineering Report for the production, distribution, and use of recycled water to the Department of Drinking Water. The Title 22 Engineering Report has been conditionally approved, and the Report of Waste Discharge is under review.

Office Locations

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Ventura (headquarters)

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**Attachment A-2: Revised Work Program and Cost Proposal to Provide Environmental Support
for the Solomon Hills Project, dated November 26, 2024**



Rincon Consultants, Inc.
319 East Carrillo Street, Suite 105
Santa Barbara, California 93101
805-319-4092

November 26, 2024

Tina Mitchell and Alia Vosburg, Senior Planners
County of Santa Barbara
Planning and Development Department
Development Review Division
624 West Foster Road
Santa Maria, California 93455

Subject: Revised Work Program and Cost Proposal to Provide Environmental Support for the Solomon Hills Project

Dear Ms. Mitchell and Ms. Vosburg:

Rincon Consultants, Inc. (Rincon) welcomes the opportunity to provide revisions to the work program described in our proposal to support the County of Santa Barbara's (County's) environmental review of the proposed Solomon Hills Project application, previously submitted on September 17, 2024.

In response to your team's feedback, we have made the following updates and additions to Rincon's recommended work program:

- **General Site Visit.** We will attend a general site visit which will be scheduled and organized by the County. This task assumes the general site visit will be attended by our Project Manager, Principal Ecologist, Senior Environmental Geologist, and Water Resources Planner.
- **Longer Biweekly Team Meetings.** We have added professional staff time to support longer project team status meetings at times during the schedule when additional stakeholders, such as representatives of the project applicant team, would need to attend. Biweekly EIR team meetings were previously assumed to be one hour in duration; however, this assumption has been revised to assume an average duration of one and a half (1.5) hours for biweekly project team status meetings.
- **Additional Peer Review Coordination Meetings.** We have added professional staff time to attend two additional peer review coordination meetings, increasing the number of anticipated meetings for this task from three to five.
- **Reference Development Agreement and Off-Site Restoration/Conservation in the Project Description.** We have revised the anticipated scope of work for the Draft Project Description to specify that this task will include discussion of the anticipated development agreement and discussion of the potential for the project to require off-site restoration/conservation. Additional professional staff hours have been added to this task to ensure these components of the project are addressed in a comprehensive and defensible manner in the EIR.
- **Paleontological Resources Assessment.** We have added preparation of a Paleontological Resources Assessment to evaluate the project's potential to impact sensitive paleontological resources in the Solomon Hills, due to the depth of proposed grading.
- **Increased Professional Staff Hours to Respond to Public Comments on the Draft EIR.** We have allocated additional resources to respond to public comments on the Draft EIR during preparation of the Administrative Final EIR, increasing the professional staff hours anticipated for this task from 320 to 350.
- **Local Agency Formation Commission Hearing.** We have revised our assumption for the number of required decision-maker adoption hearings from two to three, to include professional staff time necessary to support County staff in an anticipated hearing with the Santa Barbara County Local Agency Formation Commission (LAFCo).

- **15% Contingency.** We have updated the requested contingency from 10% to 15%, which the County has recommended may be necessary to address changes to the work program that cannot be anticipated at this time. Such changes could include modifications to the proposed project source of potable water (the source identified in the project application is the Cadiz Water Project), extension of the project timeline that would lead to escalation of Rincon’s standard rates (3.5% annually), the need for additional public hearings/scoping meetings during execution of the work program, or other changes to the work program that cannot be reasonably anticipated at this time. The contingency fund shall only be released by written authorization from the County.

This revised work program will provide a more thorough and responsive approach to the environmental review of the proposed Solomon Hills Project application, aligning with our commitment to delivering a comprehensive and defensible EIR for the Solomon Hills Project. A revised version of our original proposal scope of work (Attachment 1), with changes shown in ~~striketrough~~ for deletions and **bold** for additions, as well as an updated cost proposal that incorporates these updates and additions to the work program (Attachment 2), are attached to this letter.

We are also attaching updated fee schedules for Rincon and Fehr & Peers, with modifications to the payment terms and rates described in these documents that have been requested by County staff (Attachment 3). Finally, we are attaching an updated project schedule (Attachment 4), which modifies the schedule in our original proposal to anticipate project kickoff in the first quarter of 2025.

Please let us know if you have questions or require additional information regarding this revised work program and cost proposal. We appreciate your continued support and look forward to working with you on this project.

Sincerely,
Rincon Consultants, Inc.



Chris Bersbach | Senior Supervising Environmental Planner

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805-242-4363 | cbersbach@rinconconsultants.com

Contact for Clarification



Richard Daulton | Executive Vice President

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Authorized to contractually obligate and negotiate on behalf of Rincon.



Megan Jones | Managing Principal

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Attachments

- Attachment 1 Revised Proposal Scope of Work
- Attachment 2 Updated Cost Proposal
- Attachment 3 Updated Fee Schedule
- Attachment 4 Updated Project Schedule

Attachment 1

Revised Proposal Scope of Work

4 Required Tasks and Deliverables

Based on the guidance provided in the RFP, Rincon will prepare an Environmental Impact Report (EIR). Rincon will complete the environmental review process and will be responsible for all aspects of CEQA compliance for the proposed project, including technical environmental analyses and peer review of the technical studies and reports prepared by the project applicant team. Specifically, Rincon will complete peer reviews of the applicant studies and reports, prepare and file the Notice of Preparation (NOP); prepare the Draft Environmental Impact Report (EIR); prepare and file the Notice of Availability; prepare the Final EIR and Mitigation Monitoring and Reporting Program, Findings, and Statement of Overriding Considerations (if applicable); and participate in public meetings and agency coordination.

Rincon understands the County will be the CEQA Lead Agency. Therefore, Rincon assumes that the EIR will be prepared in accordance with the State CEQA Guidelines as implemented by the County and the County's CEQA Guidelines and Environmental Thresholds. To the extent practical, Rincon will incorporate information from existing environmental and planning documents that are applicable to the project and site, including technical studies prepared by the project applicant, and those prepared by the County on similar or nearby projects. This scope of work, as described further below, includes review of technical studies provided by the applicant to identify major flaws, if any, and assumes these studies will be revised by the applicant's contractors if warranted per our review findings.

The scope of work for completing environmental review of the project is described below.

Scope of Work

Task 1 Kick-Off Meeting and EIR Approach

Rincon will coordinate and facilitate a virtual kick-off meeting with County staff and the project applicant team. This meeting will serve as a forum to review and confirm study objectives and establish an operational protocol. The goals of the meeting will be to finalize the CEQA scope and discuss the overall schedule. The kick-off meeting will also allow the County/consultant team an opportunity to discuss the approach to the environmental evaluation and potential EIR options, such as a project EIR, program EIR, or master EIR. Community concerns relevant to the CEQA analysis that have surfaced to date will be discussed, as applicable. Rincon will also have an opportunity to confirm the cumulative impact analysis approach and discuss potential alternatives for evaluation in the EIR. To prepare for the kick-off meeting, Rincon will review the relevant portions of the applicant, County, and State documents, such as the Orcutt Community Plan, Comprehensive Plan, and the County Guidelines for the Implementation of CEQA. Rincon's principal in charge and project manager will attend the meeting virtually, which is anticipated to last up to one hour.

Because the kick-off meeting will serve as opportunity to discuss the type of EIR best suited for the proposed project, this task also includes up to two follow-up meetings with County staff to finalize the EIR approach. These meetings may be scheduled concurrently with Task 2 and Task 3, at the County's discretion. This scope of work assumes that each of these meetings will be virtual format lasting up to one hour.

This task also includes Rincon's attendance at a general site visit, which would be scheduled and organized by the County. This scope of work assumes that up to four members of Rincon's project team would attend the general site visit in person, currently anticipated to include our Project Manager, Principal Ecologist, Senior Environmental Geologist, and Water Resources Planner.

Deliverables:

- Kick-off meeting invite
- Kick-off meeting agenda
- Kick-off meeting minutes
- **General site visit**

Task 2 Review of Technical Studies/Reports

Rincon understands that the project applicant team has prepared technical studies and reports that may inform the EIR. However, before these studies and reports are used or incorporated into the EIR, they must be peer reviewed. Accordingly, the Rincon team's technical experts will conduct a peer review of the following technical studies that were prepared or are being prepared for the project by the applicant team:

- Air Quality/GHG Study (pending)
- Agricultural Suitability and Production Report (Althouse and Meade, Inc.)
- Archaeology Investigation Phase I (Leftwich Archaeology; pending)
- Archaeology Investigation Phase II (pending)
- Biology Resource Assessment (David Wolff Environmental, LLC)
- CFD Financing Study and Capacity Analysis (DTA; pending)
- Economic Impact Study (UCSB Economic Forecast Project)
- Electrical Load Calculations Report (Salas O'Brien)
- Fire Protection Plan (Dudek)
- Geotechnical Report (Allan E. Seward Engineering Geology, Inc.)
- HOA Assessment Analysis (pending)
- Interchange 101 Feasibility Analysis (Wallace Group)
- Interchange 135 Feasibility Analysis (Wallace Group)
- Noise Study (45dB Acoustics)
- Oak Tree Management and Replacement Plan (Dudek)
- Phase II Investigation and Remediation Action Plan (RAP) (Waterstone Environmental, Inc.)
- Vehicle Miles Traveled and Local Transportation Analysis (Kimley-Horn)
- Wastewater Analysis and Treated Effluent Reuse/Storage Area Memos (Wallace Group)
- Water Demand Report (Wallace Group)
- Water Supply Assessment (Wallace Group)

The peer reviews will ensure the listed technical studies and reports are objective, accurate, and meet current CEQA standards. The peer reviews will evaluate the completeness of the information and the accuracy of the documentation of existing conditions in the context of CEQA. Rincon will confirm each assessment is accurate and complete, aligned with industry accepted methodology and practice, and evaluate if recommended mitigation would be sufficient to reduce identified impacts. **We anticipate that a field visit to the project site by Rincon staff may be necessary to support peer review of the Biology Resource Assessment, but field review is not anticipated for other technical studies/reports.** Rincon will prepare a brief memorandum summarizing the results of the peer review, providing recommended remedies, as applicable, to address potential shortfalls. A separate memorandum will be provided for each report that Rincon peer reviews.

The peer reviews will be entirely within the context of suitability of the studies and reports for CEQA. The peer reviews will not address topics, discussions, or other analysis and descriptions that may be in the studies and report but that do not pertain to CEQA. For example, the CFD Financing Study and Capacity Analysis and Economic Impact Study will likely contain economic calculations that do not pertain to CEQA because CEQA does not include economic impacts that don't relate to a physical environmental impact. The Interchange 101 and 135 Feasibility Analyses are anticipated to be more informative to the Project Description (Task 3) than the Environmental Documentation (Task 4). Therefore, Rincon's peer review will not include review of the methodology and conclusions in these studies.

Fehr & Peers will peer review the Vehicle Miles Traveled and Local Transportation Analysis. This peer review will include confirming that the analysis quantifies the VMT of the proposed project and compares that to adopted significance thresholds to determine the severity or level of CEQA impact. If the analysis identifies potentially significant VMT impacts, Fehr & Peers will review the mitigation provided in the analysis to confirm the mitigation is effective at reducing or avoiding potentially significant VMT impacts to the extent feasible.

MKN & Associates will peer review the Wastewater Analysis and Treated Effluent Reuse/Storage Area Memos and the Water Demand Report. This peer review will include confirming the proper wastewater generation rates were applied to the various land uses envisioned in the Specific Plan and determining if treatment and storage capacity was properly calculated. This peer review will also include confirming whether water demand was properly calculated based on the land uses and density envisioned in the Specific Plan.

In addition to the peer review of the project applicant team prepared technical studies and reports, Rincon will also prepare a Paleontological Resources Assessment to evaluate the project's potential to impact sensitive paleontological resources, consistent with the CEQA Guidelines Environmental Checklist Form ("Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature"). This analysis will identify geologic unit(s) that may be impacted by project development and their paleontological sensitivity, assess potential for impacts to paleontological resources from development of the proposed project, and recommend mitigation measures to avoid or mitigate impacts to scientifically significant paleontological resources. The paleontological resource assessment will consist of a fossil locality record search of the Natural History Museum of Los Angeles County and Santa Barbara Museum of Natural History, a review of existing geologic maps, and a review of primary literature regarding fossiliferous geologic units within the project vicinity and region. Rincon assumes that direct expenses for the locality search will not exceed \$1,200 and that no field survey will be required to complete the Paleontological Resources Assessment.

This task includes communications with the County during Rincon's peer review, including ~~three~~ **five** conference calls, assumed to be up to 1 hour each, and brief review of revised reports to confirm that peer review comments were addressed. The scope of work for this task assumes that the reports are generally adequate for CEQA, such that substantial comments or recommendations will not be provided. This scope of work does not include revisions to the technical studies or extensive coordination with the applicant or report preparers regarding required revisions. The scope of work for Task 2 also does not include site visits or other direct expenses, **except as otherwise specified for individual technical evaluations.**

Deliverables:

- **Five (5) peer review coordination meetings**
- Memorandum summary of peer review results for each study or report
- List of additional studies or documents necessary for the EIR

Task 3 Preparation of Project Description

Task 3a Develop Draft Project Description

Rincon will prepare a draft project description for the County and project applicant team to review for accuracy and adequacy. Organization of this information is critical since it will ultimately form the basis for the environmental evaluation under CEQA. This task will include a description of the project, focusing on characteristics relevant to the analysis (e.g., demolition and construction phases, unit counts, commercial square footage, internal circulation and parking, utilities, landscaping), project objectives, and required permits and discretionary approvals, **including the anticipated development agreement and discussion of the potential for the project to require off-site restoration/conservation.** MKN will provide technical support regarding the water and wastewater infrastructure components of the project description.

The project description will present the project in textual and tabular formats and will include up to 12 graphics as needed to describe the project and form a basis for the environmental analysis. The draft project description will be submitted to the County and applicant team in Microsoft Word format, and Rincon will address one round of consolidated comments from the County and applicant team. After responding to and incorporating the consolidated comments, Rincon will provide the County with the public version of the project description. The scope of work assumes that the project will not change following County acceptance of the project description.

Deliverables:

- Draft project description in Word format
- Public version of project description in Word and PDF formats

Task 3b Notice of Preparation and Scoping

Rincon will assist the County in preparing a draft Notice of Preparation (NOP). Rincon will review the draft NOP to confirm it includes required details, such as an adequate project description, location, dates of public review, information about the public scoping meeting, and instructions for submitting comments. Rincon will submit comments on the draft NOP in Microsoft Word format for the County to review. Rincon will review the final PDF copy of the NOP and confirm it is ready for County staff to post on its website and for distribution to public agencies. As the project is also likely a project statewide, regional, or areawide significance pursuant to CEQA Guidelines Section 15206, Rincon will assist the County with the additional noticing requirements associated with these types of projects. Rincon assumes that the County will be responsible for direct mailing of printed copies of the NOP or other noticing such as a newspaper ad. Rincon also assumes that County will be responsible for filing the NOP with the State Clearinghouse/Office of Planning and Research and Santa Barbara County Clerk. Rincon will provide recommendations and suggestions on responsible and trustee agencies that should be included.

Rincon understands the County wishes to hold a hybrid scoping meeting for the project during the minimum 30-day NOP circulation period, which is also likely required as a project of statewide, regional, or areawide significance. This scope of work assumes the County will conduct the appropriate noticing for the meeting. Rincon will attend the meeting and solicit feedback and comments from attendees regarding the scope of environmental analysis and possible alternatives. As part of this task, Rincon will review all responses to the NOP to note which are related to responsible or trustee agencies' area of statutory responsibility.

Deliverables:

- Review and comments on draft NOP
- Review of final NOP
- Attend public scoping meeting and solicit and document feedback
- Memorandum noting NOP comments pertaining to responsible and trustee agencies, as applicable.

Task 4 Preparation of CEQA Environmental Documentation

The CEQA environmental documentation for the proposed project will consist of either a project EIR, program EIR, master EIR, or combination thereof, as determined and decided as part of Task 1, above. Regardless of the type of EIR, Rincon will first prepare an administrative draft version (Administrative Draft EIR) in compliance with CEQA requirements and based on the project description approved by County staff (see Task 3). To the extent possible, Rincon will incorporate information from the technical studies and reports listed in Task 2, above.

Administrative Draft EIR

The Administrative Draft EIR will comprise the following sections:

Executive Summary

The EIR will contain a summary of the proposed project and associated environmental consequences. This section will include the following:

- A discussion of project objectives;
- A brief description of the project;
- A summary of the environmental setting for the project area;
- A summary of impacts;
- A summary of mitigation measures;
- A discussion of alternatives considered, and identification of the environmentally superior alternative among those studied; and
- Areas of controversy, and issues remaining to be resolved.

Introduction and Environmental Setting

These required introductory sections will lay the groundwork for and summarize the substantive analysis to follow. The introduction will describe the purpose and legal authority of the EIR, the scope and content of the EIR, a discussion of lead, responsible, and trustee agencies, and a synopsis of the CEQA process. The environmental setting will provide a general description of the existing geographic character of the project area. The environmental setting will also contain a discussion of the approach to the cumulative impacts analysis.

Project Description

The project description section will consist of the project description prepared in Task 3.

Analysis, Impacts, and Mitigation Measures

Each environmental discussion will include the following:

- Setting
- Impact analysis
- Mitigation measures
- Level of significance after mitigation

The discussion for each issue area will begin with the setting, which will describe existing conditions relevant to the topic and provide the groundwork for impact analysis. Sources will include documents and studies prepared in support of the project, other relevant environmental and planning documents, and data provided by the County.

The impact analysis will include a discussion of the methodology used to quantify or determine impacts and the criteria for judging significance. Where practicable, impacts will be quantified. If existing data does not allow definitive quantification, reasonable assumptions will be used to qualitatively forecast potential impacts.

Rincon typically orients analyses around clear impact statements that are separately highlighted in the text. This allows a more precise statement of the specific issue at hand and sets the stage for the technical discussion that follows. If the impact warrants mitigation measures, they are indexed to and immediately follow the numbered impact in question.

Rincon's technical approach to analyzing key environmental issues is described below under a subheading titled *Technical Approach to Key Issues*.

Alternatives

This section of the EIR will be prepared in accordance with the requirements of the State CEQA Guidelines, Section 15126.6, and recent court decisions. The purpose of this section will be to promote informed decision-making and to evaluate a reasonable range of project alternatives. Rincon assumes up to three alternatives will be evaluated. This will include the CEQA-required "no project" alternative and up to three project "build" alternatives. Rincon will develop project alternatives in consultation with County staff based on preliminary review of potential impacts identified for the project in order to avoid or reduce the significant impacts to the extent feasible.

Pursuant to the CEQA Guidelines, the alternatives will generally not be addressed to the same level of detail as the proposed project. Where impacts have been identified as significant for the project, the alternatives will identify applicable mitigation requirements, so that a meaningful comparison can be made, and if necessary, CEQA Findings in support of the alternatives can be prepared. The analysis will identify whether the alternatives would result in impacts that are less than, similar to, or greater than the project, the level of significance, and mitigation requirements. At the conclusion of the alternatives analysis, the environmentally superior alternative will be identified.

Cumulative Impacts

Consistent with CEQA Guidelines Section 15130, cumulative impacts will be disclosed. These impacts would result from the impacts of the proposed project combined with impacts of other projects and programs in the area, such as nearby development in Orcutt and Santa Maria, or elsewhere in Santa Barbara County. This scope of work assumes that the County will provide Rincon with a list of current and planned projects that are proximate to the project site. Alternatively, given that the proposed project would be implemented in phases over an extended period of time, the cumulative impacts analysis could be based on impacts of the project combined with impacts from the growth and development envisioned in the County's Comprehensive Plan. Given the scale of the project, determining the cumulative projects, growth, and development may also require coordination with other local or adjacent jurisdictions, such as the City of Santa Maria or the County of San Luis Obispo.

Other CEQA Required Discussions

This portion of the EIR will discuss the growth-inducing effects of the project as well as significant irreversible changes associated with the proposed project. This section of the EIR will discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional business to serve project population, either directly or indirectly, in the surrounding environment. This section will discuss how the project could remove obstacles to population growth, such as adding wastewater treatment capacity, which could allow for more construction in the service areas. Increases in the population resulting from the project could tax existing community service facilities, requiring construction of new facilities that could cause environmental effects, which will be addressed in this section.

The discussion of significant irreversible changes associated with the project will focus on environmental resources that are permanently lost or converted from either construction or operation of the project. For example, this section will discuss the use of nonrenewable resources consumed for project construction, such as petroleum products. This section will also discuss the permanent conversion of agricultural land to urban development.

References

This section of the EIR will provide full citations for all in-text citations provided within the EIR. This section will identify all supporting documents that were used during preparation of the EIR which are not included as appendices to the EIR itself. The references section will correspond to an administrative record that Rincon maintains and will provide at the conclusion of the project, if requested by the County. The administrative record will contain an electronic copy of either the entire reference or relevant pages of the reference for each reference cited in the EIR.

Rincon will submit the Administrative Draft EIR to the County in Microsoft Word format, for ease of review. This scope of review assumes up to two rounds of review on the Administrative Draft EIR will be required. This scope of work also assumes that all comments from the County on the Administrative Draft EIR will be provided as a consolidated set of comments in editable electronic format (i.e., as tracked changes in Microsoft Word). If there are multiple reviewers, the County will be responsible for reconciling conflicting comments prior to sending to Rincon. Rincon will respond to a single round of consolidated comments and provide the Final Administrative Draft EIR. To maintain momentum in the project schedule and provide cost efficiency, Rincon assumes County comments on the Final Administrative Draft EIR will focus on any new content added in response to comments on the first submittal of the Administrative Draft EIR, and new comments on previously submitted content will be minimal. Following receipt of the County comments on the Final Administrative Draft EIR, Rincon will provide the County with the Draft EIR in PDF format for publishing and public circulation.

Draft EIR and Noticing

Upon County confirmation that the Draft EIR is ready for publication, Rincon will prepare required noticing forms, including the Notice of Completion (NOC), Notice of Availability (NOA), and OPR's Summary Form for Electronic Document Submittal, for County review. Rincon will address one round of comments on the forms. Rincon will be responsible for submitting documents through the digital CEQA Submit platform and filing the NOA with the Santa Barbara County Clerk's office. It is assumed that the County will be responsible for other public noticing of the document's availability required by CEQA, such as newspaper ads, radius label mailing, or on-site posting. However, Rincon will review notification materials, such as radius mailing lists or signage and provide the County

with suggestions or feedback on revisions or additions. Rincon will also assist the County in meeting notification requirements for projects of statewide, regional, or areawide significance, pursuant to CEQA Guidelines Section 15086. For example, Rincon will confirm that the notification list includes Caltrans and the Santa Barbara County Association of Governments. As required by State law, the Draft EIR will require at least a 45-day public review period. Rincon will provide two printed copies of the Public Draft EIR for placement at the County offices and at one branch of the local library. Rincon will also provide a digital version in Adobe PDF for posting to the County website. This scope of work assumes that EIR appendices will not be printed and instead attached to the printed document in digital format, such as a USB/Flash drive.

Final EIR

Upon closure of the public comment period and receipt of public comments on the Draft EIR, Rincon will prepare draft response to comments and an Administrative Final EIR for review by the County. Due to the size and scale of the project, its proximity to a range of sensitive environmental resources, and the volume of agency and stakeholder comments received on other recent projects of this type in the Central Coast region, this scope of work assumes up to 100 comment letters containing comments on the content of the Draft EIR document will be received. This scope of work assumes 20 lengthy (over five pages) and/or substantive letters will be submitted among the assumed 100 letters. This scope of work assumes that Rincon can provide draft responses to the comments in a maximum of ~~320~~ **350** professional staff hours. 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. Rincon reserves the right to reevaluate the effort level and request a scope amendment upon close of the public comment period. If the number of comment letters and the effort to prepare responses is greater than anticipated in this scope of work, Rincon will notify County staff immediately and discuss options to amend our scope of work and budget as necessary. Rincon will address one round of consolidated County comments, to be provided in editable format, on the draft responses to comments and prepare a screen check version, in Microsoft Word with edits shown in track changes. Upon County review and approval of the screen check responses to comment, Rincon will submit the Final EIR for hearing (refer to Task 5).

Mitigation Monitoring and Reporting Program

Concurrent with preparation of the Administrative Final EIR, Rincon will prepare a Mitigation Monitoring and Reporting Plan (MMRP), which will be separate from the Final EIR. 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:

- Persons/agencies responsible for monitoring compliance with each condition
- Timing when monitoring must occur
- Frequency of monitoring
- Criteria to be used to determine compliance with conditions

CEQA Findings and Statement of Overriding Considerations

As part of Task 4, Rincon will also prepare the CEQA Findings and Statement of Overriding Considerations (if a significant and unavoidable impact is identified in the EIR) for the project based on the impact conclusions of the EIR, based on a template provided by the County. The Draft CEQA Findings will be submitted alongside the Final EIR, and will contain a discussion of alternatives, including the rationale for rejecting any of the analyzed alternatives, using in part the project objectives. This scope of work assumes if alternatives are determined to be infeasible due to financial considerations, or that the Statement of Overriding Considerations relies on specific economic or financial factors, corresponding financial data to support these conclusions will be provided by the County or applicant. This task will comply with CEQA Guidelines Sections 15091 and 15093 and will be submitted in a County-approved electronic format. Rincon will prepare an administrative draft version of the CEQA Findings for County review, will address one round of consolidated County comments, and submit a final document version digitally.

During the EIR preparation and circulation period, Rincon will attend one County Planning Commission hearing and one County Board of Supervisors hearing regarding the EIR. This scope of work assumes each hearing would

last up to eight hours. These hearings are assumed to be separate from later hearings where EIR certification would be considered and potential project approval would happen (see Task 5). Instead, this scope of work assumes these hearings would focus on public comments and feedback on the EIR to date and issues of controversy identified, if any.

Deliverables:

- Administrative Draft EIR in Word format
- Final Administrative Draft EIR in Word format
- Draft EIR in PDF format
- Notice of Completion (NOC), Notice of Availability (NOA), and OPR's Summary Form in PDF format
- County Clerk and OPR filing receipts
- Two printed copies of the Draft EIR
- Administrative Final EIR in Word format
- Final EIR in PDF format
- Draft MMRP in Word format
- Final MMRP in PDF format
- Draft CEQA Findings in Word format
- Final CEQA Findings in PDF format
- Draft Statement of Overriding Considerations in Word format, if applicable
- Final version in PDF format
- Attendance at two hearings

Task 5 Decision-Maker Adoption Hearings

The Rincon Project Manager or Principal-in-Charge will attend up to ~~two~~ **three** public hearings, **assumed to include one County Planning Commission hearing, one County Board of Supervisors hearing, and one hearing with Santa Barbara County Local Agency Formation Commission (LAFCo)**. If desired by staff, public hearing attendance will include oral presentations to the hearing body, supplemented with graphic presentations, if necessary. Rincon will also be prepared to respond to questions that may arise at hearings pertaining to the EIR. These meetings/hearings can be scheduled and selected at the County's discretion.

If the proposed project is approved, Rincon will prepare a draft Notice of Determination (NOD) for County use. This scope of work assumes that Rincon staff will file the NOD with the Santa Barbara County Clerk within five working days of project approval. It is assumed that the County will pay all applicable fees associated with filing the NOD at the County Clerk, including providing Rincon with a check for payment of the CDFW CEQA filing fee, which is due at the time the NOD is filed with the County Clerk. Rincon will upload the NOD to the State Clearinghouse website.

Deliverables:

- Attendance at up to two decision-maker adoption hearings
- NOD in PDF format

Project Management

Chris Bersbach will serve as Project Manager for the environmental review process. Rincon's project manager will take the lead in hosting biweekly EIR team meetings, including preparing agendas and minutes and distributing them to meeting attendees. The purpose of these meetings, which are assumed to be by telephone or virtual, will be to briefly update County staff on the status of the project. **Biweekly EIR team meetings are generally assumed to be one hour in duration; however, during key portions of the project timeline, especially those where the EIR team would include additional stakeholders, such as representatives of the project**

applicant team, longer meetings may be required. Therefore, for the purpose of this scope of work, biweekly EIR team meetings are assumed to average one and a half (1.5) hours in duration.

Rincon will maintain a current schedule throughout the EIR process. The Rincon Project Manager will be responsible for monitoring the daily performance of the EIR team to ensure internal deadlines and task budgets are achieved. Rincon will promptly communicate foreseeable delays in the project timeline to the County.

Rincon will be responsible for the technical accuracy of deliverables and for quality assurance/quality control, such as avoiding grammatical or punctuation errors. All deliverables will be prepared following *The Chicago Manual of Style*.

Rincon will prepare and submit invoices that itemize completed work and the satisfactory completion of each task listed in this scope of work. According to the RFP, the payment schedule terms are negotiable and will be specified in the contract. Invoices will be submitted in accordance with the terms agreed to in the executed contract.

Technical Approach to Key Issues

Aesthetics

The project site is not proximate a designated state scenic highway, but it is adjacent to and would be visible from U.S. Highway 101. Caltrans has categorized U.S. 101 as eligible for designation as a state scenic highway. Given the potential for official state-designation in the future, project impacts to views from U.S. 101 will be evaluated. While some of the hillsides within the project site that are visible from U.S. 101 would likely be preserved, the introduction of paved areas, structures, and nighttime lighting would alter existing the open character of portions of the site and the surrounding area. The aesthetics analysis will include visual characterization of the project site and general project area and discussion of the impact of the proposed land use changes on scenic resources and visual character. This task includes a site visit to take photographs of the existing visual character of the project site and the view of the project site from U.S. 101 as well as any potential views of the project site or required infrastructure (e.g., access roadways) from State Route 135. Approximately three figures with images of the project site will be incorporated into the EIR section. This scope of work does not include the preparation of visual simulations or conceptual renderings of the project. If simulations are provided by the applicant, Rincon will review the simulations for accuracy and incorporate them into the EIR analysis, as applicable. Potential light and glare impacts will be reviewed for potential impacts to the night sky given the rural character of this area of Santa Barbara County. Mitigation measures will be identified as appropriate.

Agricultural Resources

The project site is designated by the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) as Grazing Land and as Other Land. Because no portions of the site are designated as Important Farmland by the state, the analysis in this section will rely upon the Agriculture Suitability and Production Report, peer reviewed by Rincon under Task 2. The analysis will focus on the conversion of farmland to urban development and on potential conflicts between proposed development and other adjacent agricultural uses. Locally adopted agricultural protection policies and programs will be discussed to determine project consistency. Rincon will review existing literature sources regarding on-site and nearby soil conditions and their general suitability to support agricultural activities. However, most of this EIR section will rely upon the Agriculture Suitability and Production Report, peer reviewed by Rincon under Task 2. In coordination with the other sections of the EIR, potential impacts of the project on nearby agricultural operations (i.e. from air pollution, traffic, water and wastewater) will be evaluated, and a site reconnaissance will be performed to identify potential land use conflicts associated with the proposed project and agricultural land uses in the vicinity. This section will include mitigation measures to reduce agricultural impacts, if applicable. Impacts and mitigation measures will be based on significance thresholds in the *Santa Barbara County Environmental Thresholds and Guidelines Manual*.

Air Quality and Greenhouse Gas Emissions

The proposed project would generate temporary construction air pollutant and GHG emissions and long-term emissions associated primarily with project-related vehicle trips. The air quality and GHG sections of the EIR will compare these emissions to significance thresholds in the *Santa Barbara County Environmental Thresholds and Guidelines Manual* and those established by the Santa Barbara County Air Quality Management District. This section will also evaluate consistency with applicable air quality plans, such as the Santa Barbara County Air Quality Management District 2022 Ozone Plan. Potential impacts associated with odors and substantial pollutant concentrations will also be evaluated. This section of the EIR will be based on the Air Quality/GHG Study peer reviewed by Rincon under Task 2. Rincon has not yet been provided with this study. Rincon assumes the study will be prepared using methodologies and assumptions recommended in the rules and regulations of the Santa Barbara County Air Quality Management District and use thresholds of significance in the *Santa Barbara County Environmental Thresholds and Guidelines Manual*. This scope of work assumes the study will include the temporary construction emissions and long-term emissions quantified with the California Emissions Estimator Model (CalEEMod). The proposed project could also require substantial export of material during construction. This scope of work assumes the Air Quality/GHG Study will include and account for emissions from the truck trips associated with hauling this material. Given the substantial amount of tree removal that would be required for the project, this scope of work assumes the Air Quality/GHG Study will analyze the reduction of carbon sequestration provided by the existing trees. Mitigation measures identified in the Air Quality/GHG Study will be incorporated into the impact analysis, as applicable. This scope of work does not include quantifying or modeling air pollutant or GHG emissions of the project.

Biological Resources

The results of the Biology Resource Assessment by David Wolff Environmental, LLC and the Oak Tree Management and Replacement Plan by Dudek will be incorporated into the biological resources section of the EIR. Rincon assumes the applicant prepared reporting will be sufficient for CEQA either before or after peer review is completed (see Task 2, above), and will identify potential impacts to biological resources and recommend mitigation measures as necessary. Rincon further assumes that applicant provided biological reports will cover reasonably anticipated off-site impacts in addition to on-site impacts. Example of off-site impacts assumed to be covered in these studies include disturbance associated with the proposed highway interchange areas and off-site mitigation areas, such as areas where tree replacement planting is considered for mitigation, as applicable.

The project site is currently comprised predominantly of annual grassland, with some chaparral and areas of forest or tree cover, and unpaved roads. Drainages on the site may support riparian or wetlands that provide suitable habitat for several special status species as well as a host of birds protected under the California Fish and Game Code. Rincon will provide an analysis of potential impacts to these and other species, as well as potential impacts to wetland resources. The analysis will also focus on protected tree removal, which could be substantial given the abundance of oak trees on the project site.

Cultural Resources

This section will be based on and incorporate the Archaeology Investigations Phase I and Phase II by Leftwich Archaeology which has not yet been provided to or reviewed by Rincon. The findings of these analyses will be incorporated into the cultural resources section of the EIR. Rincon assumes the applicant prepared reporting will be sufficient for CEQA either before or after peer review is completed (see Task 2, above) and will identify potential impacts to cultural resources and recommend mitigation measures as necessary. For example, this scope of work assumes that either Phase I or Phase II Archaeology Investigation will describe the results of a cultural records search for the project area and the methodology and results of a field survey of the project site. Rincon's scope of work includes a desktop-level review of built environment resources on the project site associated with the historic and current oil and gas extraction activities, which we anticipate will be informed by data available from the County Energy, Minerals & Compliance Division. Rincon further assumes that none of the built environment resources on the project site will be found to potentially be eligible for listing on the California Register or National Register of Historic Places (NRHP). Therefore, the EIR section will focus primarily on the potential for construction of the development envisioned in the Specific Plan to impact archaeological resources.

Energy

Rincon will prepare an energy section in the EIR to address relevant questions regarding potential energy impacts. The energy use reported in the CalEEMod data in the assumed to be in the Air Quality/GHG Study prepared for the project will be used to quantify project energy consumption (see *Air Quality and Greenhouse Gas Emissions*, above). This section may also utilize information from the Electrical Load Calculations Report by Salas O'Brien. The energy consumption of the project will be compared to statewide consumption to demonstrate relative energy efficiency. Additionally, the analysis will consider regulations and policies, such as the California Building Code, as well as any policies pertaining to the energy conservation in the County's Comprehensive Plan and the proposed Specific Plan to determine how energy consumption may be conserved by the project.

Geology and Soils

According to the California Department of Conservation online mapping tool, there are no known earthquake faults within or adjacent to the project site. However, like most of California, the project site would be subject to seismic hazards during an earthquake, such as ground shaking and liquefaction. Accordingly, this section of the EIR will identify the impacts associated with seismic risk as well as soil-related hazards, such as liquefaction, shrink-swell soils, and erosion. This section will rely upon the Geotechnical Report by Allan E. Seward Engineering Geology, Inc., which has not yet been provided to or reviewed by Rincon. This scope of work assumes the Geotechnical Report will address seismic and soil issues, such as shrink-swell soils, for example. This scope of work also assumes the Geotechnical Report will provide recommendations on how to remediate or design the project such that geological and soil hazards are reduced to acceptable levels. The EIR will incorporate recommendations of the Geotechnical Report in a CEQA context as mitigation measures to reduce potentially significant geology and soils impacts, as feasible.

Pursuant to the State CEQA Guidelines, this section of the EIR will also evaluate potential impacts to paleontological resources. ~~Rincon will conduct a paleontological resources assessment to identify the geologic units that may be impacted by project development, determine the paleontological sensitivity of geologic unit(s) within the project site, assess potential for impacts to paleontological resources from development of the proposed project, and recommend mitigation measures to avoid or mitigate impacts to scientifically significant paleontological resources. The paleontological resource assessment will consist of a fossil locality record search, review of existing geologic maps, and a review of primary literature regarding fossiliferous geologic units within the project vicinity and region. A separate paleontological resources assessment is not proposed, but rather the assessment will be part of the analysis provided in this section of the EIR. Rincon assumes that direct expenses for the locality search will not exceed \$1,200 and that no field survey will be required. This discussion will rely on the Paleontological Resources Assessment, which will be prepared by Rincon during Task 2.~~

Hazards and Hazardous Materials

The project site is and has been used for oil and gas production and in the past contained associated company towns. The site was also previously under a Williamson Act contract and may have been used for agriculture production. The past and current uses of the project site could have resulted in contamination of soils or groundwater at the project site. Rincon will confirm if hazardous contamination exists with receipt of the Phase II Investigation and Remediation Action Plan (RAP) prepared for the project by Waterstone Environmental, Inc. Rincon assumes the Phase II Investigation and RAP is prepared consistent with applicable industry standards, such as ASTM standards.

This section of the EIR will be based on the Phase II Investigation and RAP that the County provides to Rincon. Specifically, the EIR will evaluate the potential for existing contamination to be accidentally released during project construction activities or as part of the operation of the land uses envisioned in the Specific Plan. This analysis will discuss closure of the active oil and gas wells, identifying potential impacts from residual contamination. This section of the EIR will also evaluate the potential for typical activities that could occur on-site with buildout of the Specific Plan (residential activities, commercial activities, etc.) to result in significant hazards to the public or environment due to routine use, transport, or disposal of hazardous materials. Additionally, this section of the EIR will address the potential for the project to interfere with emergency response plans, emissions of hazards near schools, and hazards associated with nearby airports, such as the Santa Maria Airport, as applicable. Mitigation measures will be provided to reduce potentially significant impacts. This scope

of work assumes the Phase II Investigation and RAP will provide recommendations for remediation of hazardous contamination that can be adopted into mitigation measures in the context of CEQA.

Hydrology and Water Quality

The hydrology and water quality section of the EIR will describe the existing flooding, drainage, and stormwater collection systems within the immediate project area, or lack thereof as applicable. The analysis will briefly describe regulations regarding water quality, including National Pollutant Discharge Elimination System requirements. Potential impacts related to runoff volumes, drainage patterns, and water quality will be evaluated with a qualitative discussion of impacts to water quality and consistency with the applicable water quality control plan. Mitigation measures to contain projected stormwater flows and protect long-term water quality will be provided as appropriate, based on the level of stormwater design detail in the Specific Plan. This section will be closely coordinated with the Biological Resources and Utilities and Service Systems sections of the EIR to ensure that adequate measures are implemented to protect sensitive biotic resources that may be present or in the site vicinity and ensure that the project would be served by adequate water supplies. As discussed in more detail under *Utilities and Service Systems* below, Rincon will rely upon the Water Demand Report and the Water Supply Assessment prepared by Wallace Group to evaluate potential impacts to water resources. Our scope of work for this task assume the applicant will provide the required documentation of post-development drainage required to support the environmental evaluation.

Land Use and Planning

The land use and planning section of the EIR will analyze the relationship of the proposed project and any associated entitlements to applicable planning policies and ordinances. A policy consistency analysis will provide a thorough review of the project against the various regulatory documents adopted by the County and other responsible agencies. The land use analysis will focus on: 1) compatibility with adjacent properties, including changes in the character of the site and the scale and appropriateness of the proposed new development; 2) loss of agricultural land with reference to long range planning for agricultural lands in the County; and 3) policy consistency with the Santa Barbara County regulatory environment, including the County Comprehensive Plan, Zoning Ordinance, 2022 Ozone Plan, Water Quality Control Plan, Orcutt Community Plan, Santa Barbara County Local Agency Formation Commission (LAFCo) policies, and other relevant planning programs. The land use and policy consistency analysis will be supplemented with graphics, illustrating the existing land use pattern and the land use regulatory and jurisdictional pattern. This section may cross reference analysis in other EIR sections. For example, this section may refer readers to the Air Quality section for a discussion of consistency with the 2022 Ozone Plan or to the Hydrology and Water Quality section for a discussion of consistency with the Water Quality Control Plan. Mitigation measures may include development of policies to incorporate in the Specific Plan to reduce inconsistencies with adopted land use plans.

Mineral Resources

The Mineral Resources section of the EIR will evaluate potential impacts of the project associated with the loss of availability of a known mineral resource that would be a value to the region and the residents of the state and loss of a locally important mineral resource recovery site. The County's Comprehensive Plan includes a map of known mineral resources in Santa Barbara County, which appears to show portions of the project site as a mineral recovery site associated with oil production. Additionally, it is well established that the project site contains oil and gas production wells. Accordingly, this section of the EIR will address closure and permanent conversion of the oil and gas production uses to the land uses envisioned in the Specific Plan, such as residential and commercial development. Other sections of the EIR, such as Hazards and Hazards Materials and Hydrology and Water Quality will evaluate the potential environmental impacts associated with the oil and gas production activities at the site. The Mineral Resources Section will focus on the permanent loss of oil and gas production at the project site.

Noise

The Noise Section of the EIR will discuss potential project impacts related to short-term and long-term noise and vibration generation and exposure. Rincon will utilize the Noise Study prepared by 45dB Acoustics for the project. Rincon has not yet been provided or completed a peer review of the Noise Study. This scope of work assumes the Noise Study will contain ambient noise measurements conducted with a calibrated noise meter and accurate

modeling of construction and operation noise levels at nearby sensitive receptors. This scope of work also assumes the Noise Study will provide recommendations to reduce project noise, as applicable, and be prepared in accordance with the *Santa Barbara County Environmental Thresholds and Guidelines Manual*. This scope of work does not include conducting noise measurements or noise modeling.

Because Rincon has not yet been provided the Noise Study, it is unclear if 45dB Acoustics also evaluated potential groundborne vibration impacts of the project. Rincon has reviewed noise studies prepared by 45 dB Acoustics on prior projects and their studies do not consistently address CEQA topics pertaining to noise and vibration. For example, their reports often do not include an analysis of construction noise and vibration, which is an impact topic that should be considered for CEQA. Therefore, Rincon will supplement this section of the EIR with analysis of noise and vibration impacts of the project while also utilizing as much of the 45 dB Acoustics study as possible. Generally, given the land uses envisioned in the Specific Plan, the potential for groundborne vibration would be during project construction activities. If not provided in the Noise Study, Rincon will evaluate vibration impacts based on typical vibration levels of standard construction equipment published by the Federal Transit Administration. Standard attenuation rates will be used to determine the vibration levels at the nearest sensitive receptor. If vibration impacts are included in the Noise Study, Rincon will rely upon the Noise Study to evaluate the potential vibration impacts of the project. A similar process will be used to assess construction noise, utilizing typical construction noise levels published by the Federal Transit Administration and applying standard attenuation rates. Operational noise levels will be discussed qualitatively based on the land uses envisioned in the Specific Plan. For example, the EIR will describe typical residential noises and how these noises may be perceived in the project area. If potentially significant noise impacts are identified, recommendations to reduce project noise will be provided as mitigation measures consistent with the *Santa Barbara County Environmental Thresholds and Guidelines Manual*.

This scope of work does not include conducting field measurements of ambient noise levels. It is assumed that the 45 dB Acoustics study will include ambient noise levels in the project area.

Population and Housing

This section of the EIR will focus on the potential for the project to induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). This section will evaluate impacts based on comparing the Specific Plan to other adopted growth plans, such as the County's Comprehensive Plan and the Orcutt Community Plan. The analysis will also address proposed utility extensions and roadway improvements in context with how they could potentially facilitate unplanned growth.

Rincon has not yet been provided with the Economic Impact Study prepared for the project by the UCSB Economic Forecast Project. Depending on the contents of this study, information may be incorporated into this section of the EIR. For example, if the Economic Impact Study describes projected employment opportunities that would result from buildout of the Specific Plan, the EIR will describe how that level or amount of employment opportunities could result in additional population growth beyond what is envisioned in the Specific Plan and other growth plans, such as the County's Comprehensive Plan.

Public Services and Recreation

Rincon will assess the project's effects on public services by reviewing existing available data, such as the County Sheriff webpage, and contacting local service providers, such as the County Fire Department, the County Sheriff's Office, the local school district, and the County Parks and Recreation Department to assess current service levels and potential effects of the proposed project on service standards. Rincon will quantify project student generation and demands on parkland. This evaluation will discuss the applicable impact fees that would be required to offset public services impacts. This section of the EIR will also rely upon provisions of public services envisioned in the Specific Plan, such as the proposed school and fire and sheriff station, as well as park and recreation facilities.

Transportation

This section of the EIR will evaluate the potential transportation impacts of the project, including potential conflicts with transportation plans and policies, inconsistencies with CEQA Guidelines Section 15064.3 as it related to vehicle miles traveled (VMT), geometric and vehicle hazards, and inadequate emergency access. Given

the jobs/housing imbalance in this area of the County and that the proposed project envisions 4,000 residential units, the potential impacts related to VMT will be the primary focus of this section. Fehr & Peers will support Rincon with preparation of environmental documentation to address potential VMT-related environmental impacts in the EIR. The analysis of potential VMT impacts will be based on the Vehicle Miles Traveled and Local Transportation Analysis prepared for the project by Kimley Horn and peer reviewed by Fehr & Peers (see Task 2, above). This scope of work assumes the Vehicle Miles Traveled and Local Transportation Analysis will quantify VMT of the proposed project and compare that to adopted significance thresholds to determine the severity or level of CEQA impact. This scope of work also assumes the Vehicle Miles Traveled and Local Transportation Analysis will provide mitigation to reduce or avoid potentially significant VMT impacts of the project to the extent feasible. Other impacts evaluated in the section will be based on the Vehicle Miles Traveled and Local Transportation Analysis as well, but also the Interchange 101 Feasibility Analysis and Interchange 135 Feasibility Analysis prepared by Wallace Group.

Tribal Cultural Resources

This section of the EIR will evaluate the potential for project construction activities to result in substantial adverse changes to tribal cultural resources. This section will be based primarily on the results of tribal consultation that the County completes pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18. Because consultation conducted pursuant to AB 52 and SB 18 is intended to be government-to-government consultation, this scope of work assumes the County will complete the required consultation. However, this task includes assistance with consultation for AB 52 and SB 18 by providing the County letter templates, checklists, and detailed instructions to promote meaningful consultation with interested Native American groups. Native American contacts have 30 days to respond and request further consultation under AB 52 and 90 days under SB 18. Under this task, Rincon assumes that the County will provide Rincon with a list of tribes who have requested AB 52 notification. SB 18 assistance will include preparation of an SB 18-specific Sacred Lands Files (SLF) search request to the Native American Heritage Commission. This task includes two in-person meetings at the County to assist with tribal consultations and up to two follow-up conference calls.

Utilities and Service Systems

This section of the EIR will evaluate the potential for the project to impact utilities and service systems or result in significant environmental impacts due to utilities and utility construction. According to the RFP, the Project would include approximately 55 acres of off-site improvements for access and utility connections, including new utility connections. The environmental impacts associated with the new or relocated utilities will be evaluated throughout the EIR and cross referenced in this section of the EIR. This scope of work assumes that applicant prepared technical studies and reports will include off-site improvement areas, including areas where off-site project utilities would be constructed and located.

MKN will support Rincon with preparation of environmental documentation to address potential water and wastewater impacts in the EIR. The State CEQA Guidelines require evaluation of whether the project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. To complete this analysis in the EIR, Rincon will incorporate relevant information from the Water Demand Report and the Water Supply Assessment prepared by Wallace Group. Rincon has not yet been provided with the Water Demand Report or Water Supply Assessment, but this scope of work assumes the Water Demand Report will provide quantitative water demands of the project based on supporting calculations. This scope of work assumes at a minimum the Water Supply Assessment will evaluate the demands of the project against water supply and availability under three different hydrologic scenarios: normal water year, dry water year, and multiple dry water years.

This section of the EIR will also evaluate if there is adequate wastewater treatment capacity for the project. Based on the RFP, Rincon understands the project would include a water reclamation facility. The proposed provision of the reclamation facility will be included in the analysis to determine if it would be adequate for the project or if existing wastewater treatment facilities would also be used for the project. The analysis of this impact will be informed primarily from the Wastewater Analysis and Treated Effluent Reuse/Storage Area Memos prepared for the project by Wallace Group.

Rincon will also use information provided in the County Comprehensive Plan and landfill information provided by the Department of Resources Recycling and Recovery to quantitatively assess the impacts of the project on applicable landfills.

Wildfire

According to CalFire mapping, portions of the project site are within a High or Very High Fire Hazard Severity Zone under State Responsibility Area. Therefore, this section of the EIR will address wildfire impacts associated with the proposed project. Specifically, this section will evaluate prevailing wind data, site topography, and vegetation mapping, relative to the land use schematic in the Specific Plan to determine the potential for wildfire risk on the project. Secondary impacts related to wildfire, such as toxic smoke and mudslides on burnt slopes, will be assessed. Mitigation measures will be provided to reduce potentially significant impacts, if applicable. Mitigation may include prohibiting construction involving welding, grinding, or other activities generating sparks or flames on red flag or high fire danger days. Rincon assumes the impact analysis and mitigation measures, as applicable, in the Wildfire Section of the EIR will be informed by and based on the Fire Protection Plan prepared for the project by Dudek. The Fire Protection Plan has yet to be provided to or peer reviewed by Rincon. This scope of work assumes the Fire Protection Plan will include aforementioned topics and data, such as discussions of prevailing wind, vegetation cover, and topography.

Assumptions

The scope of work above and the cost estimate and tentative schedule provided later in this proposal are based on assumptions included and expressed in writing above. The following is a list of those assumptions.

- The EIR will be prepared in accordance with the State CEQA Guidelines as implemented by the *Santa Barbara County Environmental Thresholds and Guidelines Manual*.
- Technical studies and reports will be revised by the applicant's contractors in accordance with peer review results and comments provided by Rincon.
- Up to two virtual meetings, each lasting up to one hour, will be required to determine the type of EIR document best for the proposed project.
- Up to ~~three~~ **five** conference calls with the County lasting up to one hour each will be required for completing the peer review of applicant-prepared technical studies.
- Applicant-prepared technical studies and reports will be generally adequate for CEQA, such that substantial comments or recommendations will not be provided as part of Rincon's peer review.
- Peer review of the applicant-prepared technical studies and reports will not require site visits or field work.
- The project will not change following County acceptance of the public project description provided as part of Task 3.
- The County will provide its letterhead for the NOP and will be responsible for direct mailing of printed copies of the NOP or other noticing, such as a newspaper ad. The County will be responsible for filing the NOP with the State Clearinghouse/Office of Planning and Research and Santa Barbara County Clerk.
- The County will conduct the appropriate noticing for the public scoping meeting.
- Up to three alternatives to the proposed project will be evaluated in the EIR. This will include the CEQA-required "no project" alternative and up to two project "build" alternatives.
- The County will provide Rincon with a list of current and planned projects that are proximate to the project site for the cumulative impacts assessment or will provide regional growth projections, depending on the approach selected by the County.
- Up to two rounds of County review on Administrative Draft EIR will be required.
- Comments from the County on the Administrative Draft EIR will be provided as a consolidated set of comments in editable electronic format (i.e., as tracked changes in Microsoft Word).
- County comments on the second round Administrative Draft EIR will focus on any new content added in response to comments on the first submittal of the Administrative Draft EIR, and new comments on previously submitted content will be minimal.
- The County will be responsible for public noticing of the Draft EIR availability required by CEQA, such as newspaper ads, radius label mailing, or on-site posting.
- Rincon will provide up to two printed copies of the Draft EIR; appendices to the Draft EIR will not be printed.

- Up to 100 comment letters containing comments on the content of the Draft EIR document will be received. This scope of work assumes 20 lengthy (over five pages) and/or substantive letters will be submitted among the assumed 100 letters. This scope of work assumes the comments can be adequately responded to in a maximum of ~~320~~ **350** professional staff hours.
- If alternatives are determined to be infeasible due to financial considerations, or if the Statement of Overriding Considerations relies on specific economic or financial factors, corresponding financial data to support these conclusions will be provided by the County or applicant for Rincon to incorporate into the Statement of Overriding Considerations.
- Rincon will attend one County Planning Commission hearing and one County Board of Supervisors hearing during preparation of the EIR. Rincon will also attend one County Planning Commission hearing and one County Board of Supervisors hearing in which certification of the EIR is considered. This scope of work assumes each hearing would last up to eight hours.
- Rincon will file the NOD with the Santa Barbara County Clerk within five working days of project approval, if approved. It is assumed that the County will pay all applicable fees associated with filing the NOD at the County Clerk, including providing Rincon with a check for payment of the CDFW CEQA filing fee.
- The applicant-prepared Air Quality/GHG Study referenced in the RFP will be prepared using methodologies and assumptions recommended in the rules and regulations of the Santa Barbara County Air Quality Management District and use thresholds of significance in the *Santa Barbara County Environmental Thresholds and Guidelines Manual*.
- The applicant-prepared Air Quality/GHG Study will include the temporary construction emissions and long-term emissions quantified with CalEEMod.
- The applicant-prepared Air Quality/GHG Study will include and account for emissions from the truck trips associated with hauling this export material generated during site preparation and grading.
- The Oak Tree Replacement Plan prepared by Dudek will quantify the number and species of trees to be removed and provide replacement mitigation measures that can be incorporated into the EIR
- No built environment resources on the project site will be found to potentially be eligible for listing on the California Register or National Register of Historic Places (NRHP).
- The Phase I and Phase II Archaeology Investigations will be adequate for CEQA, and no additional records searches or field surveys will be required.
- The Geotechnical Report by Allan E. Seward Engineering Geology, Inc. will address seismic and soil issues, such as shrink-swell soils, for example. This scope of work also assumes the Geotechnical Report will provide recommendations on how to remediate or design the project such that geological and soil hazards are reduced to acceptable levels.
- Direct expenses for the fossil locality record search will not exceed \$1,200 and no field survey for paleontological resources will be required.
- The Phase II Investigation and Remediation Action Plan for the project is prepared consistent with applicable industry standards, such as ASTM standards, and addresses or evaluates potential hazardous contamination for the existing oil and gas activities onsite.
- The Phase II Investigation and Remediation Action Plan will provide recommendations for remediation of hazardous contamination that can be adopted into mitigation measures in the context of CEQA.
- The Noise Study by 45dB Acoustics will contain ambient noise measurements conducted with a calibrated noise meter and identify nearby sensitive receptors.
- The Vehicle Miles Traveled and Local Transportation Analysis by Kimley-Horn will quantify VMT of the proposed project, compare that to adopted significance thresholds to determine the severity or level of CEQA impact, and provide mitigation to reduce or avoid potentially significant VMT impacts of the project to the extent feasible.
- The County will complete the tribal consultation required pursuant to Assembly Bill 52 and Senate Bill 18.
- Off-site improvement areas, such as areas where utility extensions and connections would occur, will be addressed in the applicable applicant-prepared technical studies and reports, particularly the reports pertaining to biological resources and cultural resources.

- The Water Demand Report by Wallace Group will provide quantitative water demands of the project based on supporting calculations.
- At a minimum the Water Supply Assessment by Wallace Group will evaluate the demands of the project against water supply and availability under three different hydrologic scenarios: normal water year, dry water year, and multiple dry water years.
- Rincon will be provided with a grading and drainage plan for the project.
- The Fire Protection Plan will include topics and data applicable to wildfire risk and behavior, such as discussions of prevailing wind, vegetation cover, and topography.

Attachment 2

Updated Cost Proposal

County of Santa Barbara
Revised Work Program and Cost Proposal
Solomon Hills Project

	Hours	Labor Budget	Direct Expenses	Total Budget
Task 1: Kickoff Meeting and EIR Approach	93	\$25,719	\$6,468	\$32,187
Kickoff Meeting, Invite, Agenda, Minutes	13	\$3,803	\$2,946	\$6,749
Review Background Documentation	26	\$6,314		\$6,314
EIR Approach Meetings	30	\$8,634		\$8,634
General Site Visit	24	\$6,968	\$3,522	\$10,490
Task 2: Review of Technical Studies/Reports	614	\$165,554	\$90,062	\$255,616
Peer Review Coordination Meetings (5)	15	\$4,455		\$4,455
Air Quality/GHG Study	54	\$14,978		\$14,978
Agriculture Suitability and Production Report	32	\$9,064		\$9,064
Archaeology Investigations: Phase I and Phase II	50	\$13,360		\$13,360
Biology Resources Assessment	72	\$18,308	\$224	\$18,532
CFD Financing Study	8	\$2,316		\$2,316
Economic Impact Study	10	\$2,860		\$2,860
Electrical Load Calculations Report	10	\$2,860		\$2,860
Fire Protection Plan	38	\$10,616		\$10,616
Geotechnical Report	40	\$11,130		\$11,130
HOA Assessment Analysis	10	\$2,860		\$2,860
Interchange 101 Feasibility Analysis	12	\$3,404		\$3,404
Interchange 135 Feasibility Analysis	12	\$3,404		\$3,404
Noise Study	50	\$14,170		\$14,170
Oak Tree Management and Replacement Plan	30	\$8,370		\$8,370
Paleontological Resources Assessment	80	\$17,732	\$1,200	\$18,932
Phase II Investigation and Remediation Action Plan	45	\$12,415		\$12,415
Vehicle Miles Traveled and Local Transportation Analysis	16	\$4,602	\$46,748	\$51,350
Wastewater Analysis and Treated Effluent Reuse/Storage Area Memos	8	\$2,316	\$13,052	\$15,368
Water Demand Report	8	\$2,316	\$5,835	\$8,151
Water Supply Assessment	14	\$4,018	\$23,003	\$27,021
Task 3: Develop Draft Project Description	189	\$45,949	\$21,217	\$67,166
Task 3a: Preparation of Project Description	122	\$28,906	\$20,993	\$49,899
Task 3b: Notice of Preparation and Scoping	67	\$17,043	\$224	\$17,267
Task 4: Preparation of CEQA Environmental Documentation	2,046	\$463,186	\$34,449	\$497,635
Administrative Draft EIR	1,160	\$256,660	\$26,058	\$282,718
Final Administrative Draft EIR	132	\$30,804	\$4,782	\$35,586
Draft EIR and Notification Forms (NOA, NOC, SCH Summary)	82	\$13,990	\$600	\$14,590
Administrative Final EIR	400	\$94,424	\$2,427	\$96,851
Final EIR	60	\$14,994		\$14,994
Mitigation Monitoring and Reporting Program	38	\$8,254		\$8,254
CEQA Findings & Statement of Overriding Considerations	122	\$29,688		\$29,688
Attendance at Hearings (2)	52	\$14,372	\$582	\$14,954
Task 5: Decision-Maker Adoption Hearings	95	\$25,439	\$12,263	\$37,702
Attendance at Hearings (3)	78	\$21,558	\$12,263	\$33,821
Prepare NOD (if Project is Approved)	17	\$3,881		\$3,881
Project Management	349	\$88,331	\$19,836	\$108,167
Bi-weekly Team Meetings	144	\$42,556	\$18,082	\$60,638
Maintaining Schedule, Invoicing, QA/QC	148	\$30,868	\$1,754	\$32,622
Contract Administration & Other Project Management Tasks	57	\$14,907		\$14,907
Contingency				\$149,771
				\$149,771
Project Total	3,386	\$814,178	\$184,295	\$1,148,244
Direct Expenses Summary			Amount	
Printing & Production			\$600	
Record Search			\$1,200	
Travel - Mileage & Vehicle Day Rate			\$2,508	
Engineering (MKN & Associates)			\$102,117	
Transportation Planning (Fehr & Peers)			\$77,870	
Direct Expenses Subtotal			\$184,295	

Attachment 3

Updated Fee Schedules

Fee Schedule

Rincon Consultants

Professional, Technical and Support Personnel*	January 1, 2024 – December 31, 2024
Senior Principal	\$319
Principal	\$307
Director	\$307
Senior Supervisor II	\$292
Supervisor I	\$272
Senior Professional II	\$255
Senior Professional I	\$238
Professional IV	\$211
Professional III	\$196
Professional II	\$174
Professional I	\$155
Associate III	\$130
Associate II	\$117
Associate I	\$109
Field Technician	\$94
Data Solutions Architect	\$196
Senior GIS Specialist	\$187
GIS/CADD Specialist II	\$167
GIS/CADD Specialist I	\$150
Technical Editor	\$147
Project Accountant	\$125
Billing Specialist	\$107
Publishing Specialist	\$120
Clerical	\$107

* 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 \$400.

Reimbursable Expenses

Direct Cost	Rates
Photocopies – B/W	\$0.25 (single-sided), \$0.45 (double-sided)
Photocopies – Color	\$1.55 (single-sided), \$3.10 (double-sided)
Photocopies – 11” by 17”	\$0.55 (B/W), \$3.40 (color)
Oversized Maps	\$8.50/square foot
Digital Production	\$15/CD, \$20/flash drive
Light-Duty and Passenger Vehicles*	\$90/day
4WD and Off-Road Vehicles*	\$150/day

* Current IRS mileage rate for mileage over 50 and for all miles incurred in employee-owned vehicles.

Direct Costs. Other direct costs associated with the execution of a project, that are not included in the hourly rates above, are billed at cost plus 16%. 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 3.5% annual escalation, on January 1.

Payment Terms. All fees will be billed to Client monthly and shall be due and payable upon receipt or as indicated in the contract provisions for the assignment. Invoices are delinquent if not paid within **30 days** from receipt or per the contractually required payment terms.

County of Santa Barbara
Revised Work Program and Cost Proposal
Solomon Hills Project

Equipment	Rate
Environmental Site Assessment	
Soil Vapor Extraction Monitoring Equipment	\$160
Four Gas Monitor	\$137
Flame Ionization Detector	\$110
Photo Ionization Detector	\$82
Hand Auger Sampler	\$62
Water Level Indicator, DC Purge Pump	\$46
CAPDash	\$7,500
Natural Resources Field Equipment	
UAS Drone	\$300
Spotting or Fiberoptic Scope	\$170
Pettersson Bat Ultrasound Detector/Recording Equipment	\$170
Sound Level Metering Field Package (Anemometer, Tripod and Digital Camera)	\$113
GPS (Submeter Accuracy)	\$67
Infrared Sensor Digital Camera or Computer Field Equipment	\$57
Scent Station	\$23
Laser Rangefinder/Altitude	\$11
Pitfall Traps, Spotlights, Anemometer, GPS Units, Sterilized Sample Jar	\$9
Mammal Trap, Large/Small	\$1.55/\$0.55
Water and Marine Resources Equipment	
Boat (20-foot Boston Whaler or Similar)	\$800
Multiparameter Sonde (Temperature, Conductivity, Turbidity, DO, pH) with GPS	\$170
Water Quality Equipment (DO, pH, Turbidity, Refractometer, Temperature)	\$62
Refractometer (Salinity) or Turbidity Meter	\$38
Large Block Nets	\$114
Minnow Trap	\$98
Net, Hand/Large Seine	\$57
Field Equipment Packages	
Standard Field Package (Digital Camera, GPS, Thermometer, Binoculars, Tablet, Safety Equipment, and Botanic Collecting Equipment)	\$114
Remote Field Package (Digital Camera, GPS, Thermometer, Binoculars, Tablet and Mifi, Delorme Satellite Beacon, 24-Hour Safety Phone)	\$144
Amphibian/Vernal Pool Field Package (Digital Camera, GPS, Thermometer, Decon Chlorine, Waders, Float Tube, Hand Net, Field Microscope)	\$170
Fisheries Equipment Package (Waders, Wetsuits, Dip Nets, Seine Nets, Bubblers, Buckets)	\$57
Underwater and Marine Sampling Gear (Photo/Video Camera, Scuba Equipment [Tanks, BCD, Regulators, Wetsuits, etc.])	\$57/diver
Marine Field Package (Personal Flotation Devices, 100-foot Reel Tapes with Stainless Carabiners, Pelican Floats, Underwater Slates, Thermometer, Refractometer, Anemometer, Various Field Guides)	\$100
Insurance, Hazard, and Fees	
Historic Research Fees	\$55
L&H Dive Insurance	\$57/diver
Level C Health and Safety	\$70/person



2024-2025

(July 2024 through June 2025)

Hourly Billing Rates

Classification	Hourly Rate
Principal	\$280.00 - \$400.00
Senior Associate	\$210.00 - \$325.00
Associate	\$185.00 - \$285.00
Senior Engineer/Planner	\$160.00 - \$235.00
Engineer/Planner	\$130.00 - \$190.00
Senior Engineering Technician	\$150.00 - \$240.00
Senior Project Accountant	\$185.00 - \$195.00
Senior Project Coordinator	\$125.00 - \$185.00
Project Coordinator	\$125.00 - \$175.00
Technician	\$145.00 - \$190.00
Intern	\$100.00 - \$130.00

- *Other Direct Costs / Reimbursable expenses are invoiced at cost plus 10% for handling.*
- *Personal auto mileage is reimbursed at the then current IRS approved rate (67 cents per mile as of Jan 2024).*
- *Voice & Data Communications (Telephone, fax, computer, e-mail, etc.) are invoiced at cost as a percentage of project labor.*

Attachment 4

Updated Project Schedule

Rincon has prepared a tentative schedule for the environmental review process in the table below based on the general schedule described in the RFP. The general schedule included in the RFP estimates completion of the following:

- Consultant Selection and Task 1 (Kick-Off Meeting) by end of 1st Quarter 2025;
- Task 2 (Review of Technical Studies/Reports) by end of 2nd Quarter 2025;
- Task 3a (Preparation of Project Description) by end of 3rd Quarter 2025;
- Task 3b (Notice of Preparation and Scoping) by end of 4th Quarter 2025;
- Task 4 (Preparation of CEQA Environmental Document) by end of 4th Quarter 2026; and
- Task 5 (Decision-Maker Adoption Hearings) by end of 3rd Quarter 2027.

Rincon will prepare and provide a refined schedule of deliverables following the County’s consultant selection. The refined schedule will be more specific and provide dates of completion because Rincon will have the opportunity to view the applicant-prepared technical studies and reports and better understand the level of revisions and analysis that will be required for the EIR. The refined schedule will include each major deliverable and milestone, including hearings.

Key Task and Deliverable	Schedule
Task 1 Kick-off Meeting	
Invite, agenda, minutes	1st Quarter 2025
Task 2 Review of Technical Studies/Reports	
Rincon is provided all technical studies/reports listed in the RFP	1st Quarter 2025
Rincon conducts peer review	1st & 2nd Quarter 2025
Rincon provides memorandums of peer review results	2nd Quarter 2025
Task 3 Preparation of Project Description	
Rincon prepares the draft Project Description	2nd Quarter 2025
County reviews the draft Project Description	2nd Quarter 2025
Rincon provides the public version of the Project Description	3rd Quarter 2025
Rincon provides draft NOP	3rd Quarter 2025
County reviews draft NOP	4th Quarter 2025
Rincon provides final NOP	4th Quarter 2025
Rincon facilitates public scoping meeting	4th Quarter 2025
County circulates NOP (30-day minimum)	4th Quarter 2025 / 1st Quarter 2026
Task 4 Preparation of CEQA Environmental Documentation	
Rincon prepares Administrative Draft EIR	4th Quarter 2025 & 1st and 2nd Quarter 2026
County reviews Administrative Draft EIR	2nd & 3rd Quarter 2026
Rincon provides Final Administrative Draft EIR	3rd Quarter 2026
County reviews Final Administrative Draft EIR	3rd Quarter 2026
Draft EIR and Noticing (45-day minimum)	3rd and 4th Quarter 2026
Rincon prepares Administrative Final EIR, draft MMRP, and draft Findings	4th Quarter 2026
County reviews Administrative Final EIR, draft MMRP, and draft Findings	4th Quarter 2026
Rincon provides Final EIR, MMRP, and Findings	4th Quarter 2026
Task 5 Decision-Maker Adoption Hearings	
Rincon attends decision-maker hearings	3rd Quarter 2027

EXHIBIT B

PAYMENT ARRANGEMENTS

Periodic Compensation

- A. For CONTRACTOR services to be rendered under this Agreement, CONTRACTOR shall be paid a total contract amount, including cost reimbursements, not to exceed \$ **1,148,244**.
- B. Payment for services and /or reimbursement of costs shall be made upon CONTRACTOR's satisfactory performance, based upon the scope and methodology contained in **EXHIBIT A** as determined by COUNTY.
- C. Monthly, CONTRACTOR shall submit to the COUNTY DESIGNATED REPRESENTATIVE an invoice or certified claim on the County Treasury for the service performed over the period specified. These invoices or certified claims must cite the assigned Board Contract Number. COUNTY REPRESENTATIVE shall evaluate the quality of the service performed and if found to be satisfactory shall initiate payment processing. COUNTY shall pay invoices or claims for satisfactory work within 30 days of receipt of correct and complete invoices or claims from CONTRACTOR.
- D. COUNTY's failure to discover or object to any unsatisfactory work or billings prior to payment will not constitute a waiver of COUNTY's right to require CONTRACTOR to correct such work or billings or seek any other legal remedy.

EXHIBIT C

Indemnification and Insurance Requirements (For Professional Contracts)

INDEMNIFICATION

CONTRACTOR agrees to indemnify, defend (with counsel reasonably approved by COUNTY) and hold harmless COUNTY and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of CONTRACTOR'S negligence, errors, omissions, or willful misconduct in the performance of this Agreement and for any costs or expenses (including but not limited to attorneys' fees) incurred by COUNTY on account of any claim arising out of CONTRACTOR'S actions above, except where such indemnification is prohibited by law. CONTRACTOR'S indemnification obligation applies to COUNTY'S active as well as passive negligence but does not apply to COUNTY'S sole negligence or willful misconduct.

NOTIFICATION OF ACCIDENTS AND SURVIVAL OF INDEMNIFICATION PROVISIONS

CONTRACTOR shall notify COUNTY immediately in the event of any accident or injury arising out of or in connection with this Agreement. The indemnification provisions in this Agreement shall survive any expiration or termination of this Agreement.

INSURANCE

CONTRACTOR shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONTRACTOR, its agents, representatives, employees or subcontractors.

A. Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products-completed operations, personal & advertising injury, with limits no less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate.
2. **Automobile Liability:** Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if CONTRACTOR has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than \$1,000,000 per accident for bodily injury and property damage.
3. **Workers' Compensation:** Insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease. (Not required if CONTRACTOR provides written verification that it has no employees)

4. **Professional Liability:** (Errors and Omissions) Insurance appropriate to the CONTRACTOR'S profession, with limit no less than \$2,000,000 per occurrence or claim, \$2,000,000 aggregate.

If the CONTRACTOR maintains broader coverage and/or higher limits than the minimums shown above, the COUNTY requires and shall be entitled to the broader coverage and/or the higher limits maintained by the CONTRACTOR. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the COUNTY.

B. Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **Additional Insured** – COUNTY, its officers, officials, employees, agents and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the CONTRACTOR'S insurance at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).
2. **Primary Coverage** – For any claims related to this contract, the CONTRACTOR'S insurance coverage shall be primary insurance primary coverage at least as broad as ISO CG 20 01 04 13 as respects the COUNTY, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the COUNTY, its officers, officials, employees, or volunteers shall be excess of the CONTRACTOR'S insurance and shall not contribute with it.
3. **Notice of Cancellation** – Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the COUNTY.
4. **Waiver of Subrogation Rights** – CONTRACTOR hereby grants to COUNTY a waiver of any right to subrogation which any insurer of said CONTRACTOR may acquire against the COUNTY by virtue of the payment of any loss under such insurance. CONTRACTOR agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the COUNTY has received a waiver of subrogation endorsement from the insurer.
5. **Deductibles and Self-Insured Retention** – Any deductibles or self-insured retentions must be declared to and approved by the COUNTY. The COUNTY may require the CONTRACTOR to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.
6. **Acceptability of Insurers** – Unless otherwise approved by Risk Management, insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best's Insurance Guide rating of "A- VII".

7. **Verification of Coverage** – CONTRACTOR shall furnish the COUNTY with proof of insurance, original certificates and amendatory endorsements as required by this Agreement. The proof of insurance, certificates and endorsements are to be received and approved by the COUNTY before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the CONTRACTOR’S obligation to provide them. The CONTRACTOR shall furnish evidence of renewal of coverage throughout the term of the Agreement. The COUNTY reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.
8. **Failure to Procure Coverage** – In the event that any policy of insurance required under this Agreement does not comply with the requirements, is not procured, or is canceled and not replaced, COUNTY has the right but not the obligation or duty to terminate the Agreement. Maintenance of required insurance coverage is a material element of the Agreement and failure to maintain or renew such coverage or to provide evidence of renewal may be treated by COUNTY as a material breach of contract.
9. **Subcontractors** – CONTRACTOR shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and CONTRACTOR shall ensure that COUNTY is an additional insured on insurance required from subcontractors.
10. **Claims Made Policies** – If any of the required policies provide coverage on a claims-made basis:
 - i. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
 - ii. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.
 - iii. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the CONTRACTOR must purchase “extended reporting” coverage for a minimum of five (5) years after completion of contract work.
11. **Special Risks or Circumstances** – COUNTY reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Any change requiring additional types of insurance coverage or higher coverage limits must be made by amendment to this Agreement. CONTRACTOR agrees to execute any such amendment within thirty (30) days of receipt.

Any failure, actual or alleged, on the part of COUNTY to monitor or enforce compliance with any of the insurance and indemnification requirements will not be deemed as a waiver of any rights on the part of COUNTY.