Proposal to Conduct

EQAP MONITORING for the WESTMONT COLLEGE MASTER PLAN PHASE I DEVELOPMENT

Submitted to:
County of Santa Barbara
Planning and Development,
Development Review Division

Submitted by:
Rincon Consultants, Inc.

Revised September 12, 2008

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1.0 INTRODUCTION

Rincon Consultants, Inc. is pleased to submit this revised proposal in response to the County of Santa Barbara Request for Proposal dated August 6, 2008 and subsequent cost summary revision request on September 9, 2008. We understand that the County is seeking to retain a consulting firm to provide Environmental Quality Assurance Program (EQAP) monitoring for the Westmont College Master Plan Phase I project on a nearly continuous basis over the next two to three years.

We have assembled a team that brings together expertise in a variety of technical areas required to execute this EQAP and a unique understanding of the proposed project given our involvement with the preparation of the project's CEQA document on behalf of Santa Barbara County. Additionally, our team has extensive local knowledge of the resources in this area and we understand the community concern and sensitivity toward this project. Our proposed EQAP team offers an extensive background in environmental permitting, compliance oversight, mitigation monitoring, general construction practices, and environmental document preparation and review.

Rincon is highly familiar with the needs of this program having completed many regulatory compliance programs for a variety of entities throughout southern California over the past several years. We are keenly aware of how to execute these work programs efficiently to achieve the desired goals and to provide consistent oversight, direction, and documentation of program compliance. The information below describes our team's qualifications and personnel, our proposed methodology, cost summary, and schedule for execution of the EQAP.

1.1 UNDERSTANDING OF THE PROJECT

The goal of the EQAP is to ensure protection of environmental resources through the enforcement of relevant County conditions of approval. Essentially, the role of the EQAP team will be to serve as an extension of County staff to achieve this goal. This will require diligent oversight and reporting of project activities and verification of compliance with the project's conditions and requisite mitigation measures and programs.

Rincon's EQAP team will need to assist in the either the prevention or correction of the non-compliant actions through identification of probable issues, ideally, before they arise. Understanding the potential for impacts associated with a variety of construction activities is critical in forecasting future compliance concerns. Additionally, the EQAP team will need to have the ability to respond to non-compliant actions with authority and diplomacy to ensure the issue is corrected or resolved and future non-compliant actions are avoided. The team will also identify the need for specialist oversight, such as, cultural resource monitoring, arborist evaluation, or special-species surveys/expertise, if these issues arise over the course of project implementation.

We recognize that the EQAP will require a complete understanding of the project's background documents, including the conditions of approval, regulatory permits, special programs, such as restoration or enhancement plans, and a variety of construction documents and drawings. We also understand that peer review of annual monitoring reports and inspection of special

programs will require an appropriate level of technical expertise to verify successful implementation and completion of these tasks.

Key Elements of the EQAP Monitoring Focus

While the EQAP encompasses oversight of the entire construction project, there are key elements or sensitive resource areas that will require specific attention and focus to ensure compliance with the EQAP. The primary focus areas are expected to include the following:

- *Grading of access roads from Cold Springs Road and west campus*
- *Building demolition and/or foundation excavations including the Chapel, Adams Center, Residence Hall; Observatory*
- *Athletic field grading*
- *Pedestrian bridge over Chelham Creek*
- *Riparian enhancement along Chelham Creek and an unnamed tributary to Sycamore Creek*
- *Oak woodland enhancement areas*
- *Tree removals and implementation of the Tree Protection and Replacement Plan*
- *General stormwater quality BMP's*

The qualifications of Rincon's EQAP team are identified below. The expected procedures for implementation of this EQAP are summarized in the methodologies section of this proposal. The corresponding level of effort for each procedure is further discussed in the cost summary section which is organized by pre-program activities, onsite quarterly program monitoring and reporting, and post-construction documentation/EQAP completion.

1.2 QUALIFICATIONS AND EXPERIENCE

Rincon Consultants, Inc. is a multi-disciplinary environmental sciences, planning, and engineering consulting firm with offices in Ventura, San Luis Obispo, and Carlsbad, California. Rincon was founded in 1994 and is currently staffed by over 57 professional planners, environmental scientists, biologists, restoration ecologists, planners, and geologists. In addition to our broad range of services and staff qualifications, one of our key strengths is our involvement in projects from "inception -to-implementation," which spans from pre-planning activities (alternative analyses, biological and hazardous site assessments, hazardous remediation) to project analysis (CEQA/NEPA compliance, regulatory permitting), through project implementation (hazards remediation, construction monitoring) to post construction activities (habitat restoration, mitigation). As a result, we have a full understanding of the demands of large-scale projects and the interaction between different environmental issues and the directives of regulatory agencies responsible for them. We understand the nuances of the proposed project within its regulatory environment and can effectively direct the resources on our project team to provide the necessary oversight.

In addition to our broader technical and management experience, the site specific experience that we have gained through preparing and managing the Westmont College Master Plan EIR gives us unique insights on this project and will help to ensure that all conditions and mitigation programs are effectively implemented.

The team that we have assembled is highly adept at providing regulatory compliance monitoring and guidance for construction projects. Each staff member has worked on many projects in the Santa Barbara County area. We feel that our qualifications and relevant experience shown in the following sections demonstrate that Rincon is very well suited to manage and implement the Westmont College Phase I Development EQAP project.

Our key areas of expertise include the following:

Biology Resources and Regulatory Compliance

- *Complete Regulatory Compliance and Mitigation Planning*
- *Construction and Mitigation Monitoring*
- *Drainage/Wetlands Permits: USACE Sections 404 and 10, RWQCB Section 401, CDFG 1601*
- *Coastal Development and Grading Permits*
- *Baseline Biological Resources Inventories and Vegetation Mapping*
- *Watershed Management and Planning*
- *Rare, Threatened, and Endangered Plant and Wildlife Species Surveys*
- *Wetland Delineations*
- *ESA Section 7 Consultations and Section 10 Habitat Conservation Plans*
- *CESA Permits and Natural Community Conservation Plan*
- *Wetland, Riparian, and Upland Habitat Revegetation and Restoration Planning*

Environmental Planning

- *CEQA Compliance: EIRs, Initial Studies, Categorical Exemptions, Mitigation Monitoring Programs*
- *NEPA Compliance: EISs, Environmental Assessments, Categorical Exclusions*
- *Alternative Transportation: Pedestrian/Bicycle Planning*
- *Corridor Studies: Rails to Trails, Roadway Widening and Utility Alignments*
- *Mitigation and Construction Monitoring*
- *Planning Services: General Plans and Specific Plans, Neighborhood Planning and Community Involvement Programs, Contract Planning Services*
- *Redevelopment: Blight Studies, Environmental Analysis*
- *Stormwater Pollution Prevention Plans*
- *Noise Studies and Air Quality Analysis*
- *Grant Application Assistance*

Environmental Site Assessment and Remediation

- *Phase I and Phase II Environmental Site Assessments: Urban, Rural, Commercial, Industrial, Residential, Vacant, and Agricultural*
- *Hazardous Waste Characterization and Remediation: Soil and Groundwater Assessment, Groundwater Monitoring, Remedial Action Plans and Closure Reports*
- *Underground Storage Tank Removal and Investigation*
- *Site Remediation: Urban Redevelopment Remediation and Monitoring, In-situ Remediation System Design, Construction, Monitoring and Maintenance*

- *Health Risk Assessments: Preliminary Endangerment Assessments and Risk Based Corrective Action Modeling*
- *Geological and Seismic Studies*
- *Expert Witness/Litigation Support*

GIS and Graphics Resources

- *Geographic Information Systems (GIS)*
- *Mapping and Data Management*
- *Computer Aided Drafting (CAD) and Design*
- *Graphic Design*
- *3-D Photosimulation*
- *Newsletters/Brochures*

Western Points Archaeology (WPA) is a consulting firm specializing in archaeology and cultural resources management. Western Points Archaeology is located in Carpinteria California and has over 15 years of experience providing cultural resource consulting services primarily within the greater Santa Barbara, San Luis Obispo, and Ventura County areas. WPA offers services including Phase 1 property surveys and evaluations, Phase 2 test excavation programs, Phase 3 data recovery or mitigation treatment programs, and general archaeological resources monitoring. Additionally, WPA works with Santa Ynez Band of Mission Indians to provide Native American monitoring services.

Arbor Services is a full service tree care company that is staffed by Certified ISA and professional arborists and are based in the City of Santa Barbara. Arbor Services provides consulting services for Tree Protection Plans and Tree Inventory and Maintenance Plans which can include evaluations of hazardous trees, root encroachment, and tree damage.

1.3 RELEVANT PROJECT EXPERIENCE

Rincon has worked on numerous projects involving environmental regulatory compliance oversight. As a firm, we have provided construction monitoring on projects throughout Southern and Central California. We have extensive experience working with construction crews, monitoring development plans, and coordinating with multiple agencies to resolve complex environmental compliance issues. The following projects highlight our project experience that is similar to the work that will be required for the Westmont College Phase I Development EQAP Monitoring project.

Fillmore Water Treatment Facility Environmental Compliance Program Management
American Water/City of Fillmore

Rincon Consultants is currently providing environmental consulting and monitoring services in the City of Fillmore for the Fillmore Water Recycling Plant project. This project involves several regulatory compliance tasks, each of which is essential to completion of the facility's construction. These tasks include: preparation of a Biological Resources Management Plan (BRMP), environmental education training, pre-monitoring program development, pre-construction biological clearance surveys, general construction monitoring and reporting; restoration plan development, restoration plan implementation, and completion of the project's mitigation monitoring and reporting program.

On-Call EQAP Monitoring and Biological Peer Review for the City of Calabasas
City of Calabasas

Rincon Consultants provides environmental compliance and biological resources consulting support to the City of Calabasas Planning staff. This requires Rincon to operate as an extension of the City to review project plans and conduct site inspections to ensure applicants are complying with the approved project conditions. Rincon has held an on-call contract with the City of Calabasas for 3 years and has provided assistance on over 10 individual projects. Representative projects include:

- *Viewpoints School Master Plan Development Phase I EQAP inspection and compliance reporting*
- *Winchell property EQAP inspection of restoration requirements*
- *Calabasas Highlands biological document peer review*
- *Dornfest biological document peer review*

Sea Breeze Estates Project EIR and MMRP Construction Monitoring
City of Lompoc

Rincon Consultants has provided environmental support to the City of Lompoc for the Sea Breeze Estates residential development project located on the western edge of the City. Rincon conducted focused surveys for special-status birds and amphibians, and also prepared a delineation of waters of the United States in support of preparing the Environmental Impact Report. Following project approvals, Rincon has acted on the City's behalf as environmental compliance monitors working with the project development team to ensure all conditions of approval and mitigation measures are met. This included Rincon biologists meeting with construction personnel to plan project activities, conducting pre-construction surveys for nesting birds, ensuring the protective fencing plan was accurately implemented and providing environmental training to all workers involved in construction activities onsite. Rincon has provided onsite biological monitoring for all phases of construction and has worked with the City and California Department of Fish and Game to ensure compliance of all conditions of approval, mitigation measures, as well as state regulations. Rincon has also assisted the City by preparing detailed habitat mitigation and monitoring plans for the project and has assisted all involved parties in implementing the required native revegetation program

in onsite protected open space. A Final Compliance Report will be prepared to document all construction activities to date.

Tract 2408 Biddle Ranch West Phase I Agricultural Cluster Subdivision Project
County of San Luis Obispo

Rincon Consultants, in a contract staff role for the County, conducted focused surveys for special-status and common biological resources as part of the project's environmental review process. The project is located approximately 3 miles north of the City of Arroyo Grande in San Luis Obispo County. The project applicant, Talley Farms, Inc. had subdivided their approximately 4,800 acre property into 87 clustered residential lots in two clusters ranging in size from one to two-acre parcels, with a permanent open space easement placed over the remaining 95% of the property. The West Biddle Ranch was constructed in 2006 and Rincon, acting as the environmental compliance monitors, supported the County during project construction. Monitoring duties performed by Rincon during the first phase of the project included coordinating with the applicant's development team, conducting pre-construction surveys for special-status species, collecting seed of special-status plants impacted by development, and working with construction personnel to ensure the protective fencing was installed correctly around onsite biological resources, which included special-status plants and oak trees. Prior to the start of construction, Rincon conducted onsite environmental training for all construction personnel. Monitoring occurred throughout construction of the project, and at times multiple monitors were onsite while construction crews worked in various areas of the project. Rincon also corresponded with state and federal resource agencies when project compliance with appropriate laws and regulations were an issue. A Final Compliance Report was prepared once construction activities were complete to document the dynamic nature of the project and that the environmental compliance monitoring effort was successful.

Tract 2408 Biddle Ranch East Phase II Agricultural Residential Cluster Project
County of San Luis Obispo

Acting as an extension of County staff, Rincon provided environmental compliance monitors for the construction of roads and associated infrastructure throughout the site. Rincon's biologists worked with the applicant's team to ensure all conditions of approval and established mitigation measures were met, which included conducting pre-construction surveys for special-status biological resources such as birds, rare plants, and oak trees. During the preconstruction surveys, Rincon identified additional special-status plants that were not previously identified onsite, and has worked with the County and development team to modify the approved habitat mitigation and monitoring report to include these additional biological resources occurring within the project footprint. Prior to construction, Rincon's biologists provided environmental education training for all construction personnel.

Onsite monitoring will continue during the clearing and grading phases, and a Final Compliance Report will be prepared once construction activities are complete.

Line 1228 – Bolsa Chica Lowlands Pipeline Relocation - CEQA Compliance, Regulatory Permitting, and Environmental Construction Monitoring
California State Lands Commission

Rincon Consultants was contracted to complete the construction monitoring and reporting phase of the Bolsa Chica Wetlands Restoration project in Long Beach, California. Our initial task included completing the CEQA documentation process under contract to the California State Lands Commission. In addition, Rincon completed biological and cultural resources surveys, jurisdictional drainage and wetland permit compliance, agency negotiations, and mitigation construction monitoring for the relocation of natural gas pipeline 1228 in the Bolsa Chica Wetlands. Specific tasks included surveys for special-status species (Belding's Savannah sparrow, snowy plover, rare plants); preparation of USACE Section 404 permit, RWQCB Section 401 Certification, CDFG Section 1600 *et seq* Streambed Alteration Agreement, and CCC Coastal Development Permit application; preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) under CEQA, pre-construction surveys, construction monitoring, and mitigation monitoring.

Due to the high visibility of this project, close coordination with multiple agencies over the duration of the project was required: California State Lands Commission, California Coastal Commission, U.S. Army Corps of Engineers, California Department of Fish and Game, U.S. Fish and Wildlife Service, Santa Ana District Regional Water Quality Control Board, Orange County, Southern California Gas Company, and AERA Energy. Rincon has been able to successfully negotiate with agency representatives to finalize and implement mitigation strategies for highly sensitive and controversial onsite resources. Mitigation strategies included methods to avoid impacts to biological and water resources via Best Management Practices (BMPs), monitoring, and habitat restoration.

Cold Springs Creek Pipeline Repair Project, Montecito, Santa Barbara County
Southern California Gas Company

Rincon Consultants was contracted to acquire resource agency permits including USACE Section 404 permit, RWQCB Section 401 Certification, CDFG Section 1600 *et seq* Streambed Alteration Agreement for a pipeline exposure repair within Cold Springs Creek. The project required coordination with multiple agencies including Santa Barbara County, National Marine Fisheries, US Fish and Wildlife Service and County Flood Control. Rincon conducted surveys and monitoring for endangered California red-legged frog and implemented the project's regulatory compliance monitoring program to ensure

avoidance and minimization of impacts to sensitive biological resources. Rincon also prepared, implemented, and monitoring a habitat restoration program to mitigate for project impacts.

Fillmore Townhomes and Santa Clara River Levee Project, Fillmore, CA
KB Home/City of Fillmore

Rincon Consultants was contracted to manage the environmental regulatory compliance program for a combined residential and Public Works Department project in the City of Fillmore. The project required strict implementation of species avoidance measures due to the known and observed presence of the endangered least Bells vireo. Project permits included US Fish and Wildlife Biological Opinion, US Army Corps of Engineers Section 404 Nationwide Permit, Fish and Game Streambed Alteration Agreement and 2081 Incidental Take Permit, Regional Water Quality Control Board 401 Certification, and General NPDES Permit for Construction Dewatering. Rincon provided oversight of all construction activities, directed species specialists surveys, conducted noise sensitivity monitoring during the breeding season, and performed construction water quality discharge analyses and reporting.

Southern California Gas Company, Transmission & Distribution, "Gap Areas"
Ventura, San Luis Obispo, Santa Barbara, Los Angeles, Orange, Riverside, San Bernardino, and San Diego Counties

Rincon implemented environmental compliance for over 200 projects that were located in non program areas (San Joaquin Valley, CDCA) coordinating with SCG and the Angeles National Forest (ANF) to setup and execute an annual program to allow SCG continued maintenance of their facilities. This program has included surveying over 58 miles of pipeline Right-of Way (ROW) and access roads for biological and archaeological resources in the Angeles National Forest; preparation of an Archaeological Reconnaissance Report; preparation of Biological Assessment/ Biological Evaluation; preparation and submittal of an annual list of projects; coordination with the ANF; and upon approval of the program, implementation of 10-15 projects per year. Rincon has also created a GIS database of the known biological resources located in this region to assist in project planning.

Development and Implementation of Section 7 Regulatory Compliance Program for Gas Transmission & Distribution Facilities in the San Joaquin Valley (SJV) and California Desert Conservation Area (CDCA)
Southern California Gas Company (SCG)

Rincon coordinated with the U.S. Fish and Wildlife Service (USFWS), Bureau of Land Management, and California Department of Fish and Game (CDFG) to simplify, update, and implement the existing Section 7 Biological Assessment and Biological Opinion that regulate SCG activities in the southern San Joaquin Valley as well as the California Desert Conservation Area. As part of these programs, Rincon was responsible for preparing both the Year Beginning Report, which documented the projects to be undertaken, and the Year End Report, that summarized the projects that had been completed during a given year. Rincon implemented environmental compliance for all projects under this program, which entailed preparation of biological assessments, onsite education, agency coordination, and monitoring, when required.

Over 50 operations and maintenance (O&M) projects were typically included in this region annually. Rincon managed tracking, mitigation bank setup, and purchase of habitat compensation for all projects under this program. Rincon also created a GIS database of the known biological resources located in this region to assist in project planning.

Environmental Assessment, Regulatory Compliance and Construction Monitoring-Line 1030 Pipeline Replacement in Desert Center, Riverside County
Sempra Energy Utilities

Rincon Consultants assisted Sempra Energy Utilities in implementing environmental compliance associated with several large, high-profile capital projects. The Line 1030 Project replaced 6.2 miles of natural gas pipeline and constructed two waterlines totaling 9 miles. Specific tasks associated with this project included preparation of a baseline biological resources analysis, preparation of an Environmental Assessment per Bureau of Land Management (BLM) guidelines, agency coordination, onsite environmental education for Southern California Gas Company and Sempra Energy Utilities staff, monitoring with a crew of six staff during construction, and preparation of final compliance reports.

Biological Construction Monitoring at Cross Creek Road Bridge over Malibu Creek, Malibu, California
Malibu Coastal Land Conservancy

Rincon Consultants conducted monitoring for biological resources during the construction phase of the Cross Creek Road Bridge located over Malibu Creek. Monitoring was conducted to ensure compliance with the California Coastal Commission Coastal Development Permit, Army Corps of Engineers Section 404 Nationwide Permit, Fish and Game Streambed Alteration Agreement, Regional Water Quality Control Board 401 Certification, and General NPDES Permit for Construction Dewatering.

The bridge was funded by a grant from the California Coastal Conservancy to remove an old concrete ford that acted as a barrier to endangered steelhead trout migration. The Malibu Creek corridor is a sensitive habitat due not only to the presence of the steelhead, but also the tidewater gobi in the lagoon, and riparian nesting birds within the willow riparian habitat. The monitoring included pre-construction bird surveys, a pre-construction fish survey/rescue, water quality monitoring/sampling, oversight of construction activities, and agency coordination.

Cross Creek Road Bridge Regulatory Permitting, Malibu, Los Angeles County
Serra Property Owners Association

Rincon Consultants prepared applications for a Section 404 Nationwide Permit, Section 401 Certification, Fish and Game Streambed Alteration Agreement, Coastal Development Amendment, and General NPDES Permit for Construction Dewatering for a proposed bridge

across Malibu Creek about 0.5 miles north of Malibu Lagoon. The bridge was being funded by a grant through the California Coastal Conservancy to remove an old concrete ford that acted as a barrier to endangered steelhead trout migration. The Malibu Creek corridor is a sensitive habitat due not only to the presence of the steelhead, but also the tidewater gobi in the lagoon, and riparian nesting birds within the willow riparian habitat. Rincon initially prepared a general biological survey for use in the application documents and by the City of Malibu for their preparation of a Mitigated Negative Declaration for the project. As part of the application, Rincon provided a detailed fish rescue plan for the construction activity in the event that construction needed to occur within a live stream. This fish plan aided in the Section 7 consultation process between the Army Corps of Engineers and National Marine Fisheries with respect to the steelhead trout. Rincon also provided expert advice regarding biological issues during the Coastal Commission hearing on the amendment. To obtain the permits, Rincon also prepared and received approval for a Riparian Habitat Revegetation and Monitoring Program. All necessary permits were acquired to allow initiation of bridge construction.

Rolling Oaks Drive Extension and Community Transportation Center 404/401 Permitting and Construction Monitoring
City of Thousand Oaks

Following completion of the CEQA processing for these projects, Rincon Consultants prepared and processed the Section 404 Permit, Section 401 Certification and Streambed Alteration Agreement for the projects. Throughout the permit processing effort Rincon maintained close contact with the US Army Corps of Engineers, California Regional Water Quality Control Board and California Department of Fish and Game. After completion of the permit processing stage of the project, Rincon was retained by the City to monitor the construction activities to ensure compliance with permit conditions as well as to ensure implementation of the Mitigation Monitoring and Reporting Program required for the projects under CEQA.

The biological mitigation program involved development and agency approval of resources protection plans as well as restoration plans for native grassland and riparian vegetation. These plans were monitored during construction to minimize the impact on sensitive resources during the construction period.

In addition to biological monitoring, Rincon also monitored and reported on implementation of all other measures identified CEQA process for these projects including measures for aesthetics, water quality, air quality, geology/soils, and noise.

California State University, Channel Islands Permitting, Riparian and Wetland Habitat Mitigation & Monitoring Plan Preparation and Implementation, and Construction Monitoring
California State University

Rincon assisted with the development of the new Channel Islands Campus located near Camarillo, California along the northern flank of the Santa Monica Mountains. Our involvement consisted of conducting a general biological assessment followed by focused rare plant and animal surveys in concert

with the preparation of the project CEQA documents. We also conducted a wetland delineation and prepared the Section 404/401 permit applications and Streambed Alteration Agreement. As required by the resource agencies, Rincon prepared the project's habitat mitigation and monitoring plan. To date, we have successfully implemented and monitored the plan for the last three years. Components of the plan were focused on removing an old rock and cement lined flood control channel and "softening" the channel with a palette of native riparian and coastal scrub species. An approximately three-acre wetland area was also created during construction activities and was graded, seeded and planted with container stock. Rincon remains involved conducting annual monitoring activities and preparing annual reports submitted to the various resource agencies.

Adams Canyon Ranch Biological Monitoring
Pinnacle Development Group

Rincon Consultants conducted annual Streambed Alteration Agreement Compliance Monitoring for Adams Canyon Ranch in the City of Santa Paula. Severe winter storms caused flooding and damage to waterways and stream crossings throughout the Adams Canyon Ranch area. To repair the storm damage, the client applied for a Streambed Alteration Agreement (SAA) to improve 19 stream crossings within the Adams Canyon Ranch. Eleven crossings were identified for repair and required streambed alteration agreements from the CDFG. Rincon Consultants, Inc. was contracted to aid in maintaining compliance with the SAA during construction by implementing a monitoring program during construction activities.

Damon-Garcia Sports Complex Project
City of San Luis Obispo

Rincon prepared the Mitigation Monitoring and Reporting Program and provided onsite monitoring for this complex parks project, which included relocating an entire stream and extensive vegetative restoration. Rincon also conducted baseline biological studies of the site, including focused rare plant surveys, United States Fish and Wildlife Service protocol California red-legged frog surveys, and U.S. Army Corps of Engineers wetland delineation. Rincon also prepared the Corps Section 404 Individual permit and DFG Streambed Alteration Agreement application packages.

Davenport Creek Crossing Biological Permit Compliance Monitoring
Weyrich Development Corporation

Rincon is conducting permit compliance mitigation monitoring for the road crossing construction over a small creek in San Luis Obispo. In consultation with the Corps and the USFWS, we conducted construction monitoring for the California red-legged frog, prepared a revised riparian habitat mitigation plan, and will implement a three year monitoring program to ensure success of the habitat restoration program.

Black-Flowered Figwort (*Scrophularia atrata*) Habitat Mitigation and Monitoring Plan
City of Lompoc

Rincon worked closely with the City of Lompoc to mitigate the loss of black-flowered figwort individuals and its habitat as a result of a proposed residential development in the southwestern portion of the city. Black-flowered figwort is a California Native Plant Society List 1B species, and as such met the CEQA definition of rarity. Therefore, to ensure CEQA compliance mitigation for these impacts was required as a part of project approval. Rincon conducted focused rare plant surveys, provided mapped and textual results of the surveys, then prepared a detailed habitat mitigation and monitoring plan that described the revegetation techniques and monitoring methods to be used on-site. Black-flowered figwort seed was collected on-site and a portion of that seed was grown in the nursery and reintroduced to the site following construction activities. A critical component of implementing the restoration plan was the use of biotechnical slope stabilization techniques in areas of high erosion potential prior to installation of container plant material. To date, Rincon has been retained by the developer to continue implementing the plan, conduct annual monitoring of the mitigation area, and prepare annual monitoring reports for submittal to the City of Lompoc and California Department of Fish and Game.

OTHER RELEVENT CONSULTING PROJECTS

Westmont College Master Plan EIR
County of Santa Barbara

Rincon Consultants prepared a Subsequent Environmental Impact Report for a proposed revision to the active conditional use permit (CUP) for Westmont College, a 1,200-student liberal arts college in Montecito. A major aspect of the revision included an update to the associated Master Plan for Westmont College. No changes to the approved campus enrollment were proposed nor were any major changes to the number of student beds or classroom seats on the campus. The proposed Master Plan update, however, provided greater specificity with respect to the use, location, size, height, and style of proposed campus facilities, and included several additional facilities and expansions of existing facilities on the campus.

Photosimulations were created to provide a greater understanding of the aesthetics effects of the project. Due to concern in the neighborhood over environmental issues, the project involved an extensive community outreach component, which included newsletters and community workshops. The environmental issues of particular concern included aesthetics, transportation, noise, and biological resources.

Comprehensive Biological Resource Study for the More Mesa Property
County of Santa Barbara

Rincon Consultants is currently preparing a comprehensive biological resource study to address the More Mesa property which is located in the coastal area of Santa Barbara County. The intent of these studies is to determine the extent of important coastal biological resources and the changes that may have occurred over the years to the site, especially to those areas designated as Environmentally Sensitive Habitat (ESH). From a biological basis, the purpose of this study is to determine those areas that should be considered for open space as compared to those that may be suitable for development.

Rincon has developed an approach that involves several different tasks, each of which is vital to the final product. These tasks involve:

- Reviewing past studies and reports and conducting general field surveys/investigations
- Floristic Inventory and Mapping of Special-status Plant Species
    - Plant Community Level, Grassland, and Wildlife Habitat Mapping
    - Bird Surveys
    - Mammal Trapping and Inventory
    - Reptile/Amphibian Trapping and Inventory
    - Invertebrate Inventory
- Conducting a White-Tailed Kite Investigation
- Conducting a Formal Wetland Delineations and identifying on-site wetlands
- Surveys for species sensitivity
- Habitat Sensitivity updates and evaluation
- Quarterly status reporting

2.0 PERSONNEL

Rincon's EQAP monitoring team includes a core management team that would be supported by our biological resources group and other environmental specialists, as needed. A chart that shows our team organization is provided below. For this contract, we have identified two senior level staff that will lead our program. John Dreher, Senior Biologist and Biological Program Manager will be our Project Manager (PM) and will be responsible for day to day management of the contract and staffing of all assignments under the contract. He will be supported by Lacrissa Cook, Senior Project Manager, who will serve as Assistant Project Manager (APM) and will provided staffing and reporting assistance in the event that John is not available.

The management team would be supported by Duane Vander Pluym, D.ESE, one of the firm's founding principals, who will act as Principal-In-Charge of this contract. Additional support will be provided primarily by Rincon's biological resources group; however, if needed, planning staff and environmental site remediation staff can be available to assist.

In addition to these in-house resources, Rincon has teamed with Western Points Archaeology who employs highly qualified archaeologists to address issues related to cultural resources, if it is determined these services are needed. Arbor Services, who will provide a licensed ISA arborist, will also be retained if needed to provided oversight if tree report evaluation services are needed.

Onsite Environmental Coordinator (OEC)

- John Dreher, Jr.
- Lacrissa Cook, MESM
- Jennifer Turner MS (Candidate)

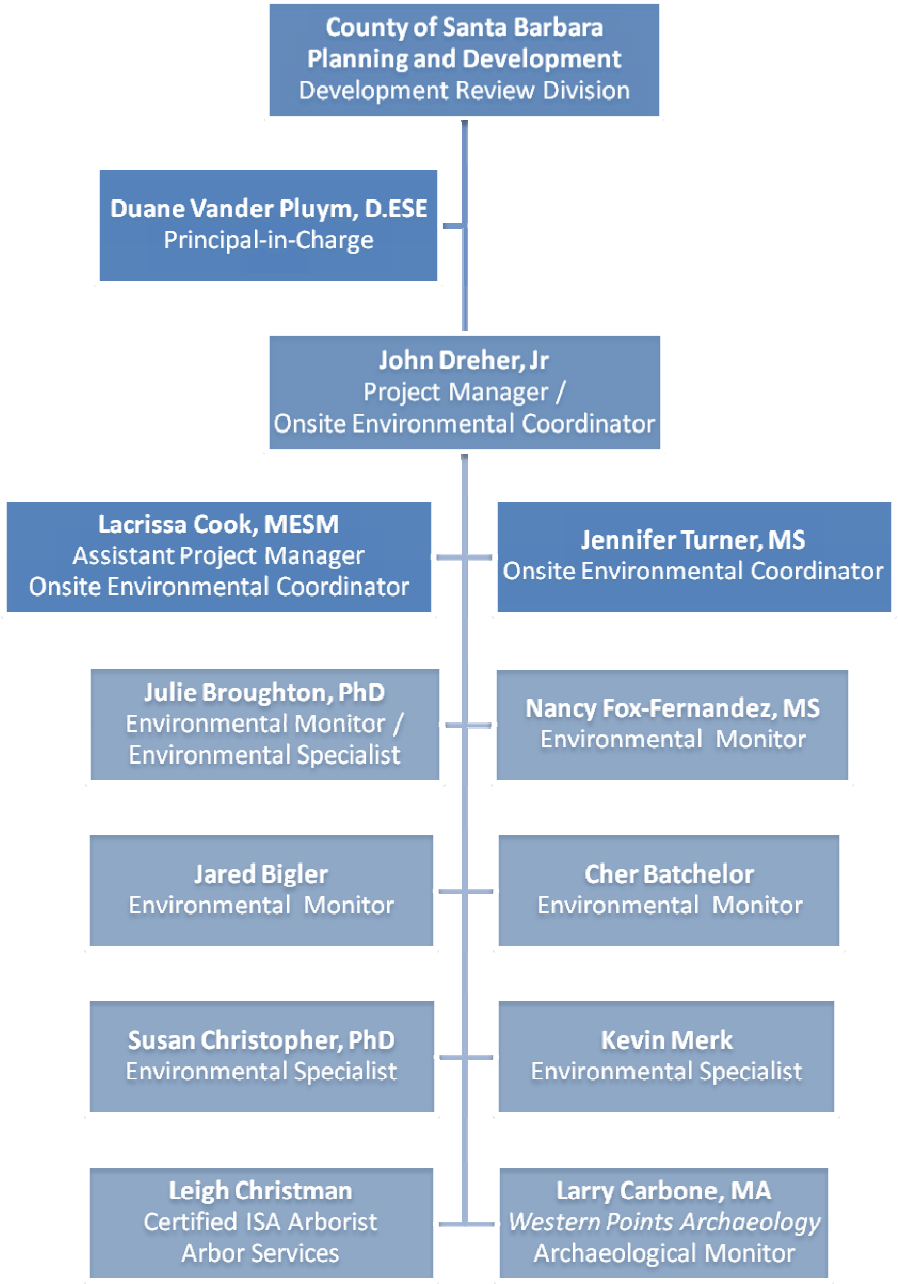
Environmental Monitors (EM)

- Julie Broughton, PhD. (Candidate)
- Nancy Fox-Fernandez, MS
- Jared Bigler
- Cher Batchelor

Environmental Specialists (ES)

- Susan Christopher, PhD., Herpetologist/General Biologist
- Kevin Merk, Senior Botanist/Restoration Specialist
- Julie Broughton, PhD. (candidate), Restoration Specialist
- Leigh Christman, Arbor Services, Certified ISA Arborist
- Larry Carbone, MA, Western Points Archeology – Archaeological Monitor
- Santa Ynez Reservation, Western Points Archeology – Native American Monitor

TEAM ORGANIZATION CHART



Below is a summary of our management team's qualifications for this assignment as well as key team members to support the program. Resumes for all Rincon team members are provided in the appendix included herewith. Any changes to this EQAP team will be provided to the County for approval.

Dr. Duane Vander Pluym is Rincon's Principal Biologist and has over 28 years of professional experience as an environmental consultant in southern California including the coastal areas of Santa Barbara, San Luis Obispo, Ventura, and Los Angeles Counties. He has also managed highly complex CEQA documents, noise studies, air quality analyses, and mitigation programs

for many local jurisdictions in Southern California. Dr. Vander Pluym has been involved in many projects in the Santa Barbara County area, including providing expert witness services regarding biological resources. Duane is responsible for overall quality control for documents prepared by Rincon's Biological Resources group. In that role, he reviews documents, provides direction, and mentors Rincon's staff during preparation of multiple types of environmental documents for a wide variety of different agencies. To this end and under Duane's guidance, Rincon has adopted standard procedures for permit compliance services, construction and mitigation monitoring, revegetation and restoration planning, as well as biological resources assessments, special-status species surveys. His primary expertise is in general environmental analysis, biology, and ecosystem analysis, with extended knowledge in the fields of noise, air quality, traffic and circulation, hydrology, aesthetics, risk analysis, and water quality. He is familiar with both CEQA and NEPA regulations, California Coastal Act regulations, state and federal Endangered Species Acts requirements, Army Corps of Engineers 404 jurisdictional wetlands analysis, California Fish and Game regulations, and the preparation and implementation of compliance documents under the Federal Endangered Species Act Sections 7 and 10, and the California Fish and Game Code Section 2080, et. seq. and programmatic permitting under Clean Water Act Sections 404 and 401, and Fish and Game Code Section 1600, et. seq. He has also served as an expert witness, providing court testimony with respect to biological issues.

Duane has served as principal-in-charge and project supervisor for numerous reports performed for public and private agencies as well as a staff professional directly responsible for technical analyses. He has prepared/supervised the preparation of MOUs for listed taxa, Biological Assessments (BA), Biological Evaluations (BE), Habitat Conservation Plans (HCP), and numerous CEQA and NEPA documents. He has directly supervised in-field mitigation efforts and conducted construction monitoring. Recent projects of interest has been oversight responsibilities for the Sempra Utilities environmental compliance work, which included the preparation of over 200 environmental evaluations and studies, field investigations and oversight at the Bolsa Chica Wetlands pipeline replacement project (including surveys for western snowy plover and Belding's Savannah sparrow); preparation of a federal Biological Assessment for steelhead trout and red-legged frog, principal biologist for the City of Ventura Managed Shoreline Retreat project; monitoring of Coastal Commission required dune repair work at Trancas Beach; biological documentation, construction monitoring, permitting, and revegetation planning and implementation for a private bridge over Malibu Creek; oversight for the preparation of multiple BAs and BIRs in the City of Malibu; oversight of the biological resources section for the Westmont College EIR for the County of Santa Barbara; and oversight of the preparation of the Mahoney Ranch Habitat Conservation Plan (California tiger salamander, California red-legged frog).

John Dreher Jr. is a senior project manager and senior biological scientist with over ten years of experience with specific expertise in environmental regulatory compliance, regulatory and endangered species permitting, restoration ecology, and biological assessment. John serves as Biological Program Manager and senior technical advisor to the Rincon Biological Resources Group and provides technical guidance for execution of projects, review of products, and general quality control of biological documents and field studies. His responsibilities include research and field surveys for endangered species, habitat evaluation, habitat mapping, general biological surveys, resource constraints analysis, jurisdictional determinations, mitigation monitoring, regulatory compliance, and the preparation of biological reports and environmental

documents for compliance with both NEPA and CEQA. John has extensive experience in conducting biological surveys relating to flora, fauna, endangered species, and habitat assessment.

John has performed two years of third party Environmental Quality Assurance Program (EQAP) monitoring for the Santa Barbara County Energy Division for fiber optic and oil pipeline projects in Santa Barbara County. He was the senior project manager for many of the environmental regulatory compliance projects listed within this proposal including involvement with over 100 utility compliance projects. He has trained internal Rincon staff on techniques to achieve environmental compliance objectives. He was also responsible for managing the biological assessments, permitting, and construction monitoring for multiple project throughout southern California.

John was recently responsible for directing the environmental compliance program for the City of Fillmore Water Recycling Plant and Sespe Creek Levee Project. As part of this project, John has coordinated the approvals of various regulatory agencies, produced the Biological Resources Management Plan for operations, prepared the Habitat Mitigation Monitoring Plan, and is coordinating the onsite environmental monitoring program.

John is also serving as a peer reviewer providing ongoing technical biological and regulatory expertise for a utility company's low-effect HCP project that spans seven counties from San Luis Obispo to Riverside, including Los Angeles and Ventura Counties. Additionally, he has acted as a liaison between the client and the resources agencies for a large-scale multi-region watercourse permitting project. He has been an integral part in maintaining compliance and resolving several encounters with endangered species through adaptive management practices to ensure species avoidance which required effective communication with the resource agencies. John has extensive permit processing expertise and has completed the Wetland Training Institute Wetland Delineation course. John has worked under the Director of the Museum of Systematics and Ecology at UC Santa Barbara managing the natural resource areas throughout the campus which included the implementation of restoration projects, public outreach and education, and coordinating student interns. John has conducted US Fish and Wildlife and California Department of Fish and Game protocol surveys for California red-legged frog, San Joaquin kit fox, arroyo toad, burrowing owl, and desert tortoise. John has also led multiple floristic studies through Southern California.

John was chosen for the County of Ventura's Biological Services List of Qualified Biologists which is a select group of consultants that are qualified to perform biological investigations in the County. John is also a member of the Santa Barbara Botanic Gardens and the Association of Environmental Professionals.

Lacrissa Cook, MESM, is a senior project manager and ecologist and is Rincon's Biological Group Leader in Ventura. Lacrissa holds a Master's of Environmental Science and Management, MESM, from the University of California, Santa Barbara with an emphasis in Conservation Planning and BS in Biology from Georgia Southern University. Lacrissa's expertise is in the areas of watershed and resource management, ecology, rare, threatened and endangered species (FESA and SESA), jurisdictional determinations and permitting (ACOE, CDFG, and RWQCB) as well as CEQA and NEPA. Lacrissa is an experienced field biologist and technical writer with six years of private consulting experience throughout Southern California

(Santa Barbara, Ventura, Los Angeles, Kern, San Diego, and San Bernardino Counties) and two years of experience as a wildlife biologist studying California-Red Legged Frogs for Los Padres National Forest. Further, as part of her Masters thesis, Lacrissa spent a year developing a compliance monitoring model and protocol to track development and land use changes across conservation easements for the Nature Conservancy.

Lacrissa has extensive experience analyzing resources at various scales (coarse - fine) and of various size (regional - parcel). Lacrissa has performed habitat assessments, jurisdictional delineations, sensitive species surveys and biological inventories, and is proficient in the use of remote sensing, relational databases, ArcGIS, and mathematical models for resource analysis. Further, Lacrissa is a CEQA and NEPA expert. Having prepared numerous environmental documents, she is highly skilled at incorporating biological data into such CEQA and NEPA analyses. The following is a summary of a few recently completed or current projects which exemplify the skills discussed above.

Lacrissa recently completed monitoring for permit compliance for a pipeline repair project within Cold Springs Creek in Montecito, Santa Barbara County. She began permitting this project in 2006 and has worked with CDFG, ACOE, FWS, NMF, and RWQCB agencies to finalize permits. The creek provides habitat for steelhead and California red-legged frog and could potentially provide habitat for other special-status species. Upon completion of the repair at this location, she will implement a restoration and five-year monitoring plan at the project site.

Jennifer Turner, MS, serves as an Associate Biologist and Project Manager with Rincon who has expertise is in the fields of endangered species studies and resource management. She has over 10 years of experience developing and implementing field programs, including work in California and Hawaii, and monitoring and recovery projects for several federally threatened and endangered species. Her experience with data management and writing of technical documents included authoring weekly, monthly, and annual reports submitted to the U.S. Navy and the U.S. Fish & Wildlife Service. Her responsibilities include resource agency permit acquisition, general biological surveys, research and field surveys for threatened and endangered species, habitat evaluation, resource constraints analysis, construction and mitigation monitoring, regulatory compliance, and the preparation of biological resource reports. Her extensive experience with data collection and reporting over the past ten years and her more recent experience managing compliance for several construction project including overseeing the implementation of biological resource protection measures and water quality sampling programs, make Ms. Turner uniquely qualified and proficient at data collection, organization, recordation, and communications. She has experience in conducting biological surveys relating to flora, fauna, endangered species, and habitat assessment. Most notably, Ms. Turner recently directed the creation and approval of an emergency burrowing relocation program for a construction project in Riverside County. She was instrumental in gaining five agencies approvals within two weeks through clear, consistent communication.

Julie Broughton, PhD. (candidate), serves as a senior botanist with Rincon Consultants, Inc. Ms. Broughton holds a Bachelor's of Science (BS) in Ecology and Evolution from the University of California, Santa Barbara, where her studies focused on the identification, taxonomy and ecology of plants. She is currently pursuing her PhD, with an expected completion date of December 2008, in Geology through the Earth Science Department at the University of

California, Santa Barbara with an emphasis in identification, distribution and climatic constraints of Tertiary fossil plants of California. Julie was responsible for the Glossary of Terms published in A Flora of Santa Cruz Island (Junak, et al. 1995). She has worked with the Santa Barbara Botanic Garden as a Research Assistant aiding in the establishment of the USDA's PLANTS Database and as a plant and seed identification specialist for S & S Seeds, a native California seed company. During her enrollment as a Graduate Student, Julie was a teaching assistant for a lower division botany class and helped develop the curriculum for the outreach program 'Kids in Nature', a joint botanical restoration project between UCSB's Museum of Systematics and Ecology and the Sedgwick Reserve. Past teaching experience at a college level include identification of California plants, field botany and the paleontological history of plants in California. Julie is a member of Sigma Xi, Botanical Society of America and International Erosion Control Association. Her responsibilities have included project management, construction monitoring, research and field surveys for plant habitat evaluation, rare plant surveys, habitat mitigation and monitoring plans, habitat restoration and the preparation of biological reports for compliance with regional general plans and ordinances, in addition to NEPA and CEQA. Julie has extensive experience monitoring and directing the installation and maintenance of numerous restoration projects in the Santa Barbara and Ventura County areas. She is currently responsible for oversight, maintenance and monitoring a stream restoration project in Cold Springs Creek.

Nancy Fox-Fernandez, MS, serves as an Associate Biologist/Project Manager for biological, environmental, and use planning studies. Ms. Fox-Fernandez has a Master of Science degree in Natural Resources with a focus in Wildlife from Humboldt State University. She has expertise in the fields of endangered species management and behavior, wildlife and habitat ecology, resource management, regulatory compliance, and the preparation of biological reports and environmental documents for compliance with both NEPA and CEQA. She has completed trainings in NEPA, CEQA, environmental impacts, and interagency consultation for the Endangered Species Act. Ms. Fox-Fernandez has over 5 years of professional experience in the management of projects, agency coordination, field biology, analytical methods, and the preparation of biological and environmental documents for compliance with CEQA and NEPA. Ms. Fox-Fernandez's field experience in Northern, Central, and Southern California has included assessments of desert, coastal sage scrub, chaparral, woodland, riparian, mudflat, and invasive species studies, wetland and jurisdictional water delineations, and special-status species surveys, among other activities. She has been the field monitoring lead on several difficult construction monitoring projects including; KB Home Fillmore residential and levee project; Caltrans Wendy Drive Soundwall project for the City of Thousand Oaks; Media Creak Highway 101 widening project for the City of Agoura Hills.

Jared Bigler serves as an Associate Biologist with specific expertise in bird identification and ecology. Mr. Bigler is well versed in conducting general and special-status wildlife surveys, and has acted as an environmental compliance monitor for large construction projects in San Luis Obispo and Santa Barbara Counties. Mr. Bigler holds a B.S. in Ecology and Systematic Biology with a concentration in Wildlife Biology from California Polytechnic State University San Luis Obispo, as well as a Certificate of Completion in Environmental Studies from Ventura Community College. Mr. Bigler has an extensive knowledge of the plant and animal life of California, in particular the central coast region. His responsibilities at Rincon include general biological surveys, habitat mapping, pre-construction special-status species surveys, conducting worker environmental education training and construction monitoring. Most recently he has

been the primary environmental monitor for the County of San Luis Obispo's East Biddle Ranch Phase II and the City of Lompoc's Sea Breeze Estates projects.

Cher Batchelor serves as a senior biologist and project manager with Rincon Consultants, Inc. Cher has over ten years of experience in biological field studies of natural, naturalized, and disturbed ecosystems of southern and central California. She holds a Bachelor of Science degree in Ecology and Systematic Biology, with a concentration in Ecology, from California Polytechnic State University, San Luis Obispo. Cher's responsibilities include biological field surveys; habitat classification, evaluation, and mapping; biological constraints analyses; construction compliance monitoring; mitigation monitoring and reporting; and preparation of biological reports and environmental documents. Although she has a wide range of biological experience, Cher's has specialized expertise in the botany of southern California. She has advanced field identification skills of the California flora and a thorough understanding of vascular plant keys. She has experience using GPS systems (Garmin eTrex and Trimble sub-meter). Cher has acquired and implemented permits from the Corps, Regional Water Quality Control Boards, USFWS, California Department of Fish and Game, and County agencies. She has prepared and implemented detailed wetland mitigation plans and monitoring programs, including establishing mitigation site- and control site-specific monitoring criteria and associated success thresholds. Recently, Cher has been the primary environmental monitor for the Fillmore Water Recycling Plant, a 2-year project.

OTHER RINCON BIOLOGISTS

Susan Christopher, PhD., is one of Rincon's senior biologists and specializes in the ecology of central California amphibians and reptiles, particularly the California red-legged frog, arroyo toad, and southwestern pond turtle. Susan received a Bachelor's degree in Biological Sciences from the University of North Carolina at Wilmington, and a doctoral degree in Biological Sciences from the University of California, Santa Barbara. Dr. Christopher has worked as a biological consultant in the California central and south coast for the past 13 years and prior to joining Rincon Consultants' biological resources group she worked as an independent biological contractor.

She worked in Ventura County for four years as a herpetological expert on Caltrans projects. She has also worked as a staff biologist/environmental resources specialist for the Air Force, California Department of Fish and Game, the U.S. Forest Service, California State Parks, The Nature Conservancy, and the Santa Barbara Museum of Natural History. She has received training and is a regular user of ArcGIS products, various GPS equipment and the CNDDB, employing this technology in the creation of plant community maps, impact area calculations, and identifying sensitive species occurrences. Sue has prepared biological sections for EAs/EIRs, and is experienced in writing mitigation measures and determining cumulative impacts. She has regional experience with CEQA guidelines and in performing Initial Studies.

She also has substantial experience with other special status wildlife and plant species, including the burrowing owl, vernal pool fairy shrimp, tidewater goby and southern steelhead. She holds a federal 10(a)(1)(A) handling permit for the California tiger salamander, as well as a Department of Fish and Game Scientific Collecting permit for amphibian and reptile Species of Special Concern, fish, invertebrates and mammals. She conducts threatened and endangered species consultations with the Fish and Wildlife Service and National Marine Fisheries Service,

and obtains 404 and 401 permits. She has conducted U.S. Fish and Wildlife Service protocol surveys, site assessments, relocations, construction monitoring, and project evaluations. She has experience in water quality monitoring, botanical inventories, ecological restoration and wetland delineation. She is an accomplished author of biological reports focusing on the status of sensitive species, mitigation recommendations, and environmental compliance.

Kevin Merk, is a senior plant ecologist and restoration specialist with Rincon Consultants. Kevin has more than 13 years of experience in managing and preparing biological resource evaluations and is an expert in habitat restoration and enhancement. He is currently overseeing the mitigation monitoring effort for the County's Biddle Ranch Agricultural Cluster Subdivision project, and recently oversaw the City of San Luis Obispo's Damon-Garcia Sports Complex Biological Restoration Program, including its design and implementation. He also recently developed and oversaw the implementation of a large restoration and construction monitoring program for the California State University Channel Islands project, which was a large and complex site with numerous project components. Kevin brings his broad experience in quantitative vegetation analysis, habitat evaluation procedures, surveys for legally protected plant species, methodologies for restoring native plant communities and biotechnical erosion control to the EQAP team.

SUBCONSULTANT ENVIRONMENTAL SPECIALISTS

Larry A. Carbone, MA, RPA is the Director of Cultural Resources for the Western Points Archeology. Mr. Carbone is a qualified archeological consultant certified by the national Register of Professional Archeologists (RPQ #10390). Mr. Carbone has over 15 years experience providing cultural resource management services during jobs for various types of clients in Santa Barbara, San Luis Obispo, Ventura, Contra Costa, Del Norte, Kern, Los Angeles, Orange, San Bernardino, San Diego Counties, as well as within other California regions. Previous jobs have been conducted for clientele that included development companies and architects, Union Pacific Railroad, Department of Parks & Recreation, Local Water Districts, City of Santa Barbara Public Works, County of Santa Barbara General Services and Office of the Architect, Pacific Gas & Electric, Level 3 Communications, Venoco Oil, plus Verizon, Sprint, and Cingular Wireless Companies.

Leigh "Lou" Christman, Certified Arborist (WE-7084A) with the International Society of Arboriculture is the co-owner of Arbor Services, a Santa Barbara based tree care company. Clientele have included the University of California, Santa Barbara, Lotus Land, and several private developers within the City and County of Santa Barbara. He has more than 25 years experience in arboriculture and is a third generation arborist. Mr. Christman is a graduate of the American Society of Consulting Arborists Academy. Mr. Christman holds an A.A. degree from Cerra Costa College and B.S. from University of La Verne. He is trained operator of the IML Resistograph.

3.0 METHODOLOGY

3.1 GENERAL APPROACH

As noted above, Rincon Consultants, Inc. has been very successful in providing a broad range of consulting services for the past 14 years. One of the key elements to the success of the firm is our general approach to all consulting assignments. We believe in principal involvement in all assignments; hiring and training highly qualified staff to be excellent consultants; and providing our staff with state of the practice equipment and other tools to allow them to perform at their best. The following sections further describe how we have utilized there themes to build our consulting practice.

Rincon's senior staff has considerable management experience on both large and small projects throughout Santa Barbara County and California. The firm employs proven project management and quality control techniques, which are based on:

- *Regular communication with client and client representatives;*
- *Clear documentation and communication of project management decision making;*
- *Direct communication between managers, subconsultants, and analysts;*
- *Peer and management review of all documents; and*
- *Effective cost control and financial reporting.*

Our experience working in Central and South Coast communities ensures a sound understanding of the nuances of local habitat sensitivity and development issues. Rincon applies a hands-on, problem-solving approach intended to ensure schedule, budget, and quality control. Several of Rincon's principals and senior staff have been involved with regulatory permitting and compliance within the region for a majority of their careers. We are cognizant of the issues and potential problems specific to the area, and also have the breadth of knowledge to develop alternative solutions to problems as they arise.

Our standard project management and quality control methods include: written project assignments, bi-weekly project progress meetings, project control using Microsoft Excel and Microsoft Project software, peer review of all technical sections, and principal review of all final products. Principal members of the project team, their responsibilities, and similar project experience are described in the Personnel section of this proposal.

EQAP success will also depend upon effective communication with the County, project representatives, project contractors, permitting agency staff, and the ability to implement tasks under the program in a technically sound, cost effective manner that meets the County's objectives. Rincon understands the need to become an effective extension of County staff for this project as we have done for many public agencies throughout our 14-year history. We will provide the County with the required progress reports on work status, schedules, as well as the budget for overall implementation of the program.

3.2 SPECIFIC APPROACH TO THE EQAP

The EQAP requires a variety of multidisciplinary skills for successfully execution of the program within four basic work areas:

1) *Diligent on-site monitoring;*
2) *Effective verbal and written status reports to the County;*
3) *Consistent coordination with County staff, project representatives, project contractors, and permitting agency staff; and*
4) *Adaptive management for implementing conditions of approval in the event of unanticipated impacts, including minor field changes.*

To meet the EQAP requirements, we have identified what we believe are 3 distinctive phases of the program for the successful implementation of the EQAP. These phases are broken into *Pre-Construction* (Task 1, Pre-Monitoring Program Development), *During-Construction* (Task 2, On-site Monitoring and Reporting), and *Post-Construction* activities (Task 3, EQAP Completion). The majority of the program will be associated with second phase during construction which will include the on-site monitoring and the bulk of the program reporting. However, the pre- and post-construction phases will be critical for the setting up the program and finalizing/documenting EQAP completion.

TASK 1 PRE-MONITORING PROGRAM DEVELOPMENT

This task involves the development and/or finalization of several project tools that will be critical for the long-term success and organization of project compliance reporting and implementation of the EQAP. The following are the anticipated pre-construction documents that will be needed:

- *Daily/Weekly Field Monitoring Logs*
- *Checklists for reporting*
- *Work plan and monitoring schedule*
- *Environmental Education Training Program*

These products will be prepared in accordance with the EQAP and will be provided to County staff for approval. Additionally, this task includes staff review time of project plans and special programs that will be necessary to meet the conditions of approval for the EQAP. Plans that we expect to receive and review prior to construction include, but are not limited to:

- *EQAP*
- *Grading and Building Plans*
- *Stormwater Quality Management Plan*
- *Riparian Enhancement Plan*
- *Tree Protection and Replacement Plan*

TASK 2 - ON-SITE MONITORING AND REPORTING

EQAP monitoring involves field presence by qualified individuals on behalf of the County at all resource-sensitive construction areas of the project. The number of construction crews varies by project and task; therefore, associated monitoring will be conducted by on an as-needed basis. We understand that the EQAP will require continuous or nearly continuous monitoring during grading and construction activities. Typically, as project activities begin to decelerate towards the end of a project, the level of monitoring necessary will most likely reflect this decreased activity. Nonetheless, for this contract, it is suggested to assume nearly continuous monitoring with two full-time monitors during the first year and one full time monitor for the duration of the remaining duration of the construction period through January 2011. As is standard with these programs, a tremendous level of flexibility is expected to respond to changing project needs, unforeseen circumstances, or emergency compliance situations.

General Monitoring. Rincon understands that Phase I construction activities will be separated into sub-phases based on quarter-year lengths through 2011. Our team will utilize a proactive approach to achieve a level of compliance that meets or exceeds the goals of the EQAP. General monitoring activities would include day-to-day oversight of project activities as necessary to sufficiently document compliance with the EQAP. We expect this to include morning briefings, ongoing communications, oversight of a variety of construction activities, and routine data collection throughout the duration of the project. As a representative of the County, the onsite monitor will responsible for clarifying or interpreting the conditions of approval, approving or coordinating the approval of minor project changes, and inspecting ongoing mitigation measures and special programs for compliance. The EQAP monitor will also evaluate compliance based on the Field Compliance Criteria outlined in the EQAP or professional judgment as coordinated with County staff to determine if compliance is met or if a "stop-work" order is warranted.

The general monitoring component of the EQAP will be executed collectively by the EQAP Team. The Project Manager (PM) will assign an Onsite Environmental Coordinator (OEC) to implement the field monitoring tasks. The PM and OEC will be responsible for determining and maintaining a level of compliance oversight sufficient to meet the EQAP objectives. This will include consistent communication with the County and Construction Team and will also include identifying the need for Environmental Specialist (ES) assistance. To cost effectively implement this program, Environmental Monitors (EM) will be utilized to the maximum extent practicable.

Meetings. It is expected that regular and special meetings would occur throughout the project construction phase. We expect that weekly construction meetings, and periodic progress report briefings (monthly) will be required to execute the EQAP. Additionally, we would expect that special meetings for resource agency project review may also be required.

Weekly construction scheduling meetings will be attended by the PM or onsite OEC. Weekly safety meetings will be attended by the necessary EQAP Team personnel (PM, OEC, EM, and

ES). Periodic progress report meetings and special agency meetings will be attended by the PM and/or OEC as is necessary. Additionally, ES attendance will occur as necessary if a special technical compliance issue arises.

Project Coordination and Communication. This task would include establishing regular communications with County staff to provide for project status updates and relevant communications for project changes or compliance concerns. This would also include establishing an understanding of the roles, responsibility, and authority of the EQAP Team, including a clear communication chain (chain-of-command) to convey necessary information amongst the network of parties of involved. We understand that Westmont may retain environmental specialists on an as-needed basis. We expect that ongoing regular communication with the Westmont construction management team may also include these environmental specialists. Additionally, we expect this task to involve coordination of EQAP specialist if it is determined that these services are required and subsequently approved by the County.

Ongoing verbal communication will be essential and will generally occur daily or as-needed with all involved parties. This can be minimized to single brief message at the end of the day if no compliance issues occur, or can be an immediate phone call if significant non-compliance issues or conflicting interpretation of conditions occurs.

The PM/OEC will be the primary contact to report directly to County staff and will direct all communications amongst the EQAP Team. In the unlikely event that the PM is unavailable the Assistant Project Manager (APM) will fill this role. The PM and/or OEC's will be responsible for communications with construction management and resource agency personnel. Additionally, the PM and/or OEC's will update the EQAP Team daily through verbal or email communications. EM's and ES's will provide direct field communications with the construction team in the field but will utilize an OEC to communicate non-compliance issues or to convey important information to County personnel. Both the EM's and the OEC will report to the PM daily.

At no time will any member of the EQAP monitoring team specifically direct construction activities or construction crew members. All communications regarding remedial actions will be directed to Westmont construction management to avoid potential conflicts or liabilities.

Special Programs Inspection. Special Programs include the implementation of mitigation programs for the Riparian Enhancement Plan, Oak Woodland Plan, Tree Protection and Replacement Plan, and the project's Stormwater Quality Management Plan (SWQMP). The EQAP Team will become familiar with these plans prior to construction. Familiarity will include knowledge of the general location for plan implementation, plan objectives, and the expected success schedule. In general, the tree and habitat restoration programs are expected to require minimal oversight as they will likely be implemented by qualified restoration ecologists or arborists. Nonetheless, we anticipate that periodic inspection of progress and compliance with the proposed plans will be necessary. Additionally, we expect to provide annual peer

review utilizing one of Rincon's Restoration Specialists to determine the adequacy of the reporting and maintenance program.

Stormwater Quality Management oversight is expected to include ongoing inspection of the project Best Management Practices (BMPs). This would include the inspection of the placement and adequacy of construction BMPs as well as, the inspection of the installation of long-term water BMPs, such as storm drain inlet protection measures, bio-swales, retention basins, or other standard SWQM practices as identified in the plan.

The PM or OEC will be responsible for routine inspection of the special programs. Additionally, the OEC will identify the need for additional environmental specialist oversight, include restoration and arborist specialists. Annual monitoring reports will be reviewed by Rincon's ES (Restoration Specialist). Ongoing inspection of the SWQMP will be conducted by either the OEC or EM.

Reporting. Documentation and reporting of ongoing construction and compliance activities will be as is required in the EQAP. The goal is to track the status of the overall project compliance with the conditions of approval.

Four general types of reports are expected:

- *Weekly Field Logs*
- *Compliance Reports*
- *Quarterly Reports*
- *Semi-annual Reports*

Weekly compliance reporting will consist of completion of the weekly field logs and will summarize daily monitoring activities during construction and grading activities. These logs will be submitted to the County with any requisite supporting information (photos/data) weekly by 9am on Monday. Additionally, with this submittal we would provide an updated weekly compliance checklist for reporting with each specific condition of approval.

Quarterly monitoring reports will be submitted to the County throughout grading and construction activities. These reports will briefly summarize construction activities, overall project compliance, non-compliance issues, remedial measure implemented, as well as, photographic documentation and special programs progress. Additionally, if timed with the annual submittal of special programs compliance reports, the quarterly report will incorporate our review of these programs.

The EQAP identifies that semi-annual reports should be compiled. This duplication of efforts with the quarterly reports could be compiled as necessary but is not expected to require efforts beyond those discussed in the quarterly monitoring reports.

Additionally, emergency reporting may be necessary if an emergency action/response has occurred. This will likely require immediate response and preparation of a written report documenting the nature of the emergency action, the avoidance or minimization measures implemented, and the remedial mitigation to offset any residual impacts to resources. The County will be notified immediately of the emergency and a draft emergency compliance report

will be submitted to the County within 12-24 hours. Typically, a final report will be submitted within one week of the activity (note that the timing for this reporting would depend upon the extent of the emergency and other agency input, if applicable).

The PM will oversee and review all reporting activities. The PM or OEC will be the primary author of each compliance report. Weekly reports will compiled from the OEC or EMs daily monitoring logs or notes. The ES will provide written input regarding the compliance or review of special programs. The PM and/or APM will be available on a 24-hours basis to respond and provide coordination if emergency actions are needed.

TASK 3 EQAP COMPLETION

Completion of the EQAP will require final documentation and approval of the successful implementation of the project's conditions of approval. While this task will be necessary for project completion and County closure of the EQAP program, we expect this effort to be minimal given the commitment demonstrated above to the consistent upkeep of project compliance data. We expect to provide a brief final report summary the projects adherence to the EQAP program and documenting the status/success of the special restoration programs.

We expect this task will require a closure meeting with the County and Westmont team to confirm that all conditions of approval have been met. Upon completion of construction actions, ongoing activities will be limited to special programs implementation; restoration plans (Riparian/Tree). The plans may require monitoring through 2015 or until successful completion of the plan objectives. At the closure meeting, we would discuss and identify the need for additional and extended oversight of the special programs. At that time, we would reexamine the work scope and budget to ensure that it adequately addresses the future compliance monitoring needs of the project.

3.3 ADDITIONAL TASKS

EXTENDED MONITORING BEYOND 2011

Per the EQAP, the proposed monitoring duration is from October 2008 to January 2011. Should construction activities be delayed, extension of the EQAP monitoring will likely be required. Also, the proposed Special Programs that will be implemented by Westmont, such as the Riparian Enhancement, Oak Woodland, and Tree Protection and Replacement Plans, will require ongoing maintenance and reporting through 2015 or until monitoring objectives can be met.

Additional monitoring would occur as needed and would be consistent with the methods described above. Additional general monitoring and reporting would be performed by the OEC or EM. The PM or OEC would continue to provide the requisite communication and reporting to County to appropriately document ongoing project compliance. Special Programs oversight would be conducted by the OEC or ES (restoration specialist), as necessary. Our special programs oversight is expected to require annual inspection of the restored/enhanced areas and review of each program's annual monitoring report.

4.0 COST SUMMARY

We have revised our original cost estimated to include more extensive oversight of construction activities, specifically, two full-time monitors during the first year of construction and one full-time monitor for the remaining duration of the project through January 2011. We propose to implement the EQAP for the Westmont College Master Plan Phase I Development on behalf of Santa Barbara County for a total proposed cost not-to-exceed **$627,994.00** inclusive of a 15% project contingency.

Given the requirements of this program, we have included some of our most experienced regulatory specialists on the project team. Based on our past experience providing Compliance Monitoring and Reporting Services, we understand that this contract will require diligent oversight of the program to ensure that proposed tasks remain on budget and on schedule and to provide accurate documentation of project changes that may result in budget changes. The table below provides our proposed billing rates for the professionals noted in our proposal. Note that for certain project personnel we have indicated two billing rates that would apply to the project. These rates correspond to the task at hand and the level of expertise required for that task. Essentially, it allows us to provide highly qualified monitors at reduced rates while they are performing monitoring tasks and to recover a professional consulting rate for tasks that command a greater level of expertise.

Staff Member and Title	Hourly Billing Rate
Project Management Team	
Duane Vander Pluym, Principal In Charge	$135
John Dreher, Jr., Senior Project Manager	$105
Lacrissa Cook, MESM, Assistant Project Manager	$105
Onsite Environmental Coordinator	
John Dreher, Senior Project Manager	$85
Lacrissa Cook, MESM, Assistant Project Manager	$85
Jennifer Turner, MS, (candidate) Associate Biologist	$85
Environmental Monitor	
Jennifer Turner, MS, (candidate) Associate Biologist	$63
Julie Broughton, PhD. (candidate), Senior Biologist	$63
Nancy Fox-Fernandez, MS, Associate Biologist	$63
Jared Bigler, Associate Biologist	$63
Carie Wingert, Associate Biologist	$63
Cher Batchelor, Senior Botanist	$63
Environmental Specialists	
Susan Christopher, PhD., Herpetologist	$105
Kevin Merk, Botanist / Restoration Specialist	$125
Julie Broughton, PhD. (candidate), Restoration Specialist	$95
Cher Batchelor, Senior Botanist	$95
Certified ISA Arborist	$105*
Archaeological Monitor	$58*
Native American Monitor	$58*
Environmental Planning Support	
Abe Leider, AICP	$125
Rob Mullane, MS	$125

** - Rincon subcontractor handling charge of 15% is not included*

4.1 PROPOSED WORK PROGRAM ASSUMPTIONS

TASK 1 PRE-MONITORING PROGRAM DEVELOPMENT

Monitoring Program Development. This task assumes that weekly monitoring forms and project compliance checklists will be created consistent with the examples provided in the EQAP. We have assumed the following:

- Assumes up to 6 hours of staff time to prepare or finalize project forms and checklists.
- Assumes the checklist will included a comprehensive list of the conditions of approval and will be created in a table format identifying the condition number, descriptions, responsible party, date implemented/completed, and compliance verification. This task also includes time to review and incorporate one round of suggested changes into the program.

Work Plan and Schedule Development. This task includes the finalizing of the monitoring program approach and developing a schedule with County staff to ensure adequate coverage of project activities prior to the start of construction. We have assumed the following:

- Assumes up to 8 hours of staff time finalize our approach and schedule with the County.

Environmental Education Program. As required in the EQAP we will prepare an environmental training presentation for training contractor personnel prior to and during construction activities. This task includes the creation of training materials including a powerpoint presentation with hard copy handouts, a recipient sign-in sheet, and hard hat environmental education awareness stickers. We have assumed the following:

- Assumes up to 8 hours of staff time create the training program and submit to the County for approval. This also includes time to review and incorporate one round of suggested changes into the program.
- Assumes up to 20 color copies of the training program will provided.
- Training program is estimated to be 15 pages in length.
- Hard hat stickers are limited to 100.

Plan and Permit Review. This task includes the EQAP Team's review of all applicable project permits to become familiar with the conditions of approval for the project. Additionally, we would utilize this time to evaluate the level of oversight required for the special programs, some of which have yet to be finalized. While we have estimated a reasonable amount of front-end time for this task, we anticipate that as the program progresses, our understanding of the intricate details of each of these plans will become more comprehensive, thus minimizing our review time for subsequent quarterly monitoring. We have assumed the following:

- Assumes that all plans and permits will be provided in finalized format prior to construction. Changes to the monitoring program that result from any changes to these plans or permits that occur after program development will be billed against the contingency, upon approval by County staff.

- Assumes that all plans and permits will be provided in digital format prior to construction.
- Assumes that finalization of any outstanding project permits will be the responsibility of the Westmont construction team.

Project Management and General Administrative. This task includes the initial set-up of cost-tracking and scheduling programs that will be critical in the daily, weekly, and monthly budget tracking. Additionally, this task covers the time necessary to set up and execute the final contract with the County, including providing insurance and other documentation as required to implement this program.

TASK 2 ON-SITE MONITORING AND REPORTING

General Monitoring. We have assumed that general monitoring activities will include two EQAP monitors onsite during the first year of construction and one EQAP monitor during the remainder of the construction activities. We have also assumed that continuous or nearly continuous monitoring will be required throughout the project. We anticipate that this level we will able to decrease this level of effort as grading activities and other construction tasks are gradually completed. As part of our cost proposal we have assumed that two monitors will have the ability to move from crew to crew within the project site. In general, we have assumed that one monitor will be able to adequately monitor concurrent simultaneous activities but that additional monitoring support may be periodically needed. We have assumed that two EM's will be available onsite or on-call throughout the project. We have outlined our hourly resources commitment per year below based on the construction schedule provided. We expect that on average the OEC will be onsite at least 70% of the time. EM's will be responsible for the remaining portion of the monitoring program.

Please note that general monitoring efforts can be refined, reduced, or increased to an extent feasible, if a more detailed construction schedule demonstrates that a different effort level is warranted. Additionally, we expect that the OEC or EM will have sufficient time to prepare daily reports, conduct the majority of project communications, and attend construction meetings during regular daily working hours.

Meetings. We have estimated that regular construction meetings will be required on a weekly basis. We have generally assumed one (1), ½ hour meeting per monitor per week throughout the duration of the project. This would allow for OEC and/or EM attendance at one safety meeting per week which is presumably held prior to regular working hours. We have also assumed that periodic progress report meetings will be required with County staff and/or agency personnel. We have generally assumed one (1), one-hour briefing per month with any of the involved parties to discuss or resolve compliance concerns. We expect that this effort will be reduced as the project progresses. If additional meetings are warranted, they would be billed to the contingency, only after County staff approval. Other construction scheduling meetings or onsite agency meetings requiring OEC or EM attendance are expected to be incorporated into the general monitoring activities described above.

Project Coordination & Communication. We have assumed that ongoing communication with County Staff, Westmont staff, contractor management, and Westmont's environmental consultants will be required on a regular basis. Verbal communication will be

ongoing and may generally occur daily or as-needed with all involved parties. We assume that communication to County staff can be minimized to a single brief message at the end of the day if no compliance issues occur; or at a minimum, an immediate phone call if significant non-compliance issues or conflicting interpretation of conditions occurs. We have also estimated that ongoing project communications may require up to ½ hour of PM/OEC staff time per week throughout the project. Our work scope includes ongoing management and monitoring or ordinary compliance matters. Serious non-compliance matters could result in additional time in order to avoid or minimize project impacts. These serious non-compliance issues would be discussed with County staff and, upon staff approval, may be billed to the project contingency.

Reporting. We have assumed that summary reports will be submitted to County staff on a weekly basis via email in Adobe PDF format. We assume that this weekly reporting will be limited to completion of weekly field log as demonstrated in the EQAP and will summarize the daily monitoring activities for that week. Additionally, compliance reports that document remedial actions taken/necessary will prepared immediately but will be submitted with the weekly summary reports. For unresolved compliance actions will submit a report within 24 hours of the non-compliant action.

We assume that Quarterly/Semi-annual monitoring reports will be submitted to the County throughout grading and construction activities. The EQAP also identifies the need for semi-annual reports. We have assumed that semi-annual reporting would be included as part of the quarterly monitoring reports. Additional reporting such as emergency reporting would be completed on an as needed basis.

We have assumed that Special Programs oversight will require and environmental specialist with a background in restoration ecology. The project will implement three restoration plans and one stormwater quality plan. A total of four (4) special programs will be review quarterly for compliance. We have assumed up to 1 hour per quarter for each program will be necessary, including comment and response on the required regular monitoring reports. This minimal effort assumes that site inspections and the majority of the oversight of these programs will be conducted by the OEC during the general monitoring activities described above.

Direct Expense. We have assumed that direct expenses will be limited to vehicle mileage, minimal field equipment use (GPS, Camera), and miscellaneous office supplied (copies). As we have several staff members who live in the Santa Barbara area, we anticipated that 20 miles per day will be sufficient. Additionally, due to our local presence, per diem expenses for routine monitoring are not required for this contract.

ON-SITE MONITORING LEVEL OF EFFORT ASSUMPTIONS PER QUARTER

The following tables provide a detailed estimate of our costs per year.

Year 1 *(October 9, 2008 to October 8, 2009)*

Assumption	Frequency	Number of Units	Number of Hours	Total Hours
General Monitoring				
Two full-time OEC/EM onsite	Daily	512	8	4096
Meetings				
OEC/EM safety meeting	Weekly	104	0.5	52
PM/OEC Team briefings	Monthly	12	1	12
Project Coordination/Communications				
PM/OEC Communications	Weekly	52	0.5	26
Reporting				
PM/OEC Summary/compliance reports	Weekly	52	0.5	26
OEC/ES Special Programs Review	Quarterly	16	1.5	24
PM/OEC Quarterly Status Report	Quarterly	4	1	4
Direct Expense	**Site Visits**	**Miles / Visit**	**Cost/Mile**	**Total**
Vehicle/Mileage	512	20	0.585	$5,990
Equipment/Misc. Office Supplies				$1,800

Year 1 (Quarter 1 – 4), EQAP Monitoring Focus

- Grading/Roadwork/Paving new entrance road at Cold Springs
- Grading/Roadwork/Paving upper west campus road and middle campus road
- Building demolition and foundation excavations/caissons
- Relocation of existing utilities
- Tree salvage
- Athletic field herbicide treatment
- Grading Athletic fields
- Pedestrian bridge caissons and installation
- Special Program Oversight
    - Riparian Enhancement – Site Preparation/Plantings/Maintenance
    - Oak Woodland – Site Preparation/Plantings/Maintenance
    - Tree Protection and Replacement – Site Preparation/Tree Removals Plantings/Maintenance
    - SWQMP – Installation/Compliance

Year 2 *(October 8, 2009 to October 7, 2010)*

Assumption	Frequency	Number of Units	Number of Hours	Total Hours
General Monitoring				
One full-time OEC/EM onsite	Daily	256	8	2048
Meetings				
OEC/EM safety meeting	Weekly	52	0.5	26
PM/OEC Team briefings	Monthly	12	1	12
Project Coordination/Communications				
PM/OEC Communications	Weekly	52	0.5	26
Reporting				
PM/OEC Summary/compliance reports	Weekly	52	0.5	26
OEC/ES Special Programs Review	Quarterly	16	1.5	24
PM/OEC Quarterly Status Report	Quarterly	4	1	4
Direct Expense	**Site Visits**	**Miles / Visit**	**Cost/Mile**	**Total**
Vehicle/Mileage	256	20	0.585	$2,995
Equipment/Misc. Office Supplies				$1,800

Year 2 (Quarter 5 – 8), EQAP Monitoring Focus

- Paving Middle Campus Road
- Landscape Installations
- Athletic Field Finishes
- Landscape Installations
- Finish Sitework
- Special Programs Oversight
    - Riparian Enhancement – Maintenance
    - Oak Woodland – Maintenance
    - Tree Protection and Replacement – Maintenance
    - SWQMP – Compliance

Year 3 *(October 7, 2010 to January 6, 2011)*

Assumption	Frequency	Number of Units	Number of Hours	Total Hours
General Monitoring				
One full-time OEC/EM onsite	Daily	64	8	512
Meetings				
OEC/EM safety meeting	Weekly	13	0.5	6.5
PM/OEC Team briefings	Monthly	4	1	4
Project Coordination/Communications				
PM/OEC Communications	Weekly	13	0.5	6.5
Reporting				
PM/OEC Summary/compliance reports	Weekly	13	0.5	6.5
OEC/ES Special Programs Review	Quarterly	4	2	8
PM/OEC Quarterly Status Report	Quarterly	1	1	1
Direct Expense	**Site Visits**	**Miles / Visit**	**Cost/Mile**	**Total**
Vehicle/Mileage	64	20	0.585	$749
Equipment/Misc. Office Supplies				$450

Year 3 (Quarter 9), EQAP Monitoring Focus

- Finish Site work/Landscaping
- Special Programs Oversight
  - Riparian Enhancement – Maintenance
  - Oak Woodland – Maintenance
  - Tree Protection and Replacement – Maintenance
  - SWQMP – Compliance

TASK 3 EQAP COMPLETION

We have assumed that final documentation of project compliance with the EQAP will require a limited level of effort because of the high level of organization and the structure of the reporting program that will be initiated throughout the course of the project. This task the following assumptions:

- Assumes a brief final report summarizing the quarterly monitoring will be required.
- Assumes the completion of the project compliance checklist.
- Assumes one 2 hour debriefing meeting with the County.

ADDITIONAL TASKS – EXTENDED MONITORING

We have provided our cost estimate based on past experience with other similar construction projects and our oversight of long-term restoration programs. While we are confident our level of effort for the oversight of restoration programs beyond 2011, estimates for an extended construction schedule can be highly variable. Therefore, we have provided a 1-quarter extended construction schedule scenario. Please see the attached cost spreadsheet for a breakdown of this cost. As stated in the RFP, these cost estimates are preliminary and non-binding and are subject to future negotiation or change. We believe that extended construction monitoring would potentially involve two separate tasks as follows:

Task 4.1 – Extended Construction Monitoring. This task assumes that construction delays will require an extension of the EQAP monitoring program. The following are, what we believe, are reasonable estimates for additional construction monitoring:

- Assumes general monitoring oversight will require approximately 16 hours per week
- Assumes site meetings will be limited to 1.5 hours per week
- Assumes one 1-hour monthly briefing meeting with the County
- Assumes project communications will be limited to 2 hours per week
- Assumes one hours for weekly reporting to the County
- Assumes one quarterly status report
- Assumes Direct Expense for Mileage; 13 site visits; 20 miles per visit; and general equipment and miscellaneous office expenses at a rate $150 per month

Task 4.2 – Extended Special Programs Monitoring. Our cost table includes extended monitoring of the project conditions for up to five years following project completion. We have utilized the following assumptions in developing this cost estimate. Based on our past experience, we believe that these assumptions are reasonable and would be sufficient to document compliance with the project's special programs.

- Assumes a Restoration Environmental Specialist will review annual monitoring reports
- Assumes one site visit per year for a period of five years (2011-2015)
- Assumes monitoring would occur subsequent to receipt of the Annual Monitoring report (~Late Summer/Fall)

GENERAL PROGRAM ASSUMPTIONS

- Construction is estimated to be 8 hours per day 5 days per week and would not occur on weekends or holidays.

- Cultural resources monitoring (Archeological or Native American) would be performed as needed based on mutually agreeable scope of work and cost estimate utilizing the rates identified above.

- Special-species surveys or arborist evaluation would be performed as needed based on mutually agreeable scope of work and cost estimate. These tasks would be performed at the rates identified above and would be billed against the project contingency, only after County approval.

- Noise monitoring, if necessary, could be performed as additional task based on mutually agreeable scope of work and cost estimate and could be performed by one of our EM's.

- This proposal assumes that the developer will provide a qualified arborist for tasks related to tree relocation and tree trimming.

- This proposal assumes that the County's Public Works Department will monitor project elements related to project engineering and design.

- Serious non-compliance matters could result in additional time in order to avoid or minimize project impacts. These serious non-compliance issues would be discussed with County staff and, upon staff approval, may be billed to the project contingency.

- Project applicant will provide all permits, pending permit applications, or final special program plans at project commencement or prior to the implementation of the special program. Changes to the monitoring program that result from any changes to these plans or permits that occur after program development will be billed against the contingency, upon approval by County staff.

- County to provide all existing technical reports and environmental documentation, in digital format, where available, at project commencement.

STATEMENT OF OFFER

Rincon Consultants, Inc. proposes to perform the work scope outlined within this proposal on a time and materials basis at a not-to-exceed negotiated price. Additional services not described in this scope of work can be provided at an additional cost. All additional work will be provided through a written change-order request, as agreed to and approved by, the County of Santa Barbara. This proposal if valid for a period of 90 days from the date of submittal.

5.0 SCHEDULE

We propose to implement the EQAP for the Westmont College Master Plan Phase I according the schedule identified in the Methodology and Cost Estimates sections of this proposal. As outlined in Task 1, Pre-Monitoring Program Development, we will work with the County upon award of the contract to finalize a monitoring schedule to meet the program needs.

In general, program implementation is expected to commence in the early October 2008. Prior to construction, pre-monitoring program development materials will be finalized. Construction monitoring and reporting is expected begin October 8, 2008 and conclude January 2011. Reporting will be conducted as required including weekly and quarterly status reports. EQAP completion will be finalized within 30 days of termination of the EQAP. Extended monitoring would occur for the length needed based on our estimates provided in the sections above.

6.0 REFERENCES

Rincon Consultants, Inc is proud of its reputation as a leader in the environmental consulting industry. We recently received an outstanding letter of reference from Sempra Energy Utilities for whom we have worked for the past 7 years on biological resources and regulatory compliance projects. The following statement is an excerpt from that letter:

> *"Because of their exceptional performance which is documented through SCG's "report card" system (Rincon has an A+ rating), Rincon has quickly become the preferred firm on a large scale, very complex project involving an innovative approach to long-term endangered species and wetlands compliance program. In the utility business, projects sprout overnight and Rincon has always been there to meet the demands of last minute requests with demanding schedules."…Shannon Turek, Senior Environmental Specialist, 2008*

The following additional references can also attest to our performance on past projects. At your request, we would be pleased to provide you with other references or work samples.

Hugo Mejia
Manager, Environmental Services
Southern California Gas Company
213/ 244-5819
HMejia@semprautilities.com

Tom Bartlett
Community Development Director
City of Calabasas
818/878-4225
tbartlett@ci.calabasas.ca.us

Lucille Breese
Planning Director
City of Lompoc
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Allison Cook
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818/597-7310
acook@ci.agoura-hills.ca.us

Nathan Hamburger
Assistant City Manager
City of Agoura Hills
818/597-7308
NHamburger@ci.agoura-hills.ca.us

Dan Lazo
Public Works Project Manager
City of Thousand Oaks
805/449-2400
dlazo@taoks.com

We are very enthusiastic about the opportunity to work with the County of Santa Barbara on this assignment and believe that the selection of Rincon Consultants would be mutually beneficial.

7.0 CONFLICT OF INTEREST STATEMENT

This statement is to confirm that neither Rincon Consultants, Inc., nor any subconsultants proposed to be contracted for this project, have been, or will be, hired by Westmont College, Suzanne Elledge Planning and Permitting Services, or Watershed Environmental, to assist in the preparation of material directly related to any component of the proposed project or related projects under study in this EQAP. No member of the contractor's team has a financial gain or interest in the final outcome of the project.

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County of Santa Barbara

Environmental Quality Assurance Program Monitoring *Revised*

Westmont College Masterplan Phase I Development 12-Sep-08 **#08-93230**

Tasks	Cost	Hours	Rincon Consultants					Addl Cost
			Principal $135	PM/OEC $105	OEC $85	EM $63	ES $95	
TASK 1 PREMONITORING PROGRAM DEVELOPMENT								
Monitoring Program Development (forms/checklists)	$550	6		2	4			
Work Plan and Schedule Development	$760	8		4	4			
Environmental Education Materials	$884	12		2	2	8		
Plan/Permit Review	$2,674	30	2	8	8	8	4	
Project Management / G&A	$860	8	2	4	2			
Printing: 20 color copies of Env. Edu Materials	$150							$150
TOTAL COST TASK 1	**$5,878**	**64**	**4**	**20**	**20**	**16**	**4**	**$150**
TASK 2 ON-SITE MONITORING								
Year 1 ***(October 9, 2008 to October 8, 2009)***								
General Monitoring	$289,596	4096			1434	2662		
Meetings (Saftey, Team Briefings)	$5,108	64.0		12	26	26		
Project Coordination & Communication (internal, contractor, & agencies)	$4,940	52		26	26			
Reporting	$5,670	54.0	8	22			24	
Direct Expense (Mileage / Equipment / Misc. Office Supplies)	$7,790							$7,790
Subtotal Cost Year 1	**$313,104**	**4266**	**8**	**60**	**1486**	**2688**	**24**	**$7,790**
Year 2 ***(October 8, 2009 to October 7, 2010)***								
General Monitoring	$160,572	2048			1434	614		
Meetings (Saftey, Team Briefings, Agency Meetings)	$3,041	38.0		12	6.5	19.5		
Project Coordination & Communication (internal, contractor, & agencies)	$4,940	52		26	26			
Reporting	$5,670	54.0	8	22			24	
Direct Expense (Mileage / Equipment / Misc. Office Supplies)	$4,795							$4,795
Subtotal Cost Year 2	**$179,018**	**2192**	**8**	**60**	**1466.5**	**633.5**	**24**	**$4,795**
Year 3 ***(October 7, 2010 to January 6, 2011)***								
General Monitoring	$40,132	512			358	154		
Meetings (Saftey, Team Briefings)	$863	10.5		4	1.5	5		
Project Coordination & Communication (internal, contractor, & agencies)	$2,470	26		13	13			
Reporting	$1,628	15.5	2	7.5			6	
Direct Expense (Mileage / Equipment / Misc. Office Supplies)	$1,199							$1,199
Subtotal Cost Year 3	**$46,291**	**564**	**2**	**24.5**	**372.5**	**159**	**6**	**$1,199**
TOTAL COST TASK 2	**$538,413**	**7022**	**18**	**144.5**	**3325**	**3480.5**	**54**	**$13,784**
TASK 3 EQAP COMPLETION								
	$1,790	**18**	**2**	**8**	**8**			
TOTAL COST TASK 3	**$1,790**	**18**	**2**	**8**	**8**			

Project Subtotal	**$546,081**
Contingency (15%)	**$81,912**
PROJECT TOTAL	**$627,994**
Interim Budget (To Cover Initial 8-weeks of Effort) PO#CN08578	**$54,000**
PROJECT TOTAL MINUS INTERIM BUDGET	**$573,994**

County of Santa Barbara

EQAP Monitoring (Preliminary Cost Estimate for Extended Monitoring Past 2011)

Westmont College Masterplan Phase I Development

2-Sep-08 **#08-93230**

Tasks	Cost	Hours	Rincon Consultants					Addl Cost
			Principal $135	PM/OEC $105	OEC $85	EM $63	ES $95	
Task 4.1 – Extended Construction Monitoring (1 Quarter)								
General Monitoring	$14,248	208			52	156		
Meetings (Construction Schedule, Saftey)	$1,830	23		3	13	6.5		
Project Coordination & Communication (internal, contractor, & agencies)	$2,470	26.0		13	13			
Reporting	$3,105	29	2	27				
Direct Expense (Mileage)	$754							$754
TASK 4.1 TOTAL	**$22,407**	**286**	**2**	**43**	**78**	**162.5**		**$754**
Task 4.2 – Extended Special Programs Monitoring (5 Years, Year 2011 to 2015)								
Site Inpsection and Reporting	$9,325	95	5	10			80	
Direct Expense (Mileage, Miscellaneous Equipment/Office Supplies)	$750							$750
TASK 4.2 TOTAL	**$9,325**	**95**	**5**	**10**			**80**	