

PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is entered into this ____ day of _____ 202_, between the CITY OF PLEASANTON, a municipal corporation (“City”), and Rincon Consultants, Inc., a (California corporation) whose address is 449 15th Street, Suite 303, Oakland, CA 94612, and telephone number is (510) 831- 4455, (“Consultant”).

RECITALS

A. Consultant is qualified to and experienced in providing on-call environmental review services on an as-needed basis for purposes specified in this Agreement.

B. City finds it necessary and advisable to use the services of the Consultant for the purposes provided in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and conditions in this Agreement, City and Consultant agree as follows:

1. **Consultant’s Services**. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services and furnish the materials, reports and drawings related to the preparation of environmental review documents pursuant to California Environmental Quality Act (CEQA) and its Guidelines, as hereinafter set forth:

- a. Consultant shall perform all work described in the Scope of Work which will be submitted prior to authorization to proceed on individual projects.
- b. Consultant shall meet with staff of the City, other pertinent agencies, and/ or landowners as necessary to complete the scope of work outlined in Section 1 (a) above.
- c. The City reserves the right to select other consultants for services based on City needs.

2. **City Services**. In order to assist Consultant in this work, City shall provide, if necessary, relevant application materials and related reports, any existing plans of the area on file, necessary direction, and review of consultant-submitted draft materials within a reasonable time. Other City services shall be as mutually agreed to by the City and consultant as part of an authorized Scope of Work.

3. **Staff**. The Project Manager for Consultant shall be Abe Leider, who may not be replaced without written consent of City.

4. **Sufficiency of Consultant’ s Work**. All reports, documents, drawings, plans and specifications prepared for City shall be adequate and sufficient to meet the purposes for which they are prepared.

5. **Ownership of Work**. All final reports, documents, drawings, plans and specifications, maps, designs, work data, and all other documents completed by Consultant in the performance of this Agreement shall become the property of City.

6. **Terms.** The term of the agreement shall commence on the date written above and shall expire on June 30, 2024, with up to two additional one-year extensions. Work authorizations issued by the City prior to the expiration of the term of this Agreement may be completed by Consultant after the term of this Agreement.

7. **Compensation.** For the as-needed services to be rendered, City shall pay consultant on time-and-materials based on the rate schedule per Exhibit A, which is attached and incorporated into this Agreement. Exhibit A may be amended on an annual basis at the start of the new fiscal year (July 1, 2021, July 1, 2022, and July 1, 2023). Individual projects covered by this contract shall require separate proposals and shall not exceed the cost estimate submitted. Partial payment shall be made on a monthly basis in proportion to the percentage of work completed, upon receipt of Consultant's invoice.

a. Invoices submitted to City for payment must contain a brief description of work performed, percentage of work completed, percentage of contract time used, percentage of contract amount expended and City reference numbers: Account No., Contract No., and Project No. Payment shall be made within thirty (30) days of receipt of Consultant's invoice.

b. Upon completion of work and acceptance by City, Consultant shall have ninety (90) days in which to submit final invoicing for payment. An extension may be granted by City upon receiving a written request thirty (30) days in advance of said time limitation. The City shall have no obligation or liability to pay any invoice for work performed which the Consultant fails or neglects to submit within ninety (90) days, or any extension thereof granted by the City, after the work is accepted by the City.

8. **Changes.** City may request changes in the scope of services to be provided by Consultant. Any changes and related fees shall be mutually agreed upon between the parties and subject to a written amendment to this Agreement.

9. **Consultant's Status.** In performing the obligations set forth in this Agreement, Consultant shall have the status of an independent contractor and Consultant shall not be considered to be an employee of the City for any purpose. All persons working for or under the direction of Consultant are its agents and employees and are not agents or employees of City.

10. **Termination for Convenience of City.** The City may terminate this Agreement at any time by mailing a notice in writing to Consultant. The Agreement shall then be deemed terminated, and no further work shall be performed by Consultant. If the Agreement is so terminated, the Consultant shall be paid for that percentage of the work actually completed at the time the notice of termination is received.

11. **Non-Assignability.** The Consultant shall not assign, sublet, or transfer this Agreement or any interest or obligation in the Agreement without the prior written consent of the City, and then only upon such terms and conditions as City may set forth in writing. Consultant shall be solely responsible for reimbursing subcontractors.

12. **Indemnity and Hold Harmless.** Consultant shall defend, indemnify, and hold harmless, the City and its officers, agents and employees from and against all claims, losses, damage, injury, and liability for damages arising from, or alleged to have arisen from, errors, omissions, negligent or wrongful acts of the Consultant in the performance of its services under this

Agreement, regardless of whether the City has reviewed or approved the work or services which has given rise to the claim, loss, damage, injury or liability for damages. This indemnification shall extend for a reasonable period of time after completion of the project as well as during the period of actual performance of services under this Agreement. The City's acceptance of the insurance certificates required under this Agreement does not relieve the Consultant from its obligation under this paragraph.

13. **Insurance**. During the term of this Agreement, Consultant shall maintain in full force and effect, at its own cost and expense, insurance coverages with insurers with an A.M. Best's rating of no less than A:VII. Contractor shall have the obligation to furnish City, as additional insured, the minimum coverages identified below, or such greater or broader coverage for City, if available in the Contractor's policies:

a. **General Liability and Bodily Injury Insurance**. Commercial general liability insurance with limits of at least \$2,000,000 combined limit for bodily injury and property damage that provides that the City, its officers, employees and agents are named as additional insureds under the policy as evidenced by an additional insured endorsement satisfactory to the City Attorney. The policy shall state in writing either on the Certificate of Insurance or attached rider that this insurance will operate as primary insurance for work performed by Consultant and its subconsultants, and that no other insurance effected by City or other named insured will be called on to cover a loss.

b. **Automobile Liability Insurance**. Automobile liability insurance with limits not less than \$2,000,000 per person/per occurrence.

c. **Workers' Compensation Insurance**. Workers' Compensation Insurance for all of Consultant's employees, in strict compliance with State laws, including a waiver of subrogation and Employer's Liability Insurance with limits of at least \$1,000,000.

i. **Professional Liability Insurance**. Professional liability insurance in the amount of \$2,000,000.

ii. **Certificate of Insurance**. Consultant shall file a certificate of insurance with the City prior to the City's execution of this Agreement, and prior to engaging in any operation or activity set forth in this Agreement. The Certificate of Insurance shall provide in writing that the insurance afforded by this Certificate shall not be suspended, voided, canceled, reduced in coverage or in limits without providing notice to the City in accordance with California Insurance Code section 677.2 which requires the notice of cancellation to: 1) include the effective date of the cancellation; 2) include the reasons for the cancellation; and 3) be given at least 30 days prior to the effective date of the cancellation, except that in the case of cancellation for nonpayment of premiums or for fraud, the notice shall be given no less than 10 days prior to the effective date of the cancellation. Notice shall be sent by certified mail, return receipt requested. In addition, the insured shall provide thirty (30) days prior written notice to the City of any cancellation, suspension, reduction of coverage or in limits, or voiding of the insurance coverage required by this agreement. The City reserves the right to require complete certified copies of policies.

e. **Waiver of Subrogation**. The insurer agrees to waive all rights of subrogation against the City, its officers, employees and agents.

f. **Defense Costs.** Coverage shall be provided on a “pay on behalf of” basis, with defense costs payable in addition to policy limits. There shall be no cross liability exclusions.

g. **Subcontractors.** Consultant shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated in this Agreement, including but not limited naming additional insureds.

14. **Notices.** All notices herein required shall be in writing and shall be sent by certified or registered mail, postage prepaid, addressed as follows:

To Consultant: Abe Leider, AICP CEP
Rincon Consultants, Inc.
449 15th Street
Suite 303
Oakland, CA 94612

To City: Ellen Clark
Director of Community Development
City of Pleasanton
P.O. Box 520
Pleasanton, CA 94566

15. **Conformance to Applicable Laws.** Consultant shall comply with all applicable Federal, State, and Municipal laws, rules, and ordinances. Consultant shall not discriminate in the employment of persons or in the provision of services under this Agreement on the basis of any legally protected classification, including race, color, national origin, ancestry, sex or religion of such person.

16. **Licenses, Certifications and Permits.** Prior to the City’s execution of this Agreement and prior to the Consultant’s engaging in any operation or activity set forth in this Agreement, Consultant shall obtain a City of Pleasanton business license, which must be kept in effect during the term of this Agreement. Consultant covenants that it has obtained all certificates, licenses, permits and the like required to perform the services under this Agreement.

17. **Records and Audits.** Consultant shall maintain all records regarding this Agreement and the services performed for a period of three years from the date that final payment is made. At any time during normal business hours, the records shall be made available to the City to inspect and audit.

18. **Confidentiality.** Consultant shall exercise reasonable precautions to prevent the unauthorized disclosure and use of City reports, information or conclusions.

19. **Conflicts of Interest.** Consultant covenants that other than this Agreement, Consultant has no financial interest with any official, employee or other representative of the City. Consultant and its principals do not have any financial interest in real property, sources of income or investment that would be affected in any manner of degree by the performance of Consultant’s services under this Agreement. If such an interest arises, Consultant will immediately notify the City.

20. **Waiver.** In the event either City or Consultant at any time waive any breach of this Agreement by the other, such waiver shall not constitute a waiver of any other or succeeding breach of this Agreement, whether of the same or of any other covenant, condition or obligation.

21. **Governing Law.** California law shall govern any legal action pursuant to this Agreement with venue in the applicable court or forum for Alameda County.

22. **No Personal Liability.** No official or employee of City shall be personally liable to Consultant in the event of any default or breach by the City or for any amount due Consultant.

23. **Exhibits.** All exhibits referred to herein are attached hereto and are by this reference incorporated herein.

24. **Counterparts and Electronic Signatures.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with U.S. federal E-Sign Act of 2000 (15 U.S. Code §7001 et seq.), California Uniform Electronic Transactions Act (Cal. Civil Code §1633.1 et seq.), or other applicable law) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.

25. **Scope of Agreement.** This writing constitutes the entire Agreement between the parties. Any modification to the Agreement shall be in writing and signed by both parties.

THIS AGREEMENT executed the date and year first above written.

CITY OF PLEASANTON

CONSULTANT

Nelson Fialho, City Manager

By: _____
Signature

ATTEST:

Print name

Karen Diaz, City Clerk

Its: _____
Title

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

Rev. 8/20

rincon

RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers



Qualifications Submittal for
the City of Pleasanton

PROFESSIONAL SERVICES FOR ENVIRONMENTAL/CEQA ON-CALL CONSULTANTS

October 23, 2020

Submitted to:

City of Pleasanton

Attn: Ms. Melinda Denis, Planning and Permit Center Manager
123 Main Street
Pleasanton, California 94566

Submitted by:

Rincon Consultants, Inc.

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

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Rincon Consultants, Inc.

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Oakland, California 94612

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info@rinconconsultants.com
www.rinconconsultants.com

October 23, 2020
Project Number 20-10428

Ms. Melinda Denis, Planning and Permit Center Manager
City of Pleasanton
123 Main Street
Pleasanton, California 94566

Subject: Statement of Qualifications for Environmental/CEQA On-Call Consultants

Dear Ms. Dennis:

Rincon Consultants is pleased to submit this Statement of Qualifications to the City of Pleasanton to provide Professional Services for Environmental/CEQA On-Call. Our experience in the TriValley region combined with our understanding of community and agency approaches to CEQA compliance and regulatory permitting processes give us valuable insight into the range of assignments likely required under this contract.

For 25 years, Rincon has successfully worked with cities, counties and special districts throughout California to provide planning and environmental review support. Our local Oakland office staff has successfully managed long-term on-call assignments with numerous public agencies including the cities of Hayward, San Leandro, Berkeley, Oakland, Concord, Palo Alto, East Palo Alto, Livermore Valley Joint Unified School District, and others.

Our project manager, Darcy Kremin, has extensive experience in Pleasanton, having managed or authored environmental documentation for several projects over the past few years. She understands the City's uniqueness and economic evolution as it adjusts to current trends. Rincon Consultants enjoys a breadth of expertise in house, well beyond urban and environmental planning. Our expertise in biological, cultural, and visual resources, hazards, noise, air quality sciences, and related topics lends a comprehensive efficiency to the services we provide.

We are confident that the Rincon team will meet the needs of the City, and we welcome an opportunity to meet with you to further discuss our qualifications. All questions regarding this Statement of Qualifications can be directed to Darcy Kremin, 449 15th Street, Suite 303, Oakland, California 94612, (510) 901-0168 (direct), (510) 834-4455 (fax) or dkremin@rinconconsultants.com.

Sincerely,

Rincon Consultants, Inc.

Handwritten signature of Darcy Kremin in blue ink.

Darcy Kremin, AICP
Project Manager

Handwritten signature of Stephen Svete in blue ink.

Stephen Svete, AICP, LEED AP ND
Principal and Vice President

Handwritten signature of Abe Leider in blue ink.

Abe Leider, AICP CEP
Principal

1 Project Description and Approach

Rincon understands the value of becoming an extension of City staff in our approach to assignments. We will provide the City with regular progress reports and budgeting status updates. Our approach ensures the City has direct access to strong technical expertise, while our local experience provides background understanding of community issues and local concerns.

1.1 CEQA Review and Compliance

Addressing assignments using a solution-oriented approach leads to better outcomes. Our approach focuses on resolving issues through:

- Developing a familiarity with the City's various development codes and CEQA thresholds
- Effectively engaging stakeholder groups and the public
- Participating in the City's development review process
- Providing agencies with the capabilities to provide both environmental and planning support services
- Developing effective mitigation measures for identified impacts
- Devising alternatives that respond to environmental conditions and good planning principles

Rincon's project managers and analysts are skilled at assisting agencies in not only meeting the legal requirements of the CEQA process, but also in ensuring a project is consistent with the requisite ordinances, codes, and relevant standards of other local or state agencies (e.g. County of Alameda, BAAQMD, Regional Water Quality Control Board, U.S. Army Corps of Engineers, and the California Department of Fish and Wildlife).

Our firm has successfully prepared hundreds of CEQA documents for agencies throughout the Bay Area and California. We can assist the City with preparation and processing of environmental review documents including:

- Categorical Exemptions (including expanded analysis in support of Class 32: In-Fill Exemptions)
- Process assistance and documentation for various CEQA streamlining strategies
- Initial Studies (IS) addressing all the environmental impact categories listed in CEQA Guidelines Appendix G Initial Study checklist
- Negative Declarations (NDs) or Mitigated Negative Declarations (MNDs)
- Environmental Impact Reports (EIRs)
- Supplemental EIRs
- EIR Addendums
- Infill Checklists (per CEQA Guidelines Section 15183 and Appendices M and N)

'...this outcome was due in big part to the thorough CEQA analysis prepared by Rincon and all of us at the City thank you for being a part of the project. The developer is thrilled with the outcome and also agrees that your thoughtful approach to the project made a difference.

I look forward to working with you again. Please do not hesitate to call on me should you require any additional assistance from the city.'

~ G. Ryan Lenhardt
Senior Planner, Community and Economic
Development
City of Concord

The CEQA process commonly involves review of documents, attending meetings with the lead agency and project applicant, interacting with regulatory agencies, preparation of reports, and attending public meetings and hearings. This commonly starts with a review of the CEQA Guidelines to assess whether a project is exempt from more detailed environmental review. Exemptions are relatively well defined in the Guidelines and include the categories of projects that would not likely result in significant environmental effects (such as repairs or replacements of existing facilities, infill development, etc.). If not exempt, we would complete an Initial Study Checklist to determine the appropriate environmental clearance document. For projects where all impacts can clearly be mitigated and where there is not a strong base of public controversy, a ND or MND is prepared. Projects that may result in a significant environmental impact typically require an EIR. When an EIR is required, we utilize the IS and scoping process to focus the document on impacts that have the potential to result in significant impacts.

In addition to assisting our clients with the CEQA process, our environmental planning group also regularly prepares a broad range of technical studies (such as air quality, noise, biology, and cultural resources) to help design teams develop projects that avoid or minimize significant environmental effects. Our project management team is highly adept at coordinating and managing the work between various disciplines as required. Rincon also supports with the development and implementation of mitigation monitoring and reporting programs, including revegetation and habitat restoration that may be required through the environmental planning process.

1.2 Peer Review of Applicant Assessments

Rincon provides technical peer review services for public agencies throughout California. Our technical experts will peer review applicant-provided technical reports and supporting documentation submitted. These reviews are anticipated to include air quality/greenhouse gas emissions studies, health risk assessments, biological resources and cultural resources evaluations, Phase I environmental site assessments, and noise analyses, among others. Our review of technical studies focuses on the methodology and assumptions employed, adherence to regulatory standards as appropriate, specificity and appropriateness of recommended mitigation, and completeness and accuracy of reports. Our reviews will also identify statements that may be perceived as biased and any issues related to internal consistency.

Rincon recognizes that CEQA documents often receive a high level of public scrutiny. As such, our input will focus on ensuring that the various technical studies provide the appropriate level of analysis for each issue area, are factually accurate, and that the report conclusions are well documented, substantiated, and appropriate for use.

The comprehensive peer review of technical reports submitted by the applicant team will allow for earlier resolution of any potential technical disagreements, identification of potential additional data needs, and identification of critical path items for completion of the documents.

For each peer review conducted by Rincon, we will prepare a memorandum report that will describe our methodology, identify issues that require resolution prior to incorporation into the documents and/or the need for additional information, and request critical path items for completion. Following preparation of the memorandum, Rincon's project manager will meet with City staff to discuss issues and develop a plan to complete the process.

2 Consultant Qualifications

2.1 Rincon Consultants Firm Profile



Rincon Consultants is a multi-disciplinary environmental science, planning, and engineering consulting firm that provides quality professional services to government and industry. Rincon prides itself on the considerable depth of its staff, which includes certified environmental and land use planners;

professional geologists, including a certified engineering geologist and geochemists; biologists, including wildlife biologists, certified wetland specialists, arborists, and botanists; noise and air quality experts; and accredited Leadership in Energy and Environmental Design LEED professionals. We are specialists in preparing CEQA documents for a variety of project types including urban development, mixed use projects, utilities programs, and broad programs such as General Plans, Specific Plans, and Facilities Master Plans, in settings that range from remote rural areas to intense urban neighborhoods. We are well-versed in drafting CEQA compliance documents as well as conducting technical peer reviews for a variety of project types.

The firm has received numerous professional awards for its work products from industry organizations, including the American Planning Association, the Association of Environmental Professionals, and the Southern California Association of Governments.

CEQA documentation and management accounts for most of Rincon’s Environmental Planning and Sustainability service line assignments. Technical studies in environmental and planning topics including air quality, greenhouse gases, noise, and visual resource compliance assessment are also focal points of the firm’s work. Our biological, cultural and historical, and hazards assessment service lines complement this expertise. Our staff is experienced in addressing each of the 20 CEQA checklist issue areas. We provide in-depth analysis for issues that are deemed potentially significant through the preliminary scoping and Notice of Preparation (NOP) process and that warrant detailed review in an Environmental Impact Report (EIR). When an EIR is required, we apply the scoping process to focus the document on impacts that have the potential to result in significant impacts.

Services

We have categorized our environmental consulting services into six core areas: The following is a summary of the services that Rincon provides.

Legal Name:

Rincon Consultants, Inc.

Legal Form: California “S” Corporation

Founded: 1994

Professional Staff: 275+

California Offices: 12 including Oakland, Sacramento, and Monterey

Website:

www.rinconconsultants.com

Company Highlights:

- Received three Association of Environmental Professionals awards in 2019
- Received one American Planning Association award in 2019
- Named one of the “Best Places to Work” by Zweig-White in 2019
- Named Hot 100 Firm list, recognizing revenue growth over time (2019, 2018, 2016, 2015, 2011, 2009, and 2004)
- Headquarters is LEED EBOM Certified Silver

Core Services

Environmental and Land Use Planning

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

Cultural Resources

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

Biological Resources Assessment and Regulatory Compliance

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

Environmental Site Assessment and Remediation

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

Water Resources

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

Sustainability Services

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

2.2 Qualifications of Key Personnel

Rincon has assembled a team of highly qualified individuals with extensive experience preparing CEQA documentation for public and private clients. **Principal-in-Charge, Abe Leider, AICP CEP**, has over 22 years of experience in the planning field and has managed or primarily authored successful planning and environmental documents on subjects ranging from regional resource management and land use regulation to complex development projects. **Project Manager, Darcy Kremin** has over 20 years of experience in performing CEQA analysis for a wide variety of clients throughout the San Francisco Bay Area.

Abe Leider, AICP CEP, Principal – Principal-In-Charge



Education: BA, English and Environmental Studies, UC Santa Barbara

Certification: American Planning Association - American Institute of Certified Planners (AICP): Certified Environmental Planner (CEP) and Certified Planner (#021413)

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

Stephen Svete, AICP, LEED AP ND, Principal – QA/QC



Education: MA, Architecture and Urban Planning, UCLA Graduate School of Architecture and Urban Planning
BA, Geography, UC Riverside
DEUG, Université Paul Valéry, Montpellier, France

Certification: American Planning Association - American Institute of Certified Planners (AICP): Certified Planner (#010273)
USGBC LEED AP Neighborhood Development

Stephen Svete is a founding Principal at Rincon Consultants and served as the firm's President from 2000 to 2011. Mr. Svete has more than 35 years of experience in CEQA and NEPA document preparation, urban planning, urban design, and open space management for both public agencies and private consulting firms. He currently oversees a range of urban planning and land use studies. He also works to develop approaches to community involvement and environmental analysis work. He has directed successful projects ranging from focused central city corridor revitalization studies to general plans and annexation studies in rural

areas of California. He is a noted planning commentator, serving for 11 years as Contributing Editor to California Planning and Development Report.

Darcy Kremin, AICP, Environmental Planning Practice Leader – Project Manager



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

Certification: American Planning Association - American Institute of Certified Planners (AICP): Certified Planner (#18287)

Darcy Kremin is Rincon’s Environmental Planning Practice Leader. She has over 20 years of planning, CEQA, and NEPA experience for nonprofit, private, and public sector clients. Ms. Kremin has managed large projects for public utilities, including water and energy transmission, and dozens of development projects for cities and counties. She has worked on a variety of environmental compliance documents and is well known for creative solutions to achieve CEQA compliance. Ms. Kremin is currently managing CEQA projects in multiple Bay Area cities for educational, commercial and industrial projects. For the City of Pleasanton Ms. Kremin recently completed the CEQA compliance for the 3716 Stanley Boulevard Public Storage Project, and will be starting work on the 2188 Foothill Road Residential Project in October.

Karly Kaufman, MESM, Senior Environmental Planner– Project Manager



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

Ms. Kaufman serves as a Senior Environmental Planner/Project Manager within Rincon’s Environmental Science and Planning group. In this capacity, she is involved in managing and preparing CEQA and NEPA documentation and technical air quality, greenhouse gas, and noise impact analyses. Ms. Kaufman manages and prepares environmental documents for a diverse range of projects including general plans, specific plans, residential and commercial development projects, and infrastructure projects. She has prepared Environmental Impact Reports, Initial Studies, Negative Declarations, and Categorical Exemptions. She is experienced with the CalEEMod land use emissions model and a variety of other air pollutant and greenhouse gas emissions models including EMFAC 2011 and CALINE4. Ms. Kaufman specializes in organizing outreach and educational campaigns for a variety of audiences on both the national and local levels. Previous outreach campaigns have included: grassroots and community organizing, legislative and issue advocacy, fundraising and member recruitment, survey design, and educational campaigns for K-12 students and senior citizens. She is also a proficient public presenter.

Kari Zajac, MESM, Senior Environmental Planner – Environmental Planner



Education: MESM, Conservation Planning, Bren School of Environmental Science & Management, University of California, Santa Barbara
BS, Wildlife, Fisheries, and Conservation Biology, University of California, Davis

Ms. Zajac is a Project Manager with Rincon Consultant’s Environmental Science and Planning Group. She has a strong background in environmental science, through earning her BS in Wildlife, Conservation, and Fisheries Biology from UC Davis. She has experience providing CEQA/NEPA compliance and technical analysis for both public and private clients. She specializes in air quality, greenhouse gas, and noise analysis and is experienced with the

California Emissions Estimator Model (CalEEMod), Road Construction Emissions Model, Roadway Construction Noise Model (RCNM), Traffic Noise Model (TNM), and Extech sound level meter operation and computer software.

Katherine Green, AICP, Associate Environmental Planner – Environmental Planner



Education: BS, Environmental Science and Management, Natural Resources Management, University of California, Davis
BA, English, Critical Literary Theory, University of California, Davis

Certifications: American Planning Association - American Institute of Certified Planners (AICP): Certified Planner (#31548)

Katherine Green is an Associate Planner with Rincon Consultants. She is an experienced environmental analyst who has worked with a wide array of private, public, and tribal clients throughout California and seven other states across the U.S. She is skilled in the preparation of CEQA and NEPA documents of all kinds, as well as Phase I ESAs for projects ranging from small urban parcels to tens of thousands of acres of rangeland. Her areas of specialization include socioeconomics, traffic, and hazardous materials; technical document peer review; and tribal compliance documents. She is adept at coordinating multi-disciplinary teams including lead agencies, clients, sub-consultants, technical experts, and analysts to complete projects. She is also experienced in organizing hearings, arranging for published notices, and managing project website content to meet public noticing requirements.

Lucy Sundelson, Environmental Planner – Contract Planning Specialist



Education: BA, Urban Studies, University of California, Berkeley

Lucy Sundelson is an Associate Planner with Rincon’s Environmental Planning and Sustainability Group. Ms. Sundelson holds a degree in Urban Studies from the University of California, Berkeley. Prior to joining Rincon, she worked as a Planning Specialist at the University of California Office of the President and as an Assistant Planner at the City of Berkeley, where she managed new Use Permit and Design Review applications. Ms. Sundelson specializes in CEQA analysis and in contract planning services, including review of projects’ conformance with applicable code requirements and policies, communication with applicants, members of the public, and City staff, and preparation of staff reports and permit approval documents

Aileen Mahoney, Environmental Planner



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

Ms. Mahoney is familiar with conducting research, analyzing information, and creating written materials in compliance with federal, state, and local environmental laws and regulations. Ms. Mahoney has extensive experience with CEQA, NEPA, and permitting environmental compliance documents for a wide array of private and public clients. She has experience with numerous resource areas including transportation, noise, public services, utilities, aesthetics, land use, geology and soils, hydrology, and hazardous materials. Ms. Mahoney has served as Deputy Project Manager on numerous projects and has experience coordinating public hearings, running notices, and managing project website content, as well as coordinating with lead agencies, clients, subconsultants, and multidisciplinary teams throughout the environmental compliance process.

Ryan Gardner, MESM, LEED AP, Sustainability/Climate Planning Technical Lead



Education: MESM, Energy and Climate, Bren School of Environmental Science and Management, University of California, Santa Barbara

BA, Biology, Kalamazoo College, Kalamazoo, Michigan

Certifications: LEED AP O+M
 ISI Envision Sustainable Professional
 40-hour Hazardous Waste Operations Emergency Response (HAZWOPER) Certification

Ryan Gardner is experienced in preparing climate action plans as well as GHG reporting and audits, life cycle analysis, green building strategies, carbon accounting, carbon sequestration and sustainable infrastructure. His responsibilities include GHG verification for AB-32, GHG reporting for corporate initiatives, LEED certification, energy audits, sustainability plans, construction and mitigation monitoring and regulatory compliance. He has contributed to a variety of successful projects, including climate action plans, GHG emissions inventories, energy studies, EIRs, and public outreach and education programs.

Hannah Haas, MA, RPA, Senior Archaeologist – Archeological Resources Lead



Education: MA, Anthropology, San Diego State University
BA, Anthropology, University of California, Santa Barbara

Certifications: Register of Professional Archaeologists (Member ID #49570646)

Hannah Haas is responsible for performing archaeological and cultural resources survey, archaeological testing and monitoring, and the preparation of technical reports. Ms. Haas has over five years of experience working in cultural resources management conducting projects in compliance with CEQA, Section 106 of the National Historic Preservation Act, and NEPA. She has worked on more than 130 projects and served as lead author of more than 90 cultural resources technical reports. Ms. Haas uses her academic

training and professional experience to ensure that all cultural resources components of projects are satisfactorily conducted.

Steven Treffers, MHP, Senior Architectural Historian – Built Environment Lead



Education: MHP, Historic Preservation; University of Southern California, Los Angeles

Graduate Certificate Program, Architecture & Urbanism;
University of Southern California, Los Angeles

BA, European History; University of California, Santa Cruz

Training: Section 106 Compliance Training; Society for American Archaeology
CEQA Training, California Preservation Foundation

Mr. Treffers is a senior architectural historian with Rincon’s Cultural Resources Group with eight years of experience. A native of the San Francisco Bay Area, he received his Bachelor of Arts in History at the University of California, Santa

Cruz prior to pursuing a Masters in historic preservation from the University of Southern California, School of Architecture. He meets and exceeds the Secretary of the Interior’s Professional Qualification Standards for History and Architectural History and has a wide range of experience with projects requiring historic resources compliance with Section 106 of the National Historic Preservation Act, California Environmental Quality Act, and local ordinances. Mr. Treffers has been involved in a number of projects in the San Francisco Bay area. For these efforts, Mr. Treffers has managed and conducted historic resource surveys, and coordinated directly with state and local agencies.

Julie Marshall, Supervising Environmental Scientist/Program Manager - Due Diligence



Education: BS, Environmental Engineering, Rensselaer Polytechnic Institute, Troy, New York

Certification: Engineer-in-Training, New York
Business Management Certificate
Hazardous Materials Management Certificate
40 Hour Hazardous Waste Operations and Emergency Response Certification - Current 8 Hour Refresher

Julie Marshall is an environmental scientist with 24 years of experience in Environmental Due Diligence assessment and investigation for real estate property transactions. She qualifies as an “Environmental Professional” according to the American Society for Testing and Materials (ASTM) 2013 guidelines and Environmental Protection Agency’s (USEPA’s) “All Appropriate Inquiry” requirements. Specifically, Ms. Marshall has extensive experience managing multi-site real estate portfolios for local agencies, developers, banks, and other commercial and private entities. Ms. Marshall has completed multiple environmental assessments with the City of San Francisco for 31 Phase I ESAs and 15 Phase II ESA affordable housing projects as part of their Rental Assistance Demonstration (RAD) Projects.

Craig Lawrence, MS, Senior Biologist/Regulatory Specialist – Biological Resources



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

Craig Lawrence has over 20 years of experience managing and conducting comprehensive environmental and biological studies on large transportation and energy infrastructure projects in the San Francisco Bay Area and across California. His experience includes conducting environmental constraints analyses; performing baseline natural resource surveys; assessing impacts to sensitive biological resources; regulatory agency negotiations and permitting for federal and state endangered species, wetlands, and water quality permits; Storm Water Pollution Prevention Plan (SWPPP) and environmental compliance management during construction; and developing appropriate mitigation for unavoidable project-related impacts.

Della Acosta, AICP, Senior Environmental Planner – Long Range Planning and Public Outreach Specialist



Education: BA, City Planning, Sonoma State University

Certifications: American Planning Association - American Institute of Certified Planners (AICP): Certified Planner (#31539)

Ms. Acosta is a long-range planner for Rincon with expertise in managing general plan and zoning ordinance updates, hazard mitigation plans, and other land use and policy plans. She has extensive experience in community engagement, technical analysis, and policy development with a focus on incorporating legislative updates, integrating planning efforts, and using innovative techniques to gain diverse and meaningful input. Ms. Acosta has previously worked on the Town of Mammoth Lakes and County of Mono

Multi-jurisdictional Hazard Mitigation Plan, the Fresno County On-Call Planning Services, the San Joaquin Zoning Ordinance update, and has worked on numerous general plan updates throughout California, including the cities of Elk Grove, Livingston, Kerman, American Canyon, Pleasant Hill, and Rohnert Park.

2.3 Selected Project Experience

Rincon offers extensive experience providing on-call environmental services to California municipalities and our team brings unique qualifications to assist with ensuring that projects will be managed in an efficient, transparent, and ethical manner. Our staff have experience managing, processing, and reviewing various types of projects ranging from simple to complex discretionary actions. Our clients have come to expect a high degree of interaction with community members and organizations, internal public agency staff, and decision-makers. As an environmental and engineering company, we provide extra insight into managing public involvement programs. A partial list of such clients with whom we are contracted for on-call environmental services in Northern California includes the following:

Tri-Valley Area

- **Pleasanton Unified School District** - CEQA As-Needed Consultant Pool
- **City of Livermore Community Development** – Environmental Services

Cities

- **City of Stockton** – On-Call Planning Services
- **City of Concord** – Contract Planning and CEQA/NEPA Environmental Services
- **City of Vallejo** – Planning and Environmental Documentation Services
- **City of San Leandro Community Development Department** – Planning and Environmental Services
- **City of Alameda Planning Department** – Planning and Environmental Services
- **City of Berkeley Planning and Development Department** – Planning and Environmental Services
- **City of Oakland Housing Authority** – Environmental Services
- **City of Richmond Planning Department** – Environmental Consulting Services
- **City and County of San Francisco Mayor’s Office of Housing** – NEPA Services
- **City of Palo Alto** – Planning and Environmental Support
- **City of Woodland** – On-Call Environmental Services
- **City of Rancho Cordova Recreation and Park District** – Professional Consultant Services

Counties

- **County of Santa Clara Housing Authority** – CEQA and NEPA Services
- **County of Sonoma** – On-Call Environmental Planning Services
- **County of Napa Transportation and Planning Agency** – Environmental Planning Services
- **County of Santa Cruz, Department of Public Works** – CEQA and NEPA Services
- **County of San Benito, Department of Public Works** – Environmental Services
- **County of Monterey Resource Management Agency** – Planning Services
- **County of Calaveras** – As-Needed CEQA Environmental Services
- **County of Placer** – On-Call Park, Trail and Landscape Services
- **County of El Dorado** – On-Call Environmental Review Services

2.4 Detailed Project Experience

Provided on the following pages are select detailed experience for projects and on-call contracts involving similar scopes of services.

3716 Stanley Boulevard Public Storage Project Community Plan Consistency Checklist

City of Pleasanton

Reference Info:

Megan Campbell, Associate Planner
 City of Pleasanton, City Clerk’s Office
 200 Old Bernal Avenue, Pleasanton, California 94566
 925-931-5610, mcampbell@cityofpleasantonca.gov

Dates: January 2020 to May 2020

Staff: Abe Leider, Principal-in-Charge, Darcy Kremin, Project Manager, Ryan Russell, Environmental Analyst



Rincon prepared a Community Plan Consistency Checklist Pursuant to CEQA Guidelines Section 15183 for the 3716 Stanley Boulevard Public Storage Project. The project would redevelop a portion of an existing self-storage facility with a new self-storage facility. The existing site contains 14 single-story, storage buildings, an attached office, and a parking storage lot. The

project would remove seven of the eastern storage buildings (39,774 square feet), the existing 1,281-square foot office building, and the storage parking lot. These would be replaced with one single-story storage building, one three-story storage building, and a new office building. The new one-story building would be 9,750 square feet and would be accessed from a common lobby. The proposed three-story building would be 194,377 square feet, with a 66,974-square foot footprint. The project applicant is proposing to contribute funding to construct a portion of a trail on the south side of Nevada Street, adjacent to the Arroyo del Valle riparian corridor. The trail and necessary improvements would be implemented as a separate independent project as the proposed project would only provide partial funding for the trail and would not construct it. Upon comprehensive project review, Rincon found that pursuant with CEQA Guidelines Section 15183, the project would be consistent with a Community Plan or Zoning, that there would be no project-specific significant effects which are peculiar to the project or its site, and therefore no additional environmental review was required.

Climate Action Plan Update and IS-ND

City of Pleasanton

Reference Info:

Andrea Martin, Climate Action Director
 Cascadia Consulting Group
 1710 Franklin St #310, Oakland, California 94612
 206-395-4322 andream@cascadiaconsulting.com

Dates: January 2020 to Present

Staff: Erik Feldman (Principal-In-Charge), Kelsey Bennett (Project Manager), Ryan Gardner, Andrew Hatt



Rincon is currently working as a subconsultant to Cascadia on the Pleasanton Climate Action Plan Update. Rincon’s role is to manage the technical analyses related to greenhouse gas emission inventories review and update, forecasts and target setting development, reduction measures quantification, and CEQA review. For the GHG emissions forecasts and reduction targets, Rincon

has been utilizing its customizable GHG emissions forecasting model, along with relevant information from the existing GHG emission inventories, to forecast “business as usual” (“BAU”) scenarios for community-level emissions in Pleasanton for 2025, 2030, 2045, and 2050, consistent with SB-32, B-55-18, and S-3-05. Rincon has also been using the City’s existing GHG emissions inventories to generate per-capita and gross reduction targets in line with SB-32 and B-30-15. Following the Draft CAP document that will be prepared by Cascadia, Rincon will prepare a CEQA Initial Study-Negative Declaration that ensures consistency with the CEQA regulations under Section 15183.5 and results in the Climate Action Plan Update being considered a qualified GHG reduction strategy.

On-Call Consulting Services

City of Livermore

Reference Info:

Steve Stewart, AICP, Planning Manager
1052 South Livermore Avenue, Livermore,
California 94550, 925-960-4468

Dates: 2019 to Present

Staff: Abe Leider (Principal-In-Charge), Darcy Kremin (Project Manager)

Rincon is in the second year of a multi-year contract for on-call planning and environmental services. Under this contract, Rincon has been pre-qualified to augment staff in the site plan and entitlement review of development projects, including environmental review and technical analysis. Rincon also prepared the City’s Climate Action Plan.

Planning and Environmental Documentation Services

City of Concord

Reference Info:

Mindy Gentry, Planning Manager
City of Concord
1950 Parkside Drive, Concord, California 94520
925-671-3369 |
mindy.gentry@cityofconcord.org

Dates: April 2015 to Present

Staff: Stephen Svete (Principal-in-Charge), Abe Leider (Program Manager), Darcy Kremin, Katherine Green, Jerry Hittleman

Rincon has provided planning and environmental documentation services to the City of Concord since 2015 under an on-call contract. Services consisted primarily of CEQA review and application processing for proposed projects and rezones throughout the City, as well as assistance with drafting and processing ordinance amendments. In 2018, Rincon was awarded another contract with the City to continue providing Policy Development services.



In addition, we were awarded a separate contract to provide on-call CEQA and NEPA Environmental Services. As part of our work with the City of Concord, in 2018, we prepared a Section 15183 consistency checklist for the Grant Street Mixed-Use Development, a project located on a 1.95-acre site approximately 0.4 mile from 1313 Galindo Street. The checklist demonstrated consistency with the City’s 2030 General Plan, the Downtown Concord Specific Plan EIR, and the City’s development code to streamline CEQA approval of the development.

Key issues examined in the Section 15183 consistency checklist included traffic and cultural resources. (Rincon prepared an assessment report for existing on-site structures proposed for demolition). Other projects for the City of Concord include:

- 1313-1321 Galindo Street Affordable Housing Project CEQA and NEPA
- BMW Commercial Rezone and EIR Addendum
- Conco Commercial Rezone and EIR Addendum
- IMX and WMX Amendments SEIR Addenda
- Digital Freeway-Oriented Sign Zone Text Amendment Study
- Green Frame Linear Open Space Project Rezone and CEQA
- DMX and WMX Amendments SEIR Addendum
- Berrywood 4-Lot Subdivision Project Preliminary Review Application
- Arnold Industrial Way – new industrial warehouse development, Site Plan Review, Rezoning, General Plan Amendment, Minor Subdivision and EIR Addendum

On-Call Environmental Documentation Services

City of Hayward

Reference Info:

Jeremy Lochirco, Principal Planner
 City of Hayward
 777 B Street, Hayward, California 94541
 510-583-4239 | jeremy.lochirco@hayward-ca.gov

Service Dates: 2017 to Present

Staff: Stephen Svete (Principal-in-Charge), Abe Leider (Program Manager), Darcy Kremin, Karly Kaufman

Rincon has been pre-qualified to provide comprehensive environmental analysis services in accordance with CEQA or NEPA for the City of Hayward since 2017. Rincon staff has provided CEQA consulting services for several residential development projects. Several projects have utilized CEQA streamlining provisions. Selected notable projects completed or that are underway by Rincon include:

- 22626 4th Street Residential Project IS-MND
- Gading II Residential Project IS-MND
- Harvey Avenue Residential Project IS-MND
- Point Eden Way R&D Project EIR
- Clearbrook Circle Church Project IS-MND

On-Call Planning and Environmental Services City of San Leandro

Reference Info:

Andrew J. Mogensen, AICP, Planning Manager
City of San Leandro
835 East 14th St., San Leandro, California 94577
510-577-3458 | amogensen@sanleandro.org

Service Dates: Fall 2018 to Present
(current contract)

Staff: Abe Leider (Principal-In-Charge), Karly Kaufman (Project Manager), Darcy Kremin, Lucy Sundelson

Rincon is in the second year of a multi-year contract for on-call planning and environmental services. Under this contract, Rincon has been pre-qualified to augment staff in the site plan and entitlement review of development projects, including environmental review and technical analysis. Rincon staff has provided review and processing services for dozens of development applications for specific projects, including project management, environmental review, policy and ordinance review, staff reports and public hearings. Environmental planning assistance is provided for projects managed by both Rincon and City Staff, including preparation of CEs, Initial Studies, NDs, MNDs, and EIRs. Selected notable projects completed or that are underway by Rincon include:

- Current Planning Project Review/Processing Assignments – Multiple
- 903 Manor Boulevard Residential Project IS-MND
- 2075 Williams Recycle Expansion Project IS-ND
- 14341 Bancroft Residential Project IS-MND
- Farrelly Pool Historic Resources Report and Categorical Exemption Report
- 311 MacArthur Boulevard Residential Project IS-MND

On-Call Planning and Environmental Documentation Services City of Vallejo

Reference Info:

Gillian Hayes
Planning & Development Services Director
City of Vallejo, Planning & Development Services
555 Santa Clara Street, Vallejo, California 94590
707-648-4326 | gillian.hayes@cityofvallejo.net

Dates: 2018 to Present

Staff: Abe Leider (Principal-in-Charge), Kari Zajac (Project Manager)

Under this contract, Rincon has provided both planning and environmental services for a range of project types. Our staff has provided review and processing services for development applications for specific projects and has staffed the public planning counter. We have also prepared environmental documents for public and private projects and advised the Planning Director and Planning Managers on climate planning and CEQA approach for planning programs. Selected notable projects completed or that are underway by Rincon include:

- Vallejo Police Department Headquarters CE Report, Technical Studies and Planning Commission Staff Report and Presentation
- Sonoma Boulevard/Magazine Street Class 32 CE Report
- 5 Midway Street Health Risk Assessment and Air Quality and Noise Technical Reports
- Public Counter Staffing
- Multiple Mills Act Historic Preservation Project applications

On-Call Planning and Environmental Services

City of Berkeley

Reference Info:

Shannon Allen, Principal Planner
 City of Berkeley
 1947 Center Street, Berkeley, California 94704
 510-981-7430 | shallen@cityofberkeley.com

Dates: 2013 to Present

Staff: Abe Leider (Principal in Charge), Karly Kaufman, Lucy Sundelson

Rincon has provided planning and environmental services to the City of Berkeley under successive on-call contracts since 2013. Under these contracts, Rincon has been pre-qualified to augment staff in the review and process of development projects, including environmental review and technical analysis. Rincon has provided review and processing services for dozens of development applications for specific projects, including project management, environmental review, policy and ordinance review, staff reports and public hearings. Rincon has prepared numerous environmental documents including EIRs for two of the City's largest Downtown mixed-use projects; EIR addenda; categorical exemption reports; initial studies; and infill environmental checklists. A small sample of selected notable projects completed by Rincon includes:

- 2190 Shattuck Avenue Mixed-Use EIR and Staff Reports
- 1950 Shattuck Avenue CEQA Section 15183.3 Streamlining Consistency Analysis
- 2352 Shattuck Avenue CEQA Section 15183.3 Streamlining Consistency Analysis
- 2129 Shattuck Avenue EIR Peer Review and Staff Reports
- 2211 Harold Way EIR and Staff Reports
- 2009 Addison Street (Berkeley Rep) CEQA Section 15183.3 Streamlining Consistency Analysis
- Adeline Corridor Specific Plan EIR

Planning and Environmental Services

City of Palo Alto

Reference Info:

Amy French, Planning Manager
 City of Palo Alto Planning Division
 250 Hamilton Ave., 5th floor, Palo Alto, CA 94310
 650-329-2336 | amy.french@cityofpaloalto.org

Service Dates: 2017 to Present

Staff: Abe Leider (Principal-In-Charge), Karly Kaufman (Project Manager), Lucy Sundelson

Rincon Consultants has a long standing and successful working relationship with the City of Palo Alto dating back to 2012. During this time, we have worked on or have completed several CEQA projects. In addition, we have been under contract to provide on-call planning and environmental support services to the City since 2017. The following is a partial list of Rincon Consultants' CEQA projects in Palo Alto:

- City CEQA Procedures and Document Templates Program
- Palo Alto Bag Ban Expansion EIR
- Housing Incentive Program Expansion and 788 San Antonio Road Mixed-Use Project EIR
- 4256 El Camino Real Hotel Project EIR
- 2747 Park Boulevard R&D Project IS-MND
- 3225 El Camino Real Mixed-Use Project IS-MND
- 1700 Embarcadero Road Auto Dealership Project IS-MND

3 Fee Schedule

Standard Fee Schedule for Environmental Sciences and Planning Services

Professional, Technical and Support Personnel*	Hourly Rate
Principal II	\$240
Director II	\$240
Principal I	\$220
Director I	\$220
Senior Supervisor II	\$205
Supervisor I	\$195
Senior Professional II	\$175
Senior Professional I	\$160
Professional IV	\$145
Professional III	\$130
Professional II	\$115
Professional I	\$105
Associate III	\$95
Associate II	\$90
Associate I	\$82
Project Assistant	\$75
Senior GIS Specialist	\$140
GIS/CADD Specialist II	\$125
GIS/CADD Specialist I	\$112
Technical Editor	\$112
Production Specialist	\$88
Clerical	\$75

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

Reimbursable Expenses

Direct Cost	Rates
Photocopies – Black and White	\$0.20 (single-sided) & \$0.36 (double-sided)
Photocopies – Color	\$1.50 (single-sided) & \$3.20 (double-sided)
Photocopies – 11 x 17	\$0.50 (B&W) & \$3.20 (color)
Oversized Maps	\$8.00/square foot
Digital Production	\$15/disc and \$20/flash drive
Light-Duty and Passenger Vehicles*	\$85/day
4WD and Off-Road Vehicles*	\$135/day

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

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

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

Annual Escalation: - Standard rates subject to annual escalation. **Due to COVID19 Rincon continues to offer 2019 rates, with no annual escalation for 2020. This represents ~4% discount.**

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

4 Conflict of Interest

Rincon Consultants, Inc. knows of no potential, real, or perceived conflict of interest with contracting with the City of Pleasanton.

5 References

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

City of Livermore – On-Call CEQA and Planning Consulting Services

Steve Stewart, AICP, Planning Manager; 925-960-4468

Rincon is in the second year of a multi-year contract for on-call planning and environmental services. Under this contract, Rincon has been pre-qualified to augment staff in the site plan and entitlement review of development projects, including environmental review and technical analysis. Rincon also prepared the City's Climate Action Plan.

City of San Leandro – On-Call Planning and Environmental Services

Andrew Mogensen, AICP, Planning Manager; 510-577-3458 | amogensen@sanleandro.org

Rincon is in the second year of a multi-year contract for on-call planning and environmental services. Under this contract, Rincon has been pre-qualified to augment staff in the site plan and entitlement review of development projects, including environmental review and technical analysis.

City of Hayward – On-Call Environmental Documentation Services

Jeremy Lochirco, Principal Planner; 510-583-4239 | jeremy.lochirco@hayward-ca.gov

Rincon has been pre-qualified to provide comprehensive environmental analysis services in accordance with CEQA or NEPA for the City of Hayward since 2017. Rincon staff has provided CEQA consulting services for several residential development projects. Several projects have utilized CEQA streamlining provisions.

6 Professional Services Contract and Insurance Requirements

Draft Agreement: Rincon has reviewed the Draft Agreement included in the RFP. Rincon finds the Agreement generally acceptable.

Insurance Coverage: Rincon has the ability to fully comply with the City insurance requirements stated within the RFQ. The RFQ states a requirement for automobile liability insurance in the amount of \$2million per accident; however this level of coverage is uncommon for professional services firms, and our standard Automobile Liability Coverage is in the amount of \$1 million per accident. We would propose our umbrella liability coverage of \$5 million aggregate to meet the City's requirement in this case.

7 Business License

A copy of Rincon Consultants' City of Pleasanton Business License is attached in **Appendix A**.

Appendix A

City of Pleasanton Business License

THIS DOCUMENT HAS A TRUE WATERMARK AND VISIBLE FIBERS DISCERNIBLE FROM BOTH SIDES

NON TRANSFERABLE

LICENSE NUMBER

1017446

BUSINESS ADDRESS

180 N ASHWOOD AVE

OWNER(S)

BUSINESS NAME

RINCON CONSULTANTS INC


ATTN:

MAILING

180 N ASHWOOD AVE

ADDRESS

VENTURA, CA 93003-1810

THE CITY OF

PLEASANTON
BUSINESS LICENSE CERTIFICATE

TYPE OF BUSINESS

CONSULTANT

EXPIRATION
12/31/2020

POST IN CONSPICUOUS PLACE

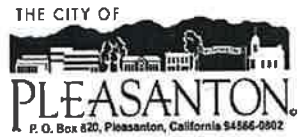
KEEP FOR YOUR RECORDS
BUSINESS TAX RECEIPT

License No. **1017446**

Date Pd. **04/14/2020**

Total: **\$25.00**

This license does not constitute permission to operate at the stated business location until there is compliance with all city ordinances including zoning, health, building and fire, and other federal, state and county regulations.



THIS DOCUMENT IS ALTERATION PROTECTED AND REFLECTS FLUORESCENT FIBERS UNDER UV LIGHT