



County of Sonoma

Consultant Services to Prepare a Programmatic EIR and Economic Analysis for the County of Sonoma's Comprehensive Cannabis Ordinance Update

June 20, 2022



County of Sonoma
Attn: Crystal Acker
575 Administration Drive
Room 102A
Santa Rosa, California 95403

Rincon Consultants, Inc.
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Oakland, California 94612
510-834-4455
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RINCON CONSULTANTS, INC.

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

June 20, 2022

Crystal Acker
County of Sonoma
2300 County Center Drive
Suite A208
Santa Rosa, California 95403

Subject: Proposal to Prepare a Programmatic Environmental Impact Report (EIR) and Economic Analysis for the County of Sonoma's Comprehensive Cannabis Program

Dear Ms. Acker:

The County of Sonoma is developing a new commercial cannabis program and is seeking a partner to prepare a program-level environmental impact report pursuant to the California Environmental Quality Act (CEQA) and an economic analysis related to commercial cannabis uses in unincorporated inland areas of the County. **Rincon Consultants, Inc. (Rincon)** combines an intimate understanding of the community with a depth of resources and experience providing environmental impact reports (EIRs) for programs in and around Sonoma County, and CEQA documents for cannabis projects and programs statewide. In the proposal that follows, we will show that Rincon has the combination of experience, skills, and knowledge to provide the County with high-quality, locally responsive EIR preparation. Rincon is uniquely qualified for this project for the following reasons:

- We are intimately familiar with cannabis permitting in Sonoma County. Our Senior Advisor, Jerry Hittleman, is a cannabis regulation expert who recently managed the Cannabis Cultivation Ordinance Update Initial Study/Subsequent Mitigated Negative Declaration for the County of Sonoma. He has participated in and/or attended and listened to most of the community outreach and Board of Supervisors meetings since project initiation in 2020.
- Rincon has completed a significant amount of the GIS work in support of evaluating existing and potential future conditions related to cannabis regulation in the County as part of our analysis for the previous CEQA work on the program, including layers showing groundwater zones, sensitive land uses, parks and trails, and other useful information for the cultivation ordinance update that can be used and restructured for the current work program.
- Rincon has statewide cannabis experience, including preparing ordinances, processing individual operation permits, and CEQA review. As such, we bring a strong background and understanding of cannabis projects and procedures that will be valuable in preparing the CEQA documentation for this project.
- Rincon has been working in the County of Sonoma for nearly 20 years and have completed over 40 projects within the county. Our familiarity with the county and the cannabis program to date make uniquely suited for this project

Rincon is a California "S" Corporation and has been in business for over 27 years. We maintain a local Oakland office and work will be managed locally from Oakland, with support from our Sacramento, Monterey and other offices. Rincon will partner with Fehr & Peers to provide a transportation analysis and Economic and Planning Systems (EPS) to provide economic analysis for the project. Fehr & Peers has been a long-time partner for Rincon, teaming with Rincon to provide transportation studies and services for over 20 years, and has a local office in Sonoma County.

Abe Leider, AICP CEP, will serve as the Principal-in-Charge providing oversight for the project, and will be the County's contact during the solicitation process through to potential Agreement award. Mr. Leider was Principal-in-Charge for the CEQA documentation Rincon prepared for the previous draft of the County's

Programmatic Environmental Impact Report (EIR) and Economic Analysis for the County of Sonoma's Comprehensive Cannabis Ordinance Update

cannabis ordinance update and has led Rincon's environmental and planning work for municipalities in Northern California for 10 years. Karly Kaufman, MESM, will serve as the Project Manager and as primary contact for the County of Sonoma, providing day-to-day management of the Program EIR. Ms. Kaufman is Rincon's senior programmatic CEQA expert in Northern California and has managed dozens of complex program EIRs over her 10 years with the firm. Darcy Kremin, AICP, who leads Rincon's CEQA work in Sonoma County and recently managed the County's Rezone Sites for Housing Project EIR, and Jerry Hittleman, Rincon's senior statewide cannabis regulatory specialist, will be Senior Advisors and will provide additional technical QA/QC and oversight for the work program.

We are confident that the Rincon team will meet the needs of the County, and we welcome an opportunity to meet with you to further discuss our qualifications and scope of work. Please do not hesitate to contact us if you have questions about this proposal or need additional information.

Sincerely,

Rincon Consultants, Inc.



Karly Kaufman | Supervising Environmental Planner

kkaufman@rinconconsultants.com

Contact for Clarification



Abe Leider, AICP CEP | Principal in Charge

aleider@rinconconsultants.com

Contact for Clarification



Deanna Hansen | Principal

dhansen@rinconconsultants.com

Authorized to contractually obligate and negotiate on behalf of Rincon

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- Appendix A Detailed Staff Resumes
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Organizational Information

About Rincon

Rincon Consultants, Inc. is a multi-disciplinary environmental science, planning, and engineering consulting firm that provides quality professional services to government and industry. Our principal service is to provide environmental support and scientific research to create and sustain innovative solutions to natural resource, sustainability, and environmental impacts. Rincon prides itself on the considerable depth of its staff, which includes certified urban planners, biologists, cultural and historical resource specialists, noise and air quality experts, environmental scientists and engineers, accredited LEED professionals, and geologists. Our approach to every project is centered upon the design and development of innovative solutions that respond to our clients' specific needs in a cost-effective manner.

We have over 27 years of experience providing consulting services to local jurisdictions faced with establishing or implementing new cannabis regulations. Our extensive experience with cannabis regulations is a result of our extensive background providing contract planning services and assisting with cannabis project entitlements, including writing and processing cannabis ordinances and preparing associated CEQA documents.

Our team has conducted key technical studies in support of cannabis operations permits. We are experts in analyzing the environmental impacts of commercial cannabis operations and facilities. Rincon can also provide post-approval contract planning services, such as coordination with other department and division staff on satisfaction of prior to operation-timed conditions of approval.

Services

We have categorized our environmental consulting services into six core areas: Environmental Sciences and Land Use Planning; Biological Resources; Water Resources; Cultural Resources; Site Assessment and Remediation; and Sustainability Services. We also maintain a Geographic Information Systems and Graphics Communications group to enhance our documents and support our data analyses for projects addressing issues in these service areas.

Office Location

This contract with the County will be managed and services will be performed out of Rincon's Oakland office with assistance from the other offices as needed. The Oakland office contact information is listed below.

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

Our Principal authorized to execute the proposed contract on behalf of Rincon is Deanna Hansen. Her contact information is listed below:

Deanna Hansen, Principal | 213-279-2108 | dhansen@rinconconsultants.com

Rincon at a Glance

Legal Name:
Rincon Consultants, Inc.
Legal Form:
California "S" Corporation

12 offices

Rincon has grown to be a leading environmental consulting firm with 12 offices throughout California.

Oakland	San Diego
Sacramento	Santa Barbara
San José	Ventura (HQ)
Monterey	Los Angeles
Fresno	Redlands
San Luis Obispo	Carlsbad

Founded in 1994

Rincon was founded in 1994 in Ventura, California. Our guiding principles and core values hold strong to this day.

400+ Staff

Rincon has 400+ professional staff.

Qualifications and Experience

For over 27 years, Rincon has successfully provided environmental and planning consulting services to cities and municipalities within the Bay Area and throughout California.

Rincon is familiar with cannabis regulations across California from participating in local cannabis ad hoc committee efforts, assisting numerous local municipalities and private developers with cannabis project evaluation and permitting, and writing and processing cannabis ordinances and their associated CEQA documents and technical environmental studies. Our professionals are familiar with the unique environmental effects of commercial cannabis facilities as well as the regulatory environment for such uses.

Rincon has been providing environmental services within the County of Sonoma for almost 20 years. The Town of Windsor General Plan, Rohnert Park General Plan Update, the Rezone Sites for a Housing Project EIR, and the Sonoma County Cannabis Ordinance Update IS-MND are just a few of the over 40 projects Rincon is working on or has completed in Sonoma County.

Relevant Project Experience

Rincon's team is well rounded, having extensive experience in programmatic environmental analysis, local CEQA experience on a broad range of project types, and preparing screening tools for streamlined project review. We understand both the technical aspects of the work and the community in which the work will be done. The following sections display our depth of experience on cannabis projects, programmatic documents, and local CEQA review. Provided on the following pages are select detailed experience for projects involving similar scope of services, including three client agencies with contact information for whom similar services have been performed.

County of Sonoma

Cannabis Cultivation Ordinance Update Initial Study- Subsequent Mitigated Negative Declaration



Rincon prepared CEQA documentation for an update to the County's Cannabis Land Use Ordinance. The CEQA document was prepared concurrent with County staff's development of the specific amendment package. The Cannabis Land Use Ordinance amendments included the following elements and revisions:

- Administrative and procedural changes that include changing cultivation permitting and design review from discretionary to ministerial approval
- Allowing additional types of cannabis (i.e., processing and distribution) and other activities on agricultural lands

- Expanding the allowable cannabis cultivation area per parcel
- Revising certain standards currently in the Cannabis Ordinance while maintaining environmental protections

Based on the scope of the Cannabis Land Use Ordinance revisions, Rincon prepared an initial study-subsequent mitigated negative declaration (IS-SMND) in conformance with CEQA. Throughout the process, Rincon worked closely with County staff to optimally expand and streamline the program while mitigating any potential environmental impacts. The IS-MND was released for public review in 2020 and finalized in Spring 2021. At a public hearing in the Spring of 2021, the Sonoma County Board of Supervisors voted to amend the cannabis program and prepare a programmatic EIR for the updated regulations and program. The revised cannabis cultivation regulations will be included in the upcoming cannabis program update.

Dates: September 2020 to May 2021

County of Sonoma

Rezone Sites for Housing Project Environmental Impact Report



Rincon prepared a Program EIR for the County's Rezone Sites for Housing Project (draft published April 2021). The proposed project will identify sites to be added to the County's General Plan Housing Element site inventory to comply with State law and will implement current General Plan Policies and Programs that require the County to identify urban sites near jobs and transit that may appropriately accommodate additional housing. It will also identify appropriate sites on which to place the Workforce Housing Combining Zone, which would allow the development of jobs and housing on the same site or in walking distance from one another. Specifically, project implementation would rezone up to 59 urban sites in designated Urban Service Areas throughout unincorporated Sonoma County. The project would add sites to the County's Housing Element site inventory to comply with new inventory requirements in Housing Element law, implement current General Plan policies and programs to consider a variety of sites for higher-density and affordable housing, and encourage the identification of urban sites near jobs and transit to appropriately accommodate additional housing. Rincon held a virtual public scoping meeting and will provide support for additional virtual public meetings as the CEQA process continues. Rincon planning and GIS staff created an online interactive mapping using ArcGIS to receive scoping comments and comments on the Draft EIR.

Dates: November 2019 to Present

County of Sonoma

Baseline Greenhouse Gas Inventory Assessment



Sonoma County Regional Parks is a medium size park agency with approximately 200 employee and operates and maintains 58 parks that cover around 13,000 acres. Completing a greenhouse gas (GHG) emissions inventory for an agency this large required a robust data collection process that covers the GHG emissions sources that are under the Sonoma County Regional Parks operational control. This analysis included energy use, vehicle travel, water consumption, waste generation, employee commute activity, and carbon sequestration value of natural lands. From the data provided by the Sonoma County Regional Parks, Rincon performed an analysis of these activities and the GHG emissions they generate in a GHG Inventory and Baseline Conditions Report. This Baseline Conditions report included a Data Evaluation Memorandum which assess the completeness of the data collected as well as a clear demonstration of the data sources and GHG emissions calculation methodologies. Rincon then collaborated with Sonoma County Regional Parks to develop a Climate Action Pathway Memorandum. The Memorandum evaluated the existing conditions and sustainability efforts then provided a path forward to use the results of the baseline assessment to inform sustainable strategies, and identification of steps to reduce GHG emissions and increase climate resilience.

Dates: November 2021 to present

County of San Luis Obispo

Cannabis-Related Contract Planning Services

Under an "on-call" contract for planning and environmental services, Rincon Staff completed initial reviews for 45 cannabis-related land use permit applications. Approximately 30 of the applications were accepted for processing and 18 permits were approved by the applicable hearing bodies. The individual cases typically involved indoor and outdoor cannabis cultivation, and ancillary uses such as distribution, processing, nursery, and small-scale non-volatile manufacturing. Rincon made the field exploration, research, and analysis necessary to complete the CEQA document and to complete the processing of land use permits. In addition, Rincon analyzed project consistency with the County's ordinances, policies, and General Plan. While conducting the initial studies and/or initial project reviews, Rincon diligently watched for and analyzed those environmental and/or planning factors that could inhibit or prohibit the projects. When such factors were identified, Rincon immediately notified County Staff to determine whether to proceed or halt processing of the application. Rincon typically prepared the Initial Studies/Mitigated Negative Declarations (IS/MNDs) for each project. These IS/MNDs often included peer review of cultural resources assessments and biological assessments. Rincon also prepared staff reports and supporting graphics/presentations for public hearings. Rincon worked closely with the County and applicant team, to ensure that all public comments were thoroughly addressed in the staff reports and hearing materials.

Dates: May 2017 to February 2019

City of West Hollywood

Cannabis Ordinance and Permitting Strategy

Rincon took the lead in writing and processing the City of West Hollywood cannabis regulations and merit-based cannabis business license process. Tasks included conducting a City Council Study Session prior to writing and processing the cannabis ordinance, several public and stakeholder meetings, and working with City staff to formulate their cannabis business license criteria and process. Rincon also was responsible for preparing staff reports, resolutions, and the cannabis ordinance as well as presentations to the Planning Commission and City Council.

Dates: May 2017 to February 2019

Private Clients

Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County IS-MND

Rincon prepared a programmatic IS-MND for 45 sites in unincorporated Monterey County. The sites contain existing greenhouses that were previously used for various agricultural production, including herbs, crops, and cut flowers. The IS-MND considered the cumulative impacts of all 45 projects. Key environmental issues included transportation, air quality, GHG emissions, energy, and water supply. The IS-MND was prepared on behalf of two law firms representing 45 separate cannabis operators but in close coordination with the County of Monterey. Additionally, while Rincon prepared a programmatic IS-MND for this project, the 45 identified individual cannabis sites were also addressed at the project level to streamline future CEQA review requirements of projects on those sites. This resulted in the preparation of additional materials to assist the County in tracking cannabis permit applications in order to determine if they are adequately covered under the programmatic document, or if they would need further CEQA review. These additional materials included a screening tool that included a streamlined checklist for project applicants to complete, a streamlined checklist for County staff to complete, using the completed applicant checklist, and a construction and demolition tracking sheet that included automatic calculations.

Dates: March 2019 to December 2020

City of Lompoc

Organic Liberty IS-MND

Rincon prepared an IS-MND for the Organic Liberty Lompoc LLC Commercial Cannabis Nursery, Manufacturing, Processing, and Distribution Project located in Lompoc. The 3.75-acre site was previously undeveloped, and the proposed project involved construction of a new 109,000 square foot (sf) building for commercial indoor cannabis cultivation, manufacturing, processing, and distribution. Rincon prepared an IS-MND that evaluated potential biological and cultural resource impacts, air quality and GHG emissions, hazardous materials impacts, short-term and long-term noise conflicts, and transportation effects. The IS-MND was supported by a screening-level health risk assessment to evaluate the effects of a proposed emergency diesel backup generator, which was required to support Santa Barbara County Air Pollution Control District permitting requirements.

Dates: September 2020 to December 2021

Subconsultants

Economic & Planning Systems (EPS)

City of Sacramento

Comprehensive Cannabis Study

EPS conducted a comprehensive study of the cannabis industry informing the City of Sacramento's future regulatory approach. The study included detailed analyses of major trends at the global, national, state, regional, and local levels. This was followed by a detailed evaluation of real estate and neighborhood impacts of cannabis operations on residential and commercial real estate, as well as a study of the economic multiplier effects and fiscal impacts of the City's cannabis program. The work was accomplished through multiple case studies of other major cities in the U.S. and California, a literature review, stakeholder interviews, real estate trends analysis, fiscal impact analysis, and input-output (multiplier) analysis. The data informed four major public hearings by the City's Law and Legislation Committee to discuss issues of land use concentration, approaches toward taxation, and discussion of options and preferred approaches toward regulating ownership. Recommended policies in these three areas were developed by City staff with input from EPS and were unanimously approved by the Sacramento City Council.

Fehr & Peers

City of Santa Rosa

Santa Rosa Farms Indoor Cannabis Cultivation EIR

Fehr & Peers prepared the CEQA Transportation analysis and EIR Transportation section for the proposed indoor cannabis cultivation facility at 800 Yolanda Avenue in the City of Santa Rosa. The proposed project included over 100,000 square feet of indoor cannabis cultivation and laboratory testing facilities. Fehr & Peers evaluated the vehicle miles traveled (VMT) generation potential of the proposed project in addition to a CEQA site plan review. An informational level of service (LOS) analysis was also prepared to assess the project's effect on the local circulation system. A critical factor in the success of the project was the development of site-specific trip generation information based on the typical shift schedule for the project and an alternative delivery schedule that avoided the peak hours of travel on adjacent roadways. The site plan was evaluated for enhanced emergency vehicle access, and the parking supply was evaluated against the City code and the actual demand profile expected for the project. This was a groundbreaking project for indoor cultivation in an urbanized area.

City of Concord

Cannabis Dispensary Transportation Impact Analyses

Fehr & Peers prepared the CEQA Transportation analysis for three cannabis dispensaries in the City of Concord, California. The projects included various sizes and contexts of dispensary facilities, with each project site serving a different mix of clientele. Fehr & Peers evaluated the VMT generation potential of the proposed project in addition to a CEQA site plan review. A local transportation analysis and other engineering and planning services were provided to estimate the project's effect on the transportation system. This is an example of consistent assessment of cannabis retail facilities in an underserved market. Estimation of site-specific parking demand and evaluation of site plans to ensure safe and efficient multimodal circulation.

Reference Projects

County of Sonoma

Rezone Sites for Housing Project Environmental Impact Report

Sonoma County, California



Rincon prepared a Program EIR for the County's Rezone Sites for Housing Project (draft published April 2021). The proposed project will identify sites to be added to the County's General Plan Housing Element site inventory to comply with State law and will implement current General Plan Policies and Programs that require the County to identify urban sites near jobs and transit that may appropriately accommodate additional housing. It will also identify appropriate sites on which to place the Workforce Housing Combining Zone, which would allow the development of jobs and housing on the same site or in walking distance from one another. Specifically, project implementation would rezone up to 59 urban sites in designated Urban Service Areas throughout unincorporated Sonoma County. The project would add sites to the County's Housing Element site inventory to comply with new inventory requirements in Housing Element law, implement current General Plan policies and programs to consider a variety of sites for higher-density and affordable housing, and encourage the identification of urban sites near jobs and transit to appropriately accommodate additional housing. Rincon held a virtual public scoping meeting and will provide support for additional virtual public meetings as the CEQA process continues. Rincon planning and GIS staff created an online interactive mapping using ArcGIS to receive scoping comments and comments on the Draft EIR.

Reference Info:

Eric Gage, Project Manager
County of Sonoma
2550 Ventura Avenue
Santa Rosa, California 95403
707-565-1391 | Eric.Gage@sonoma-county.org

Dates: November 2019 to Present

County of Monterey

On-Call Cannabis Permit Processing

Monterey, California



Rincon assists the County of Monterey with processing cannabis permitting applications under an on-call agreement. Under this effort, Rincon staff operates as an extension of County staff for as-needed preparation of staff reports and resolutions for multiple applications. As part of this assignment, Rincon reviews each application for completeness as well as consistency with an adopted programmatic IS-MND, coordinates with County staff and project applicants, prepares incomplete and complete letters, and prepares staff reports.

Reference Info:

Erik V. Lundquist, Director
County of Monterey Housing & Community
Development
1441 Schilling Place
South 2nd Floor
Salinas, California 93901
831-755-5154 lundquiste@co.monterey.ca.us

Dates: May 2021 to Present

County of Alameda

Commercial Space Standards Ashland and Cherryland Business District Specific Plan EIR and Eden Area General Plan EIR Addendums



Rincon prepared addendums to the Ashland and Cherryland Business District Specific Plan EIR (which Rincon prepared) and the Eden Area General Plan EIR to modify the plans' requirements that the non-residential floor space provided on the ground floor of mixed-use projects on sites greater than 10,000 square feet provide a minimum of 25 percent of the lot area. Key issues included air quality, GHG emissions, land use, noise, transportation, public services, and utilities.

Dates: November 2017 to April 2018

Innovative Housing Types Program Castro Valley General Plan EIR Addendum

The project involved an amendment to the County's Castro Valley General Plan and zoning ordinance to allow Innovative or Unconventional Housing Types, including "tiny homes," in selected and appropriate unincorporated areas of the County, as well as new performance standards and limitations that would address the general project, site planning and design, tenant selection, maintenance and upkeep, and duration of stay for these uses.

The EIR Addendum evaluated how the proposed amendments would have different environmental impacts or a different degree of impact than those presented in the Castro Valley General Plan Final EIR. Key topics included aesthetics, air quality, GHG emissions, land use, noise, transportation, public services, and utilities.

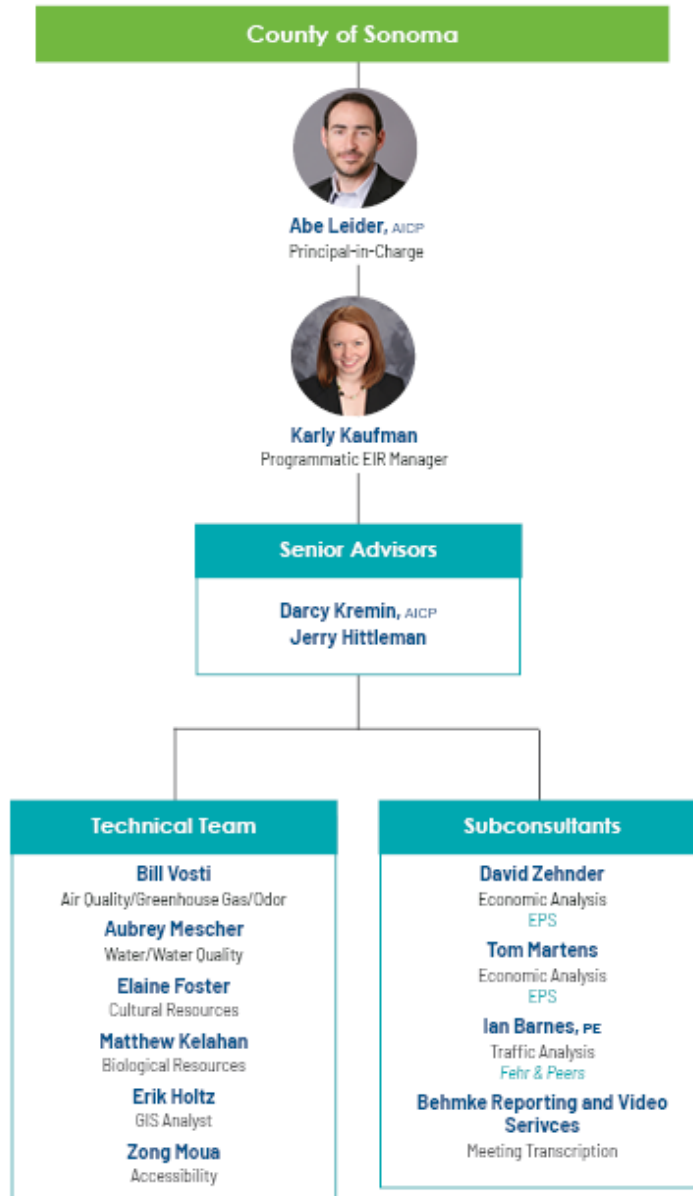
Reference Info:

Albert Lopez, Planning Director
Alameda County Community Development Agency
224 West Winton Avenue, Room 111
Hayward, California 94544
510-670-5426 | Albert.Lopez@acgov.org

Dates: June 2019 to September 2019

Project Team

Rincon has assembled a team of highly skilled environmental science and planning professionals who combine extensive technical qualifications and knowledge of cannabis ordinance updates with decades of experience working in the region. Brief resumes for all key team members are included on the following pages. Detailed resumes with project references are provided in Appendix A.



Rincon

Abe Leider, AICP CEP | Principal-in-Charge



Mr. Leider is a Principal in Rincon's Environmental Sciences and Planning group and manages 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. Mr. Leider was recently the Principal in Charge for the Cannabis Cultivation Ordinance Update Initial Study-Subsequent Mitigated Negative Declaration project for Sonoma County.

Karly Kaufman | Programmatic EIR Manager



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

Darcy Kremin, AICP | Senior CEQA Advisor



Darcy Kremin, AICP has over 20 years of planning, CEQA, and NEPA experience for nonprofit, private, and public sector clients. Darcy 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. Darcy is currently managing CEQA projects in many Bay Area communities for educational, commercial, and industrial projects. She is the Project Manager for the Sonoma County Housing Element and Associated CEQA documentation.

Jerry Hittleman | Senior Policy Advisor



Mr. Hittleman is a Senior Planner with Rincon's Environmental Planning and Sustainability Group. He has experience in urban planning and environmental consulting the southern California region. Mr. Hittleman specializes in managing a variety long range and current planning project, including but not limited to, the entitlement review and processing of cannabis permits, writing and processing cannabis ordinances and their environmental review, cannabis permits for Monterey County and Santa Barbara County, and a wide range of CEQA documents for cannabis clients in Los Angeles City and County, Oakland, Mendocino County, Santa Barbara County, Riverside County, and Ventura County. He is integrally involved in Rincon's contract planning practice and provides management level assistance with preparation of CEQA documents. He was the Project Manager for the Cannabis Cultivation Ordinance Update Initial Study-Subsequent Mitigated Negative Declaration project for Sonoma County.

Aubrey Mescher | Water/Water Quality



Ms. Mescher has 15 years of experience managing and preparing CEQA and NEPA documentation and technical impact analyses for a variety of projects. Ms. Mescher specializes in the analysis and management of water infrastructure projects and working to meet the needs of water agencies and districts of all sizes. Her technical analysis expertise includes water supply, groundwater resources, hydrology, flood control, drainage pattern alterations, water quality, waste discharge, the use of potentially hazardous materials, and consideration of existing hydrology-related hazards such as landslide and runoff potential. Ms. Mescher is currently the technical analyst for water supply for the Monterey County Multi-Site Cannabis IS-MND.

Bill Vosti | Air Quality/Greenhouse Gas/Odor



Mr. Vosti has eight years of experience preparing air quality, GHG, and noise technical analyses in accordance with CEQA and NEPA. Mr. Vosti is proficient with various noise prediction models (e.g., CadnaA, SoundPLAN, and FHWA TNM) and air quality and GHG models (e.g., California Line Source Model series, Emission FACTors Model series, American Meteorological Society/Environmental Protection Agency Regulatory Model, Hotspots Analysis and Reporting Program, and California Emissions Estimator Model [CalEEMod] series). His experience includes air quality, GHG emissions, and noise analyses for jurisdictions across California. Mr. Vosti was the Air Quality and GHG Emissions Analyst for the Mustang Lompoc Investors Cannabis Facility project and the Organic Liberty Industrial Cannabis project recently completed in the City of Lompoc.

Elaine Foster | Cultural Resources

Ms. Foster is an Associate Archaeologist for Rincon Consultants, Inc. She has four years of professional archaeology experience. Ms. Foster has experience with development compliance, resource conservation, public archaeology, and archaeological excavation for both terrestrial and maritime projects within the Central Valley, Eel River Region, Northern Coast, Sonoma Valley, and Bay Area in California, and the Gulf Coast of Florida. Ms. Foster's experience includes compliance with Section 106 of the NHPA, NEPA, CEQA, and various local regulations. Her skill set includes terrestrial and maritime implementation of Phase I survey, Phase II testing, and Phase III data recovery, site mapping, resource recordation, use of hand-held Trimble GPS, and significance evaluation.

Matthew Kelahan | Biological Resources

Matt Kelahan is a Senior Biologist and Program Manager in Rincon's Natural Resources Group. He specializes in environmental siting, planning, permitting, and compliance for a variety of projects, including utility, renewable energy, transportation, water, and land use planning projects in California. Mr. Kelahan is responsible for planning, coordination, and oversight of biological resources studies, preparation of California Environmental Quality Act and National Environmental Policy Act analyses, and development of permitting strategies and facilitation of permitting pursuant to the federal Endangered Species Act and California Fish and Game Code.

Erik Holtz | GIS Analyst

Erik Holtz has seven years of GIS and graphics experience including work with various state and local government agencies and consulting firms. He is proficient in the industry-standard ArcGIS suite and his expertise includes cartography, graphics and map production, online and mobile mapping tools, and spatial analysis. In addition to his work with Rincon for numerous clients in the utility and development sectors, Erik has previously provided GIS services for CAL FIRE, the San Luis Obispo County Fire Department, Sheriff's Department, and Office of Emergency Services.

Zong Moua | Accessibility

Mr. Moua has over four years of professional experience in the field of digital accessibility and has been involved in all levels of accessibility projects, including the California state-wide AB434 Toolkit created to help California state agencies get compliant to federal Web Content Accessibility Guidelines (WCAG). Mr. Moua's philosophy is to provide excellent, "no-surprises" consultancy advice and expertise to his clients. This includes advising on both company and stakeholder issues which may arise during the documentation process but how to technically meet standards when creating websites and documents to accommodate assistive technology users.

Subconsultants

David Zehnder | Economic Analysis | EPS



David W. Zehnder is a Managing Principal of EPS. On behalf of public and private sector interests he analyzes market and financial feasibility to align interests, evaluate impacts, and negotiates deal points for major hotel, retail, office, R&D, industrial, residential and mixed-use projects in downtown, waterfront, university, and infill districts. He recently completed a comprehensive cannabis study on behalf of the City of Sacramento, building on prior analyses of the industry in Monterey County. He is presently advising clients on mixed-use hospitality and housing development concepts in Sonoma, building on the firm's substantial prior efforts in the County.

Tom Martens | Economic Analysis | EPS



Tom Martens has extensive land economics experience, with a broad range of site-specific and macro-level analysis. Tom's projects have included urban infill and industrial site reuse, new town developments, retail and corporate site selection strategies, and economic development strategies. His projects since joining EPS's Sacramento office include a comprehensive cannabis study for the City of Sacramento, highest and best use and residual land value analyses for a large site in unincorporated Sonoma County, fiscal and economic impacts of the realignment of US 50 in South Lake Tahoe, among others. He has focused on real estate and economic development projects for over 20 years

Ian Barnes, PE | Traffic Analysis | Fehr & Peers



Ian Barnes is an award-winning Senior Associate in Fehr & Peers' Walnut Creek office, who also serves as Senior Market Leader for the North Bay and North Coast. A native of Sonoma County, his enthusiasm for transportation and improving communities has led to extensive experience in transportation planning/engineering projects covering a broad spectrum of project types, including industrial, infrastructure and residential projects. Ian is recognized throughout the State of California as an expert in VMT analysis for CEQA purposes and has assisted several North Bay agencies in implementing VMT for CEQA analysis as required under Senate Bill 743. Ian is a leader in the field of program-level emergency evacuation analysis, including completing the first AB 747 and SB 99-compliant analyses for a North Bay agency as part of the Napa County Safety Element and Housing Element update.

Debarment or Other Disqualification

Rincon was not disbarred or disqualified as a supplier or vendor for any federal, state, or local entities.

Project Approach and Work Schedule

Project Understanding

Rincon understands that County staff is developing a new commercial cannabis land use ordinance whose main goals are to improve neighborhood compatibility of cannabis land uses and simplify and streamline the cannabis permitting process by including greater clarity in the cannabis land use ordinance. In accordance with CEQA, a programmatic-level EIR is required to inform the public and decisionmakers of potential environmental and economic impacts related to adoption of the cannabis land use ordinance. In addition to informing cannabis current and future cannabis policy decisions, it is the County's intent that the adopted programmatic EIR would be used to expedite specific cannabis business applications by streamlining project-level environmental reviews. The concurrent economic analysis would also be used to inform policy decisions for aspects of the new cannabis land use ordinance and other County Board of Supervisors decisions on cannabis tax revisions and other financial regulatory aspects of cannabis regulation.

Task 1 Project Management

Immediately upon receiving authorization to proceed, Rincon's Principal-in-Charge and Project Manager will organize a kickoff meeting with County staff. This meeting will serve as a forum to review and confirm study objectives and establish an operational protocol. The meeting will service to prepare a final scope, budget, and schedule in coordination with staff. Rincon will also outline communication expectation. Working schedules will be finalized and details for scheduled tasks will be discussed. The kickoff meeting will also allow the County an opportunity to thoroughly discuss the approach to environmental evaluation and possible project alternatives. Community concerns that have surfaced to date will also be discussed. Rincon will prepare an agenda for the meeting and provide notes after the meeting. It is assumed the meeting will be held virtually and will not exceed 1 hour.

This task includes management and coordination through the duration of the project, including coordination with the County and internal project team, project oversight, budget and schedule management, and project accounting, including billing and accounts receivable efforts.

Rincon's Project Manager will attend biweekly meetings with County staff during the course of preparation of the EIR, for a total of no more than 24 meetings. This proposal assumes that all meetings will be held via conference call, will last an average of 30 minutes, and that meetings will be needed biweekly throughout the course of the project. However, meetings will be canceled when not needed. Meeting agendas and meeting minutes will be provided.

Deliverables

- Kickoff meeting agenda and notes
- Finalized project scope, budget, and schedule
- Communication memorandum
- Meeting minutes

Task 2 Environmental Impact Report

Task 2.1 Environmental Review Scoping

Rincon will prepare a draft Notice of Preparation (NOP) in consultation with staff and based on the preliminary project description. Rincon will provide a list of recommended Responsible and Trustee State agencies to notify. After incorporating County review comments, Rincon will finalize the NOP. We assume County staff will be responsible for distribution/ mailing of all public notices and for transmission of all CEQA documents to the State Clearinghouse. The NOP will be provided in a fully remediated digital PDF format and no Initial Study will be prepared.

Following publication of the NOP and during the 30-day NOP review period, Rincon will lead an EIR scoping meeting to introduce the EIR process and obtain input on the EIR scope. Rincon will provide visual materials, including meeting agendas, sign-in sheets, comment sheets, and a PowerPoint presentation. Following the meeting, a summary of NOP scoping comments will be provided. We assume that the County will be responsible for identifying and arranging a venue (if in person) or digital platform (if virtual) and date for the scoping meeting.

Rincon will prepare transcripts of virtual public hearings using computer applications that develop text from recordings that we will then vet using our meeting notes and through general review. If hearings are in person or the County desires a professional court-reporter level of support, Behmke Court Reporters will provide professional reporting and transcription services as an optional task (see *Identification of Subcontractors*, below). The cost for Behmke's services would be between \$2,000 and \$3,700 for attendance and recordation, depending on the timing and length of the hearing, plus \$14/page for the transcription.

DELIVERABLES:

- List of Responsible and Trustee State Agencies
- Notice of Preparation
- Scoping Meeting Presentation
- Attendance at Public Scoping Meeting (which may be virtual or in person or a combination)
- Written transcription of verbal public comments from Public Scoping Meeting
- List of comment letters and commenting entities, organized and formatted as agreed prior to comment submittal

Task 2.2 Data Collection

Rincon will review the current Cannabis Ordinance, the Zoning Ordinance, the County's General Plan, Area/Specific Plans, Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones, County GIS data layers, and other available data sources relevant to the environmental analysis. Rincon will also review applicable and available County, regional, and State documents and data sources that may inform the environmental analysis. After completing a review of available data sources, Rincon will prepare a list of data sources and a Methodology Memorandum for review and approval by County staff. The Memorandum shall outline the proposed significance thresholds and analysis methodology (such as software, modeling techniques, etc.) for each environmental resource topic to be addressed in the EIR.

Deliverables

- List of data sources
 - Existing data sources
 - Data Rincon will collect and a timeline for collection
- Methodology Memorandum to County staff in Word and PDF.

Task 2.3 Technical Studies

Rincon proposes the preparation of the following technical studies to be included as appendices to the EIR. We understand that the RFP identified additional topics for stand-alone technical studies. In our vast experience with programmatic and project-level CEQA documentation we have found that stand-alone technical studies are useful for project level analysis for many topics but less efficient, clear, defensible, and useful for programs such as the comprehensive cannabis ordinance update. Therefore, for some of the topics listed in the RFP we instead propose comprehensive and thorough EIR sections with similar information to that which would be in a stand-alone study. We believe this would allow for the best use of the County's overall schedule and budget, as well as a clearer and more concise overall EIR. However, if the County desires upon selection of our team we can discuss our recommendations further and make minor adjustments to our scope and budget as needed for additional stand-alone studies.

Biological Resources Assessment

Under this task, Rincon will prepare a program-level Biological Resource Assessment (BRA) to support the EIR. A detailed description of our proposed scope of work is provided below.

Literature and Database Review

Rincon will conduct queries of publicly available datasets, including the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB), the United States Fish and Wildlife Service (USFWS) Critical Habitat Portal, the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California, the CDFW Special Animals List, USFWS National Wetland Inventory, US Geological Survey National Hydrography Dataset, and County of Sonoma data, and review relevant federal, state and local plans, ordinances, policies, and regulations addressing sensitive biological resources. The database queries and literature review will serve to identify the special-status species, sensitive natural communities, potential jurisdictional waters, and other sensitive biological resources, and USFWS-designated Critical Habitat occurring in the jurisdiction of the new ordinance (i.e., Sonoma County). Rincon will also review any readily available maps, photographs, and other relevant materials to better characterize the existing biological conditions relative to the proposed project.

Biological Resources Assessment

Rincon will prepare a programmatic-level BRA for the proposed project. The BRA will provide a discussion of the regulatory framework, including the existing cannabis development ordinance, CEQA framework, and applicable federal, State, and local laws, regulations, and management policies for biological resources. Based on the database queries, the BRA will establish the existing conditions for biological resources within Sonoma County, including the biological resources that may be impacted by individual development projects executed after approval of the new ordinance. The BRA will also include an impact analysis addressing the resources and policies identified in the CEQA checklist, including species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS; riparian habitat and other sensitive natural communities identified in local or regional plans, policies, regulations or by the CDFW or USFWS; State and federally protected wetlands (including, but not limited to, marshes, vernal pools); resident or migratory fish or wildlife species, established resident or migratory wildlife corridors, and wildlife nursery sites; and local policies and ordinances, such as ordinances protecting tree removal. Because the proposed project represents a change in policy, the impact analysis will assess the potential impacts of the ordinance itself. Potential impacts may include gaps or loopholes in policy that would allow specific development project to proceed in conflict with existing regulations, potentially resulting in significant impacts to biological resources. The impact analysis will identify and characterize the impacts according to the CEQA significance criteria. Where potential impacts are identified and determined to be unavoidable and significant without mitigation, Rincon will provide proposed modifications to the proposed ordinance to ensure that individual development projects approved under the new ordinance are subject to appropriate levels of environmental review. Rincon would work in concert with county staff on any proposed revisions to the proposed ordinance language. The ordinance and/or appropriate mitigation measures will rely upon, reference, and tier to existing federal, state, and local laws ordinances and management policies addressing biological resources.

The BRA will be documented in a report format including the project description, methods and results of the analysis, impacts analysis, and proposed mitigation measures. The information in the BRA will easily translate into the biological resources section of the EIR.

Water Supply Study

Rincon will prepare a Water Supply Study to characterize the existing baseline water supply scenario relevant to future outdoor cannabis cultivation projects that may occur in the County. The Water Supply Study will facilitate the streamlining of future environmental analyses and permitting efforts for individual outdoor cannabis cultivation projects, by providing a basis for tiering water supply availability and reliability projections. The Water Supply Study will include the following information and analysis, which will be based on data and information gathered from publicly available publications, local agencies, and experience in the area:

- Description of the physical conditions comprising surface water resources and groundwater resources, including discussion of subsurface geologic conditions, and features that contribute to the connectivity of surface water and groundwater systems;
- Characterization of the complete water supply portfolio applicable to the project area, including with respect to both surface water resources and groundwater resources, and associated conjunctive use management;
- Estimates of water demands associated with outdoor cannabis cultivation projects in Sonoma County, which may be used to customize project-specific water demand estimates for future analyses, as needed;
- Assessment of water supply reliability under varying climatic (drought) conditions, including for a normal water year, a single-dry drought year, and multiple-dry consecutive drought years;
- Identification of programmatic conservation measures that may be applicable to project-level developments, to address potential water supply shortages, particularly under drought conditions;
- Identification of the Groundwater Availability Areas applicable to Supervisorial District 5 (a map will be prepared if the County's GIS data for Groundwater Availability Area boundaries are provided - this scope does not include digitizing or interpreting such boundaries), and discussion with recommendations on how to proceed with development in the respective areas, as applicable.

Sonoma County General Plan Policy WR-2e requires that a project-specific Hydrogeologic Report is prepared for projects located within Class 3 and 4 water areas, to determine whether groundwater identified to serve the project has sufficient yield and quality to support the proposed land use(s). The purpose of Policy WR-2e is to ensure that a proposed project does not cause or exacerbate overdraft conditions, and will not result in overdraft or subsidence, and that sufficient groundwater quality and quantity are adequate and available such that groundwater use for the project would not result in critical reduction in flow in connected surface waters or adverse impacts to groundwater dependent ecosystems. In this context, "water areas" refers to Groundwater Availability Classifications, or classes, which are delineated by County of Sonoma to indicate areas comprising a major groundwater basin (Class 1), major natural recharge areas (Class 2), marginal groundwater availability areas (Class 3), and low or highly variable water yield areas (Class 4). The Water Supply Study prepared under this scope of work will include guidance on compliance of future cannabis developments with applicable policies, to streamline future project-specific reviews and approvals.

Transportation Studies

The following scope of work provides the County of Sonoma an approach to complete the CEQA Transportation section analysis for the Comprehensive Cannabis Ordinance Update. As the precise extent of changes to the land use pattern and circulation system effects are unknown at this stage, this scope of work provides a general approach to complete the required analyses (vehicle-miles traveled, specifically) and potential non-CEQA/informational Level of Service analysis per the County's traffic study guidelines. The work will tier off of the Sonoma County Transportation Authority (SCTA) travel demand model, which Fehr & Peers recently updated. New model runs are proposed at this stage to support the CEQA Transportation VMT

findings and to produce VMT inputs for the CEQA air quality and GHG analyses to be completed during the EIR analysis (see Task 2.4, below).

CEQA VMT Analysis

Fehr & Peers will prepare base year (2019) and Cumulative year (2040) No Project and Plus Project estimates of CEQA VMT efficiency metrics using data from the SCTA travel demand model. Assuming that the project does not screen out of VMT analysis (per guidance from OPR's Technical Advisory on the Evaluation of Transportation Impacts in CEQA), employee VMT and retail/non-employment VMT will be assessed separately to account for the potential for differing VMT-based CEQA standards of significance (per guidance from OPR's Technical Advisory on the Evaluation of Transportation Impacts in CEQA). At this stage, we expect that the employee trips will be evaluated using the home-based work (commute) VMT per worker metric and retail/non-employment VMT metric will be analyzed on an absolute, net-zero VMT change threshold. If significant CEQA impacts are found, Fehr & Peers will propose a VMT mitigation measure consisting of transportation demand management (TDM) strategies that could be applied to the program. The efficacy of these strategies will be based, in part, on Fehr & Peers' recent research conducted in conjunction with the California Air Resources Board (CARB) which supplements the TDM effectiveness data published by CAPCOA. VMT by speed bin data will be also be computed using data from the SCTA model.

Informational/Non-CEQA Level of Service (LOS) Analysis

As part of this task, Fehr & Peers will complete an informational, non-CEQA circulation system analysis per the County's Guidelines for Traffic Studies. It is assumed that five study intersections would be included in the analysis. Traffic volume data will be requested from the County of Sonoma, but for the purposes of this scope it is assumed that Fehr & Peers would need to collect five traffic counts for the circulation system analysis.

Intersection operations LOS will be calculated for the study intersections for the weekday AM peak hour and weekday PM peak hour using methodologies from the Highway Capacity Manual, 6th Edition as applied in the Synchro software analysis package. The circulation analysis will include an analysis of Existing, Existing plus Project, Cumulative (Year 2040) and Cumulative plus Project Conditions. Cumulative conditions volumes will be based on information from the SCTA travel demand model. Plus Project scenario traffic volumes will be based on trip generation calculations (using data from the ITE Trip Generation Manual, 11th Edition); these estimated project trips will be distributed through the roadway system and assigned to turning movements at the study intersections. Plus Project scenario operations will be compared against the relevant No Project scenario to assess if the project results in new deficiencies using criteria identified in the Guidelines for Traffic Impact Studies; if new deficiencies are found to occur, improvement measures will be identified to remedy the deficiencies.

Deliverables

- Draft BRA (Word)
- Final BRA (PDF)
- Draft Water Supply Study (Word)
- Final Water Supply Study (Word and PDF)
- Draft CEQA VMT Analysis (Word)
- Final CEQA VMT Analysis (PDF)
- Draft Informational/Non-CEQA LOS Analysis (Word)
- Final Informational/Non-CEQA LOS Analysis (PDF)

Task 2.4 Administrative Draft EIR

Rincon will prepare an Administrative Draft EIR in compliance with CEQA requirements, comments received on the NOP, and information from other relevant documents summarized in Task 2.2. The EIR will specifically address environmental concerns identified in the Cannabis Program Update Framework, in addition to all environmental issues identified by the public and raised by Responsible and Trustee agencies during

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scoping. Prior to initiation of work for individual subject areas of the EIR, Rincon will submit a Draft EIR annotated outline and a revised Methodology Memorandum incorporating any new information or necessary modifications identified during data collection and technical report preparation to the County for review and approval prior to starting work on the programmatic EIR.

Rincon will prepare the Project Description pursuant to *CEQA Guidelines* Section 15124 in partnership with County staff. Rincon will assist with the detailed summary of the proposed project components using text, tables, and graphics as indicated. However, it is assumed that County staff will provide direction regarding reasonable maximum-development scenario assumptions for the analysis.

The Project Description will include the following:

- A list of objectives of the proposed project, summarizing the underlying purpose that can later be used to devise required alternatives
- A description of the regional location and boundaries of the project area
- A description of anticipated standard construction and long-term operational activities for future cannabis operations
- A general description of anticipated future cannabis projects' technical, economic, and environmental characteristics
- A statement briefly describing the intended uses of the EIR, including a list of permits requested and responsible agencies, and a list of related environmental review and consultation requirements required by federal, state, or local laws, regulations, or policies
- Supporting illustrative graphics (up to five total figures) showing the regional location and precise boundaries of the project

Rincon will update and revise the Project Description based on one round of consolidated comments received from County staff.

Rincon will prepare an Administrative Draft EIR that will be comprised of the following sections:

- **Executive Summary.** This section will summarize the proposed project and associated environmental consequences. Impacts will be presented in tabular format to simplify review by decision-makers and the public. A discussion of areas of public controversy will also be provided, as required by CEQA.
- **Introduction and Environmental Setting.** These required introductory sections will lay the groundwork for and summarize the substantive analysis to follow. The introduction will describe the purpose and legal authority of the study, and provide a discussion of lead, responsible, and trustee agencies. The environmental setting section will provide a description of the existing environmental conditions in the project region and in the project area, as well as a cumulative projects scenario.
- **Project Description.** The Project Description will contain the County's objectives for the project, a summary of programs, and development regulations, and graphical depiction of the project area.
- **Environmental Analysis.** Each environmental topic area analysis sections will include the following subsections:
 - **Setting:** Description of current conditions with respect to the issue in question, including the existing regulatory environment.
 - **Impact Analysis:** Discussion of potentially significant effects of the proposed project; impacts are typically compared to established "thresholds of significance."
 - **Programmatic Mitigation Measures:** Methods by which significant effects can be reduced or eliminated.
 - **Level of Significance after Mitigation:** Discussion of whether proposed mitigation measures would reduce impacts to below the adopted significance threshold.
 - **Cumulative Impacts:** Discussion of significant cumulative effects based on the cumulative projects scenario, and determination if the project's contribution to significant cumulative impacts is considerable.

The methodology and approach to selected environmental topics is discussed below in *Technical Approach to Environmental Issues*. For certain environmental topics, we will prepare an **Effects Found to be Less than Significant** section. We anticipate a determination that impacts related to mineral resources, population and housing, public services and recreation will be less than significant given the nature of the ordinance. The discussions in this section will be brief but supported by facts and analysis.

- **Other CEQA-Required Sections.** This section will include discussions of other sections required by the *CEQA Guidelines*, including areas of known controversy, growth inducement effects, and significant unavoidable impacts, if any are identified.
- **Alternatives.** This section will include the analysis of up to three alternatives intended to represent a “reasonable range” of alternatives required under CEQA, including the required No Project alternative. These alternatives will be identified during the course of the study in consultation with County staff. The evaluation will be in less detail than for the proposed project but will provide decision-makers and the public adequate information to compare the potential impacts of the alternatives.
- **References and List of Preparers.** This section will provide a list of references for citations found in the body of the EIR. In addition, this section will also identify all federal, state, or local agencies, other organizations, and private individuals consulted in preparing the EIR, and the persons, firm, or agency preparing the EIR.

Rincon will prepare a draft Mitigation Monitoring and Reporting Program (MMRP) for review by County staff. The MMRP will include a table that lists each mitigation measure, agency, or department responsible for implementation, when monitoring must occur, the frequency of monitoring, and criteria to determine compliance. The draft MMRP will be submitted to County staff for review with the Administrative Draft EIR in digital format and the final version of the MMRP will be incorporated as an appendix to the Public Draft EIR.

We assume that County departments will coordinate and provide one set of non-contradictory comments on the administrative draft. Rincon assumes one virtual meeting with County staff to discuss comments. Rincon will revise the administrative draft, as required, and provide a clean copy for County staff to conduct a final review. Rincon will revise the Administrative Draft EIR based on comments received and provide a Screen Check Administrative Draft EIR for review. Revisions will be shown using “track changes” in Microsoft Word for ease of review. A “clean” PDF version of the Screen Check Administrative Draft EIR will also be provided. This scope assumes that comments on the first draft may result in substantive revisions to the EIR but will not result in an inordinate amount of revisions, new or expanded technical analysis, or additional site-specific data collection. All final EIR deliverables shall be provided in a fully remediated digital PDF format.

Deliverables

- Administrative Draft EIR electronic (Word)
- Draft Mitigation Monitoring and Reporting Program (Word)
- Methodology Memorandum, revised, if applicable
- Screen Check Draft EIR electronic Word files, with revisions in track changes
- Screen Check Draft EIR electronic PDF file (clean version with no track changes)

Task 2.5 Draft EIR

This task involves the production, editorial work, and communication processes anticipated to publish the Draft EIR for public review. Rincon will provide a final PDF of the Public Draft EIR for the County to publish online. As required by state law, the Draft EIR will require at least a 45-day-public-review period and a 30-day-posting period at the County Clerk.

Rincon coordinate with the County to prepare public notices (Notice of Completion, Notice of Availability). We assume County staff will be responsible for distribution/ mailing of all public notices and for transmission of all CEQA documents to the State Clearinghouse and County Clerk. Rincon will coordinate with County staff to compile all written comments received during the public review period for the Draft EIR, and shall provide a written transcription of all verbal comment from public hearing(s) on the Draft EIR.

Accessibility Full Compliance Remediation

Americans with Disabilities Act (ADA) title II and California Government Code 7405 require all government public entities to make their digital content accessible prior to posting content online for public viewing. Essentially, any local body that is offering public services on behalf of the government must make their digital content accessible to people with disabilities.

Rincon understands the accessibility requirements and the impact such requirements have on governmental entities. While immediate overall compliance of an entity's web-based materials may be cost prohibitive, step-by-step progression towards compliance is viewed affirmatively by the California Department of Justice and the California Governor's Office. We have scoped to provide full remediation and compliance with ADA of the Public Draft EIR with the following steps:

- Analyze and update the EIR to pass the built-in Accessibility Checkers;
- Review, assess, and report on text color contrast issues. Will work with the original content creator to attempt to change the colors to meet the WCAG color contrast requirements of Level AA;
- Remediate illogical reading order issues;
- Apply or remediate the alt text on images;
- Remediate structural tag issue for styles, tables, lists, links, and footnotes for accuracy, identity, functionality, and usability;
- Check or apply usable bookmarks; and
- Provide an Accessibility Conformance Report.

Deliverables

- Public Review Draft EIR in Word
- Public Review Draft EIR fully remediated PDF
- CEQA Notices: Notice of Completion, Notice of Availability
- List of comment letters and commenting entities, organized and formatted as agreed prior to comment submittal
- Written transcription of verbal public comments from Planning Commission hearing(s) on the Draft EIR

Task 2.6 Final EIR

Upon receipt of public comments on the Draft EIR, Rincon will prepare Draft Response to Comments and an Administrative Final EIR for review. The Responses to Comments will include a list of commenters, comment letters, responses to comments, and any added or revised text of the Draft EIR that may be necessary.

This scope of work assumes that up to 15 comment letters will be received, including five lengthy (over five pages) and/or substantive letters, that can be adequately responded to in a maximum of 80 professional staff hours. These assumptions are based on prior experience with similar EIRs and our understanding of the litigious nature of CEQA review in the County. We anticipate that letters may be received from agencies such as CalCannabis and local organizations, such as LandWatch. Comment letters that solely express support or opposition to the project would not count against the 15-letter estimate. The actual level of effort required to respond will depend on the length, detail, and sophistication of the comments, in addition to the number of letters received. We reserve the right to reevaluate the effort level and request a scope amendment upon close of the public comment period.

Following receipt of staff comments, Rincon will finalize the Response to Comments. We assume one round of revision will be sufficient.

Upon receipt of consolidated County comments on the Administrative Final EIR and Responses to Comments, we will incorporate changes and prepare the Final EIR. Rincon will prepare the Final EIR for publication, which will include the revised Responses to Comments and any text changes resulting from those responses. Rincon will also prepare a revised MMRP if required.

Rincon will maintain the Administrative Record for this project. Rincon will develop a work plan at the outset that instructs internal staff on the way in which the Administrative Record will be developed and maintained. As sources are referenced in each section of the report, they are logged in an index containing a hyper-linked cross-reference to the individual source files, copies of which are maintained on company servers. These include, for example, guidance documents, websites, correspondence, and technical memoranda. The citations and source files will be audited during our technical review to ensure the record is complete and comprehensive. Finally, the index and the source files will be supplied to the County alongside the Public Draft EIR.

Deliverables

- Draft Responses to Comments Document
- Administrative Final EIR (Word)
- Final EIR in fully remediated PDF file and Word
- Revised MMRP, as applicable
- Administrative record (digital files via FTP or other sharing platform)

Task 2.7 Review and Adoption

Rincon shall attend public hearings conducted at the Planning Commission and Board of Supervisors to consider the Draft EIR and certification of the Final EIR. We assume County staff will present the project at all hearings, but two Rincon staff members will attend, as needed, to respond to technical questions on the environmental analysis and findings.

Following approval of the EIR, Rincon shall make any required modifications, and shall prepare a complete administrative record. County staff will be responsible for distribution/ mailing of all public notices and for transmission of all CEQA documents to the State Clearinghouse, including the Notice of Determination (NOD).

DELIVERABLES:

- Attendance at up to five public hearings including both the Planning Commission and the Board of Supervisors
- Administrative Record

Task 3 Economic Analysis

Approach

Economic & Planning Systems, Inc. (EPS) proposes to conduct a cannabis study (Study). The Study will be directed to the County of Sonoma and is intended to inform public policy pertaining to land use, fiscal/economic, and other regulatory/policy topics. The Study revolves around the following four questions:

1. What is the scale of the industry and its constituent elements in Sonoma County?
2. How does the industry affect the County's economy and real estate?
3. Does the industry cover its related service costs and generate surplus revenue to the County?
4. Based on the literature and case studies, what are some possible directions to explore regarding appropriate municipal oversight of the industry in regards to taxing and other issues?

The analysis will rely on an industry questionnaire, case study analysis, literature reviews, and industry interviews. This information will provide overall profiles of key industry issues.

Scope of Work

Project Initiation and Data Review

EPS will initiate the project by conducting a full review of available file information, including past cannabis studies/analysis from the County and other municipalities, gross tax receipts and other economic/financial data, notes from meetings, past staff reports, and other applicable data. EPS will discuss findings and dialogue with staff to gain clarity/perspective on past regulatory/policy successes and failures, as well as ideas for future policy.

Industry Literature and Existing Case Study Review

EPS will review a range of policy resources for evaluation of best practices across the following category groups.

Group 1: Land Use Regulation

EPS will explore comparable County land use regulations related to the location of the various cannabis industry sectors and adjacent uses.

Group 2: Ownership Structure

EPS will explore the range of ownership structures in the industry from sole proprietors to large organizational models with the intent to understand current trends and operational specifics across the range.

Group 3: Taxation and Fees

EPS will investigate trends regarding the primary sources of tax revenue generation from the cannabis industry. In particular, decreasing or increasing reliance on the use of any types of taxes, changes in the tax rates applied since legalization, and the introduction of exemptions will be explored, including both numeric trends and any identifiable goals driving changes. EPS will also identify other jurisdictions' strategies for allocating additional tax revenues.

Outreach: Sonoma County Industry Size and Profitability

EPS will develop a detailed questionnaire for distribution to all major operations in the County. The County will distribute the questionnaire and collect the results. EPS will tabulate and analyze the data and apply it in the tasks provided below.

The County will provide a list of potential industry contacts that represent a broad spectrum of industry subsectors, business sizes, ownership types, and locations. EPS will choose among the potential contacts as needed to ensure a diverse cross-section of respondents are represented.

The questionnaire will be designed specifically to better understand the size (revenue and employee count) and general ranges of profitability in the County, and trends and influences affecting viability.

Subsequently, EPS will conduct interviews with up to three operators in each major industry group reflecting a sampling of smaller and larger operators. These interviews will be paired with known data, case study information, and various rules of thumb/known relationships to characterize the size and function of the industry in the County. Of particular interest, where possible, will be the collection and analysis of individual firm profit and loss statements, allowing for better insight into factors affecting the strength of operations in Sonoma County.

Industry Profile and Market Analysis

EPS will develop an assessment of the strength of the industry in Sonoma County based on a number of performance metrics used in past studies (e.g., gross receipts per square foot over time, others). The market analysis will analyze all major components of the industry in the County. EPS will seek to use a set of

“industry function groupings” (IFGs) for reference in the Study. For example, the industry could be organized according to the following functions:

1. Cultivation
2. Delivery
3. Distribution (large scale)
4. Storefront Dispensaries
5. Manufacturing

Real Estate Market and Displacement Effects

Building on the findings of the Industry Outreach and Industry Profile tasks, EPS will evaluate possible industry “crowding out” dynamics (ability to pay higher leases and asset prices). A particular area of focus will be the degree to which the industry contributes to the displacement of full-time, higher-wage jobs (often represented by unions) by part-time/non-benefitted or “gig economy” jobs. The displacement research may require a variety of approaches dependent on any indicators of potential displacement identified during the course of the Study. Specific displacement trends/issues to be explored include:

- Displacement of businesses or industries by cannabis. If displacement is occurring, were these businesses/industries already on their way out?
- Are non-cannabis businesses being priced out of commercial spaces?
- How have vacancy rates compared/changed from before permitting vs. after?

Industry Multiplier Effects: Total Contribution to County Economy

EPS will define the direct, indirect, and induced economic impacts of the industry on the County. Economic impacts comprise both direct effects and secondary (indirect and induced) effects. Direct effects represent those impacts that are attributable directly to an activity, such as jobs in a cultivation facility. Indirect and induced effects represent the spin-off or multiplier effects of that activity.

EPS will conduct the analysis using an Input/Output (I/O) modeling framework and economic multipliers, which will measure the direct, indirect, and induced impacts of the various cannabis-related activities in the County. EPS will use I/O software developed by IMPLAN, which includes industry data collected from multiple federal and state sources, including the Bureau of Economic Analysis (BEA), the Bureau of Labor Statistics (BLS), and the U.S. Census Bureau.

The direct, indirect, and induced impacts will be grouped by type of cannabis business. Direct impacts will be drawn from operator surveys/interviews. Indirect and induced impacts likely will be determined using comparable industry sectors, adjusted with findings from surveys/interviews.

In addition to the I/O modeling to determine economic multiplier effects, the economic impact analysis will draw on the Industry Outreach and Industry Profile tasks and incorporate the following elements:

- a. Cannabis employee origins: same district their employer is located, elsewhere in the County, outside of the County? What are implications?
- b. Support industry-qualitative description—other implications (e.g., requirement for proximity, land use/zoning, labor force profile, etc. from outreach phase).
- c. Qualitative distinctions among County subareas.

Fiscal Impacts and Related Policy

The starting point for the fiscal analysis will be a standard Fiscal Impact Analysis model that derives baseline cost and revenue parameters from the County General Fund budget. The model will be based on the current Fiscal Year County budget, presented in current dollars, and will reflect current service levels and tax regulations and statutes. Layered into the standard fiscal impact model will be cannabis industry-specific cost and revenue line items including:

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- a. Industry-related revenues (gross receipts tax, property tax, sales and use tax [including B2B], motor vehicle in-lieu [MVIL], other).
- b. Indirect industry revenues (real estate appreciation, sales and use taxes from employee spending, etc.).
- c. Industry-specific service costs (beyond offsetting charges for services), including code enforcement calls, traffic, crime.

Cost Basis: Cannabis Regulation and Services Provision

A key element driving the cost side of the fiscal analysis will be the size and character of County departmental expenses related not just to public safety and infrastructure maintenance, but also the specific departmental structure assumed to oversee the industry in the County. To provide guidance for these latter cost assumptions, EPS will conduct case study analysis of up to six similar jurisdictions in California, and provide a discussion of pros and cons around representative approaches used by these jurisdictions.

Tax Revenue Spending Priorities

To the extent the fiscal impact analysis identifies any potential public service funding deficiencies, or the preceding economic impact analysis identifies any shortfalls in the distribution of economic benefits, these will be explored as potential targets for spending the gross receipts tax. EPS will identify case studies of spending earmarks in up to 6 other communities and assess applicability to Sacramento in light of the findings of the other elements of the Study.

Scenario Analysis

Based on County and consultant team needs, EPS has reserved an allocation of funds (\$30,000) to specifically address more specific scenarios and issues raised during the course of the study. These scenarios are likely to apply to specific proposals or ideas around the topics of taxation by type of operation, land use buffers/concentrations, market saturation and competitive dynamics, and ownership regulations.

DELIVERABLES:

- List of data sources (Word)
- Methodology Memorandum to County staff (Word)
- Draft Economic Analysis Report (Word)
- Final Economic Analysis Report (PDF)

Work Schedule

Rincon proposes an approximately 12- to-14-month schedule for preparation of the EIR as presented in the table below, depending on timing of steps outside of our control such as receipt of complete and stable project information, County review of draft work products, and number and complexity of comments on the administrative and public drafts. Delays in receiving requested information or responses by others may result delays in the overall schedule.

Deliverable	Timing
Notice to Proceed	-
Task 1 Project Kickoff Meeting	1 week
Task 2.1 Environmental Review Scoping	
Draft Notice of Preparation	2 weeks from receipt of County preliminary project description
Final Notice of Preparation	1 week from receipt of County comments
NOP Public Review Period	30 days
Scoping Meeting	Within NOP review period
Task 2.2 Data Collection	Ongoing throughout entire project
Task 2.3 Technical Studies	2 weeks (concurrent with Task 1)
Biological Resources Assessment	8 weeks (concurrent with NOP review period)
Water Supply Study	8 weeks (concurrent with NOP review period)
CEQA VMT Analysis	8 weeks (concurrent with NOP review period)
Non-CEQA LOS Study	8 weeks (concurrent with NOP review period)
County Review (estimated)	4 weeks
Final Technical Studies	2 weeks
Task 2.4 Administrative Draft EIR	
Project Description	2 weeks (concurrent with Task 2.1 NOP)
Administrative Draft EIR	8 weeks from County approval of technical studies
County Review (estimated)	4 weeks
Screencheck Draft EIR	2-4 weeks from receipt of County comments on the Administrative Draft EIR depending on number and complexity of comments received
Task 2.5 Draft EIR	2 weeks from receipt of County comments on the Screencheck Draft EIR
Public Review Period	45 - 60 days
Task 2.6 Final EIR	
Draft Response to Comments and Administrative Final EIR	4-8 weeks from close of comment period depending on the number and complexity of comments received
County Review (estimated)	4 weeks
Final RTC and Final EIR	2-4 weeks from receipt of County comments on the Administrative Final EIR depending on number and complexity of comments received
Administrative Record	Concurrent with RTC and Final EIR
Task 2.7 Review and Adoption	As scheduled
Task 3 Economic Analysis	6 months from Notice to Proceed

Technical Approach to Environmental Issues

The EIR will include a programmatic-level analysis of each CEQA-required environmental issue. The analysis will rely on realistic assumptions for future cannabis cultivation, manufacturing, delivery, processing, and dispensary projects provided by County staff. Mitigation measures, where required, will be programmatic, with the intent of streamlining the environmental review of future cannabis cultivation projects within the project area.

Aesthetics

Sonoma County has many open and undeveloped scenic vistas that are visible from public roadways. Most of Sonoma County's scenic vistas are protected as Scenic Landscape Units, Scenic Corridors, and Community Separators designated within the Sonoma County General Plan 2020 (GP 2020) and zoned "SR" Scenic Resources Zoning District. Cannabis uses such as indoor and outdoor cultivation operations (i.e., hoop houses), processing and distribution warehouses would create a new use for rural properties with the possibility that new structures would be built to support cultivation, production, and distribution of the cultivated cannabis, some of which may be located within scenic vistas. This section will also consider the addition of nighttime lighting and daytime glare. In addition, cumulatively, without regulation, there is potential for additional structures that may have adverse effects on scenic vistas. The adoption of certain regulations such as setback requirements from roadways, scenic vistas, and sensitive land uses could mitigate potential aesthetic impacts; however, if needed, mitigation measures will be identified as appropriate.

Agriculture and Forestry Resources

Prime Farmland is located in all three agricultural zones: Diverse Agriculture (DA), Land Extensive Agriculture (LEA), and Land Intensive Agriculture (LIA), with most located in LIA due to prime soil types. It is assumed that the proposed Comprehensive Cannabis Land Use Ordinance update would allow existing agricultural operations to continue to diversify crop production to include cannabis cultivation. Forest land areas in Sonoma County are predominantly located within the "TP" Timberland Production and "RRD" Resources and Rural Development Zoning Districts. Under the current Ordinance there would be very limited opportunities for cannabis cultivation in the TP zone. If this provision remains it would result in a less than significant impact. Revised Ordinance provisions would be reviewed and analyzed to determine if there continue to be no impacts to agriculture or forest resources.

Air Quality

Cannabis facilities would be under the jurisdiction of either the Northern Sonoma County Air Pollution Control District (NSCAPCD) or the Bay Area Air Quality Management District (BAAQMD). The NSCAPCD does not have an adopted air quality plan because it is in attainment for all criteria pollutants. However, the BAAQMD is in non-attainment for ozone (state and federal), and PM₁₀ and PM_{2.5} (state only). The BAAQMD has adopted an Ozone Attainment Plan and a Clean Air Plan in compliance with Federal and State Clean Air acts. These plans include measures to achieve compliance with both state and federal ozone standards. The plans primarily address emissions controls for ozone precursors (nitrogen oxides, volatile organic compounds) and particulate matter (PM₁₀ and PM_{2.5}).

The proposed Comprehensive Cannabis Ordinance update would likely include commercial cultivation and support uses such as manufacturing, processing and delivery of cannabis products as well as dispensaries, subject to standards designed to avoid significant adverse impacts and would be required to comply with BAAQMD and NSCAPCD regulations. Cannabis cultivation, manufacturing, processing, and in some cases dispensary operations are associated with odors, especially outdoor cultivation operations during the final phase of the growing cycle (typically in late summer, early fall). Outdoor cultivation has a greater potential for odor than indoor or mixed light because it is not contained and would not have opportunity for a filtered ventilation system.

Cultural Resources

The current County regulations includes various standards to protect significant cultural resources such as historic resources, prehistoric resources, and paleontological resources. If these standards are included in the revised Ordinance, cultural resources throughout Sonoma County would be protected resulting in no significant impacts.

Energy

This section will discuss the current and projected regional energy supplies and demand, and qualitatively analyze energy use associated with future construction activity and cannabis cultivation, manufacturing and processing uses that may require higher energy uses. This section will also compare the consistency of the project with adopted state, regional, and local energy policies.

Geology and Soils

This section will discuss the potential for geologic hazards, including fault rupture, ground shaking, landslides, liquefaction/slope stability, erosion, and subsidence. It will rely on information from County Hazard Mitigation Plan and General Plan Safety Element. The section will discuss the existing geologic conditions in the county, including potential for fault rupture and ground shaking from regional faults. In addition, analysis will include evaluation of the potential of erosion and loss of topsoil from construction of new development under the project.

Rincon will identify the geologic units that may be impacted by potential future development of cannabis related uses allowed under the comprehensive cannabis program update, determine the paleontological sensitivity of geologic unit(s) within the area, assess potential for impacts to paleontological resources from future development, and recommend programmatic mitigation measures to avoid or mitigate impacts to scientifically significant paleontological resources. Rincon will review existing geologic maps, search online museum databases (e.g., University of California Museum of Paleontology), and examine primary literature regarding fossiliferous geologic units within the project vicinity and region. Rincon will summarize the results of the literature review, provide a discussion of the regional geology and the geologic unit(s) potentially present, characterize the paleontological sensitivity of identified geologic units using the Society of Vertebrate Paleontology's paleontological sensitivity classification system, assess the potential for significant impacts to scientifically important paleontological resources under state and federal guidelines, and provide management recommendations for avoiding or reducing impacts to paleontological resources from future development as necessary.

Greenhouse Gas Emissions

This analysis will consider the proposed ordinance's potential contribution to cumulative impacts related to GHG emissions and climate change. An overview of the current regulatory framework regarding GHGs/climate change including Senate Bill (SB) 32, AB 32, and SB 375, as well as adopted amendments to the *CEQA Guidelines*, will be described. Programmatic mitigation will be identified if the project is inconsistent with state and regional targets to reduce GHG emissions.

Hazards and Hazardous Materials

This section will discuss the potential for impacts relating to hazardous materials transport, storage, and use, as well as hazards such as contaminated sites. It will rely on information from the County Hazard Mitigation Plan and the General Plan Safety Element, in addition to data available from the State Water Resources Control Board, California Environmental Protection Agency, and California Department of Toxic Substances Control. This section will analyze the potential increase of hazardous materials and the handling of hazardous materials in the County resulting from revisions to the Cannabis Land Use Ordinance.

Hydrology and Water Quality

Hydrologic resources are an important in the Sonoma County, which includes undeveloped headwaters of several watersheds. The Hydrology and Water Quality section will characterize existing conditions based on water quality data available from the Regional Water Quality Control Board and water quality studies available from the County. This section will evaluate the potential effects of updates to the cannabis land use ordinance and the potential increase of cannabis projects on water quality, drainage patterns, stormwater runoff, groundwater recharge, and flooding. Feasible programmatic mitigation measures will be developed to ensure that the design and implementation of cannabis projects would not result in significant impacts related to hydrology or water quality. A separate hydrologic study or groundwater supply assessment is not proposed as part of this scope of work.

Land Use and Planning

This section of the programmatic EIR will examine land use policy issues including the addition and allowance of cannabis cultivation as an agricultural use in the County's General Plan. The land use analysis will consider whether future cannabis operations facilitated by the comprehensive ordinance update would physically divide an established community; or if the ordinance itself would conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. Rincon will prepare an objective discussion of whether and how the proposed project would be consistent with both existing County policy documents and regional planning policies, including documents reviewed as part of Task 2, such as County Ordinances, County Zoning Code, and the County General Plan.

Noise

The Noise section of the programmatic EIR will consider both temporary construction impacts and long-term impacts associated with updates to the ordinance. Both noise and vibration will be addressed, and the analysis will consider potential temporary construction noise impacts to adjacent sensitive receptors at potential cannabis sites. Operational noise would include the addition of traffic to area roadways, based on available provided traffic information. Rincon will conduct construction and operational noise modeling to provide quantitative estimates of noise and vibration increases related to both construction and operations. If significant impacts are identified, feasible mitigation measures will be developed.

Tribal Cultural Resources

Rincon will collect regional background information on tribal cultural resources that could be affected by the project. The collected information will include Native American Heritage Commission Sacred Lands File Search, reviews of regional ethnographic information, and information from relevant past projects, and information provided to the lead agency through government-to-government tribal consultation pursuant to AB 52. We understand that the County will complete AB 52 consultation with local tribes. Rincon will summarize the AB 52 efforts undertaken by the County and will include identified mitigation in the EIR. Rincon assumes that the County does not require assistance with any additional consultation. If the County requires such assistance, Rincon can provide it at additional scope and cost.

Utilities and Service Systems

Future cannabis projects covered by the EIR would result in an increase in demand for public services and utilities. While some future sites may rely on on-site wells and septic systems for water supply and wastewater treatment, other future sites may connect to municipal providers of water and wastewater service. This section will incorporate the findings from the Water Supply Study (described under Task 2.3, above) and discuss potential impacts to service systems, wastewater conveyance and treatment systems, and solid waste collection and disposal systems. The evaluations of service systems will involve contact with the service providers. Rincon will obtain and review the pertinent sewer planning documents for each agency, including Master Plans and Urban Water Management Plans. Future project water demands and

water supply will be compared for three hydrologic conditions: (1) normal water year, (2) single dry year, and (3) severe drought conditions (i.e., three dry years). In addition, Rincon will use information provided in the County General Plan and by County Environmental Health staff, as well as landfill information provided by Department of Resources Recycling and Recovery to quantify and describe the impacts of the project on water and wastewater systems and infrastructure, storm water, and solid waste landfills. Programmatic mitigation measures will be identified as appropriate.

Wildfire

Some cannabis uses would be allowed to locate within mapped wildland-urban interface areas, containing Very High and High Fire Hazard Severity Zones on the County's Fire Protection App tool. Additionally, the project area is generally within the State Responsibility Area. This section will discuss potential impacts relating to fire risk using information from the California Department of Forestry and Fire Protection and the Sonoma County Multi-Jurisdictional Hazard Mitigation Plan, as well as the updated Public Safety Element, depending on timing of final adoption. Slope, prevailing winds, and required infrastructure will be discussed to determine the potential for the project to exacerbate fire risk. Programmatic mitigation measures will be identified as appropriate.

Cost of Service

Rincon can complete the services for a cost not to exceed \$456,158. A breakdown of our cost by task is summarized in the table on the following page. All services would be provided on a time and expense reimbursement basis and will be billed in accordance with our standard fee schedule for professional services as outlined below.



RINCON CONSULTANTS, INC. 22-12713 Sonoma County Cannabis Program Update EIR Cost Estimate

	Rate	Hours	Labor Budget	Direct Expenses	Total Budget
Task 1: Project Management		114.00	24,526.00	0.00	24,526.00
Project Meetings (24)		48.00	10,116.00	0.00	10,116.00
Kickoff Meeting		60.00	12,876.00	0.00	12,876.00
		6.00	1,534.00	0.00	1,534.00
Task 2: Environmental Impact Report		1,145.00	222,296.00	44,666.00	266,962.00
2.1 Environmental Review Scoping		37.00	6,552.00	0.00	6,552.00
2.2 Data Collection		15.00	2,948.00	0.00	2,948.00
2.3 Technical Studies		138.00	27,764.00	44,666.00	72,430.00
2.4 Administrative Draft EIR		575.00	103,264.00	0.00	103,264.00
2.5: Draft EIR		188.00	43,714.00	0.00	43,714.00
2.6 Final EIR		170.00	32,868.00	0.00	32,868.00
2.7 Review and Adoption		22.00	5,186.00	0.00	5,186.00
Task 3 Economic Study		0.00	0.00	162,150.00	162,150.00
		0.00	0.00	162,150.00	162,150.00
Reimbursable Expense		0.00	0.00	2,520.00	2,520.00
		0.00	0.00	2,520.00	2,520.00
Project Total		1,259.00	246,822.00	209,336.00	456,158.00

Direct Expenses Summary	Amount
Record Search	2,000.00
Travel - Mileage	520.00
Consultant (General)	162,150.00
Traffic Engineering Subconsultant	44,666.00
Direct Expenses Subtotal	209,336.00

Standard Fee Schedule for Environmental Sciences and Planning Services

Professional, Technical and Support Personnel*	Hourly Rate
Principal II	295
Director II	295
Principal I	285
Director I	285
Senior Supervisor II	258
Supervisor I	240
Senior Professional II	224
Senior Professional I	208
Professional IV	184
Professional III	170
Professional II	153
Professional I	136
Associate III	117
Associate II	102
Associate I	95
Field Technician	82
Data Solutions Architect	175
Senior GIS Specialist	164
GIS/CADD Specialist II	146
GIS/CADD Specialist I	131
Technical Editor	130
Project Accountant	110
Billing Specialist	95
Production Specialist	105
Clerical	95

*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 \$375.

Reimbursable Expenses

Direct Cost	Rates
Photocopies – Black and White	\$0.20 (single-sided) & \$0.40 (double-sided)
Photocopies – Color	\$1.50 (single-sided) & \$3.00 (double-sided)
Photocopies – 11 x 17	\$0.50 (B&W) & \$3.30 (color)
Oversized Maps	\$8.00/square foot
Digital Production	\$15/disc and \$20/flash drive
Light-Duty and Passenger Vehicles*	\$88/day
4WD and Off-Road Vehicles*	\$140/day

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

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

Annual Escalation. Standard rates subject to 3.5% annual escalation. **Payment Terms.** All fees will be billed to Client monthly and shall be due and payable upon receipt or as indicated in the contract provisions for the assignment. Invoices are delinquent if not paid within ten (10) days from receipt or per the contractually required payment terms.

Programmatic Environmental Impact Report (EIR) and Economic Analysis for the County of Sonoma's Comprehensive Cannabis Ordinance Update

Equipment	Day Rate
Environmental Site Assessment	
Soil Vapor Extraction Monitoring Equipment	\$155
Four Gas Monitor	\$133
Flame Ionization Detector	\$107
Photo Ionization Detector	\$80
Hand Auger Sampler	\$60
Water Level Indicator, DC Purge Pump	\$45
Natural Resources Field Equipment	
UAS Drone	\$268
Spotting or Fiberoptic Scope	\$165
Pettersson Bat Ultrasound Detector/Recording Equipment	\$165
Sound Level Metering Field Package (Anemometer, Tripod and Digital Camera)	\$110
GPS (Sub-meter Accuracy)	\$65
Infrared Sensor Digital Camera or Computer Field Equipment	\$55
Scent Station	\$22
Laser Rangefinder/Altitude	\$11
Pit-fall Traps, Spotlights, Anemometer, GPS Units, Sterilized Sample Jar	\$9
Mammal Trap, Large/Small	\$1.50/\$0.50
Water and Marine Resources Equipment	
Boat (26 ft. Radon or Similar)	\$600
Boat (20 ft. Boston Whaler or Similar)	\$335
Multi Parameter Sonde (Temp, Cond, Turbidity, DO, pH) with GPS	\$165
Water Quality Equipment (DO, pH, Turbidity, Refractometer, Temperature)	\$60
Refractometer (Salinity) or Turbidity Meter	\$37
Large Block Nets	\$110
Minnow Trap	\$95
Net, Hand/Large Seine	\$55
Field Equipment Packages	
Standard Field Package (Digital Camera, GPS, Thermometer, Binoculars, Tablet, Safety Equipment, and Botanic Collecting Equipment)	\$110
Remote Field Package (Digital Camera, GPS, Thermometer, Binoculars, Tablet and Mifi, Delorme Satellite Beacon, 24-Hour Safety Phone)	\$140
Amphibian/Vernal Pool Field Package (Digital Camera, GPS, Thermometer, Decon Chlorine, Waders, Float Tube, Hand Net, Field Microscope)	\$165
Fisheries Equipment Package (Waders, Wetsuits, Dip Nets, Seine Nets, Bubblers, Buckets)	\$55
Underwater and Marine Sampling Gear (U/W Photo/Video Camera, Scuba Equipment (Tanks, BCD, Regulators, Wetsuits, etc.))	\$55/diver
Marine Field Package (PFDs – Personal Flotation Devices, 100-foot Reel Tapes with Stainless Carabiners, Pelican Floats, Underwater Slates, Thermometer, Refractometer, Anemometer, Various Field Guides)	\$55
Insurance, Hazard and Fees	
Historic Research Fees	\$50
L&H Dive Insurance	\$55/diver
Level C Health and Safety	\$65 person

Identification of Subcontractors

The Rincon Team has the relevant local experience and a breadth of technical abilities to make this project a success for the County. With all of our experience in Sonoma County, we will be the most efficient team to take on this project. To supplement our expertise, we have teamed with Fehr and Peers to handle any traffic analyses and studies that may be required. We’re also teaming with Economic & Planning Systems (EPS) for perform an economic analysis to help inform policy decisions related to feasibility of project alternatives and mitigation. The Rincon Team also has additional in-house staff that may be used for considerations not mentioned in this RFP such as incorporating tribal perspectives and social equity. More information on the Team’s qualifications for these specialties can be provided as requested.

Fehr & Peers | Role: Traffic

Fehr & Peers is passionate about transforming transportation consulting through innovation and creativity, deriving inspiration by partnering with



communities to understand and shape local transportation futures objectively tailored to diverse needs.

Fehr & Peers has completed projects in Sonoma County and throughout the North Bay since our firm’s founding in 1985. Fehr & Peers is a leader in CEQA analysis throughout the North Bay, and has also completed several cannabis-related transportation impact analyses for projects throughout the Bay Area. Most of these projects rely on the local travel demand model for information – Fehr & Peers is the developer of the Sonoma County Transportation Authority travel demand model, which will provide one of the key information basis points for the identification of potential VMT impacts and as the basis for future year traffic volume estimates. Fehr & Peers will draw upon its work with the State of California Air Resources Board on new VMT mitigation effectiveness research data and it’s in depth CEQA experience throughout the Bay Area to develop a defensible CEQA Transportation analysis to be included in the EIR for the Comprehensive Cannabis Ordinance. Fehr & Peers purposefully maintains a focus on transportation consulting, serving client needs including the following:

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

Percentage of work to be performed: approximately 10%

Economic & Planning Systems (EPS) | Role: Economic Analysis

Economic & Planning Systems, Inc. (EPS) is a land economics consulting firm that has provided the full spectrum of services related to issues of land use economics for both public- and private-sector clients since 1983. EPS was founded on the principle that real estate development and land use-related public policy should be built on realistic assessment of market forces and economic trends, feasible implementation measures, and recognition of public policy objectives, including provisions for required public facilities and services. EPS’s professional staff, dispersed among offices in Oakland, Sacramento, Los Angeles, and Denver, includes specialists in public finance, real estate development, land use & transportation planning, government organization, and computer applications. EPS excels in preparing concise analyses that disclose risks and impacts, support decision making, and provide solutions to real estate development and land use-related problems. Areas of expertise include:



Programmatic Environmental Impact Report (EIR) and Economic Analysis for the County of Sonoma’s Comprehensive Cannabis Ordinance Update

- Real Estate Economics
- Public Finance
- Land Use and Transportation
- Economic Development and Revitalization
- Fiscal and Economic Impact Analysis
- Housing Policy
- Public-Private Partnership (P3)
- Parks and Open Space Economics

Percentage of work to be performed: approximately 36%

Behmke Reporting and Video Services | Role: Public Meetings/Transcription (Optional)

Behmke was established in 1989 and is owned and operated by California Shorthand Reporter, Paula S. Behmke, CSR, along with Francey Behmke. They are a certified women-owned and green business. Behmke has been providing reliable, quality and timely court reporting and legal video services to the legal community. Behmke’s main office is located in San Francisco, California, but they also have satellite offices throughout the San Francisco Bay Area and Sacramento. They have been at their location in Santa Rosa for over 25 years.



Percentage of work to be performed: TBD

Insurance



CERTIFICATE OF LIABILITY INSURANCE

2/1/2023

DATE (MM/DD/YYYY)
1/27/2022

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

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

PRODUCER Lockton Insurance Brokers, LLC 777 S. Figueroa Street, 52nd Fl. CA License #0F15767 Los Angeles CA 90017 (213) 689-0065	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Crum & Forster Specialty Insurance Co	44520
	INSURER B : Hartford Fire Insurance Company	19682
	INSURER C : Starstone National Insurance Company	25496
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES RINCO01 CERTIFICATE NUMBER: 16100119 REVISION NUMBER: XXXXXXXX

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVP	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> SIR: \$50,000 <input checked="" type="checkbox"/> P&I GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	N	N	EPK-133853	2/1/2021	2/1/2023	EACH OCCURRENCE \$ 3,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 3,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COM/POP AGG \$ 4,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	72UENOL5481	2/1/2022	2/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX Comp./Coll. Ded \$ 1,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	N	N	EPX-119720	2/1/2022	2/1/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	T10220329	2/1/2022	2/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Contractors Pollution Liab E&O Liab.	N	N	EPK-133853	2/1/2021	2/1/2023	Limit: \$3,000,000/\$4,000,000 Limit: \$3,000,000/\$4,000,000 Retro Date: 12/9/1994

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER 16100119 Evidence of Coverage	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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Additional Information

Approach to Environmental Compliance

Rincon's environmental project managers and analysts are skilled in assisting agencies in not only meeting the legal requirements of CEQA, but in making the process useful for staff, decision makers, the applicant or proponent, and the community.

At Rincon, we take a solution-oriented approach to the environmental review process. This is accomplished in a variety of ways, including:

- Effectively engaging stakeholder groups
- Developing effective mitigation measures for identified impacts
- Devising alternatives that respond to environmental conditions and good planning principles

We will provide the County with regular progress reports on work status, as well as budget. Our teamwork approach will ensure that the County has direct access to strong technical expertise, while the consultant team will have direct access to community issues and local political concerns.

Rincon uses a small team approach, typically working in teams of two to six staff depending on the scale and complexity of a project. For this contract, those teams would be primarily drawn from our Oakland and San José offices, which currently support over 25 environmental scientists and planners. However, we have a staff of over 400 professional environmental scientists and planners statewide, any of whom could be assigned to a project as needed.

Innovative Consulting

For each of our on-call service agreements, we strive to achieve and maintain an outstanding and enduring consultant/client relationship. This starts with our goal of becoming the best consultant that each client has worked with. One of the keys to our high level of success in this area has been our development of client-specific management programs that outline the focused needs of the client and our tailored approach to meeting those needs. These programs include but are not limited to defining reporting structure and protocols, quality control procedures, systems development (billing, progress reporting, etc.) and other technical and operational elements that will be followed throughout the duration of the program.

We are also adept at developing internal databases for tracking contract status, project specifics, natural resources, GIS data and general performance and will apply that experience towards the implementation of tasks under this contract. As part of our internal project accounting, we were able to provide a large utility with a better accounting of their mitigation requirements and identify the need for additional endangered species coverage. Our field staff utilizes state-of-the-art PC tablets and applications for field data collection, mapping, and reporting. These tools streamline data collection and have significantly reduced cost and reliability for recording our field data. Additionally, we understand the importance of safety and accessibility. To ensure that staff and clients have access to Principal level support we have established an after-hours call system that provides one number for important calls, after regular company hours. The phone system relays calls to five Principals. The delivery ensures that the phone is answered or a message is delivered to all five phones. The first Principal to receive the call or message is equipped to respond or relay the needs to the appropriate personnel.

Approach to Quality Control

Since its founding in 1994, Rincon has developed a reputation for providing high quality services and deliverables for our clients. Our quality control procedures ensure high quality project execution, client communication, and production of deliverables within budget. The following section outlines our commitment to send all work products and deliverables to the County of Sonoma after adhering to these procedures.

For every project Rincon conducts, we endeavor to provide our client with a high-quality product that meets or exceeds expectations, and for which all applicable professional standards and regulatory requirements are met. To meet this quality standard Quality Assurance/Quality Control (QA/QC) procedures will be managed by Mr. Leider and Ms. Kremin.

We employ our published QA/QC guidelines and standard project management and quality control methods that 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. The project manager and the team staff initiate the project by holding a briefing meeting whereby the work scope, expectations, costs, and timing (schedule) are determined. While each team member is responsible for the overall quality of their work effort and maintaining the deadline for their assignments, project managers are responsible for maintaining communication that the work is proceeding as envisioned on a regular basis depending on the needs of the project. Frequently this is done daily, but no less than a weekly basis. Once the work product has been completed by the team members, it undergoes peer review by the project manager. After revisions as needed, a principal of the firm reviews the final product for quality control before it is provided to our administrative staff for production. Technical studies (e.g., biological, cultural, air quality, GHG, noise) also go through a separate technical review process before project manager and principal reviews. As part of the review, the document is checked against the prior established expectations and requirements of the work scope. Long, complex documents go through a rigorous technical edit to ensure correct grammar, style guide compliance, clear language, and consistent voice throughout. Finally, the document production team performs a comprehensive formatting check before delivery to ensure that the final product meets client expectations.

Our technical editors have extensive experience with a range of technical documents, including CEQA reports, permits, manuals, and whitepapers. With backgrounds as journalists, academics, and trainers, they also have skills in graphic design, web design, and visual arts. The Rincon graphics, technical editing, and production teams are skilled in the Microsoft Office suite of productivity software, Adobe Creative Suite, and web design software to produce visually attractive products. Additionally, in-house, high-speed copiers, printers, scanners, and binding machines allow us to produce high-quality reports and other presentation-ready products.

When a subcontractor provides information, it is initially checked by the staff person responsible for that task, and then checked by the supervisor/project manager for consistency with other aspects of the work and for compliance with the scope of work agreed to by the subconsultant. If the work is not acceptable, it is returned to the subcontractor and they are not paid for those services until a work product that meets the scope of work is delivered. Our standard subcontracts contain language that provides us the necessary authority to reject unsuitable products.

Contract Terms

Similar to other contracts we've signed with the County recently, Rincon would request the following edits to the Contract Agreement (Section 5: Indemnification) shown in ~~strikeout~~/underline:

5. Indemnification. Consultant agrees to accept all responsibility for loss or damage to any person or entity, including County, and to indemnify, hold harmless, and release County, its officers, agents, and employees, from and against any actions, claims, damages, liabilities, disabilities, or expenses, that may be asserted by any person or entity, including Consultant, that arise out of, pertain to, or relate to Consultant's or its agents', employees', contractors', subcontractors', or invitees' performance or obligations under this Agreement. Consultant agrees to provide a complete defense for any claim or action brought against County based upon a claim relating to such Consultant's or its agents', employees', contractors', subcontractors', or invitees' performance or obligations under this Agreement. Consultant's obligations under this Section apply whether or not there is concurrent or contributory negligence on County's part, but to the extent required by law, excluding liability due to County's conduct. Should County be found to be contributory negligent or liable due to its conduct, Consultant shall only be liable for its proportional share of liability. County shall have the right to select its legal counsel at Consultant's expense, subject to Consultant's approval, which shall not be unreasonably withheld. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Consultant or its agents under workers' compensation acts, disability benefits acts, or other employee benefit acts.

Appendix A

Detailed Staff Resumes



Abe Leider, AICP CEP

Principal Planner

Abe is a Principal in Rincon's Environmental Sciences and Planning group. He is responsible for management and preparation of planning and environmental documents and specialized technical studies. Abe 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. Prior to joining Rincon, he was a senior planner with the County of Santa Barbara focusing on agricultural and resource protection planning. He is proficient at interpreting state and federal planning and environmental regulations and guidelines, as well as developing thorough and clear environmental documentation. He has overseen CEQA documentation for many complex planning programs and projects throughout California.

EDUCATION

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

CERTIFICATIONS/ REGISTRATIONS

Professional Certificate in Land Use and Environmental Planning, UCSB Extension

American Institute of Certified Planners, Certified Environmental Planner (no. 021413)

SELECT PROJECT EXPERIENCE

Principal-in-Charge, County of Sonoma – Cannabis Cultivation Ordinance Update and IS-MND, Sonoma County

This updated Cannabis Ordinance includes provisions to allow cannabis cultivation to be permitted through a ministerial permitting process. The project also includes recognizing cannabis cultivation as an agricultural use in the County's General Plan. This project is the first major update to Sonoma County's cannabis regulations. Therefore, Abe has worked closely with County staff to ensure that proper land use regulatory standards were in the updated ordinance to ensure that the update and future nondiscretionary cannabis cultivation operations would not result in significant environmental impacts. Specific areas of concern are aesthetics, air quality, tree protection, odor, and cultural resources.

Principal-in-Charge, County of Alameda – Innovative Housing Types Program Castro Valley General Plan Environmental Impact Report Addendum, Alameda County

Abe oversaw preparation of an addendum to the General Plan Environmental Impact Report for an amendment to the General Plan and zoning ordinance to allow Innovative or Unconventional Housing Types, including "tiny homes," in selected and appropriate unincorporated areas of the county, as well as new performance standards and limitations that would address the general project, site planning and design, tenant selection, maintenance and upkeep, and duration of stay for these uses. Key topics included aesthetics, air quality, greenhouse gas emissions, land use, noise, transportation, public services, and utilities.

Principal-in-Charge, City of Millbrae (sub-consultant to Minter Harnish) – General Plan, Specific Plan, and Housing Element Update Environmental Impact Report, Millbrae

Abe is overseeing the preparation of a Program Environmental Impact Report for the City's General Plan, Specific Plan and Housing Element updates. The proposed project will update the City's Housing Element in compliance with state law and provide for orderly development in the Downtown Specific Plan area.

Principal-in-Charge, City of Palo Alto – Various Projects, Palo Alto

Rincon has provided planning and environmental services to the City of Palo Alto since 2015. Our services have included numerous CEQA documents from categorical



exemptions to Environmental Impact Reports, as well as planning services such as development application processing assistance, preparation assistance and public outreach for the North Ventura Coordinated Plan, developing the City's internal CEQA procedures manual and CEQA document templates, and preparing the 6th Cycle Housing Element Update (currently underway).

Principal-in-Charge, City of Berkeley – On-Call Planning and Environmental Services, Berkeley

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. Abe as acted as Principal-In-Charge for the review and processing services for dozens of development applications for specific projects, including overseeing project management, environmental review, policy and ordinance review, staff reports and public hearings. Under this contract, Abe has overseen projects such as:

- 2190 Shattuck Avenue Mixed-Use Environmental Impact Report and Staff Reports
- 1950 Shattuck Avenue CEQA Section 15183.3 Streamlining Consistency Analysis
- 2129 Shattuck Avenue Environmental Impact Report Peer Review and Staff Reports
- 2211 Harold Way Environmental Impact Report and Staff Reports
- 2009 Addison Street (Berkeley Rep) CEQA Section 15183.3 Streamlining Consistency Analysis
- Adeline Corridor Specific Plan EIR
- Southside Zoning Ordinance Updates Environmental Impact Report
- Ashby and North Berkeley BART Station Rezoning Environmental Impact Report
- 1900 Fourth Street Environmental Impact Report Peer Review
- 710 Heinz Avenue R&D Parking Structure Environmental Impact Report Addendum and Use Permit Processing
- 2100 San Pablo Avenue Senior Housing Use Permit Processing and CEQA

Principal-in-Charge, City of Vallejo – On-Call Planning and Environmental Services, Vallejo

Rincon provides planning and environmental services to the City of Vallejo under an on-call contract. Services provided have included CEQA documentation, current planning including in-house staffing, NEPA assistance for Department of Housing and Urban Development-funded housing projects, special environmental studies including health risk assessments, and cultural resources evaluations. Under this contract, Abe has overseen projects such as:

- Current Planning and Counter Staffing. Two senior Rincon land use planners provided contract planning services including public counter staffing and review/processing of many current planning applications for several months to augment City staff.
- Vallejo Police Department Headquarters Categorical Exemption Report, Staff Report and Hearings. Rincon prepared a categorical exemption report supported by technical studies including noise and air quality analyses. Rincon staff also prepared the
- Sonoma/Magazine Multifamily Project Categorical Exemption Report. Rincon prepared a categorical exemption report supported by technical studies including noise and air quality analyses, as well as a detailed Health Risk Assessment and cultural and biological resources investigations.

Principal-in-Charge, Napa Valley Transportation Authority – On-Call Contract Management, Napa County

Abe is the Principal-in-Charge of Rincon's contract with the Napa Valley Transportation Authority to provide environmental consulting services. Napa Valley Transportation Authority handles the county's short- and long-term regional transportation planning, working closely with local, regional, state and federal partners to improve streets, highways, and bicycle and pedestrian facilities. They also manage the Vine Transit system, which serves over 1 million passengers each year. Abe recently oversaw the constraints analysis, preliminary facility design and CEQA and NEPA documentation for the Vine Transit Bus Maintenance Facility Project through this on-call. The project involved a new bus maintenance, washing and storage facility designed to accommodate approximately 93 Vine Transit buses. He also oversaw Rincon's preparation of CEQA documents for Napa Valley Transportation Authority's Countywide Bicycle Plan and Countywide Pedestrian Plan.





Karly Kaufman

Supervising Environmental Planner/Project Manager

Karly serves as a Supervising Environmental Planner/Project Manager in Rincon's Environmental Science and Planning group. Ms. Kaufman has over 15 years of experience in the environmental industry and 10 years of experience in CEQA project management. She is involved in managing CEQA and NEPA documentation and technical air quality, greenhouse gas, and noise impact analyses for a variety of clients throughout the state. Karly specializes in advising on and managing programmatic CEQA documentation for long-range plans and zoning programs such as for general plans, specific plans, and zoning ordinance amendments. She also manages CEQA documentation for residential and commercial development projects and for large-scale transportation projects. She has prepared and managed environmental impact reports, initial studies, negative declarations, and categorical exemptions, and also prepares CEQA guidance, training, and templates for key clients.

EDUCATION

MESM, Emphasis in Energy and Climate, Bren School of Environmental Science & Management, University of California, Santa Barbara

BS, Environmental Policy Analysis and Planning, University of California, Davis

AFFILIATIONS

Board Member, Association of Environmental Professionals, SF Chapter

CERTIFICATIONS/ REGISTRATIONS

AEP Spring 2021 CEQA
Advanced Workshop

AEP Summer 2019 CEQA
Legislative Update Workshop

HUD Winter 2014 NEPA
Training

SELECT PROJECT EXPERIENCE

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

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

Project Manager, City of Palo Alto – 2755 El Camino Real Multifamily Residential Project Initial Study-Mitigated Negative Declaration, Palo Alto

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

Project Manager, City of Mountain View – 1696-1758 Villa Street Multifamily Residential Project, Mountain View

Rincon prepared an environmental impact report for the 1696-1758 Villa Street Multifamily Residential Project in Mountain View. The 3.3-acre project site included a



former Superfund site. The proposed project involved construction of a 226-unit apartment complex over two levels of underground parking. Rincon also prepared associated technical studies, including high-level biological resources and cultural resources reviews of the property. Other key issues examined in the environmental impact report include aesthetics, air quality, noise, and hazards.

Project Manager, City of Berkeley – Adeline Corridor Specific Plan Environmental Impact Report, Berkeley

Rincon completed an environmental impact report for the proposed Adeline Corridor Specific Plan in the City of Berkeley. The Plan Area is in the southern portion of the City of Berkeley and extends approximately 1.3 miles north from the Berkeley/Oakland border along Adeline Street and Shattuck Avenue to the intersection of Shattuck Avenue and Dwight Way. The Adeline Corridor Specific Plan is intended to direct changes in land uses and development and right-of-way improvements for the Plan Area. Key issues analyzed in the environmental impact report include traffic/circulation, cultural resources, population and housing, noise, air quality, and greenhouse gas emissions.

Project Manager, County of Alameda – Ashland Cherryland Business District Specific Plan Environmental Impact Report, Alameda County

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

Project Manager, City of San Leandro – Bay Fair BART Transit-Oriented Development Specific Plan Environmental Impact Report, San Leandro

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

Project Manager, Barry Miller Consulting/County of Alameda – Fairview Specific Plan Update Initial Study-Mitigated Negative Declaration, Alameda County

Karly is the project manager for the Fairview Specific Plan Update Initial Study-Mitigated Negative Declaration. Focused on Fairview, a semi-rural community in unincorporated Alameda County, the Plan is centered on community driven policies to protect natural resources (e.g. natural landforms, riparian areas/creeks) while creating a set of development standards. Due to the programmatic nature of the project, the initial study-mitigated negative declaration is tailored specifically to analyze all aspects of the Specific Plan at a broad, program level to provide a comprehensive impact assessment and to facilitate streamlining of future CEQA processes.

Project Manager, City of Berkeley – Southside Zoning Ordinance Amendments Environmental Impact Report, Berkeley

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





Darcy Kremin, AICP

Director, Environmental Planning

Darcy has over 20 years of planning, CEQA, and NEPA experience for nonprofit, private, and public sector clients. Darcy 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. She is currently managing CEQA projects in multiple Bay Area cities for educational, commercial, and industrial projects.

EDUCATION

MA, Urban and Environmental Policy, Tufts University

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

CERTIFICATIONS/ REGISTRATIONS

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

SELECT PROJECT EXPERIENCE

Project Director, Sonoma County – Rezone Sites for Housing Project Environmental Impact Report, Sonoma County

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

Project Manager, City of Hayward – California Air National Guard Project, Hayward

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

Project Director, City of Millbrae (sub-consultant to Minter Harnish) – General Plan, Specific Plan, and Housing Element Update Environmental Impact Report, Millbrae

Darcy is overseeing the preparation of a Program Environmental Impact Report for the City's General Plan, Specific Plan and Housing Element updates. The proposed project will update the City's Housing Element in compliance with state law and provide for orderly development in the Downtown Specific Plan area. In addition, Darcy led the City's CEQA compliance with its Active Transportation Plan.

Project Manager, City of Belmont – 6th Cycle Housing Element Update Environmental Impact Report, Belmont

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



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

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

Project Director, City of Hayward – Housing Element Update, Climate Action Plan, and CEQA, Hayward

Darcy is overseeing the preparation the City's Housing Element Update, Climate Action Plan, Public Outreach and CEQA compliance. The proposed project involves multiple updates to City documents, including the City's Housing Element in compliance with state law. Public outreach will be conducted through a racial and equity lens. Rincon will prepare a new Environmental Justice element, and update the City's Safety Element as well. Key issues include fair housing, vehicle miles traveled, climate vulnerability and adaptation, and equity.

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

Darcy is currently managing the preparation of a Program Environmental Impact Report for the City's Downtown Precise Plan. In addition, the Environmental Impact Report will cover the City's 6th Cycle Housing Element. Key issues are development densities and heights, impacts to creeks, utilities, and vehicle miles travelled.

CEQA Technical Manager, Belmont-Redwood Shores School District – Ralston Avenue and Tahoe Drive Improvements, Belmont

At a prior firm, Darcy was responsible for managing the preparation of a Categorical Exemption analysis for the district, which proposed to reconfigure Tahoe Drive and Ralston Avenue to alleviate traffic backups for Ralston Middle School. The main environmental issues were biological resources and traffic. Team provided surveying, road design, drainage evaluation, specifications, structural design, environmental evaluation and permitting, public involvement, right-of-way, public involvement, and bidding and construction phase services for roadway improvements to Ralston Avenue and Tahoe Drive.

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

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

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

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

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

- Sonoma School Redevelopment Project. Darcy was responsible for managing the preparation of an initial study-mitigated negative declaration, which would demolish the Sonoma School and develop 54 single-family residences on an 8.98-acre site.
- Republic Square Commercial Project. Darcy was responsible for managing the initial study-mitigated negative declaration for approximately 247,400 square feet of commercial space, including retail, restaurants, an auto dealership, and a 112-room hotel.





Jerry Hittleman, MA

Senior Planner

Jerry is a senior planner with Rincon's Environmental Planning and Sustainability group. He has experience in urban planning and environmental consulting throughout Southern California. Jerry specializes in managing a variety of long-range and current planning projects, including but not limited to, the entitlement review and processing of cannabis permits, writing and processing cannabis ordinances and their environmental review, wireless permits, zoning text updates, infrastructure improvement projects, and housing element updates. He is integrally involved in Rincon's contract planning practice and provides management level assistance with preparation of CEQA documents.

EDUCATION

MA, Urban and Regional Planning, University of Colorado, Denver

BA, Environmental Design (Environmental Planning and Architecture), University of New Mexico, Albuquerque

YEARS OF EXPERIENCE

40

SELECT PROJECT EXPERIENCE

Project Manager, County of Monterey – Cannabis Permitting, Monterey County

Jerry is currently assisting the County of Monterey in processing a range of cannabis cultivation, distribution, and dispensary projects. He oversees a team of seven Rincon Planners who assist the County Planners in reviewing projects and writing staff reports and resolutions for each project.

Project Manager, County of Sonoma – Cannabis Cultivation Ordinance Update and Initial Study-Mitigated Negative Declaration, Sonoma County

This updated Cannabis Ordinance includes provisions to allow cannabis cultivation to be permitted through a ministerial permitting process. The project also includes recognizing cannabis cultivation as an agricultural use in the County's General Plan. This project is the first major update to Sonoma County's cannabis regulations. Therefore, Jerry has worked closely with County staff to ensure that proper land use regulatory standards were in the updated ordinance to ensure that the update and future nondiscretionary cannabis cultivation operations would not result in significant environmental impacts. Specific areas of concern are aesthetics, air quality, tree protection, odor, and cultural resources.

Quality Assurance/Quality Control, City of Salinas – Cannabis Permitting Program, Salinas

Rincon has provided contract planning and environmental review services to the City of Salinas under an on-call contract since 2017. Under this agreement, Rincon provides primary staffing for the oversight of the City's cannabis-related permitting program, which includes processing new business permit requests, coordination with applicants, coordination with state agencies, and preparation of regulatory materials for permitted facilities. Rincon is also responsible for tracking post-approval requirements as well as processing new or amendment permits. Jerry provides senior-level support and Quality Assurance/Quality Control review for the program.

Senior Contract Planner, County of Monterey – On-Call Cannabis Permit Processing, Monterey County

Rincon was recently contracted by Monterey County to assist with processing cannabis permitting applications under an on-call agreement. Under this effort, Rincon staff operates as an extension of County staff for as-needed preparation of staff reports and resolutions for multiple applications. As part of this assignment, Rincon reviews each application for completeness as well as consistency with an



adopted programmatic Initial Study-Mitigated Negative Declaration, coordinates with County staff and project applicants, prepares incomplete and complete letters, and prepares staff reports. Jerry is the lead planner and project manager for the permitting effort.

Senior Contract Planner, City of Greenfield – Contract Planning, Various Cannabis Use Projects, Greenfield

Jerry has processed various cannabis related development applications through on-call contract planning services. These on-call services commenced in January 2019. Currently, he is assisting with the Organix C2 project Regulatory Permit, Conditional Use Permit, Vesting Tentative Map, and Development Agreement for an expanded cannabis development that includes cultivation, manufacturing, processing, distribution, and office uses. He is also processing the Higher Level Cannabis Dispensary Project for the City.

Senior Contract Planner, City of San Joaquin – Comprehensive Zoning Code Update, San Joaquin

The comprehensive update to the San Joaquin Zoning Ordinance includes amendments to zoning districts and allowed uses, densities, and intensities; creating design standards for each district, as well as developing objective design standards for housing development consistent with Senate Bill 330; and the incorporation of special uses such as home occupations, telecommunications facilities, and accessory dwelling units. The Zoning Ordinance Amendments will facilitate greater housing diversity and a streamlined permitting process in the city to allow the City to meet their Regional Housing Needs Allocation and create a user-friendly ordinance for residents and developers.

Senior Contract Planner, City of Monterey – Personal Wireless Facilities Permits, Monterey

Jerry provides on-call contract planning support to the City of Monterey, related to the review of wireless facility applications received by the City. This includes the review of applications for completeness and preparation of incomplete letters, as appropriate, tracking the Federal Communications Commission “shot clock” deadline for applications, close coordination with City staff and project applicants, evaluation of radio frequency exposure, and preparing legal notices for public hearings.

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

Jerry is currently assisting the City of Selma in creating a Downtown Selma. Overlay District. The purpose of the Overlay District is to protect and enhance the small-town character of the City’s Downtown Area through the adoption of design guidelines, mixed use regulations, improved parking regulations and strategies, and a Complete Streets strategy. The project involves a study session with the City Council, business owner and public outreach, and coordination with City staff. Jerry will assist in writing the Downtown Selma Overlay District standards, CEQA review and public hearings at the Planning Commission and City Council.





Aubrey Mescher, MESM

Supervising Environmental Planner

Aubrey has 17 years of experience managing and preparing environmental analyses and documentation for compliance with California Water Code, the Sustainable Groundwater Management Act, CEQA, and others. She specializes in the analysis of water supply availability and reliability, as well as analysis of the facilities and infrastructure associated with water service. These analyses include consideration to climatic variability and the effects drought conditions, particularly for land use conversion projects that involve revising an existing water use or introducing a new water demand. Aubrey works to meet the needs of water agencies and districts of all sizes, as well as other public and private clients responsible for water-related or water-dependent developments. She is currently managing on-call environmental services contracts for Gateway Water Management Authority in Los Angeles County, Inland Empire Utilities Agency in San Bernardino County, and United Water Conservation District in Ventura County.

EDUCATION

MESM, Water Resources Management; University of California Santa Barbara

BA, Environmental Studies/Film Studies; Emory University

CERTIFICATIONS/ REGISTRATIONS

California Association of Environmental Professionals
Water Education Foundation,
Water Leaders Class, 2014

SELECT PROJECT EXPERIENCE

Technical Analyst for Water Supply, Hydrology and Water Quality – Multi-Site Cannabis Initial Study-Mitigated Negative Declaration, Monterey County

Aubrey provided analysis of water supply and hydrology/water quality for the potential development of cannabis cultivation operations on 45 individual sites in unincorporated Monterey County. Thirty-one of the sites were already utilizing existing greenhouses and other structures on the sites for cannabis production, while 14 other sites would convert existing greenhouses to cannabis production uses. Key challenges included assessing potential impacts to local groundwater, as the sites overlaid two defined groundwater basins that have consistently been affected by overdraft issues, as well as one site in an undefined area. The analysis included review of the activities and management documents of the Salinas Valley Groundwater Sustainability Agency, which is responsible for implementation of a Groundwater Sustainability Plan for the critically overdrafted 180/400 Foot Aquifer, and is also developing a Salinas Valley Integrated Groundwater Sustainability Plan, to provide sustainable groundwater management on a regional level. The analysis was able to determine that implementation of the proposed project would contribute toward meeting sustainable conditions within the Groundwater Sustainability Plan by 2040.

Service Line Lead, Public and Private Clients – Water Supply Assessments, Statewide, California

Aubrey leads Rincon's service line for Water Supply Assessments, through which she prepares and manages land use analyses and large-scale infrastructure projects throughout California to facilitate project compliance with CEQA and California Water Code. Aubrey specializes in Southern California water issues and the analysis of desert-region projects in areas dependent on imported surface water supplies and limited local groundwater, including areas where groundwater resources are adjudicated or otherwise carefully managed due to scarcity and the effects of drought. Water Supply Assessments have been particularly scrutinized in recent years, as California is still in and recovering from historic drought conditions, and the effects of the Sustainable Groundwater Management Act are just starting to be seen. No Water Supply Assessment that she has prepared or managed been legally challenged to date.



A small selection of these include the City of Marina Downtown Vitalization Specific Plan Water Supply Assessment, which addressed a complex and controversial water supply scenario; the City of Seaside General Plan Water Supply Assessment, which evaluated a similarly sensitive water supply scenario; multiple solar developments in unincorporated desert areas, including Bellefield Solar Project, Garland Solar Facility, Aratina Solar Project, and Sienna Solar Project, among others.

Common issues addressed in Water Supply Assessments include the conjunctive use of groundwater and surface water resources, which requires balancing the needs of numerous different land uses, and with consideration to climatic variables that affect the reliability of imported water supplies. In addition, groundwater in agricultural areas tends to have high concentrations of salts as supply decreases. If groundwater is to be used as the supply source for total-dissolved-solids-sensitive purposes, such as washing solar panels or irrigating cannabis operations, water-intensive water quality treatment may be required prior to use, and typically uses a method such as reverse osmosis.

Technical Analyst for Water Supply, Hydrology and Water Quality, City of Millbrae – 2040 General Plan + Downtown and El Camino Real Specific Plan, San Mateo County

The City of Millbrae, located on the northern San Francisco Peninsula, proposes to adopt an update to the City General Plan as well as the Downtown and El Camino Real Specific Plan. Ms. Mescher is preparing the water supply and hydrology/water quality analyses for this proposal, which involves careful consideration to existing land uses and associated water demands, as well as water supply providers in the area and their respective management structures. Key considerations include evaluation of how the proposed infill development might already be addressed in water supply availability projections.

Project Manager and Water Specialist, Water Replenishment District of Southern California – Sativa Well #5 Project and Maywood Avenue Well Treatment System, Los Angeles County

Water Replenishment District (WRD), with support from Rincon, assisted the Sativa Los Angeles County Water District (Sativa) with its application for State funds via WRD's Safe Drinking Disadvantage Community Program, to provide a wellhead treatment system and supporting facilities for Sativa Well #5. Aubrey managed the preparation of CEQA-Plus documentation consisting of an Initial Study-Mitigated Negative Declaration and biological and cultural technical studies, provided an official FEMA floodplain map of the project area, and assisted WRD with Native American consultation in accordance with Assembly Bill 52. Rincon was also retained by KEH & Associates, on behalf of WRD and Maywood Mutual Water Company No. 2 (now absorbed by WRD) to prepare CEQA-Plus compliant technical studies for the Maywood Mutual No. 2 Water System Project, which included the construction of a wellhead treatment system for the existing Maywood Avenue Well. Aubrey assisted in the completion of CEQA-Plus documentation and technical analyses, which were completed within short time frames (less than 3 weeks) for the SRF Application package.

Program Manager, Coachella Valley Water District (CVWD) – On-Call Environmental Services, Riverside County

Aubrey managed Rincon's multi-year on-call environmental services contract with CVWD, including management and execution of multiple CEQA analyses for water storage and delivery projects in the Coachella Valley, Riverside County, and surrounding areas. This included extensive work on, among others, the Palm Desert Groundwater Replenishment Project, which involved re-purposing existing ponds in CVWD's Water Reclamation Plant No. 10 and constructing detention basins for the purpose of replenishing the groundwater basin using Colorado River water imported via the State Water Project, and the Non-Potable Water Master Plan Project, under which multiple future projects would be implemented. Both projects involved the development of new and expanded water supplies in an area that is largely reliant upon groundwater, including groundwater basins that have historically been affected by overdraft conditions, and has complex and sometimes competing regulatory requirements regarding water supply and environmental protections.

Program Manager, United Water Conservation District (UWCD) – On-Call Environmental Services, Ventura County

Aubrey is providing project management assistance to UWCD for the ongoing Federal Energy Regulatory Commission (FERC) non-capacity relicensing process at Santa Felicia Dam. In this capacity, she functions as an extension of UWCD engineering/environmental staff, including with respect to the management of consultants preparing CEQA/NEPA documentation for the project, and coordination with regulatory agencies, such as, but not limited to, FERC and National Marine Fisheries Service on behalf of UWCD.





EDUCATION

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

BA, Journalism, California State University, Chico

AS, GIS, San Diego Mesa College

YEARS OF EXPERIENCE

8

Bill Vosti, MESM

Program Manager: Air Quality, GHG Emissions, and Noise

Bill has 8 years of experience preparing air quality, greenhouse gas (GHG), and noise technical analyses in accordance with CEQA and NEPA. Bill is proficient with various noise prediction models (e.g., CadnaA, SoundPLAN, and FHWA TNM) and air quality and GHG models (e.g., California Line Source Model series, Emission FACTors Model series, American Meteorological Society/Environmental Protection Agency Regulatory Model, Hotspots Analysis and Reporting Program, and California Emissions Estimator Model [CalEEMod] series). His experience includes air quality, GHG emissions, and noise analyses for jurisdictions across California.

SELECT PROJECT EXPERIENCE

GHG Analyst, Sonoma County – Rezone Sites for Housing Project Environmental Impact Report, Sonoma County

Bill served as the GHG Analyst for housing rezone project. a Programmatic Environmental Impact Report for CSU Fullerton's Master Plan Update. The project identifies sites to be added to the County's General Plan Housing Element site inventory to comply with state law and will implement current General Plan Policies and Programs that require the County to identify urban sites near jobs and transit which may appropriately accommodate additional housing. Tasks included providing a programmatic analysis of the project's air quality and GHG emissions through an analysis directly into air quality and GHG sections of the Environmental Impact Report. Key issues included identifying a GHG threshold that could be applied to a programmatic analysis.

Air Quality and GHG Emissions Analyst, City of Lompoc – Mustang Lompoc Investors Cannabis Facility Project, Lompoc

The project involved the construction of a 68,126-square-foot industrial cannabis cultivation facility that would grow and process cannabis. Tasks included strategizing and managing the approach to air quality and GHG emissions impact analysis in the project's Initial Study-Mitigated Negative Declaration and providing quality assurance review of the findings. Issues included the pollutant emissions from the project's emergency generators, requiring a health risk assessment, and potential odor issues to the residential neighborhood 150 feet to the south of the project site. A screening analysis using air dispersion modeling showed that generator impacts did not exceed air district thresholds. GHG emissions exceeded the project-specific threshold; impacts were mitigated through a GHG Reduction Plan.

Air Quality and GHG Emissions Analyst, City of Lompoc – Organic Liberty Lompoc LLC Industrial Cannabis Project, Lompoc

The project would involve the construction of a 90,865-square-foot industrial cannabis cultivation facility that would cultivate, manufacture, process, test, and distribute cannabis. Tasks included strategizing and managing the approach to air quality and GHG emissions impact analysis in the project's IS-MND and providing quality assurance review of the findings. Issues included the pollutant emissions from the project's emergency generators, requiring a health risk assessment, and potential odor issues to the residential neighborhood 400 feet to the south of the project site. A screening analysis using air dispersion modeling showed that generator impacts did not exceed air district thresholds. GHG emissions exceeded the project-specific threshold; impacts were mitigated through a GHG Reduction Plan.



GHG Emissions Analyst, City of Lompoc – Interim Container Project, Lompoc

The project would place 320-square-foot refrigerated containers on a 40-acre site for the cold storage of frozen cannabis. Tasks included managing the GHG Emissions Memorandum for the project including quality assurance review of the analysis. CalEEMod was used to estimate the construction and operational greenhouse gas emissions associated with the project. Guidance from the San Luis Obispo County Air Pollution Control District were used in the analysis. The results were presented in a detailed letter.

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

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

Project Manager, Clark Ranch Development – Technical Studies for the Key Site 1 Project, Orcutt, Santa Barbara County

Project Manager for technical studies on a mixed-use development on a 25-acre site in Key Site in the community of Orcutt in Santa Barbara County. Tasks included managing and providing quality assurance on the Air Quality and Greenhouse Gas Emissions Report, Noise Report, Paleontological Assessment, and Biological Resources Assessment. Key issues managed on the project included providing multiple avenues for the client to conduct biological resources mitigation.

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

Air Quality and GHG Analyst for a proposed housing complex for farmworkers. The project involved the construction of 360 dwelling units in a rural area. Tasks included modeling greenhouse gas and criteria air pollutant emissions (using CalEEMod) and inputting the results directly into the Initial Study-Mitigated Negative Declaration. Key issues included developing a project-specific GHG threshold. Due to the size of the project, pollutant and GHG emissions were within Ventura County Air Pollution Control District thresholds.

Assistant Project Manager and Air Quality Analyst, UC San Diego – UC San Diego Mesa Housing Pedestrian and Bike Bridge Initial Study-Mitigated Negative Declaration, San Diego

Assistant Project Manager and Air Quality Analyst for a three-span concrete girder bridge for pedestrians and bicyclists over UC San Diego's Central Canyon on the east campus. Tasks included preparation of all Initial Study-Mitigated Negative Declaration sections, frequent coordination with UC San Diego Campus Planning and UC San Diego Facilities Design & Construction, air quality and GHG modeling and analysis, and responding to public comments. Key issues included the construction of the bridge within sensitive wetland and upland habitat and addressing public comments from the California Department of Fish and Wildlife. The Initial Study-Mitigated Negative Declaration tiered from the 2004 LRDP Program Environmental Impact Report (as updated in 2010).

Project Manager, Nayssan Properties – Beloit Terraces Multifamily Residential Project, Los Angeles

Project Manager and quality assurance reviewer for Air Quality and GHG Emissions Study, Health Risk Assessment, and Noise Study for a multifamily residential project adjacent to the 405 Freeway. Key issues included health risk exposure and traffic noise from the freeway to future occupants of the project. Reduction measures included high-quality filters and soundwalls for the project's rooftop lounge area.

Air Quality and GHG Analyst, County of Santa Barbara – Arctic Cold, Santa Barbara County

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





Elaine Foster, MA, RPA

Archaeologist

Elaine is an associate archaeologist for Rincon. She has 3 years of professional archaeology experience. She has participated in development compliance, resource conservation, public archaeology, and archaeological excavation for both terrestrial and maritime projects in the Central Valley, Eel River Region, Northern Coast, Sonoma Valley, the Bay Area in California, and the Gulf Coast of Florida. Her experience includes compliance with Section 106 of the NHPA, NEPA, CEQA, and various local regulations. Her skill set includes terrestrial and maritime implementation of Phase I survey, Phase II testing, and Phase III data recovery, site mapping, resource recordation, use of hand-held Trimble GPS, and significance evaluation.

EDUCATION

MA, Anthropology and
Historical Archaeology,
University of West Florida

BA, Anthropology, San Jose
State University

BA, Linguistics, San Jose
State University

AFFILIATIONS

Register of Professional
Archaeologists #56605886

Society of Historical
Archaeology

SDI Rescue Diver Certified

SELECT PROJECT EXPERIENCE

Archaeologist, PG&E – Lower Bucks Lake Carpi-Liner Project, Quincy

Archaeologist for Lower Bucks Lake Carpi-Liner project lead by PG&E and in consultation with Federal Energy Regulatory Commission, Plumas National Forest, and various other federal or state agencies as well as Native American tribes. Elaine assisted with site recordation of multiple submerged archaeological sites, recording the location, components, features, and condition on DPR 523 forms. She was the primary author of the final report and finding of effect in compliance with Section 106 of the NHPA.

Archaeologist, Mendocino Unified School District – Mendocino High School Renovation Project, Mendocino

Archaeologist for the Mendocino Unified School District's High School Renovations Project in Mendocino, California. This project included a cultural resources study for the purposes of a CEQA categorical exemption. Elaine assisted with the research and records search review of the project as well as coordinated and directed the extended Phase I site testing. Additional duties included notetaking, photograph organization, site mapping, and artifact analysis. Elaine was a contributing author to the deliverable report submitted to the Mendocino Unified School District.

Archaeologist, City of Pacific Grove – Pacific Grove Archaeological and Cultural Resource Protocol Development Project, Pacific Grove

Archaeologist and cultural resources specialist for the City of Pacific Groves Archaeological and Cultural Resources Development project. This project involved drafting a legal protocol for treatment of archaeological and tribal cultural resources. Elaine developed the protocol descriptions in compliance with existing federal, state, and local regulations including the Pacific Grove General Plan and Local Coastal Program. Protocols included a process for project review, including a preliminary review, phase I investigation, extended phase I testing, phase II resource evaluation, and detailed descriptions of various mitigation measures, such as phase III data recovery, site capping, environmental site assessment fencing, and avoidance measures.



ADDITIONAL PROJECT EXPERIENCE

- Archaeologist, City of Vallejo – Vallejo HUD Projects: Navigation Center, Permanent Supportive Housing, and Sonoma Estates, Vallejo
- Archaeologist, City of Concord – Concord Industrial Center Light Project, Concord
- Archaeologist, Marin Community College District – Facilities Master Plan, Marin County
- Archaeologist, City of Morgan Hill – Cochrane-Morgan Hill Retail Ventures, Morgan Hill
- Archaeologist, City of Pittsburg – Pittsburg Moves, Pittsburg
- Archaeologist, Marin Community College District – College of Marin Resource Center Learning Project, Marin County
- Archaeologist, City of Rohnert Park – Rohnert Park General Plan, Rohnert Park
- Archaeologist, Cabrillo Economic Development Corporation – Village Senior Apartments Project, Buellton
- Archaeologist, City of Berkeley – John Hinkel Park Renovation Project, Berkeley
- Archaeologist, Robertson-Bryan Inc. – BALMD Levee Erosion Project, Isleton
- Archaeologist, County of Sonoma – Rezoning Sites for Housing Project, County of Sonoma
- Archaeologist, PG&E – Divide-Cabrillo (Burton-Mesa ER) Access Road Maintenance, Mission Hills
- Archaeologist, Monterey Peninsula Water Management District – Potential Acquisition of Monterey Water Supply and District Boundary Adjustment, Monterey
- Archaeologist, Montecito Water District – Alder Creek Flume Repair Project, Santa Barbara County
- Archaeologist, Ventura County Resource Management Agency – Somis Ranch Farmworker Housing Complex Project, Ventura County
- Archaeologist, City of Pleasanton – 3716 Stanley Blvd Public Storage Project, Pleasanton
- Archaeologist, Woodard & Curran – Booster Station 5513/Tank 5514 Project, Ranch Mirage
- Archaeologist, Cadence Environmental Consultants – Camarillo Springs Golf Course Development Project, Camarillo
- Archaeologist, City of Hayward – Clearbrook Circle Church Project, Hayward
- Archaeologist, Coachella Valley Water District – Talavera Phase I Project, Indio
- Archaeologist, Birdseye Planning Group LLC – 3090 South Bascom Avenue Affordable Housing Project, San Jose
- Archaeologist, D.H. Blattner and Sons Inc. – Mustang Two Solar Project, Lemoore
- Archaeologist, First Solar Inc. – American Kings Solar Project, Lemoore
- Archaeologist, San Lorenzo Valley Water District – Redwood Park Tanks Project, Ben Lomond
- Archaeologist, City of Orinda – Orinda Precise Plan, Orinda
- Archaeologist, Southern California Gas Company – eTS 38233 6820 Moonstone Beach Drive Deep Well Anode Project, San Luis Obispo County
- Archaeologist, City of Novato – Costco Fuel Center Project, Novato
- Archaeologist, MKN Associates – Guadalupe Sewer Enhancement Project, Guadalupe
- Archaeologist, 8minuteenergy – Aratina Solar Gen-Tie Line Corridor Project, Kern County
- Archaeologist, BRIDGE Housing – 1740 San Pablo Avenue Project, Berkeley
- Archaeologist, City of Hayward – 25800 Clawiter Road Industrial Project, Hayward
- Archaeologist, STACK Infrastructure – Data Center Expansion Project, San Jose





EDUCATION

BS, Biology, Illinois
Wesleyan University

Matthew J. Kelahan

Project Manager/Biologist

Matthew is a senior biologist and program manager in Rincon's Natural Resources group. He specializes in environmental siting, planning, permitting, and compliance for a variety of projects, including utility, renewable energy, transportation, water, and land use planning projects in California. He is responsible for planning, coordination, and oversight of biological resources studies, preparation of CEQA and NEPA analyses, and development of permitting strategies and facilitation of permitting pursuant to the federal Endangered Species Act and California Fish and Game Code.

SELECT PROJECT EXPERIENCE

Senior Biologist, City of Berkeley – California, Housing Element Update to the Berkeley General Plan, Berkeley

Matthew is overseeing the preparation of a programmatic-level biological analysis in support of a CEQA Environmental Impact Report for an update to the Berkeley General Plan providing a framework for in-fill development to address housing issues. Because the analysis is at a programmatic level, he has worked with the team to identify publicly-available resources providing data sufficient to determine potential impacts to biological resources. The impact analysis tiers to existing city ordinances and other state, federal, and local laws, regulations, and management policies that would apply to individual development projects occurring at a later date.

Project Manager/Senior Biologist, Confidential Client – Photovoltaic Solar Project, Victorville

Matthew is leading biological studies including a protocol desert tortoise (*Gopherus agassizii*) survey, jurisdictional delineation, and wildlife surveys in support of a county Special Use Permit and CEQA Initial Study. He also provides technical support for the design process, assisting the developer applying creative and practical solutions to avoid impacts to sensitive resources to the extent feasible. The project will also include additional technical studies in support of the Initial Study, and permitting pursuant to California Fish and Game Code.

Project Manager/Senior Technical Consultant, Southern California Edison – Eldorado-Lugo-Mohave Series Capacitor Project, San Bernardino County

The project involves the construction of two mid-line series capacitors, installation of optical ground wire, and substation improvements. Matthew serves as the consultant project manager and senior technical consultant, overseeing implementation of a mitigation monitoring and compliance reporting program featuring mitigation requirements from a NEPA Environmental Assessment, CEQA Initial Study-Mitigated Negative Declaration and permits, including a California Fish and Game Code Section 2081 Incidental Take Permit, federal Endangered Species Act Biological Opinion, and permits pursuant to Section 404 and 401 of the Clean Water Act, Section 1602 *et seq.* of California Fish and Game Code, and the Porter Cologne Water Quality Control Act. Matthew directs a team of qualified environmental professionals charged with the task of ensuring compliance with the mitigation requirements while also facilitating construction progress.



Project Manager/Senior Technical Consultant, Southern California Edison – Lugo-Victorville Remedial Action Scheme Project, San Bernardino County

Matthew is providing leadership and senior technical support for preparation of a CEQA Initial Study, NEPA Environmental Assessment, Incidental Take Permit application, Clean Water Act 404/401 permit applications, Lake or Streambed Alteration Agreement Notification (California Fish and Game Code 1602), Notification, and federal Endangered Species Act Section 7 consultation support. In addition, he acts as a liaison between engineering, construction, project management, and agency staff. Matthew and the Rincon team have developed creative solutions intended to streamline the permitting and preconstruction planning process to bring the project into the construction phase.

Lead Biologist, Pacific Gas and Electric – North Region, Linear Gas Transmission Projects, Northern California

Environmental planning and permitting services for various gas transmission maintenance projects. Matthew is the lead biologist, responsible for technical oversight of biological analyses, surveys, and compliance support. As such, he provides subject matter expertise for various desktop analyses, field surveys, and permitting related to biological and aquatic resources. He leads preparation of Clean Water Act Section 404/401 permits and Lake or Streambed Alteration Agreements. He reviews biological constraints analyses, jurisdictional delineations, habitat assessments, and focused biological surveys. He provides support with implementation of regional Habitat Conservation Plans.

Project Manager and Biologist, Southern California Gas and San Diego Gas and Electric – Pipeline Safety Enhancement Plan, Southern California

The Pipeline Safety Enhancement Plan includes hydrostatic pressure testing and/or replacement of approximately 650 miles of natural gas transmission and distribution infrastructure throughout the Southern California Gas and San Diego Gas and Electric service territory. Matthew managed the environmental review, permitting, and compliance efforts for multiple projects in the San Joaquin Valley. In addition, he assisted with the development of programmatic guidance documents for field surveys, impact analysis, and permitting—documents ultimately used throughout the program. He performed desktop biological reviews, supervised biological and water resources permitting efforts, and provided technical expertise for projects throughout the program range, with emphasis on projects in the California Desert Conservation Area and San Joaquin Valley.

Lead Biologist, Waste Connections, Inc. – Chiquita Canyon Master Plan Revision, Los Angeles County

The Master Plan Revision includes several projects intended to increase the permitted disposal area in the landfill to accommodate increasing volumes and to relocate the site entrance. Matthew led permitting efforts pursuant to Sections 404 and 401 of the Clean Water Act and Section 1600 et seq. of California Fish and Game Code. He provided technical oversight and senior for required biological surveys, such as surveys for the coastal California gnatcatcher (*Polioptila californica californica*), a special-status bat habitat assessment, western spadefoot toad (*Spea hammondi*) impact analysis, and pre-construction clearance surveys.

Project Manager and Biologist, Union Pacific Railroad – Bridge Repair/Replacement Program, California and Washington

The program included multiple bridge repair/replacement projects throughout the client's service range. Matthew was the project manager for multiple projects in California's Central Valley and Sierra Nevada foothills. The scope-of-work primarily included desktop environmental review, field studies including aquatic resources delineations and biological resources surveys and permitting pursuant to Sections 404/401 of the Clean Water Act. Where impacts to species listed under the federal Endangered Species Act were possible, Matthew led focused surveys, impact analyses, and consultation pursuant to Section 7 of the federal Endangered Species Act. In addition to biological and water resources, he managed analysis and compliance with federal, state, and local laws and regulations related to air quality (e.g., asbestos, dust), water quality (Stormwater Pollution Prevention Plans), and cultural resources.





EDUCATION

BS, Environmental Management & Protection, California Polytechnic State University

Erik Holtz

Geographic Information System Analyst

Erik has 7 years of Geographic Information System (GIS) and graphics experience including work with various state and local government agencies and consulting firms. He is proficient in the industry-standard ArcGIS suite and his expertise includes cartography, graphics and map production, online and mobile mapping tools, and spatial analysis. In addition to his work with Rincon for numerous clients in the utility and development sectors, Erik has previously provided GIS services for CAL FIRE, the San Luis Obispo County Fire Department, Sheriff's Department, and Office of Emergency Services.

SELECT PROJECT EXPERIENCE

GIS Analyst, Sonoma County – Rezone Sites for Housing Project Environmental Impact Report, Sonoma County

Erik served as the lead GIS Analyst for this project examining several rezoning sites throughout Sonoma County. He organized and managed various geospatial datasets from public and internal sources and generated respective map sets for each potential rezone site. Map sets supported analyses of geologic context, fire, and flood hazard risk among others.

GIS Analyst, San Luis Obispo County – General Cannabis Processing, San Luis Obispo County

Erik served as a lead GIS Analyst for this countywide cannabis permitting project. He managed various geospatial datasets and prepared map figures for numerous cannabis processing sites throughout San Luis Obispo County. Map graphics examined spatial context of elements such as adjacent land uses, underlying soil, and kit fox mitigation ratios.

GIS Analyst, Southern California Edison – California City Substation 115 kV Upgrade Project, Kern and San Bernardino Counties

Erik served as a supporting GIS Analyst for this regional utility alignment project. As part of this project, Erik managed spatial data for internal project progress tracking and display in client-facing web maps. He also facilitated and oversaw the digital generation of site record reports for over 300 cultural resource sites discovered during project surveys.

GIS Analyst, Southern California Gas Company – Pipeline Safety Enhancement Plan, Southern California

Erik has served as a supporting GIS Analyst for the Pipeline Safety Enhancement Plan program on projects throughout SoCal Gas's service territory. As part of this project, Erik has performed spatial analysis and modeling using existing and proposed infrastructure data as part of the Detailed Environmental Review process. He has also prepared numerous map figures and graphics to display the findings from these analyses, many of which spanning 20+ pages.

GIS Analyst, Intersect Power – Blythe Mesa Solar II Environmental Compliance Project, Riverside County

Erik served as the lead GIS Analyst for this multi-year solar power construction project. Erik managed all spatial data and set up field tools used by Rincon staff to conduct field surveys and log daily monitoring activities. He oversaw the use of these field tools by 20+ field monitors at the height of project activities, and assisted



in troubleshooting field hardware/equipment difficulties. Erik set up procedures for automated digital generation of monitoring reports and managed preparation of all graphics for the project. Numerous graphics were generated for the biological and cultural resources services during the project to document various findings.

GIS Analyst, Intersect Power – Athos Solar Environmental Compliance Project, Riverside County

Erik served as the lead GIS Analyst for this multiyear solar power construction project covering 3,000+ acres. Erik managed all spatial data and set up field tools used by Rincon staff to conduct field surveys and log daily monitoring activities. He oversaw the use of these field tools by 30+ field monitors at the height of project activities and assisted in troubleshooting field hardware/equipment difficulties. Erik set up procedures for automated digital generation of monitoring reports and managed preparation of all graphics for the project. Numerous graphics were generated for the biological and cultural resources services during the project to document various findings.

GIS Analyst, Fort Ord Regional Trail and Greenway, Monterey County

Erik served as the GIS lead on this regional approximately 27-mile trail alignment project running throughout Monterey County. He managed all GIS data, conducted GIS support for field staff, and prepared numerous map graphics for associated reports, including an environmental impact report, jurisdictional delineation, and biological resources report.





Zong Moua

Digital Accessibility Manager

Zong has over 4 years of professional experience in the field of digital accessibility and has been involved in all levels of accessibility projects, including the California statewide Assembly Bill 434 Toolkit created to help California state agencies comply with federal Web Content Accessibility Guidelines.

Zong's philosophy is to provide excellent, "no-surprises" consultancy advice and expertise to his clients, including advising on both company and stakeholder issues that may arise during the documentation process but how to technically meet standards when creating websites and documents to accommodate assistive technology users.

EDUCATION

MA, Youth & Family Ministries,
Denver Seminary, Littleton,
Colorado

BS, Electrical Engineering,
Washington State University,
Pullman, Washington

AS-TRMP, Engineering:
Computer/Electrical, Spokane
Falls Community College,
Spokane, Washington

SELECT PROJECT EXPERIENCE

Project Manager/Subject Matter Expert, Department of Housing and Community Development – Americans with Disabilities Act Remediation Project Management, Sacramento

Zong served as the project manager and subject matter expert for Direct Technology's contract to the California Department of Housing and Community Development (HCD) from January 2020 to December 2021. During his time working with HCD, Zong oversaw all accessibility compliance for HCD's public website, intranet, and public-facing documents. He was the liaison between HCD staff and Direct Technology and served as the lead technical assistance consultant. He also developed and offered weekly digital accessibility training for all HCD staff responsible for creating or remediating documents. He led his team to successfully remediate tens of thousands of pages by the Assembly Bill 434 biennial deadline, July 1, 2021, along with successfully extending the HCD Americans with Disabilities Act Remediation Project Management contract for an additional year for the purpose of creating sustainable protocols for accessibility and maintaining digital accessibility compliance through training, technical assistance, and document remediation.

Digital Accessibility Specialist/Trainer, Department of Rehabilitation – Sacramento

Zong served as the digital accessibility specialist for the Department of Rehabilitation from February 2018 to December 2019 and quickly became the Department's subject matter expert and digital accessibility trainer for state agencies across California. Zong was trained by leading Americans with Disabilities Act experts in understanding people with disabilities, along with the culture and laws, to implement accessibility best practices and guidelines for state agencies, in addition to developing the Department of Rehabilitation's current document accessibility training offered to state staff. He was a member of the Web Accessibility Community of Practice, a forum of state staff discussing digital accessibility, and has been a presenter in their monthly meetings.





David W. Zehnder



Managing Principal

Education

Master of City Planning, concentration in Regional Economics, University of California at Berkeley, 1992

Bachelor of Arts in Economics, San Francisco State University, 1989

Bachelor of Arts in Geography, San Francisco State University, 1989

Previous Employment

Consultant, Economic Strategies Group, 1991–1992

Economic Analyst, Solano Private Industry Council, 1990–1991

Coastal Act Enforcement/Legal Support, California Coastal Commission, 1988–1990

Select Affiliations & Speaking Engagements

Urban Land Institute (ULI), Sacramento District Council, Past District Council Chair, Governance and Policy Committees

ULI National Urban Revitalization Product Council, Chair, Blue Flight

UC Davis Center for Regional Change (CRC), Regional Advisory Council Member

California Association for Local Economic Development (CALED), Advisory Board Member

Lecturer, University of California at Davis Extension, "Financial Aspects of Planning," 2008–2017

Panelist, Appraisal Institute, "2016 Real Estate Forecast," February 2016

Panelist, "Urban Assets and Sectors: Outlook for Office, Industrial, Retail, Hotel & Housing," IMN's Second Annual Opportunity & Private Fund Forum on Urban Rejuvenation & Brownfields, Los Angeles, April 2007

ABOUT

David W. Zehnder is a consulting economist specializing in regional economics, public/private development, transactional real estate, feasibility analysis, and public finance. David's practice centers on creating viable land use and redevelopment strategies, taking full account of regional site context, market conditions, public policy objectives, and private-sector financial requirements.

SELECTED PROJECTS

City of Sacramento Comprehensive Cannabis Study

EPS conducted a comprehensive study of the cannabis industry informing the City of Sacramento's future regulatory approach. The study included detailed analyses of major trends at the global, national, State, regional, and local levels. This was followed by a detailed evaluation of real estate and neighborhood impacts of cannabis operations on residential and commercial real estate, as well as a study of the economic multiplier effects and fiscal impacts of the City's cannabis program. The work was accomplished through multiple case studies of other major cities in the U.S. and California, a literature review, stakeholder interviews, real estate trends analysis, fiscal impact analysis, and input-output (multiplier) analysis. The data informed four major public hearings by the City's Law and Legislation Committee to discuss issues of land use concentration, approaches toward taxation, and discussion of options and preferred approaches toward regulating ownership. Recommended policies in these three areas were developed by City staff with input from EPS and were unanimously approved by the Sacramento City Council.

Sonoma County Master Planning

EPS conducted an evaluation of market and pro forma feasibility of a major mixed-use property in unincorporated Sonoma County on behalf of an institutional landowner, evaluating County demographics, tourism market, retail conditions, labor force accessibility, and other factors in conjunction with investors, property owners, end users, and land use planners.

Gilroy Economic Development, Market Analysis, and Public-Private Partnerships (P3) Implementation

EPS has been instrumental in advising the City of Gilroy on a broad range of planning and development issues over the past five years. Building on a Place Based Economic Development Strategy prepared for the City and the GEDC, EPS subsequently conducted an economic impact analysis of Gilroy Gardens, and has been advising the City on development and disposition terms pertaining to the City's Sports Park and the Gilroy 536 project encompassing Gilroy Gardens.

Davis and Sacramento Innovation Center Evaluations

EPS has conducted in-depth review and analysis of several innovation center concepts. EPS advised the University of California at Davis (UC Davis) in evaluating opportunities related to development of a university-related research park and cultural amenity as part of the Chancellor's vision of a University-based "innovation research park." Subsequently, EPS evaluated two Innovation center proposals

Panelist, "The Economics of Mixed Use Development," Northern California Redevelopment Alliance, March 2007

Lecturer, University of California at Davis Extension, "Brownfield Redevelopment Strategies," 2005

Select Publications

David has authored or co-authored the following selected papers:

"The Use of Master Developers: Outsourcing Base Reuse," Economic Development Commentary, Winter 2000

"A Triage Strategy for the Development of University-Related Research Parks," Conference Proceedings of the American Association of University-Related Research Parks, Monterey, California, 1996

"The Economic Interdependence of the San Francisco Bay Area," UC Berkeley Institute for Urban and Regional Development, 1992

"An Economic Development Strategy for Solano County," Solano County Private Industry Council, 1992

proposed by private sector interests in Davis, California. In addition, EPS worked with the City of Sacramento in evaluating future innovation center concepts at the UCD Health Campus adjacent to the Oak Park neighborhood, which included specific reference to opening job opportunities for local residents.

Fort Ord Base Reuse Plan Market and Economic Analysis

In the post-recession environment, plans for reuse of the 20,000-acre Fort Ord Army Base required re-evaluation and updating. EPS completed a detailed evaluation of the current economic dynamics, offering a detailed assessment of market conditions and expectations, emerging real estate trends, and key risk factors affecting reuse plans and local economic development objectives. Based on employment and population growth projected over the next 20 years, EPS projected demand for several categories of residential and nonresidential land uses. EPS developed a comprehensive set of policy options and implementation recommendations intended to help local jurisdictions, including many disadvantaged communities, rebuild their economies following the closure of this important regional asset.

Sacramento State (Ramona Village) Faculty and Staff Housing Feasibility

Development of the proposed University Village Project was a unique opportunity for California State University Sacramento and its non-profit affiliate, University Enterprises, to provide needed and affordable housing for faculty and staff employed by the University. EPS analyzed market conditions related to the Sacramento residential housing market, particularly related to affordability, product mix, and feasibility of offering higher density ownership housing using a ground lease. EPS also evaluated the financial feasibility of the Project, using discounted cash flow analysis to test variations in construction costs, financing structures, ground lease terms, and approaches to project phasing and pricing.

US 50 Realignment/South Shore Community Revitalization Project

EPS was retained by the Tahoe Transportation District to evaluate the potential of a proposed realignment of Highway 50 on Lake Tahoe's South Shore. As part of this effort, EPS conducted a comprehensive review of economic conditions on the South Shore, focusing primarily on the influence of tourism and visitation and on the region's ability to compete with other resort areas for destination visitors. EPS carefully analyzed the business composition of the affected neighborhood and its relationship to visitation, pass-by trips, shoppers' behavior, and other factors to predict the likely positive or negative effects of the roadway realignment upon the immediate area as well as upon the broader South Shore economy, including specific reference to a housing replacement program for certain affected neighborhoods.

Kings Beach and Tahoe City Economic and Redevelopment Strategy

EPS analyzed economic and land use conditions and population trends to create a strategic plan for redevelopment in Kings Beach and Tahoe City, focusing on the redevelopment of retail, visitor accommodations, and affordable housing in the form of transit-oriented, compact villages, facilitating improved views, open space, and environmental protection for Lake Tahoe's north shore. The analysis was largely predicated on the need to provide improved housing conditions to the local labor force supporting the area's tourism industry, resulting in a successfully implemented dispersed affordable housing strategy that has strengthened the fabric of the area.

San Joaquin and Merced County General Plan Updates

EPS provided market, fiscal, infrastructure finance, and other technical support to the updates of these County General Plans, in both cases carefully analyzing labor force, commute dynamics, economic base development, and innovative approaches to ensuring infrastructure and County services are effectively provided to residents and businesses.



Tom Martens

Vice President



Education

Masters of City and Regional Planning, Real Estate Focus, Rutgers University, 1998

Bachelor of Arts, Urban Studies, San Francisco State University, 1993

Previous Employment

Director of Projects, New Economics, Roseville, CA, 2016-2017

Independent Consultant, Washington, DC, 2013-2016

Associate Vice President, AECOM/Economics Research Associates, Washington, DC, 2002-2013

Senior Consultant, Real Estate Advisory, Ernst & Young, New York, NY, 1997-2001

Land Acquisition Intern, K. Hovnanian, Edison, NJ, 1997

Senior Analyst, Retail Site Selection, Thompson Associates, Pleasanton, CA, 1994-1996

Policy Analyst, Bay Area Council, San Francisco, CA, 1992-1994

Affiliations

Urban Land Institute (ULI), Technical Assistance Panels: Anacostia Gateway, DC; CSX Rail Line, DC; Charles Town-Ranson, WV

Lecturer, John Hopkins University, Carey Business School MSRE program, Real Estate Market Analysis and Feasibility, 2006-2009

Guest Lecturer, Real Estate Associate Program (REAP), Real Estate Market Demand Analysis, Fall 2010

ABOUT

Tom Martens has extensive real estate and economic development experience, with a broad range of real estate economic analysis. Tom has managed assignments involving market demand, financial feasibility, site selection, fiscal and economic impact analyses, and tax increment financing. He has conducted projects on behalf of developers, financial services firms, retailers, manufacturers, as well as federal, state, and local agencies and jurisdictions.

SELECTED PROJECTS

USGS Menlo Park Site Highest & Best Use/Land Valuation, Menlo Park, California

EPS helped a private sector client evaluate the "highest and best" reuse potential of a 17-acre strategically located site in Menlo Park to be sold pursuant to the Federal Asset Sale and Transfer Act. Working with the client's internal design team, conducted market analysis and developed an interactive cash flow model to optimize re-use options, including re-purposing existing buildings.

City of Del Rey Oaks, Fort Ord Land Residual Value Analysis, Del Rey Oaks, California

For City of Del Rey Oaks developer negotiations, developed an interactive residual land value analysis model with a dashboard interface to allow testing of land value and fiscal implications for a range of development factors. Variables included land use mix, density, pricing, timing, and infrastructure requirements.

City of Davis, Davis Innovation and Sustainability Campus (formerly Aggie Research Campus), Davis, California

On behalf of the City of Davis, tested the development feasibility, fiscal impact and economic impact of the proposed project that is to include over 800 residential units and more than 2 million square feet of non-residential space over a multi-year buildout. Financial feasibility analysis included production of a detailed multi-phase development pro forma; fiscal impact analysis incorporated comprehensive estimates of both revenues and public service costs to the City.

City of West Sacramento, Raley's Landing, West Sacramento, California

The City was seeking a better understanding of the financial feasibility of development alternatives for a prime riverfront site, and the implications for an existing tax increment agreement. Completed detailed cash flow analysis comparing the estimated return for alternative residential, office and hotel development scenarios, testing the effect of integrating potential tax increment.

Altria Client Services (Phillip Morris USA), Plant/Site Re-Use, Concord, North Carolina

Determined market/absorption potential, residual land values, and fiscal and economic impacts of alternative redevelopment strategies for a 2,000-acre site. Redevelopment scenarios included both with and without reuse of the existing 1.5 million square foot manufacturing facility, in addition to commercial and residential uses.

City of Sacramento Comprehensive Cannabis Study

Completed a comprehensive study of the cannabis industry informing the City of Sacramento's future regulatory approach. The study included analyses of major trends and a detailed evaluation of real estate and neighborhood impacts of cannabis operations on residential and commercial real estate, as well as a study of the economic multiplier effects and fiscal impacts of the City's cannabis program. The work was accomplished through multiple case studies of other major cities in the U.S. and California, a literature review, stakeholder interviews, real estate trends analysis, fiscal impact analysis, and input-output (multiplier) analysis.

City of Del Rey Oaks, Cannabis Production Implications for Industrial Market Demand, Del Rey Oaks, California

As part of a leasing strategy for a City-owned properties, EPS completed an assessment of the cannabis industry in Monterey County to gauge impact on industrial space demand and any potential pricing premiums in the market. In addition to extensive research into cannabis cultivation and manufacturing, EPS interviewed active cannabis producers in Monterey County, regional real estate brokers, and municipal officials in King City and Greenfield, both of which had numerous facilities operating or in the approvals process, to gain deeper understanding of the dynamics within the local cannabis industry, factors impacting growth and location decisions, and implications for industrial space demand and pricing.

Merck, Plant/Site Re-Use Studies, Kenilworth and Union, New Jersey

Determined highest and best use at two closing pharmaceutical plant sites about a mile apart. Based on the findings, the site along a major highway is proposed to be partially redeveloped with a retail center, with the client remaining on the rest of the site. The other site, near a train station, is proposed to be a transit-oriented village. The studies also included conceptual site planning, financial feasibility analysis, and fiscal and economic impacts.

Cisneros & Miramontes, Downtown LA Mixed-Use Economic Impacts, Los Angeles, California

On behalf of a multi-partner team submitting a competitive bid for development of a key site at the base of Bunker Hill, above a Metro station and adjacent to the Angels Flight funicular, completed a qualitative assessment of the economic impacts beyond standard multiplier effects. Drawing on the experiences of other downtown university campuses and urban innovation centers, outlined the transformative impact a proposed downtown campus of a major local university could have on the greater Downtown area.

Tahoe Transportation District, South Shore Revitalization, South Lake Tahoe, California & Stateline, Nevada

The Tahoe Transportation District (TTD) is planning to realign the portion of US Highway 50 that runs through the heart of the South Shore's Tourist Core with the goal of transitioning the area toward a more pedestrian-oriented, year-round village. The analysis included an evaluation of current and potential retail sales and hotel room revenues in the project area, and the resulting potential increased tax revenue for both the City of South Lake Tahoe, California, and Douglas County, Nevada.

Tahoe Douglas Visitors Authority, Event Center Impacts, Stateline, Nevada

The Tahoe Douglas Visitor's Authority is looking to broaden the South Shore's visitor appeal beyond summertime, skiing, and gaming market segments, with a year-round venue adjacent to the casinos in Stateline, Nevada. EPS estimated the impact the Event Center would have on the number of visitors and their spending in area hotels, shops, and restaurants. EPS estimated all relevant tax revenues and the costs of providing municipal services to evaluate the net fiscal impact. Economic impacts were also calculated using input-output modeling software.

City of Manteca, Proposed Incentives Analysis, Manteca, California

Analyzed the proposed incentive package to evaluate future payouts relative to the projected stream of source funds and estimate the overall package value to the City and the applicant. As part of the analysis, estimated the net fiscal impact of the project, incorporating relevant tax revenues, incentives, and municipal services costs. Completed tasks also included calculation of economic impacts of construction and operations.



Ian Barnes, PE

Senior Associate/North Bay Senior Market Leader

EDUCATION

Master of Science in Civil Engineering,
University of California, Berkeley, 2011

Bachelor of Science in Civil Engineering,
Magna Cum Laude, California Polytechnic
State University – San Luis Obispo, 2010

REGISTRATIONS

Professional Engineer, State of California
(#C81389)

AFFILIATIONS

Institute of Transportation Engineers (ITE),
Member

Founding Officer of the San Francisco Bay
Area chapter of the Young Professionals in
Transportation

PUBLICATIONS

*Navigating Transformative Change: Lessons
Learned from SB 743/VMT Implementation in
California*, ITE Western District Annual Meeting,
2019

*Getting There on Time: Why Travel Time
Reliability Isn't Just for Drivers* (lead author), ITE
Western District Annual Meeting, 2017 – Award:
Best Annual Meeting Paper by a Young
Professional.

*Impact of Peak and Off Peak Tolls on Traffic in
the San Francisco–Oakland Bay Bridge Corridor*
(lead author), UC Berkeley Global Metropolitan
Studies, 2011

ABOUT

Ian Barnes is an award-winning Senior Associate in Fehr & Peers' Walnut Creek office, who also serves as Senior Market Leader for the North Bay and North Coast. A native of Sonoma County, his enthusiasm for transportation and improving communities has led to extensive experience in transportation planning/engineering projects covering a broad spectrum of project types, including industrial, infrastructure and residential projects. Ian is recognized throughout the State of California as an expert in VMT analysis for CEQA purposes and has assisted several North Bay agencies in implementing VMT for CEQA analysis as required under Senate Bill 743. Ian is a leader in the field of program-level emergency evacuation analysis, including completing the first AB 747 and SB 99-compliant analyses for a North Bay agency as part of the Napa County Safety Element and Housing Element update.

PROJECT EXPERIENCE

800 Yolanda Avenue Cannabis Project EIR (Santa Rosa, CA)

Ian served as Associate-in-Charge as prepared the CEQA Transportation analysis and EIR Transportation section for the proposed indoor cannabis cultivation facility at 800 Yolanda Avenue in the City of Santa Rosa. The proposed project included over 100,000 square feet of indoor cannabis cultivation and laboratory testing facilities. Fehr & Peers evaluated the VMT generation potential of the proposed project in addition to a CEQA site plan review. An informational LOS analysis was also prepared to assess the project's effect on the local circulation system. A critical factor in the success of the project was the development of site-specific trip generation information based on the typical shift schedule for the project and an alternative delivery schedule that avoided the peak hours of travel on adjacent roadways. The site plan was evaluated for enhanced emergency vehicle access, and the parking supply was evaluated against the City code and the actual demand profile expected for the project.

City of Concord Cannabis Retail Facilities EIR (Concord, CA)

Fehr & Peers prepared the CEQA Transportation analysis for three cannabis dispensaries in the City of Concord, California. The projects included various sizes and contexts of dispensary facilities, with each project site serving a different mix of clientele.

Fehr & Peers evaluated the VMT generation potential of the proposed project in addition to a CEQA site plan review. A local transportation analysis and other.

engineering and planning services were provided to estimate the project's effect on the transportation system. Ian served as the Technical Manager for the transportation analysis.

Sonoma County Travel Behavior Study and Travel Demand Model Update (Sonoma County, CA)

Fehr & Peers obtained mobile device data from StreetLight Data to provide an updated understanding of Sonoma County travel patterns and to support the update of the Sonoma County Travel Model. The model includes a traditional vehicle assignment component and a bicycle/pedestrian component. The model was updated to a base year of 2015 and a future year of 2040. A focus of the model development effort was to enhance the representation of visitor/tourism travel and winery/agricultural uses. The model development process will also include a weekend model and a methodology and post-processor for SB 743 reporting purposes. Data obtained through the Travel Behavior Study will be used to inform the public and decision makers about Sonoma County travel patterns, ensuring the model is able to reasonably forecast existing travel patterns to increase the confidence in forecasts that will be used for various short- and long-term planning studies. Ian served as the local transportation expert for this project.

Sonoma County Housing Rezone EIR (Sonoma County, CA)

Ian served as Project Manager and Associate-in-Charge for the CEQA transportation impact analysis prepared for the Sonoma County Housing Rezone project. The project involved the programmatic environmental clearance of dozens of housing catalyst sites throughout Sonoma County. The CEQA impact analysis was completed on the basis of the project's effect on VMT, as measured by the SCTA travel demand model. Significant impacts were identified using thresholds

from the OPR *Technical Advisory on Evaluating Transportation Impacts in CEQA*, and a transportation demand management (TDM) program was developed as part of mitigation strategies to address VMT impacts. In addition to the VMT analysis, Fehr & Peers performed an informational traffic operations analysis using the Level of Service metric to identify new deficiencies related to General Plan goals and policies that address circulation system operations. Improvement measures such as new traffic signals, roundabouts and intersection stop sign control were identified to remedy potential new deficiencies.

Petaluma Infill Mixed-Use CEQA Transportation Analyses and City VMT Implementation Project (Petaluma, CA)

Ian is currently serving as Associate-in-Charge for the CEQA transportation impact analyses of two mixed-use projects in the Downtown Petaluma SMART station area. These projects represent two of the first projects in Petaluma where VMT will be used as the CEQA Transportation analysis metric. Coordinating with City staff, Fehr & Peers has completed the CEQA VMT

analysis, and informational LOS analysis (including the use of the SimTraffic analysis software to more precisely measure project effects at the East Washington Street and East D Street SMART at-grade crossings), and a review of multimodal transportation in and around the project sites (including at the Copeland Street Transit Mall). VMT mitigation measures were proposed to alleviate CEQA VMT impacts (where identified), and these mitigation measures were quantified using data from the CAPCOA research and Fehr & Peers' research in partnership with the California Air Resources Board. This work leverages Fehr & Peers' efforts with the City of Petaluma to implement VMT for CEQA as mandated by SB 743 – Ian serves as Fehr & Peers' project manager for the City of Petaluma VMT implementation project.

Sonoma Mountain Village Mixed-Use Transportation Analysis Update (Rohnert Park, CA)

Ian managed this project in which Fehr & Peers provided follow-up transportation engineering and planning services for the Sonoma Mountain Village project in Rohnert Park, California. As a result of revisions to the project site plan, the project applicant retained Fehr & Peers to update the trip generation calculation to determine the updated site plan's consistency with the EIR for the project. Ian led the team in using the MainStreet/MXD+ mixed-use trip generation methodology to estimate the peak hour trips for the project. This methodology uses data from the SCTA and MTC travel demand models to inform the calculation process.

Rohnert Park General Plan Update & EIR (Rohnert Park, CA)

Ian is the project manager for Fehr & Peers' efforts in the update of the Rohnert Park General Plan. In addition to updating the goals and policies in the General Plan and developing a plan for a robust multimodal system, Fehr & Peers will be producing traffic volume and VMT forecasts for Year 2040 conditions using the new Sonoma County Transportation Authority travel demand model. The volume forecasts will be used to help right-size the transportation system, as well as provide VMT estimates which will be used as the basis for the CEQA analysis of the preferred General Plan alternative. Big Data will be used to supplement the analysis and ensure that base year modeled origin-destination patterns are reasonable. Big Data was also used to verify the minor modifications needed to calibrate and validate the model to local conditions; Fehr & Peers effectively worked with City staff, their consultants and SCTA staff to identify the best course of action with respect to model updates. Data from the SCTA travel demand model was also supplemented by data from the EPA-approved MXD+ mixed-use trip generation methodology, as applied in the MainStreet tool (which links MXD+ to data from the SCTA model).

Appendix B

Living Wage Solicitation Form



COUNTY OF SONOMA

GENERAL SERVICES PURCHASING DIVISION

2300 COUNTY CENTER DRIVE, SUITE A208
SANTA ROSA, CALIFORNIA 95403
(707) 565-2433 Fax: (707) 565-6107

Living Wage Solicitation Form

1. A five percent (5%) weighting preference shall be provided to any service contractor who certifies that at least fifty percent (50%) of the workforce that will be used to perform the service contract will be Sonoma County residents. Said weighting preference shall be applied in accordance with the procedures set forth in the County's Local Preference Policy for Services.

The undersigned complies with the statement above.

Yes

No

2. Within the last five (5) years, have you had any violations that were sustained with the National Labor Relations Board, Occupational Safety and Health Agency, California Labor Commission, Equal Employment Opportunity Commission, Environmental Protection Agency, and/or the Department of Fair Employment and Housing?

Yes (Attach a statement describing the findings of violations and how they were addressed.)

No

The Undersigned acknowledges that they will be required to complete an additional, detailed self-certification form if awarded a contract as a result of this solicitation. By completing and signing this form, the undersigned states that, under penalty of perjury, the statements provided herein are true and correct.

Authorized Signature: *Abe Leider*

Date: 6/20/2022

Printed Name and Title: Abe Leider, Principal

Organization Name: Rincon Consultants, Inc.



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