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December 13, 2004  
*Revised January 7, 2005*  
Project Number 04-57370

Michael Kamino, Director  
Planning and Community Development Director  
City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, California 91301

**Subject: Revised Proposal to Prepare Program Environmental Impact Report (EIR)  
For the Agoura Village Strategic Action Plan/Agoura Village Specific Plan**

Dear Mr. Kamino,

We are pleased to submit this revised proposal to prepare a Program EIR for the Agoura Village Strategic Action Plan/Agoura Village Specific Plan. We understand that the City will be developing a Specific Plan that is consistent with and will guide the implementation of the Agoura Village Strategic Action Plan and that the EIR will serve as the CEQA document for adoption of both the Strategic Plan and Specific Plan for the project area.

As noted in our December 13, 2004 proposal, we intend to maximize the use of existing information in an effort to streamline the CEQA processing of the project. To effectively accomplish this objective, we propose to use key senior staff to examine these studies and to augment them, where necessary, to meet the requirements of CEQA.

We are very enthusiastic about the opportunity to assist the City with this study effort, as the Rincon team offers a unique combination of experience on similar projects and a high level of in-house technical expertise that will enable us to effectively meet the City's objectives for this program.

Thank you for the opportunity to submit this proposal. We are confident you will find our team and general approach well suited to your needs for this project. Please contact us if you have any questions or require any additional information.

Sincerely,  
**RINCON CONSULTANTS, INC.**

A handwritten signature in black ink, appearing to read "Michael P. Gialketsis".

Michael P. Gialketsis, REA  
Principal

A handwritten signature in black ink, appearing to read "Joe Power".

Joe Power, AICP  
Planning Manager

## UNDERSTANDING OF THE PROPOSED PROJECT

**Agoura Village Strategic Action Plan.** The Agoura Village Strategic Action Plan (AVSAP) is a community-planning endeavor intended to transform a part of the Agoura Road corridor into an identifiable, pedestrian-oriented, mixed-use village center. The plan contemplates up to 575,000 square feet (sq ft) of development, but does not specifically dictate development limits. If approved, the AVSAP would be used by the City as a policy document to guide the establishment of Agoura Village. The AVSAP contemplates shops, restaurants, a hotel, apartments, theatres, and other entertainment uses. The eventual implementation of the plan's vision would result in a new downtown for the community that would become a unique destination within the City of Agoura Hills.

In order to create a plan that represented the community's vision for the area, the City engaged in a progressive planning process from 2001-2003. The study area included about 98 acres on both sides of Agoura Road, from about 1,400 feet west of Kanan Road to about 750 feet east of Cornell Road. Roadside Drive and U.S. Highway 101 border much of the project to the north. The area currently contains various commercial uses including retail, restaurant, office, theatres, and services. About 66 acres of the total planning area is vacant and currently undeveloped.

The AVSAP is comprised of three separate components, which are: (1) the Opportunities & Constraints Analysis; (2) the Urban Design Plan; and (3) the Architectural Design Guidelines. Taken together, these documents are to be used by the City's legislative and quasi-legislative bodies to ensure future development within the project area occurs in a unified manner for the purposes of establishing the proposed "Village Concept."

The AVSAP employs urban design methods intended to both externally integrate the project area with its natural surroundings and to internally integrate the project's mix of various land uses. As an example, development within the AVSAP planning area will be required to maintain view corridors, retain oak trees, and utilize native plant landscaping schemes. The residential component of the project area will feature apartments located above ground-level retail shops. A central plaza will be constructed to anchor the combination of commercial and residential uses. Shared parking arrangements are included to save space, reduce vehicle trips in the area, and encourage pedestrian activity. Lastly, an intimate streetscape is envisioned to allow people to comfortably gather, shop, and stroll through the AVSAP area.

The AVSAP recommends a specific geographic location for the purposes of targeting a mix of land uses within the project area to create the "Village Concept." Project planning is therefore focused around the intersection of Agoura Road and Kanan Road and the Agoura Road Corridor between Kanan Road and Cornell Road. To carry out this strategy, a number of amendments to the City's existing legislative policies and ordinances are required. The City will need to modify and revise both the General Plan and Zoning Code. Additionally, the formal adoption of the three components of the AVSAP is needed to officially use the plan to guide future development in the project area.



**Agoura Village Specific Plan.** In order to streamline implementation of the AVSAP, the City is proposing to prepare a Specific Plan for the project area. The Specific Plan would be consistent with the AVSAP and would outline development guidelines needed to ensure that the AVSAP vision was effectively implemented. If adopted, the Specific Plan would become the underlying General Plan land use designation for the area and therefore no General Plan Amendments would be required to implement subsequent development, provided that such development were found to be consistent with the provisions of the Specific Plan. We also understand that it is the City's intent that the Specific Plan contain flexibility to accommodate a broad range of densities that may be proposed for the project area, including densities that could accommodate the pending developments within the project area, as described below.

**Pending Development Applications Within the AVSAP Area.** At present, three formal and informal mixed-use development applications have been filed with the City within the AVSAP boundaries. These potential projects will need to be consistent with the AVSAP and will likely represent the first phase of the plan if approved by the City.

The three development proposals are known as the Ted Moore Project, the Cornerstone Project, and the Symphony Project. The Ted Moore Project is a 297,000 sq ft mixed-use project located the southeast corner of the Agoura Road and Kanan Road intersection. The Cornerstone Project is an 84,851 sq. ft. mixed-use project located the southeast corner of Agoura Road and Cornell Road. The Symphony Project is a 130,000 sq ft mixed-use project located on the southwest corner of Agoura Road and Kanan Road. All three development proposals include a mixed-use development concept that is generally consistent with the overall vision in the AVSAP; however, they also include specific characteristics that may not be entirely consistent with the AVSAP. We understand that it is the City's intent to develop a Specific Plan for the project area that includes a range of land use densities that would encompass the range of density proposed for these projects.

## **GENERAL APPROACH TO CEQA COMPLIANCE**

Rincon employs a creative and problem-solving approach to the CEQA process. By assigning highly qualified professionals who are skilled at isolating relevant issues and preparing clear, concise analysis, we will quickly focus the analysis on issues of concern and on development of mitigation measures that are necessary to minimize project related impacts. For projects such as this, where there is a project long history, use of highly experienced professionals is essential to peer review existing reports, examine alternatives, and to determine the availability and effectiveness of proposed mitigation. If potentially significant impacts are identified, we will work with City staff to develop solutions with a perspective of enhancing the overall project by minimizing or avoiding potential environmental impacts.

Rincon would prepare a Program EIR that would address the environmental effects of the AVSAP and the Agoura Village Specific Plan. The project would be examined based on the range of densities permitted under the Specific Plan and it is anticipated that it will address the range of densities identified in the three pending development applications. The EIR would examine the potentially significant impacts of the AVSAP and Specific Plan and would identify programmatic mitigation that is needed to minimize or avoid such impacts. The Alternatives



section would examine alternatives to the Plans that that could minimize or avoid significant environmental effects of the Plan implementation. The pending development applications would not be specifically examined in the Program EIR, although the anticipated development densities would be evaluated, assuming the Specific Plan designations encompassed the ranges of densities proposed for those projects. Even though the EIR would be expected to examine the anticipated development densities for pending projects, each project specific application will likely require a stand-alone CEQA documentation that would be prepared as part of the individual project entitlement process. To the extent that the projects are consistent with the AVSAP, Specific Plan and the Program EIR, subsequent environmental documents would be able to focus on project specific issues not already addressed in the Program EIR.

## **KEY FEATURES OF THE RINCON TEAM**

We have selected a highly qualified team with strong credentials to prepare the CEQA documentation for the AVSAP Project. The following are key reasons we believe our team is uniquely qualified to assist the City with this important assignment.

**Balancing Team to Address Key Issues.** Rincon Consultants offers a proven team of certified planners and technical specialists with extensive CEQA and NEPA expertise in southern California. Our senior management team assigned to this contract have managed CEQA documents for some of the most complex environmental planning projects in southern California. Michael Gialketsis, REA, our Principal in Charge has been involved in the CEQA documentation for the City of Calabasas Gateway Master Plan and Las Virgenes Road Corridor Design Plan which involved visionary elements similar to the AVSAP. In addition, Joe Power, AICP, our Project Manager, recently managed CEQA compliance for the J.H. Snyder Mixed Use Development Project for the City of Agoura Hills. To augment our in-house capabilities we have retained Associated Transportation Engineers (ATE) to assist in the examination of traffic, circulation, and parking impacts of the proposed plan. ATE has extensive knowledge of the project area and has worked with Rincon on several projects in the immediate project vicinity. Subsequent sections of this proposal provide additional information about our project team.

**Extensive Experience on Similar Projects.** As noted above, Rincon has extensive experience preparing CEQA documentation for community planning programs and for projects in the general project area. Some relevant projects are included below:

- *City of Calabasas Gateway Master Plan and Las Virgenes Road Corridor Design Plan IS/MND*
- *City of Agoura Hills J.H. Snyder Mixed Use Development Project EIR*
- *City of Santa Monica Downtown Specific Plan EIR*
- *North Fillmore Specific Plan EIR*
- *City of Thousand Oaks The Oaks Mall Expansion EIR*
- *San Buenaventura Comprehensive Plan Update EIR*
- *City of Fillmore General Plan Update EIR*
- *City of Santa Paula General Plan Update EIR*
- *City of Simi Valley Town Center EIR*



***Hands-On, Solution-Oriented Approach.*** Rincon understands the need to effectively become an extension of City staff for a specific project. Our Principal-in-Charge, Michael Gialketsis is one of the founding principals of the firm, ensuring a high-level commitment to the City. He and Joe Power, Rincon's Planning Manager, will maintain close working contact with the City's Project Manager and other City-designated staff throughout the course of the study. We will provide the City with regular status reports on the work program as well as the budget. We also understand the need to resolve rather than create problems.

The fact that we offer direct involvement of principals and senior managers of the firm ensures a high level of professionalism in achieving City objectives. Through our teamwork approach, the City of Agoura Hills will have direct access to strong project management and technical expertise, while the consultant team will have direct access to community issues and local political concerns.

***Client References.*** Rincon is proud of the reputation that it has built over the past nine years. The following is a select list of our references. We encourage you to contact any or all of the references listed below regarding our performance on recent assignments.

Andy Agle  
City of Santa Monica  
310/458-8341

Greg Smith  
City of Thousand Oaks  
805/449-2329

Gordon Hamilton  
City of Los Angeles  
213/580-1165

Fred Fohlstad  
City of Santa Clarita  
661/255-4330

Donald Dean  
County of Los Angeles  
323/890-7186

Chris Stephens  
Ventura County  
805/654-2481

Ms. Anne Almy  
Supervising Planner  
County of Santa Barbara  
805/884-8068

Mr. John Mandeville  
Community Development Director  
City of San Luis Obispo  
805/781-7170

Mr. Ray Severn  
Community Development Director  
City of Buellton  
805/688-7474

Mr. Kevin McSweeney  
Planner  
City of Fillmore  
805/524-1500 X116

## SCOPE OF WORK

### Work Program

**Kickoff Meeting.** Within 10 days of authorization to proceed, Rincon will organize a kickoff meeting with City staff, members of the applicant groups (if appropriate), and key members of the consultant team. This meeting will serve as a forum to review and confirm study objectives



and establish an operational protocol. Working schedules will be finalized, and details for scheduled tasks will be discussed. The consultant team will use this opportunity to collect any relevant studies and information not already transmitted. The timing and roles and responsibilities for scheduling the proposed scoping meeting will also be discussed and finalized.

The kickoff meeting also allows the City/ applicants/ consultant team an opportunity to discuss the completeness of technical reports and other data needs. This step should clarify the environmental concerns of the community and other agencies, allowing the team to verify the scope of the study.

We will also have an opportunity to identify the cumulative projects list and the nature of the alternatives to the proposed project that will be addressed in the EIR.

*Output: Rincon will prepare an agenda for and a memorandum of the proceedings of the Kickoff Meeting.*

**Project Description.** According to the RFP, a project description for the AVSAP has already been developed for the use in the EIR. However, we understand that the City will also be preparing a Specific Plan that will be addressed in the EIR. This task will involve reviewing the Project Description that is available against the Strategic Plan documents to ensure that key plan elements that may have a physical effect on the environment are addressed in the EIR. This task will also include a detailed description of the pending Specific Plan including the range of development densities that are anticipated.

Upon review of the current information and incorporation of new information describing the proposed Specific Plan, Rincon will prepare a Project Description for review by the City. This review is critical, since it forms the basis for environmental evaluation under CEQA. The project description will detail the project proposal as well as providing a listing of other pending projects in the immediate project vicinity. Textual, tabular, and graphic presentation will be included as necessary to facilitate a thorough understanding of proposed operations. For budgetary purposes, we have assumed that City staff will provide the land development capacity analysis that shows the differences between the current allowed uses and the proposed Strategic/Specific Plan uses. The project description will include:

- *An explanation of proposed land use changes and controls;*
- *A description of components of the plan that may involve direct or indirect effects on the environment;*
- *Detailed statement of project objectives;*
- *A description of grading, tree removal, or other physical effects of the project;*
- *Description of circulation system and parking changes;*
- *Discussion of phasing;*
- *Operational activities, including any special events; and*
- *Features that have been incorporated into the project to minimize potential environmental or land use conflicts.*

*Output: Rincon will deliver 5 copies of the Project Description for City review.*



**Scoping Meeting.** Recent CEQA law (AB 1532, passed in 2001) requires that a public scoping meeting be conducted for any project “of statewide, regional, or area-wide significance.” Given the scope of the proposed project a scoping meeting is recommended to meet the provisions of Section 15206 of the State CEQA Guidelines.

Working closely with City staff, Rincon will prepare a formal presentation, display graphics, and meeting handouts to describe the project and the environmental review process. The purpose of the meeting will be to solicit public input on the contents of the EIR document and to outline how the process will be implemented, including identifying points for future public involvement. At the City’s request, Rincon’s Principal in Charge and/or Project Manager will attend the meeting, making a presentation on the project and CEQA process and moderating the public discussion. We will also be available to answer questions concerning the process and would note issues identified by the public concerning the content of the EIR and other matters related to the CEQA process. We have assumed that the City will record and produce the formal minutes to the meeting.

*Output: Rincon will attend and support the City at one project scoping meeting.*

**Administrative Draft EIR.** The EIR will be prepared in accordance with the *State CEQA Guidelines*, which set the standards for adequacy of an EIR. Specifically, the *CEQA Guidelines* state that:

*An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible.*

To the extent possible, Rincon will incorporate information from existing environmental and planning documents that are applicable to the project area. Especially relevant will be City-prepared technical studies for the proposed Strategic Plan and applicant- prepared studies for specific development proposals within the project area.

Executive Summary. The EIR will contain a summary of the proposed project and associated environmental consequences. This information will be presented in tabular format to simplify review by decision-makers and the general public. This section will identify:

- *Each potential environmental impact;*
- *The level of significance of each impact;*
- *Mitigation measures required; and*
- *Residual impacts after mitigation.*

The summary will also note areas of known controversy and an assessment of the alternatives reviewed and their associated impacts. The summary will identify the environmentally superior alternative and rationale for its selection as such.



Introduction and Environmental Setting. The EIR will provide introductory sections (required by CEQA) that 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 will provide a general description of the existing geographic character of the City of Agoura Hills and the immediate site vicinity as well as describing planned and pending development in the area.

Environmental Impact Analysis. Each environmental issue addressed in the EIR will have four main subsections:

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

The setting will be based on existing data sources, including the City's General Plan and ordinances, other relevant EIRs prepared during recent years, and data developed as part of the applicant-prepared studies. Where possible, impacts will be quantified. If existing data does not allow definitive quantification, reasonable assumptions will be used to qualitatively forecast potential impacts. Cumulative impacts will be discussed within this analysis, but at a lesser level of detail than the project-specific impacts. Mitigation measures may include a range of design measures and programs as proposed by City staff and the consultant team. All mitigation measures will be presented in wording that can be directly applied to conditions of approval and will include monitoring requirements.

Alternatives. As part of the Program EIR we would examine up to four alternatives that would be identified during the course of the study in concert with City staff. It is anticipated that the alternatives will include the "no project no build" alternative, the "no project full buildout" under the current General Plan and Zoning, and two other alternatives selected for their ability to avoid or reduce potentially significant impacts of the Strategic/Specific Plans. These could include an alternative that eliminates the proposed roundabout circulation element, reduced land use intensity, modification of recommended buffer and open space areas, etc. The evaluation of alternatives will be in less detail than that for the proposed project, though the analysis will provide decision-makers and the public adequate information to decide among alternatives. This section will also identify the "environmentally superior alternative." If the "no project - no build" alternative is determined to be environmentally superior, the EIR will identify the environmentally superior alternative among the remaining scenarios.

Other CEQA-Required Sections. The EIR will include all other sections required by the *CEQA Guidelines*, including growth-inducing impacts and a discussion of irreversible changes.

Rincon will provide five copies of a preliminary draft of the EIR for staff review. Two copies of the appendices will also be provided. Thereafter, key consultant team members will meet with





the staff in order to discuss any concerns, modifications, and input to the analysis and proposed mitigation measures.

*Output: Rincon will deliver 5 copies of the Administrative Draft EIR.*

**Draft EIR.** This task involves the production, editorial work, and communication processes anticipated to publish the Draft EIR for public review and comment. We assume that the City will be responsible for circulating the Draft EIR to commenting agencies and interested groups or individuals, as well as filing a Notice of Completion with the State Office of Planning and Research. In addition, we have assumed that the City will give notice to all organizations and individuals who have expressed interest in receiving such notice and publish the notice in a local newspaper. We have included publication of 60 copies of the Draft EIR and a reproducible master, and 10 copies of the technical appendices. We will deliver 15 copies of the Draft EIR directly to the State Clearinghouse. The remainder will be delivered to the City and it is assumed that the City will be responsible for delivery to other agencies, including the County Clerk.

*Output: Rincon will deliver 60 copies of the Draft EIR, and one reproducible master, and 10 copies of the technical appendices.*

**Public Hearings.** Rincon's Principal in Charge and/or the Project Manager will attend up to three public hearings (assumed to be two with the Planning Commission and one with the City Council). Attendance will include oral presentations to the hearing body and graphic presentations, if necessary. These hearings can be scheduled and selected at the City's discretion. We will attend additional hearings on a time-and-materials basis, in accordance with our standard fees.

*Output: If desired, Rincon will prepare overhead slides to supplement the oral presentation before the Planning Commission and City Council.*

**Final EIR.** The final formal stages of the EIR process involve responding to comments, public hearings and final publication tasks. At this point, all of the discretionary actions and the Draft EIR are brought together for final public governmental scrutiny leading to decisions regarding approval. Through this process, final changes and policy decisions concerning the project are made. Our work effort regarding this task is delineated below.

Response to Comments/Draft Final EIR. Subsequent to receipt of all public comments on the Draft EIR, Rincon will submit 5 copies of the draft responses for City review, including any added or substantially revised sections of the Draft EIR that may be necessary. The final version of the response to comments will be incorporated into the Final EIR. Subsequently, we will modify as necessary any text or data in the EIR that requires such a step. At the discretion of City staff, we will produce up to 30 copies of a Responses to Comments Report for consideration at the Planning Commission and City Council hearings or 30 copies of the Final EIR (including the responses to comments and the text Draft EIR amended with changes stemming from the comments and responses).



*Output: Rincon will deliver five copies of the draft Responses to Comments Report, and 30 copies of either a final Responses to Comments Report or the Final EIR.*

**Mitigation Monitoring and Reporting Plan.** Rincon will prepare the Mitigation Monitoring Plan as required under CEQA. The Mitigation Monitoring and Reporting Plan will be provided in a format designed for use by planners or code enforcement officers. Essentially, this plan will take the form of a detailed table. The table will compile all of the adopted mitigation measures developed within the body of the EIR, as well as information necessary to monitor compliance with each measure. The program will include:

- *Suggested wording as a condition of approval*
- *Identification of persons/agencies responsible for monitoring compliance with each condition*
- *Timing when monitoring must occur*
- *Frequency of monitoring*
- *Criteria to be used to determine compliance with conditions*

*Output: Rincon will deliver the draft Mitigation Monitoring and Reporting Program with the draft Responses to Comments Report and a Final MMRP with the Final EIR.*

## **TECHNICAL APPROACH TO ENVIRONMENTAL ISSUES**

Based on the RFP and our preliminary review of project studies and materials, we understand that the following EIR chapters have been completed or are anticipated to require only minor work to finalize and incorporate them into the EIR. Note that given the City's desire to address a Specific Plan as well as the Strategic Action Plan, a greater degree of update to these draft sections will be needed to reflect the details of the Specific Plan. For budgetary purposes, we have assumed that most of these sections can be completed in about 12-16 hours including review of the section and formatting it into the EIR. For traffic and cultural resources we proposed to use outside experts (ATE and Wlodarski or Craig) to review the existing documentation and finalize the EIR analysis. In the event that any of these sections requires substantial new work we would notify the City immediately. The work scope for these issues is not described any further herein except for traffic, circulation, and parking, and cultural resources, which will involve outside subconsultants.

- *Air Quality*
- *Biological Resources*
- *Noise*
- *Public Services and Utilities*
- *Transportation and Circulation (ATE review)*
- *Cultural Resources (Wlodarski or Craig review)*

The following EIR chapters have not been completed yet and will be drafted as part of this study program.

- *Land Use*



- *Geologic and Seismic Hazards*
- *Drainage, Hydrology and Water Quality*
- *Aesthetics*
- *Schools*

We understand that a substantial amount of engineering, environmental, fiscal, and planning analysis was required to describe the environmental effects of the project. Where relevant, the following studies will be used to address these issues.

- *Kanan Road at US Highway 101 Interchange Improvements Initial Study/Environmental Assessment (State Department of Transportation and US Department of Transportation, March 7, 2003)*
- *City of Agoura Hills Traffic Modeling Outputs*
- *Leif Ourston Roundabout Feasibility*
- *Los Angeles County Drainage and Hydrology Technical Reports (Los Angeles County Department of Public Works)*
- *Soils and Geology Technical Reports (Gorian and Associates, August 5, 1990 and August 28, 2001)*
- *Biological Resources Assessment (Rincon Consultants, July 2003)*
- *Transportation and Circulation Technical Report (Linscott, Law and Greenspan, March 1999)*
- *Oak Tree Report Prepared by the City Arborist (Kay Greeley, March 2001)*

Land Use. The analysis of land use impacts will consider two separate issues: (1) compatibility of the proposed project with surrounding land uses; and (2) consistency with local land use policies, particularly as applied to the General Plan. Since the project will involve a new Specific Plan and will ultimately involve amendment to the City's General Plan for the study area, this section will discuss the proposed land use changes compared to the development scenario envisioned in the General Plan. Compatibility issues will be discussed in light of information provided in other sections of the EIR. The compatibility analysis will consider the combined effects of all of these issues in relation to the land uses adjacent to the project site in order to determine the significance of impacts. The analysis of consistency with local land use policies will evaluate the project's relationship to relevant local and regional planning documents, including the City's General Plan and other pertinent local and regional planning guides.

The land use analysis requires a review of the project against the various regulatory documents adopted by the City and other responsible agencies, as well as existing and planned land use patterns. A detailed plan and ordinance review will be conducted, supplemented by field visits to verify the existing use patterns both at and adjacent to the proposed development.

The land use and policy consistency analysis will be supplemented with graphics, illustrating the existing land use pattern, the land use regulatory and jurisdictional pattern. Mitigation measures may include siting recommendations, buffer systems or lighting controls (to address



noise, light and glare, and nuisance contact), and design recommendations (setbacks, drainage control systems etc).

Geologic and Seismic Hazards. This section will be based on existing literature sources, including but not limited to, preliminary geology investigations available in the project area, City's Safety Element and other existing geological and soils reports that are available for the project area. These technical reports will be reviewed by Rincon's Certified Engineering Geologist to evaluate the potential geologic hazards that may adversely affect projects within the planning area. This review will also include a field reconnaissance to observe onsite geologic characteristics. Specifically, this section will review proposed geologic and soils conditions as they may affect excavations that will be required for proposed development.

The impact assessment will provide graphic representation of potential hazard areas and will identify specific mitigation requirements for each hazard identified. In addition, this section will examine the possible presence of onsite contamination that may be associated with historic commercial and industrial uses in the project area or adjoining the project area. For this component of the study, we will use Phase I and II Environmental Site Assessment Reports that may be available for the project area, if available. Should original research be necessary in this area, we have the ability to perform more detailed field studies to further assess subsurface contamination hazards as an optional task. Specifically, this section will include the following:

- *Review of available published geologic maps and reports covering the subject area including reports that address the hardness of subsurface materials and the ability to perform anticipated grading without specialized grading equipment or blasting.*
- *Discussion of existing geologic conditions (e.g., seismic capabilities, liquefaction potential, soils, subsurface structure, landforms, etc.).*
- *Identification of potential geologic hazards (e.g., liquefaction, shrink-swell, erosion, etc.) and seismic characteristics in the project area.*
- *Mapping of geologic hazards from background analysis data sources.*
- *Review of available Phase I and II Environmental Site Assessment Reports for the project area.*
- *Identification of potential impacts associated with subsurface contamination (worker safety issues, need for remedial activities prior to onsite grading, etc.).*
- *Discussion of local groundwater characteristics.*
- *Evaluation of the effect of geologic hazards on proposed project (e.g., liquefaction, erosion, seismic, etc.).*
- *Projection of possible impacts to groundwater sources as a result of lost recharge or increased pumping.*
- *Measures to mitigate specific geologic hazards.*
- *Identification of any additional geologic and soils analysis that may be necessary to ensure adequate mitigation of geologic hazards.*

Drainage, Hydrology and Water Quality. Full buildout of the project area has the potential to increase the amount and character of surface runoff. The effect of this increase in runoff on flooding will be examined in the flooding section of the EIR. This section will focus on the potential effects of this runoff and increased non-point source discharges such as parking lot



and other urban runoff on downstream water quality. The analysis will be based on existing information sources, including but not limited to the available grading and drainage plans and any other hydrology studies that may be available for the immediate project area.

Regulations under the federal Clean Water Act and the State Water Resource Control Board require that the project comply with the National Pollutant Discharge Elimination System (NPDES). The project will need to comply with Clean Water Act (NPDES) storm water permit requirements, including appropriate mitigation measures, termed Best Management Practices (BMPs), as outlined in the Ventura County Stormwater Quality Urban Impact Mitigation Plan (SQUIMP).

Rincon will review the available studies, contact the City Engineer and flood control authorities, and summarize the findings in the Drainage, Hydrology and Water Quality section of the EIR. Specific tasks to be undertaken as part of this scope of work include:

- *Site visit to review local drainage characteristics.*
- *Review of applicant's drainage and grading plans and hydrology/drainage report, as available.*
- *Review of literature sources and contact local authorities to establish existing storm flow and potential flooding through property and any existing downstream drainage problems.*
- *Assessment of impacts as a result of increased runoff from the site development*
- *Identification of potential drainage deficiencies associated with proposed drainage facilities.*
- *Identification of feasible mitigation measures to avoid flooding impacts and retain increased project storm flows within the site.*
- *Review, assessment, and identification of feasible mitigation measures for proposed best management practices for stormwater quality management in accordance with applicable NPDES requirements.*

Aesthetics. The anticipated development would be readily visible to travelers along the Ventura Freeway (U.S. Highway 101) a primary view corridor in the City as well as from Agoura and Kanan Roads and several other local streets. The proposed project, while generally similar in scale to the existing use, would represent a noticeable change in the views of the project site, and one that will be viewed by a large number of travelers through the City every day. One of the objectives of the Strategic Plan and hence the pending Specific Plan is to improve the overall visual continuity of the area and to incorporate an aesthetically pleasing environment.

Rincon proposes to visually characterize the project site through photographs to be taken from publicly accessible viewing locations such as roadways and by describing design standards and other visual treatment features identified in the Strategic and Specific Plans. Based on the site reconnaissance and policy analysis, important visual resources will be identified.

The impact analysis will discuss the subjectivity of visual aesthetic and the significance criteria to be used in the analysis. We propose to base significance on criteria that have been applied by the City of Agoura Hills in recent EIRs, with land use policies and public viewsheds being the primary concerns. The visual resources discussion will focus on describing the existing visibility of the site from various locations, the changed visual condition with the project within



the context of existing obstructions to views, and the visual effect of the proposed building massing with respect to nearby sensitive viewing locations. If appropriate, additional recommendations with respect to setback, landscaping treatment, and open space/development interface zones will be developed. Additional mitigation measures that may be identified for the project could include architectural controls, recommendations regarding the massing and fenestration of structures.

While the project area is partially developed, full buildout of the area will transform the nature of the nighttime lighting character of the area. The proposed lighting features such as street lights, parking lot lighting for commercial uses, and signage for the commercial uses would be examined to identify their potential to substantially alter the current setting and thus adversely affect nearby sensitive land uses. This issue will be evaluated in the EIR using qualitative analytical techniques.

Schools. The proposed project involves future development of the area with mixed residential and commercial uses. The introduction of residential uses in the project area and specifically, residential uses south of U.S. Highway 101 will be examined in relation to how that change could affect schools and school infrastructure systems, particularly school transportation. This section will involve contact with local school officials to inventory the location of schools and other school operational characteristics in the project area and to determine whether project implementation would have the potential to impact school facilities or operations (e.g. access routes). If impacts to schools are identified, mitigation measures will be developed to avoid or minimize such impacts.

Traffic and Circulation. For this section of the EIR we propose to use Associated Transportation Engineers (ATE). ATE proposes to use the existing traffic information to prepare the traffic and circulation section of the AVSAP and Agoura Village Specific Plan Program EIR. A partially completed EIR has been completed for the AVSAP, with about 65-70% of the draft EIR prepared by the City's Environmental Coordinator. It is also understood that Austin Foust has completed the traffic modeling scenarios for the AVSAP and would also provide modeling results for the Specific Plan buildout scenario. In addition, Leif Ourston & Associates has completed the analysis for the two roundabouts proposed as part of the project. ATE will review the existing traffic analyses and incorporate the information into the EIR. The section will include existing volumes, levels of service, project trip generation, trip distribution, potential impacts and mitigations. ATE will also conduct a shared parking analysis for the proposed uses within the AVSAP and Specific Plan and include the results in the EIR section. ATE will prepare the Traffic, Circulation and Parking section of the Draft EIR according to the format provided by Rincon Consultants. ATE will also assist Rincon Consultants in responding to the comments submitted on the Administrative and Public Draft EIRs.

Cultural Resources. For the purposes of this proposal, we have assumed that Steve Craig will be available to incorporate the existing Cultural Resources studies into the EIR. As an alternative to Steve, Rincon would retain Rob Wlodarski to assist our team in completing the Cultural Resources evaluation. We have also assumed that this work would be completed under Steve's existing contract with the City and therefore, no budget has been assigned to this task. Should



Steve not be available to complete the required work effort, we would retain Rob to execute this task at an additional cost.

## **QUALIFICATIONS**

Rincon Consultants, Inc. is a multi-disciplinary environmental sciences, planning, and engineering consulting firm based in Ventura, California. Founded in 1994, Rincon provides quality professional services to both government and industry. Our highly trained professionals have many years of experience in urban, land use, and environmental planning; regulatory compliance; biological resource evaluation and habitat enhancement; soil evaluation and remediation, and related studies and problem-solving services in geology, hydrology, and waste management. Our approach focuses on well-designed solutions that respond to our clients' specific needs in a cost-effective manner.

At Rincon, we understand that client communications and project management are the cornerstones upon which projects are successfully completed. Our staff has extensive formal training and on the job experience related to project management skills. These skills, coupled with our technical knowledge, allow us to meet the budgetary and scheduling constraints inherent in every project. We take pride in our profession, our work product, and seeing that each client is satisfied with the selection of Rincon to serve their consulting needs.

The following is a summary of the services provided by Rincon:

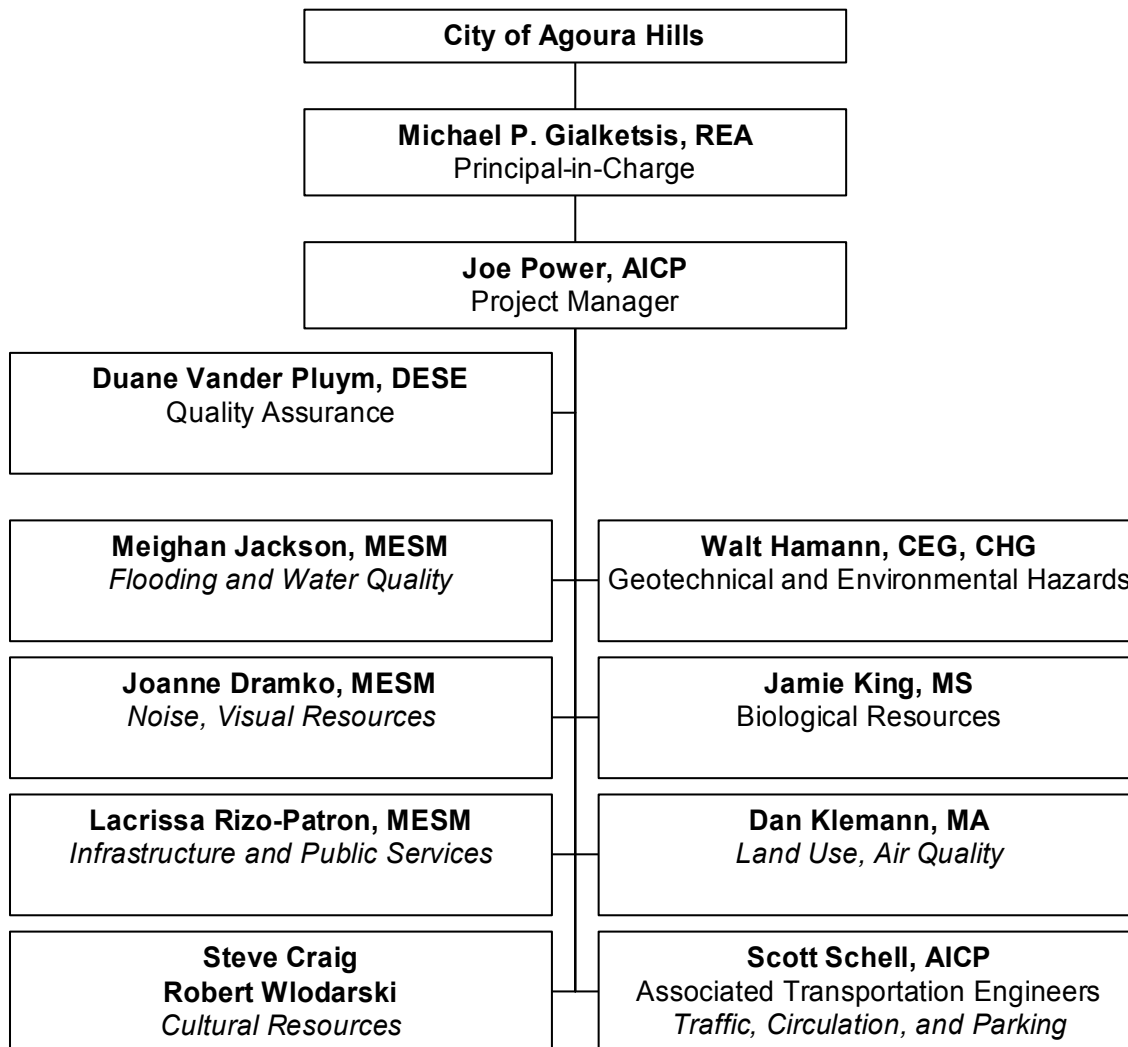
- *CEQA Compliance (EIRs, Initial Studies, Mitigation Programs) General Plans and Elements;*
- *NEPA Compliance (Environmental Assessments, EISs);*
- *Biological Resource Services (Rare and Endangered Species surveys; Wetland Delineations, Revegetation);*
- *Phase I and II Environmental Site Assessments;*
- *Hazardous Waste characterization and remediation;*
- *Geological and Seismic studies;*
- *Construction and Mitigation Monitoring;*
- *Specific Plans, Site Planning, Community Design;*
- *Alternative Transportation (Equestrian/Pedestrian/Bicycle planning); and*
- *Regulatory Compliance as it pertains to these areas of expertise*

## **RINCON MANAGEMENT TEAM AND STAFF**

The Rincon team organization is shown on the following organizational chart. Biographies for the key Rincon staff are included in below. Resumes for key Rincon staff are included in the Appendix to this proposal.



## Project Team Organization



**Michael P. Gialketsis**, REA, Principal and Senior Environmental Planner with Rincon Consultants, Inc. will oversee the CEQA compliance program. Mr. Gialketsis, one of the founding principals of the firm, has more than 23 years of experience as a project manager and environmental analyst for CEQA and NEPA projects.

Mr. Gialketsis has a strong multidisciplinary background and has been responsible for preparation of several hundred environmental studies within southern California. Mr. Gialketsis has been involved in the preparation of several CEQA and permitting studies in Ventura and Los Angeles Counties including, the City of Calabasas **Gateway Master Plan and Las Virgenes Road Corridor Design Plan IS/MND**, the **Rolling Oaks Extension EIR and Construction Monitoring** program for the City of Thousand Oaks, United Water District **Lake Piru Master Plan IS/MND**, **Lantana Studios Expansion EIR** for the City of Santa Monica, **Lewis Road Widening EIR/EA** and many other studies. Mr. Gialketsis was formerly a planner





with the Ventura County Resource Management Agency and is highly familiar with the administration and execution of local government environmental compliance and permitting processes.

**Joe Power**, AICP, Planning Manager for Rincon, will serve as project manager for the project. In this role, he will directly oversee the work of Rincon and subconsultant staff and will serve as the day-to-day contact for the City. He will also directly oversee the preparation of the land use, public services, and utility analyses. Mr. Power has managed numerous CEQA studies in his 12-year planning career. He recently managed the **Simi Valley Town Center EIR**, a project that included over 1,325,000 sq ft GLA, 500 multi-family units, and a 140-room hotel. Joe also recently managed **The Oaks Mall Expansion EIR** for the City of Thousand Oaks and the **Gate-King Industrial Park EIR** for the City of Santa Clarita, which examined a 4.5-million sq ft industrial center. He recently managed the Golden Valley Ranch EIR for the City of Santa Clarita, which examined a large mixed-use development on 1,300 acres, and the **J.H. Snyder Mixed Use Development EIR** for the City of Agoura Hills, which studied a mixed-use development along Highway 101 at the eastern gateway to the City.

**Duane Vander Pluym**, D. ESE, Principal and Senior Environmental Scientist with Rincon, will serve as a principal investigator and quality assurance coordinator for the project. In this role, Duane will serve as a technical coordinator of the environmental analysis team and be responsible for quality assurance of the CEQA process. Mr. Vander Pluym has more than 20 years of environmental consulting experience, during which time he has conducted numerous environmental studies for both public agencies and private clients. Mr. Vander Pluym's project experience includes a wide range of technical and environmental studies for plans, specific development plans, major planned residential communities, commercial and industrial facilities, energy and pipeline projects, and infrastructure projects. His areas of technical expertise include noise, air quality, aesthetics, biology, ecosystem analysis, hydrology, water quality, and public services. Mr. Vander Pluym recently managed the Ahmanson Ranch Specific Plan SEIR for the County of Ventura.

**Walter Hamann**, CEG, REA, Principal and Senior Engineering Geologist with Rincon, will direct the soil and groundwater evaluations, environmental hazards assessments, and human health assessments for this program. A certified engineering geologist, Walt has prepared numerous geological and soil studies, as well as provided expert review of third-party reports. Mr. Hamann is also a California Certified Hydrogeologist and is knowledgeable of soils and ground water issues throughout the greater Los Angeles area. Past work in the project area has included preparation of technical evaluation for the **City of Thousand Oaks Safety Element** and recent geology and hazardous materials assessments for the **Ahmanson Ranch Specific Plan SEIR**. He has served as an expert witness on numerous environmental site characterization and remediation studies in southern California.

**Dan Klemann**, M.A., an Environmental Planner with Rincon, holds a Master's degree in Political Science from UC Santa Barbara. Mr. Klemann has over six years of experience in permit processing, zoning ordinance updates, and performing environmental impact analyses for development projects under CEQA. Mr. Klemann is skilled at conveying technical



information to the general public in an easily understandable manner. He has recently managed several projects for the City of Oxnard and County of Santa Barbara.

**Joanne Dramko**, MESM, will prepare the noise and visual resources analyses and other technical analyses required under this contract. Ms. Dramko has more than six years of experience preparing and presenting technical environmental information. She has considerable experience with computerized graphic design programs including advanced Geographic Information Systems. She has directed many GIS, data management, and mapping programs and is currently responsible for the GIS mapping component of the **City of Ventura General Plan Update and EIR**. In addition, she was the principal investigator for the **City of Pasadena Noise Element Update**. In this capacity, she conducted a citywide noise survey that involved sampling and mapping of noise contours throughout the City. She is currently managing the **City of Santa Monica Pier Access EIR/EA** and the **John Laing Homes Local Coastal Plan Amendment EIR** for the City of Port Hueneme.

**Jamie L. King**, MS, will prepare the biological resources impact evaluation for this project. Jamie holds a Masters of Science degree in Biological Sciences from the University of California at San Diego, with expertise in the areas of ecology, resource management, and invasive species. She has also completed the Wetland Training Institute Wetland Delineation course. Ms. King has more than seven years of professional experience and is skilled in management of large projects, agency coordination, field biology, analytical methods, and the preparation of biological, noise, and air quality assessments and environmental documents for compliance with CEQA and NEPA. Her field experience in central and Southern California has entailed assessment of dune, scrub, chaparral, riparian, and wetland habitats, invasive species studies, wetland and jurisdictional waters delineations, special-status species surveys, construction monitoring, underwater sampling methodology using SCUBA, and marine fisheries monitoring, among other activities.

Jamie has also managed a variety of projects, including the following: County of Ventura/Caltrans **Lewis Road Widening Project EIR/EA**; Ventura County Transportation Commission **Sound Wall Program IS/MNDs**; California State University-Channel Islands RWQCB NPDES Permit Monitoring; and many biological assessment including those for the Aera Pipeline and Water Line (Ventura County); **J.H. Mixed Use Development EIR** (Agoura Hills), Shea Homes, Sunset Ridge Due Diligence (Thousand Oaks); and Ventura County Initial Studies.

**Meighan Jackson**, MESM, Associate Environmental Scientist with Rincon, will prepare the flooding and water quality impact evaluation. She holds a Master's Degree in Environmental Science and Management from University of California at Santa Barbara (UCSB) with a concentration in water resources management. Her master's thesis included assessment of Best Management Practices (BMPs) for stormwater pollution prevention in Newport Beach, California. Ms. Jackson's professional experience includes work on Santa Barbara County Water Agency's Project Clean Water to develop and implement water quality and stormwater plans in preparation for compliance with a National Pollutant Discharge Elimination System (NPDES) permit. Her tasks at the Water Agency included fieldwork, such as physical investigation of waterways and water sampling, as well as education of the public about water quality issues. Ms. Jackson's responsibilities at Rincon include general biological surveys,



preparation of Stormwater Pollution Prevention Plans (SWPPPs), water-quality permitting, research, and preparation of biological reports and environmental documents for compliance with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA).

**Lacrisa Rizo Patron**, MESM, Environmental Scientist for Rincon, will be responsible for preparing environmental analyses under the California Environmental Quality Act and documentation for compliance with environmental regulations. Ms. Rizo Patron has wide ranging biological, ecological, and planning experience across government, academic, non-profit, and private sectors. She has prepared numerous EIR documents of various size and scale, including several in Los Angeles and Ventura Counties. She recently contributed to the preparation of the **Valencia Town Center Expansion Project EIR** in the City of Santa Clarita, and a mixed use and artist-studio development in Santa Monica. Also, she recently prepared technical studies for the **Moorpark College Master Plan EIR** and is currently preparing technical studies for the **North Fillmore Specific Plan EIR**, both in Ventura County.

**Scott A. Schell**, AICP, will be the Principal Transportation Planner for the project. Mr. Schell, a partner with ATE and a nationally certified planner (AICP), is a transportation planning specialist with more than 17 years of experience in traffic operations and transportation planning. Scott has successfully managed numerous transportation planning projects on the Central Coast, including EIRs, Master Plans, Specific Plans, traffic studies and parking studies. Scott was the Principal in Charge of the traffic and circulation studies for many other studies in the Conejo Valley and throughout Ventura County. Mr. Schell has worked with Rincon on numerous projects in Ventura, Santa Barbara, San Luis Obispo, and San Benito Counties, as well as the Cities of Calabasas, Santa Paula, Ventura, Oxnard, Camarillo, Carpinteria, Ojai, and Thousand Oaks.

**Rob Wlodarski**, M.A. will be available to the project team to address technical issues related to cultural and historic resources. Mr. Wlodarski has more than 25 years of professional experience during which time he has conducted over 200 cultural resources investigations in Ventura County. He is certified in archaeology by the Register of Professional Archaeologists (RPA); and as a professional historian by the California Committee for the Promotion of History (CCPH). Rob has also been involved in several projects in the project area, including studies for the City of Calabasas, Malibu and Thousand Oaks. He was also involved in preparing the cultural resources studies used in the preparation of the Specific Plan and EIR for the Fagan Canyon Project for the City of Santa Paula. Mr. Wlodarski also worked with Rincon on the City of Santa Paula General Plan Update and EIR and the City of Santa Clarita Circulation Element Update EIR. Rob is therefore highly familiar with both local and regional cultural resources issues as well as City policies intended to protect such resources.

**Steve Craig**, Consulting Archaeologist, has more than 20 years of professional experience and extensive experience in the Cities of Agoura Hills and Calabasas. He has a long history of experience on this project and studies prepared for the pending development applications.



## **RINCON CONSULTANTS RELEVANT PROJECT EXPERIENCE**

Rincon Consultants has prepared numerous EIRs for projects similar to the proposed Agoura Village Strategic Action Plan project. Some of our representative experience is highlighted below.

### **City of Santa Monica Civic Center Specific Plan EIR** *City of Santa Monica*

Rincon prepared an EIR for the City of Santa Monica Civic Center Specific Plan (CCSP). The CCSP established the planning policies and land use and development regulations for 62 acres in the CCSP area, more than two-thirds of which were in public ownership. The proposed CCSP set forth a vision for the Civic Center, which represented the greatest potential for infill development to meet the city's housing, open space, cultural, civic and recreational needs. Overall, the proposed CCSP allowed for the development of up to 16.4 acres of public open space, 675 units of mixed-use multifamily housing with 20,000 square feet (sq ft) of new ground-floor commercial retail, 150,000 sq ft of public and community facilities, 560,000 sq ft of reconfigured or reconstructed commercial retail, 85,000 sq ft of commercial office space, and associated street and parking improvements. Key issues included traffic and circulation, parking, visual resources, public services and infrastructure, noise, shadow effects, and historical resources.

### **Simi Valley Town Center Specific Plan EIR** *City of Simi Valley*

Rincon prepared an EIR on a specific plan for a 129-acre site that involved 500 multi-family residences and 1.3 million sq ft of commercial space, including a new regional mall. The proposed specific plan superceded a previously approved specific plan for the site that also involved a regional mall. Key EIR issues included changes to views from public rights-of-way associated with the conversion of a highly visible hillside area, alteration of a major onsite drainage and associated biological resource impacts, and geologic concerns relating to the presence of an active fault that traverses the site. The EIR also highlighted a variety of project benefits, including the increase in sales tax revenues to the City and the reduction in the average vehicle trip length and associated reduction in regional air pollutant emissions due to the provision of improved shopping opportunities in closer proximity to Simi Valley residents.

### **Resources/Cumulative Impacts (Constraints) Assessment Report-The Village at Calabasas, 120 Unit Apartment Project** *City of Calabasas/Lincoln Property Company*

Rincon assisted in the preparation of a Cumulative Impacts Assessment Report for a proposed 120-unit apartment project on approximately 14.5 acres located along Calabasas Road east of Mureau Road. The Resources/Cumulative Impact Assessment Report addressed the issues of biological resources, geologic hazards, cultural resources and drainage and flooding.



**Calabasas Gateway Master Plan and Las Virgenes Road Corridor Design Plan IS/MND**  
*City of Calabasas*

The City of Calabasas retained Rincon Consultants to prepare an Initial Study and Mitigated Negative Declaration for two separate, yet related projects involving potential future development along Las Virgenes Road, a major gateway to the City. These projects involved major land use and corridor design changes for this important corridor. Key issues included noise, visual resources, traffic and circulation, land use compatibility, and construction impacts on businesses and adjoining residences. The project was completed on an expedited schedule to meet the requirements of the City.

**West Pointe Residential Development IS/MND**  
*City of Thousand Oaks*

Rincon prepared a Mitigated Negative Declaration on the West Pointe Residential Development in Thousand Oaks. The project involved the development of 18 single-family residences on about nine acres, with about 173 acres to be deeded to the City as permanent open space. Key environmental issues included biological resources, visual impacts, and compliance with the City's hillside grading policies.

**Two Winds Ranch Wetlands Delineation and CEQA Documentation**  
*City of Thousand Oaks*

Rincon prepared a Wetlands Delineation and CEQA documentation for the long term continued operation of the Two Winds Ranch Equestrian Facility. This project involves detailed examination of water quality and stormwater runoff issues as well as issues related to animal waste management. Key CEQA issues are expected to include air quality (odors), noise, biological resources, and land use compatibility.

**Rose Ranch Commercial Project EIR**  
*City of Oxnard*

Rincon prepared an EIR that addressed development of about 89,000 sq ft of commercial development on a 9.89-acre site within the boundaries of the Northeast Community Specific Plan (NECSP) area in the City of Oxnard. Specifically, the project involved the development of three single-story buildings, including a proposed 51,500 square foot (sq ft) supermarket, an 18,000 sq ft drug store, and about 19,000 sq ft of additional specialty retail space. Entitlements needed to implement the project included a general plan amendment, zone change, specific plan amendment, tentative parcel map, and a special use permit. The General Plan and Specific Plan amendments were needed to change the land use designations from Low Medium Residential to General Commercial. Key issues examined in the EIR included visual resources, traffic, land use, noise, environmental hazards, population and housing, and public services and infrastructure.



**J.H. Snyder Mixed Use Development EIR**  
*City of Agoura Hills*

Rincon prepared an EIR on the J.H. Snyder Mixed Use Development proposed in the City of Agoura Hills. The City had previously considered several other development proposals for the 40-acre site, which is a major gateway to the City along Highway 101. The project studied in the EIR consisted of 336 multi-family residences, about 80,000 sq ft of offices, and four restaurant pads. Key environmental issues included traffic, biological resources (wetlands associated with Medea Creek and oak tree loss), and aesthetics (impacts relating to grading on two large knolls on-site).

**Ahmanson Ranch Specific Plan SEIR**  
*County of Ventura*

Rincon prepared a Supplemental EIR for the Ahmanson Ranch Specific Plan. This highly controversial project involved the development of 3,050 residential units, 400,000 sq ft of commercial/office space, a hotel resort, two golf courses (including a PGA Senior Tour course), a new town center, schools, and parks. The project was originally approved in 1992. The SEIR examines several new issues that have emerged since the original approval, including the discovery onsite of federally endangered plant and animal species. Duane Vander Pluym prepared the original EIR, which has been found legally adequate despite 11 separate lawsuits against the document.

**Lagunitas Mixed Use Development EIR**  
*City of Carpinteria*

Rincon prepared an EIR on the proposed Lagunitas Mixed Use Development, which involved a 160,000 sq ft business park and 74 single family residences adjacent to a hillside community in Carpinteria. Key EIR issues include traffic, biological resources, and hydrology. The project is an updated version of a former business park proposal for the same site. Rincon also prepared the earlier EIR, which was certified by the City in June 2000.

**City of Thousand Oaks Safety Element**  
*City of Thousand Oaks*

After sustaining damage from the 1994 Northridge Earthquake, the City of Thousand Oaks began to evaluate the status of their hazards planning. The City concluded that a thorough update and integration of the Seismic Safety and Safety Elements was in order. The City selected a Rincon-led team of geologists, planners, and CAD-specialists to prepare the comprehensive database revisions and the planning framework for a new Safety Element. The project includes the preparation of a multi-use base-map for display and working uses, a composite hazards map, a model seismic safety ordinance, and a planning policy document. Together, the products allow the City to fully comply with AB 2038 of the General Plan law and provide the City with a state-of-the-art hazards planning tool.



**Juvenile Justice Complex EIR**  
*County of Ventura*

Rincon prepared an EIR for the proposed development of a new juvenile justice complex in Ventura County. This EIR evaluated five alternative sites located in Saticoy (Ventura), El Rio (Oxnard), County Government Center (Ventura), Del Norte (Oxnard), and Lewis Road (Camarillo) areas of the County. The proposed complex involved development of about 521,000 sq ft of new development to be built in two phases. In total, the project involved development of a new 540-bed facility. Key issues included agricultural resources, land use compatibility, aesthetics, infrastructure availability, traffic, and growth inducement.

**212 Marine Street Mixed Use Project EIR**  
*City of Santa Monica*

This project involved development of a 4-story, 41,017 sq ft mixed use project located at 212 Marine Street on the southeast corner of the intersection of Main and Marine Streets. The project involved 8,986 sq ft of retail development on the ground level with the remaining three floors consisting of 32,030 sq ft of residential space for 24 condominium units and included one level of subterranean parking.

The project is located in the City's Coastal Zone and will be subject to Coastal Commission approval. The EIR provided a comprehensive analysis of the proposed project, cumulative development that is envisioned for the project area, and alternatives to the subject project. The EIR focused on traffic and circulation, geology and soils, air quality, hydrology and water quality, noise, historic resources, aesthetics, construction effects, and neighborhood effects.

**Santa Monica Pier Access EIR/EA**  
*City of Santa Monica*

Rincon is preparing an Environmental Impact Report (EIR) and Environmental Assessment (EA) that studied proposed improvements to the access systems to the Santa Monica Pier from the parking lot below and from the Colorado Boulevard main entrance. The NEPA document was required because some of funding was to be provided by the Federal Emergency Management Agency (FEMA).

The EIR/EA addressed two primary access programs as well as seven alternatives. The alternatives addressed alternative ramp locations, alternative sidewalk configurations, and the construction of a pedestrian-only bridge. Key issues included traffic and circulation (including pedestrian movement), parking, cultural resources (historic) and aesthetics.

**Rolling Oaks Road Extension EIR**  
*City of Thousand Oaks*

Rincon prepared an EIR on a proposed 1-mile extension of Rolling Oaks Road in Thousand Oaks. The project entails construction of a secondary arterial road extension in an area of rugged terrain that is adjacent to several residential neighborhoods. Key EIR issues included traffic-related noise,



biology, and grading/aesthetics. This project involves linkage to the City's proposed transportation center and park and ride facility that was situated at the eastern terminus of the extension.

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

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

## **COST**

Rincon will prepare the EIR for the Program EIR for the Agoura Village Strategic Action Plan and pending Agoura Village Specific Plan in accordance with our proposed scope of services, for a fee not-to-exceed \$81,959. The attached table provides a breakdown of costs by task. The not-to-exceed cost includes preparation of the administrative Draft and Draft EIRs, Responses to Comments/Final EIR, and a Mitigation Monitoring and Reporting Program. We have budgeted 40 hours of professional staff time to respond to comments on the Draft EIR. This cost estimate assumes that the write up for the Cultural Resources section will be covered under an existing services contract between Steve Craig and the City. If Steve is not available, we have included the option to have Rob Wlodarski prepare this section, at a cost to be negotiated.

The coordination and management of a kickoff meeting and attendance at a public scoping meeting and two public hearings are also included in the estimated budget. The timing for the scoping meeting and public hearings would be at the discretion of the City. Working meetings with City staff are assumed to be part of the process, and are included in the project management budget. It can be assumed that the City and consultant team would meet prior to each milestone and upon conclusion of City review of preliminary draft products.

The proposed scope of services and associated costs are fully negotiable to meet the needs of the City of Agoura Hills. Additional work, not included within our proposed work program, will be completed only upon written City authorization in accordance with our Standard Fee Schedule (included in the Appendix to our proposal).

This offer for professional services will remain in effect for a period of 60 days from the date of this proposal. During this period, questions regarding our proposed scope of services may be directed to Mr. Stephen Svete, AICP, President, or Michael Gialketsis, Principal of Rincon Consultants, Inc.





## SCHEDULE

We understand that this project has been pending for some time and that the City and applicant groups are anxious to expedite the CEQA processing for this project. Our proposed schedule is graphically illustrated on Figure 1. Our proposed schedule assumes the EIR process can be accomplished in about a 6-7 month time period from the time that we are provided a Draft Specific Plan and baseline information from the City. This assumes a 45-day public review period for the EIR and a 20-day period to respond to public comments on the Draft EIR. The following is a summary of our proposed schedule.

- *Project Description and Environmental Setting - within 10 working days of authorization and receipt of the Draft Specific Plan*
- *Administrative Draft EIR - within 35 calendar days of receipt of City verified Specific Plan build out projections and traffic modeling data*
- *Draft EIR - within 10 working days of receipt of City comments on the Administrative Draft EIR*
- *Administrative Final EIR (Response to Comments Report) - within 10 working days of receipt of comments on the public review Draft EIR*
- *Final EIR - within 5 working days of receipt of comments on the Administrative Final EIR*

Rincon is accustomed to preparing EIRs on large planning projects within ambitious timeframes. Our size (43 professionals) ensures that we have the staff necessary to devote to large projects, while providing the flexibility to respond to changes in project direction that is sometimes problematic with larger firms. The above schedule is negotiable to meet the needs of the City for this project.





*City of Agoura Hills*  
**Program Environmental Impact Report (EIR)**  
**Agoura Village Strategic Action Plan and Specific Plan**  
**Cost Estimate**

Tasks	Cost	Hours	Rincon Consultants				
			Principal \$135/hour	Sr. Assoc. \$115/hour	Analyst \$75/hour	Graphics \$55/hour	Clerical \$45/hour
1. Kickoff Meeting	\$750	6	3	3			
2. EIR Project Description	\$2,690	38		4	18	16	
3. Administrative Draft EIR							
3.1 Summary	\$1,010	14		2	8		4
3.2 Introduction and Environmental Setting	\$530	6		2	4		
3.3 Environmental Impact Analysis							
<i>Land Use</i>	\$5,430	54	4	32	12	4	2
<i>Geologic and Seismic Hazards</i>	\$3,380	40	2	12	16	8	2
<i>Drainage, Hydrology and Water Quality</i>	\$2,560	28		16	4	6	2
<i>Aesthetics</i>	\$4,190	46	12	4	24	4	2
<i>Schools</i>	\$2,530	30	2	4	24		
<i>Traffic and Circulation</i>	\$4,220	52	8	4	24	16	
<i>Incorporation of Semi-Completed EIR Sections</i>	\$7,950	98	2	24	48	24	
3.4 Alternatives (4)	\$4,130	46	2	16	24	4	
3.5 Other CEQA Issues	\$1,060	12		4	8		
3.6 ADEIR Report Preparation	\$6,710	74	4	36	14	8	12
4. Draft EIR for Public Review	\$2,790	30	2	16	4	2	6
5. Final EIR							
5.1 Response to Comments	\$5,380	52	10	30		4	8
5.2 FEIR Publication	\$1,460	20		8			12
Project Management	\$4,380	36	12	24			
Public Hearings (2)	\$1,785	15	3	12			
Subtotal Labor:	\$62,935	697	66	253	232	96	50

Additional Costs	
<b>Printing</b>	
Administrative Draft EIR (4 copies @ \$40)	\$160
Draft EIR (50 copies @ \$40) for City Review	\$2,000
Final EIR (75 copies @\$45)	\$3,375
<b>Associated Transportation Engineers (ATE)</b>	\$10,200
<b>Supplies and Miscellaneous Expenses</b>	\$800
<b>General &amp; Administrative</b>	\$2,480
<b>Total Additional Costs:</b>	\$19,015

<b>TOTAL COST</b>	<b>\$81,950</b>
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**City of Agoura Hills**  
**Program Environmental Impact Report**  
**Agoura Village Strategic Action Plan**

*Proposed Schedule*

TASK	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8
1. Kickoff Meeting	●							
2. Project Description and Environmental Setting	▬							
3. Administrative Draft EIR	▬	▬						
4. Draft EIR			▬	▬	▬	▬		
5. Public Hearings		●				●	●	
6. Final EIR								
Responses to Comments/ AFEIR						▬	▬	
Final EIR Publication							▬	
MMRP						▬	▬	

- ▬ Work in Progress
- ▬ City Review
- ▬ Public Review
- Public Hearing/Meeting

