

**AGREEMENT
CITY OF FRESNO, CALIFORNIA
CONSULTANT SERVICES**

THIS AGREEMENT (Agreement) is made and entered into, effective on _____, by and between the CITY OF FRESNO, a California municipal corporation (City), and Rincon Consultants, Inc., a California Corporation (Consultant).

RECITALS

WHEREAS, the City desires to obtain professional Historic Preservation services for On Call Preservation Consulting Services for the Planning and Development Department (Project); and

WHEREAS, the Consultant is engaged in the business of furnishing services as a Historic Preservation Specialist and hereby represents that it desires to and is professionally and legally capable of performing the services called for by this Agreement; and

WHEREAS, the Consultant acknowledges that this Agreement is subject to the requirements of Fresno Municipal Code Section 4-107 and Administrative Order No. 6-19; and

WHEREAS, this Agreement will be administered for the City by its Development and Planning Director (Administrator) or designee.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and of the covenants, conditions, and premises hereinafter contained to be kept and performed by the respective parties, it is mutually agreed as follows:

1. Scope of Services. The Consultant shall perform to the satisfaction of the City the services described in **Exhibit A**, including all work incidental to, or necessary to perform, such services even though not specifically described in **Exhibit A**.
2. Term of Agreement and Time for Performance. This Agreement shall be effective from the date first set forth above (Effective Date) and shall continue in full force and effect through July 31, 2027, with up to three optional one-year extensions at the Departments discretion, subject to any earlier termination in accordance with this Agreement. The services of the Consultant as described in **Exhibit A** are to commence upon the Effective Date and shall be completed in a sequence assuring expeditious completion, but in any event, all such services shall be completed prior to expiration of this Agreement and in accordance with any performance schedule set forth in **Exhibit A**.
3. Compensation.
 - (a) The Consultant's sole compensation for satisfactory performance of all services required or rendered pursuant to this Agreement shall not exceed a total amount of \$480,000, which represents an annual not-to-exceed amount

of \$120,000 per year for the optional four-year term, paid on the basis of the rates set forth in the schedule of fees and expenses contained in **Exhibit A**.

- (b) Detailed statements shall be rendered monthly for services performed in the preceding month and will be payable in the normal course of City business. The City shall not be obligated to reimburse any expense for which it has not received a detailed invoice with applicable copies of representative and identifiable receipts or records substantiating such expense.
- (c) The parties may modify this Agreement to increase or decrease the scope of services or provide for the rendition of services not required by this Agreement, which modification shall include an adjustment to the Consultant's compensation. Any change in the scope of services must be made by written amendment to the Agreement signed by an authorized representative for each party. The Consultant shall not be entitled to any additional compensation if services are performed prior to a signed written amendment.

4. Termination, Remedies, and Force Majeure.

- (a) This Agreement shall terminate without any liability of the City to the Consultant upon the earlier of: (i) the Consultant's filing for protection under the federal bankruptcy laws, or any bankruptcy petition or petition for receiver commenced by a third party against the Consultant; (ii) seven calendar days prior written notice with or without cause by the City to the Consultant; (iii) the City's non-appropriation of funds sufficient to meet its obligations hereunder during any City fiscal year of this Agreement, or insufficient funding for the Project; or (iv) expiration of this Agreement.
- (b) Immediately upon any termination or expiration of this Agreement, the Consultant shall (i) immediately stop all work hereunder; (ii) immediately cause any and all of its subcontractors to cease work; and (iii) return to the City any and all unearned payments and all properties and materials in the possession of the Consultant that are owned by the City. Subject to the terms of this Agreement, the Consultant shall be paid compensation for services satisfactorily performed prior to the effective date of termination. The Consultant shall not be paid for any work or services performed or costs incurred which reasonably could have been avoided.
- (c) In the event of termination due to failure of the Consultant to satisfactorily perform in accordance with the terms of this Agreement, the City may withhold an amount that would otherwise be payable as an offset to, but not in excess of, the City's damages caused by such failure. In no event shall any payment by the City pursuant to this Agreement constitute a waiver by the City of any breach of this Agreement which may then exist on the part of the Consultant, nor shall such payment impair or prejudice any remedy available to the City with respect to the breach.
- (d) Upon any breach of this Agreement by the Consultant, the City may (i) exercise any right, remedy (in contract, law or equity), or privilege which may be available to it under applicable laws of the State of California or any

other applicable law; (ii) proceed by appropriate court action to enforce the terms of the Agreement; and/or (iii) recover all direct, indirect, consequential, economic and incidental damages for the breach of the Agreement. If it is determined that the City improperly terminated this Agreement for default, such termination shall be deemed a termination for convenience.

- (e) The Consultant shall provide the City with adequate written assurances of future performance, upon Administrator's request, in the event the Consultant fails to comply with any terms or conditions of this Agreement.
- (f) The Consultant shall be liable for default unless nonperformance is caused by an occurrence beyond the reasonable control of the Consultant and without its fault or negligence such as, acts of God or the public enemy, acts of the City in its contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, unusually severe weather, and delays of common carriers. The Consultant shall notify Administrator in writing as soon as it is reasonably possible after the commencement of any excusable delay, setting forth the full particulars in connection therewith, and shall remedy such occurrence with all reasonable dispatch, and shall promptly give written notice to Administrator of the cessation of such occurrence.

5. Confidential Information and Ownership of Documents.

- (a) Any reports, information, or other data prepared or assembled by the Consultant pursuant to this Agreement shall not be made available to any individual or organization by the Consultant without the prior written approval of the Administrator. During the term of this Agreement, and thereafter, the Consultant shall not, without the prior written consent of the City, disclose to anyone any Confidential Information. The term Confidential Information for the purposes of this Agreement shall include all proprietary and confidential information of the City, including but not limited to business plans, marketing plans, financial information, materials, compilations, documents, instruments, models, source or object codes and other information disclosed or submitted, orally, in writing, or by any other medium or media. All Confidential Information shall be and remain confidential and proprietary in the City.
- (b) Any and all writings and documents prepared or provided by the Consultant pursuant to this Agreement are the property of the City at the time of preparation and shall be turned over to the City upon expiration or termination of the Agreement. The Consultant shall not permit the reproduction or use thereof by any other person except as otherwise expressly provided herein.
- (c) If the Consultant should subcontract all or any portion of the services to be performed under this Agreement, the Consultant shall cause each subcontractor to also comply with the requirements of this Section 5.
- (d) This Section 5 shall survive expiration or termination of this Agreement.

6. Professional Skill. It is further mutually understood and agreed by and between the parties hereto that inasmuch as the Consultant represents to the City that the

Consultant and its subcontractors, if any, are skilled in the profession and shall perform in accordance with the standards of said profession necessary to perform the services agreed to be done by it under this Agreement, the City relies upon the skill of the Consultant and any subcontractors to do and perform such services in a skillful manner and the Consultant agrees to thus perform the services and require the same of any subcontractors. Therefore, any acceptance of such services by the City shall not operate as a release of the Consultant or any subcontractors from said professional standards.

7. Indemnification. To the furthest extent allowed by law, including California Civil Code section 2782, Consultant shall indemnify, hold harmless and defend City and each of its officers, officials, employees, agents, and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage), and from any and all claims, demands and actions in law or equity (including reasonable attorney's fees, litigation expenses and cost to enforce this Agreement) that arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of Consultant, its principals, officers, employees, agents or volunteers in the performance of this Agreement.

If Consultant should subcontract all or any portion of the services to be performed under this Agreement, Consultant shall require each subcontractor to indemnify, hold harmless and defend City and each of its officers, officials, employees, agents, and volunteers in accordance with the terms of the preceding paragraph.

This section shall survive termination or expiration of this Agreement.

8. Insurance.

(a) Throughout the life of this Agreement, the Consultant shall pay for and maintain in full force and effect all insurance as required in **Exhibit B**, which is incorporated into and part of this Agreement, with an insurance company(ies) either (i) admitted by the California Insurance Commissioner to do business in the State of California and rated no less than "A-VII" in the Best's Insurance Rating Guide, or (ii) as may be authorized in writing by the City's Risk Manager or designee at any time and in its sole discretion. The required policies of insurance as stated in **Exhibit B** shall maintain limits of liability of not less than those amounts stated therein. However, the insurance limits available to the City, its officers, officials, employees, agents, and volunteers as additional insureds, shall be the greater of the minimum limits specified therein or the full limit of any insurance proceeds to the named insured.

(b) If at any time during the life of the Agreement or any extension, the Consultant or any of its subcontractors/sub-consultants fail to maintain any required insurance, all services and work under this Agreement shall be discontinued immediately, and all payments due, or that become due, to the Consultant shall be withheld until insurance is in compliance with the requirements. Any failure to maintain the required insurance shall be sufficient cause for the City to terminate this Agreement. No action taken by the City pursuant to this section shall in any way relieve the Consultant of its responsibilities under this Agreement. The phrase "fail to maintain any required insurance" shall include, without

limitation, notification received by the City that an insurer has commenced proceedings, or has had proceedings commenced against it, indicating that the insurer is insolvent.

(c) The fact that insurance is obtained by the Consultant shall not be deemed to release or diminish the liability of the Consultant, including, without limitation, liability under the indemnity provisions of this Agreement. The duty to indemnify the City shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by the Consultant. Approval or purchase of any insurance contracts or policies shall in no way relieve from liability nor limit the liability of the Consultant, its principals, officers, agents, employees, persons under the supervision of the Consultant, vendors, suppliers, invitees, consultants, sub-consultants, subcontractors, or anyone employed directly or indirectly by any of them.

9. Conflict of Interest and Non-Solicitation.

- (a) Prior to the City's execution of this Agreement, the Consultant shall complete a City of Fresno conflict of interest disclosure statement in the form as set forth in **Exhibit C**. During the term of this Agreement, the Consultant shall have the obligation and duty to immediately notify the City in writing of any change to the information provided by the Consultant in such statement.
- (b) The Consultant shall comply, and require its subcontractors to comply, with all applicable (i) professional canons and requirements governing avoidance of impermissible client conflicts; and (ii) federal, state, and local conflict of interest laws and regulations including, without limitation, California Government Code Section 1090 et. seq., the California Political Reform Act (California Government Code Section 87100 et. seq.) and the regulations of the Fair Political Practices Commission concerning disclosure and disqualification (2 California Code of Regulations Section 18700 et. seq.). At any time, upon written request of the City, the Consultant shall provide a written opinion of its legal counsel and that of any subcontractor that, after a due diligent inquiry, the Consultant and the respective subcontractor(s) are in full compliance with all laws and regulations. The Consultant shall take, and require its subcontractors to take, reasonable steps to avoid any appearance of a conflict of interest. Upon discovery of any facts giving rise to the appearance of a conflict of interest, the Consultant shall immediately notify the City of these facts in writing.
- (c) Consultant's duties and services under this Agreement shall not include preparing or assisting the City with any portion of the City's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with the City. The City entering this Agreement shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this Project. Consultant's participation in the planning, discussions, or drawing of project plans or specifications shall be limited to conceptual, preliminary, or initial plans or specifications. Consultant shall cooperate with the City to ensure that all bidders for a subsequent contract on any subsequent phase of this Project

have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by Consultant pursuant to this Agreement.

- (d) In performing the work or services to be provided hereunder, the Consultant shall not employ or retain the services of any person while such person either is employed by the City or is a member of any City council, commission, board, committee, or similar City body. This requirement may be waived in writing by the City Manager, if no actual or potential conflict is involved.
 - (e) The Consultant represents and warrants that it has not paid or agreed to pay any compensation, contingent or otherwise, direct or indirect, to solicit, or procure this Agreement or any rights/benefits hereunder.
 - (f) Neither the Consultant, nor any of the Consultant's subcontractors performing any services on this Project, shall bid for, assist anyone in the preparation of a bid for, or perform any services pursuant to, any other contract in connection with this Project unless fully disclosed to and approved by the City Manager, in advance and in writing. The Consultant and any of its subcontractors shall have no interest, direct or indirect, in any other contract with a third party in connection with this Project unless such interest is in accordance with all applicable law and fully disclosed to and approved by the City Manager, in advance and in writing. Notwithstanding any approval given by the City Manager under this provision, the Consultant shall remain responsible for complying with Section 9(b), above.
 - (g) If the Consultant should subcontract all or any portion of the work to be performed or services to be provided under this Agreement, the Consultant shall include the provisions of this Section 9 in each subcontract and require its subcontractors to comply therewith.
 - (h) This Section 9 shall survive expiration or termination of this Agreement.
10. Recycling Program. In the event the Consultant maintains an office or operates a facility(ies), or is required herein to maintain or operate same, within the incorporated limits of the City of Fresno, the Consultant at its sole cost and expense shall:
- (a) Immediately establish and maintain a viable and ongoing recycling program, approved by the City's Solid Waste Management Division, for each office and facility. Literature describing the City recycling programs is available from the City's Solid Waste Management Division and by calling City of Fresno Recycling Hotline at (559) 621-1111.
 - (b) Immediately contact the City's Solid Waste Management Division at (559) 621-1452 and schedule a free waste audit, and cooperate with such Division in their conduct of the audit for each office and facility.
 - (c) Cooperate with and demonstrate to the satisfaction of the City's Solid Waste Management Division the establishment of the recycling program in paragraph (a) above and the ongoing maintenance thereof.

11. General Terms.

- (a) Except as otherwise provided by law, all notices expressly required of the City within the body of this Agreement, and not otherwise specifically provided for, shall be effective only if signed by the Administrator or designee.
- (b) Records of the Consultant's expenses pertaining to the Project shall be kept on a generally recognized accounting basis and shall be available to the City or its authorized representatives upon request during regular business hours throughout the life of this Agreement and for a period of three years after final payment or, if longer, for any period required by law. In addition, all books, documents, papers, and records of the Consultant pertaining to the Project shall be available for the purpose of making audits, examinations, excerpts, and transcriptions for the same period of time. If any litigation, claim, negotiations, audit or other action is commenced before the expiration of said time period, all records shall be retained and made available to the City until such action is resolved, or until the end of said time period whichever shall later occur. If the Consultant should subcontract all or any portion of the services to be performed under this Agreement, the Consultant shall cause each subcontractor to also comply with the requirements of this paragraph. This Section 11(b) shall survive expiration or termination of this Agreement.
- (c) Prior to execution of this Agreement by the City, the Consultant shall have provided evidence to the City that the Consultant is licensed to perform the services called for by this Agreement (or that no license is required). If the Consultant should subcontract all or any portion of the work or services to be performed under this Agreement, the Consultant shall require each subcontractor to provide evidence to the City that subcontractor is licensed to perform the services called for by this Agreement (or that no license is required) before beginning work.

12. Nondiscrimination. To the extent required by controlling federal, state and local law, the Consultant shall not employ discriminatory practices in the provision of services, employment of personnel, or in any other respect on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. Subject to the foregoing and during the performance of this Agreement, the Consultant agrees as follows:

- (a) The Consultant will comply with all applicable laws and regulations providing that no person shall, on the grounds of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity made possible by or resulting from this Agreement.
- (b) The Consultant will not discriminate against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry,

physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. The Consultant shall ensure that applicants are employed, and the employees are treated during employment, without regard to their race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. Such requirement shall apply to the Consultant's employment practices including, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provision of this nondiscrimination clause.

- (c) The Consultant will, in all solicitations or advertisements for employees placed by or on behalf of the Consultant in pursuit hereof, state that all qualified applicants will receive consideration for employment without regard to race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era.
- (d) The Consultant will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice advising such labor union or workers' representatives of the Consultant's commitment under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (e) If the Consultant should subcontract all or any portion of the services to be performed under this Agreement, the Consultant shall cause each subcontractor to also comply with the requirements of this Section 12.

13. Independent Contractor.

- (a) In the furnishing of the services provided for herein, the Consultant is acting solely as an independent contractor. Neither the Consultant, nor any of its officers, agents, or employees shall be deemed an officer, agent, employee, joint venturer, partner or associate of the City for any purpose. The City shall have no right to control or supervise or direct the manner or method by which the Consultant shall perform its work and functions. However, the City shall retain the right to administer this Agreement so as to verify that the Consultant is performing its obligations in accordance with the terms and conditions thereof.
- (b) This Agreement does not evidence a partnership or joint venture between the Consultant and the City. The Consultant shall have no authority to bind the City absent the City's express written consent. Except to the extent otherwise

provided in this Agreement, the Consultant shall bear its own costs and expenses in pursuit thereof.

- (c) Because of its status as an independent contractor, the Consultant and its officers, agents, and employees shall have absolutely no right to employment rights and benefits available to the City employees. The Consultant shall be solely liable and responsible for all payroll and tax withholding and for providing to, or on behalf of, its employees all employee benefits including, without limitation, health, welfare and retirement benefits. In addition, together with its other obligations under this Agreement, the Consultant shall be solely responsible, indemnify, defend and save the City harmless from all matters relating to employment and tax withholding for and payment of the Consultant's employees, including, without limitation, (i) compliance with Social Security and unemployment insurance withholding, payment of workers' compensation benefits, and all other laws and regulations governing matters of employee withholding, taxes and payment; and (ii) any claim of right or interest in the City employment benefits, entitlements, programs and/or funds offered employees of the City whether arising by reason of any common law, de facto, leased, or co-employee rights or other theory. It is acknowledged that during the term of this Agreement, the Consultant may be providing services to others unrelated to the City or to this Agreement.
14. Notices. Any notice required or intended to be given to either party under the terms of this Agreement shall be in writing and shall be deemed to be duly given if delivered personally, transmitted by facsimile followed by telephone confirmation of receipt, or sent by United States registered or certified mail, with postage prepaid, return receipt requested, addressed to the party to which notice is to be given at the party's address set forth on the signature page of this Agreement or at such other address as the parties may from time to time designate by written notice. Notices served by United States mail in the manner above described shall be deemed sufficiently served or given at the time of the mailing thereof.
15. Binding. Subject to Section 16, below, once this Agreement is signed by all parties, it shall be binding upon, and shall inure to the benefit of, all parties, and each parties' respective heirs, successors, assigns, transferees, agents, servants, employees, and representatives.
16. Assignment.
- (a) This Agreement is personal to the Consultant and there shall be no assignment by the Consultant of its rights or obligations under this Agreement without the prior written approval of the City Manager or designee. Any attempted assignment by the Consultant, its successors or assigns, shall be null and void unless approved in writing by the City Manager or designee.
 - (b) The Consultant hereby agrees not to assign the payment of any monies due the Consultant from the City under the terms of this Agreement to any other individual(s), corporation(s) or entity(ies). The City retains the right to pay any and all monies due the Consultant directly to the Consultant.

17. Compliance With Law. In providing the services required under this Agreement, the Consultant shall at all times comply with all applicable laws of the United States, the State of California and the City, and with all applicable regulations promulgated by federal, state, regional, or local administrative and regulatory agencies, now in force and as they may be enacted, issued, or amended during the term of this Agreement.
18. Waiver. The waiver by either party of a breach by the other of any provision of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of either the same or a different provision of this Agreement. No provisions of this Agreement may be waived unless in writing and signed by all parties to this Agreement. Waiver of any one provision herein shall not be deemed to be a waiver of any other provision herein.
19. Governing Law and Venue. This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of California, excluding, however, any conflict of laws rule which would apply the law of another jurisdiction. Venue for purposes of the filing of any action regarding the enforcement or interpretation of this Agreement and any rights and duties hereunder shall be Fresno County, California.
20. Headings. The section headings in this Agreement are for convenience and reference only and shall not be construed or held in any way to explain, modify or add to the interpretation or meaning of the provisions of this Agreement.
21. Severability. The provisions of this Agreement are severable. The invalidity, or unenforceability of any one provision in this Agreement shall not affect the other provisions.
22. Interpretation. The parties acknowledge that this Agreement in its final form is the result of the combined efforts of the parties and that, should any provision of this Agreement be found to be ambiguous in any way, such ambiguity shall not be resolved by construing this Agreement in favor of or against either party, but rather by construing the terms in accordance with their generally accepted meaning.
23. Attorney's Fees. If either party is required to commence any proceeding or legal action to enforce or interpret any term, covenant or condition of this Agreement, the prevailing party in such proceeding or action shall be entitled to recover from the other party its reasonable attorney's fees and legal expenses.
24. Exhibits. Each exhibit and attachment referenced in this Agreement is, by the reference, incorporated into and made a part of this Agreement.
25. Precedence of Documents. In the event of any conflict between the body of this Agreement and any Exhibit or Attachment hereto, the terms and conditions of the body of this Agreement shall control and take precedence over the terms and conditions expressed within the Exhibit or Attachment. Furthermore, any terms or conditions contained within any Exhibit or Attachment hereto which purport to modify the allocation of risk between the parties, provided for within the body of this Agreement, shall be null and void.
26. Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.

27. No Third Party Beneficiaries. The rights, interests, duties and obligations defined within this Agreement are intended for the specific parties hereto as identified in the preamble of this Agreement. Notwithstanding anything stated to the contrary in this Agreement, it is not intended that any rights or interests in this Agreement benefit or flow to the interest of any third parties.
28. Extent of Agreement. Each party acknowledges that they have read and fully understand the contents of this Agreement. This Agreement represents the entire and integrated agreement between the parties with respect to the subject matter hereof and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be modified only by written instrument duly authorized and executed by both the City and the Consultant.

[SIGNATURES FOLLOW ON THE NEXT PAGE.]

IN WITNESS WHEREOF, the parties have executed this Agreement at Fresno, California, the day and year first above written.

CITY OF FRESNO,
a California municipal corporation

By: _____
Georgeanne A. White
City Manager

No signature of City Attorney required. Standard Document #ALL-S Generic CSA – Not to Exceed (12-2025) has been used without modification, as certified by the undersigned.

Signed by:
By: David Densley 6/2/2026
623E3A79C95F4D8...
David Densley
Projects Administrator

ATTEST:
AMY K. ALLER
Interim City Clerk

By: _____
Deputy

Addresses:

CITY:
City of Fresno
Attention: David Densley, Projects Administrator
2600 Fresno Street
Fresno, CA 93721
Phone: (559) 621-8473
E-mail: David.Densley@fresno.gov

Attachments:

- 1. Exhibit A - Scope of Services
- 2. Exhibit B - Insurance Requirements
- 3. Exhibit C - Conflict of Interest Disclosure Form

ALL-S Generic CSA Not to Exceed (12-2025)

RINCON CONSULTANTS, INC,
A California Corporation

Signed by:
By: Jennifer Haddow 6/2/2026
8D3E5E55F2DD4D3...

Name: Jennifer Haddow

Title: President

(If corporation or LLC., Board Chair, Pres.

or Vice Pres.)

DocuSigned by:
By: Lacrisa Davis 6/2/2026
799B3F21211B48F...

Name: Lacrisa Davis

Title: CFO

(If corporation or LLC., CFO, Treasurer, Secretary or Assistant Secretary)

Any Applicable Professional License:
Number: _____
Name: _____
Date of Issuance: _____

CONSULTANT:

Rincon Consultants, Inc
Attention: Margo Nayyar, Principal
4589 North Marty Avenue, Suite 102
Fresno, California 93722
Phone: (916) 282-3694
E-mail: mnayyar@rinconconsultants.com

EXHIBIT A

SCOPE OF SERVICES

**Consultant Service Agreement between City of Fresno (City)
and Rincon Consultants, Inc (Consultant)
2026 On Call Historic Preservation Consulting Services**

See attached SOQ

SCHEDULE OF FEES AND EXPENSES

See attached rate sheet

EXHIBIT B

INSURANCE REQUIREMENTS Consultant Service Agreement between City of Fresno (City) And Rincon Consultants, Inc (Consultant) 2026 On Call Historic Preservation Consulting Services

MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

1. The most current version of Insurance Services Office (ISO) Commercial General Liability Coverage Form CG 00 01, providing liability coverage arising out of your business operations. The Commercial General Liability policy shall be written on an occurrence form and shall provide coverage for “bodily injury,” “property damage” and “personal and advertising injury” with coverage for premises and operations (including the use of owned and non-owned equipment), products and completed operations, and contractual liability (including, without limitation, indemnity obligations under the Agreement) with limits of liability not less than those set forth under “Minimum Limits of Insurance.”
2. The most current version of Commercial Auto Coverage Form CA 00 01, providing liability coverage arising out of the ownership, maintenance or use of automobiles in the course of your business operations. The Automobile Policy shall be written on an occurrence form and shall provide coverage for all owned, hired, and non-owned automobiles or other licensed vehicles (Code 1- Any Auto).
3. Workers’ Compensation insurance as required by the State of California and Employer’s Liability Insurance.
4. Professional Liability (Errors and Omissions) insurance appropriate to Consultant’s profession.

MINIMUM LIMITS OF INSURANCE

The Consultant, or any party the Consultant subcontracts with, shall maintain limits of liability of not less than those set forth below. However, insurance limits available to the City, its officers, officials, employees, agents, and volunteers as additional insureds, shall be the greater of the minimum limits specified herein or the full limit of any insurance proceeds available to the named insured:

1. COMMERCIAL GENERAL LIABILITY:
 - (i) \$1,000,000 per occurrence for bodily injury and property damage;
 - (ii) \$1,000,000 per occurrence for personal and advertising injury;
 - (iii) \$2,000,000 aggregate for products and completed operations; and,
 - (iv) \$2,000,000 general aggregate applying separately to the work performed under the Agreement.
2. COMMERCIAL AUTOMOBILE LIABILITY:
\$1,000,000 per accident for bodily injury and property damage.

3. WORKERS' COMPENSATION INSURANCE as required by the State of California with statutory limits.

4. EMPLOYER'S LIABILITY:

- (i) \$1,000,000 each accident for bodily injury;
- (ii) \$1,000,000 disease each employee; and,
- (iii) \$1,000,000 disease policy limit.

5. PROFESSIONAL LIABILITY (Errors and Omissions):

- (i) \$1,000,000 per claim/occurrence; and,
- (ii) \$2,000,000 policy aggregate.

UMBRELLA OR EXCESS INSURANCE

In the event the Consultant purchases an Umbrella or Excess insurance policy(ies) to meet the "Minimum Limits of Insurance," this insurance policy(ies) shall "follow form" and afford no less coverage than the primary insurance policy(ies). In addition, such Umbrella or Excess insurance policy(ies) shall also apply on a primary and non-contributory basis for the benefit of the City, its officers, officials, employees, agents, and volunteers.

DEDUCTIBLES AND SELF-INSURED RETENTIONS

The Consultant shall be responsible for payment of any deductibles contained in any insurance policy(ies) required herein and the Consultant shall also be responsible for payment of any self-insured retentions.

OTHER INSURANCE PROVISIONS/ENDORSEMENTS

The General Liability and Automobile Liability insurance policies are to contain, or be endorsed to contain, the following provisions:

1. The City, its officers, officials, employees, agents, and volunteers are to be covered as additional insureds. Consultant shall establish additional insured status for the City under the General Liability policy for all ongoing and completed operations by use of endorsements providing additional insured status as broad as that contained in ISO Form CG 20 10 11 85 or CG 20 10 04 13.
2. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees, agents, and volunteers. Any available insurance proceeds in excess of the specified minimum limits and coverage shall be available to the Additional Insured.
3. Consultant's insurance coverage shall be primary insurance with respect to the City, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents, and volunteers shall be excess of the Consultant's insurance and shall not contribute with it. The Consultant shall establish primary and non-contributory status on the General Liability policy by use of ISO Form CG 20 01 04 13, or by an executed endorsement that provides primary and non-contributory status as broad as that contained in ISO Form CG 20 01 04 13.

4. All policies of insurance shall contain, or be endorsed to contain, the following provision: the Consultant and its insurer shall waive any right of subrogation against the City, its officers, officials, employees, agents, and volunteers.
5. All policies of insurance required herein shall be endorsed to provide that the coverage shall not be cancelled, non-renewed, reduced in coverage or in limits except after 30 calendar days written notice by certified mail, return receipt requested, has been given to the City. The Consultant is also responsible for providing written notice to the City under the same terms and conditions. Upon issuance by the insurer, broker, or agent, of a notice of cancellation, non-renewal, or reduction in coverage or in limits, the Consultant shall furnish the City with a new certificate and applicable endorsements for such policy(ies). In the event any policy is due to expire during the work to be performed for the City, the Consultant shall provide a new certificate, and applicable endorsements, evidencing renewal of such policy not less than 15 calendar days prior to the expiration date of the expiring policy.
6. Should any of the required policies provide that the defense costs are paid within the Limits of Liability, thereby reducing the available limits by any defense costs, then the requirement for the Limits of Liability of these policies will be twice the above stated limits.
7. The fact that insurance is obtained by the Consultant shall not be deemed to release or diminish the liability of the Consultant, including, without limitation, liability under the indemnity provisions of this Agreement. The policy limits do not act as a limitation upon the amount of indemnification to be provided by the Consultant. Approval or purchase of any insurance contracts or policies shall in no way relieve from liability nor limit the liability of the Consultant, its principals, officers, agents, employees, persons under the supervision of the Consultant, vendors, suppliers, invitees, consultants, sub-consultants, subcontractors, or anyone employed directly or indirectly by any of them.

CLAIMS-MADE POLICIES

If the Professional Liability (Errors and Omissions) insurance policy is written on a claims-made form:

1. The retroactive date must be shown, and must be before the effective date of the Agreement or the commencement of work by the Consultant.
2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement work or termination of the Agreement, whichever occurs first, or, in the alternative, the policy shall be endorsed to provide not less than a five-year discovery period.
3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the effective date of the Agreement or the commencement of work by the Consultant, the Consultant must purchase "extended reporting" coverage for a minimum of five (5) years completion of the Agreement work or termination of the Agreement, whichever occurs first.
4. A copy of the claims reporting requirements must be submitted to the City for review.
5. These requirements shall survive expiration or termination of the Agreement.

VERIFICATION OF COVERAGE

the Consultant shall furnish City with all certificate(s) and applicable endorsements effecting coverage required hereunder. All certificates and applicable endorsements are to be received and approved by the City's Risk Manager or designee prior to City's execution of the Agreement and before work commences. All non-ISO endorsements amending policy coverage shall be executed by a licensed and authorized agent or broker. Upon request of City, the Consultant shall immediately furnish City with a complete copy of any insurance policy required under this Agreement, including all endorsements, with said copy certified by the underwriter to be a true and correct copy of the original policy. This requirement shall survive expiration or termination of this Agreement.

SUBCONTRACTORS

If the Consultant subcontracts any or all of the services to be performed under this Agreement, the Consultant shall require, at the discretion of the City Risk Manager or designee, subcontractor(s) to enter into a separate side agreement with the City to provide required indemnification and insurance protection. Any required side agreement(s) and associated insurance documents for the subcontractor must be reviewed and preapproved by City Risk Manager or designee. If no side agreement is required, the Consultant shall require and verify that subcontractors maintain insurance meeting all the requirements stated herein and the Consultant shall ensure that City, its officers, officials, employees, agents, and volunteers are additional insureds. The subcontractors' certificates and endorsements shall be on file

**EXHIBIT C
DISCLOSURE OF CONFLICT OF INTEREST**

2026 On Call Historic Preservation Consulting Services

		YES*	NO
1	Are you currently in litigation with the City of Fresno or any of its agents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Do you represent any firm, organization, or person who is in litigation with the City of Fresno?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Do you currently represent or perform work for any clients who do business with the City of Fresno?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Are you or any of your principals, managers, or professionals, owners or investors in a business which does business with the City of Fresno, or in a business which is in litigation with the City of Fresno?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Are you or any of your principals, managers, or professionals, related by blood or marriage to any City of Fresno employee who has any significant role in the subject matter of this service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Do you or any of your subcontractors have, or expect to have, any interest, direct or indirect, in any other contract in connection with this Project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
* If the answer to any question is yes, please explain in full below.			

Explanation: _____

Additional page(s) attached.

Signed by:
Jennifer Haddow
8D3E5E55F2DD4D3...

Signature

We are not aware of any potential conflicts of interest.
6/2/2026

Date

Jennifer Haddow

(Name)

Rincon Consultants, Inc.

(Company)

2060 Knoll Drive

(Address)

Ventura, CA 93003

(City, State Zip)



On-Call Historic Preservation Services for the City of Fresno

RFP No. 12601838
May 4, 2026

City of Fresno
2600 Fresno Street
Fresno, California 93721

Rincon Consultants
4589 North Marty Avenue, Suite 102
Fresno, California 93722



Rincon Consultants

4589 North Marty Avenue, Unit 102
Fresno, California 93722
559-228-9925

May 4, 2026

David Densley
City of Fresno
2600 Fresno Street
Fresno, California 93721

Subject: RFQ #12601838 - Professional On-Call Historic Preservation Services

Dear Mr. Densley:

Rincon Consultants (Rincon) is pleased to submit this proposal to assist the City of Fresno (City) with professional on-call historic preservation services. Our preservation planning staff have provided the same services to local planning agencies throughout California. Rincon staff's extensive historic preservation planning experience and familiarity with the City's ordinances, policies, and processes make us well suited for this effort. We have assembled a team of preservation planning professionals, ready to dive in and support the City's preservation needs. This proposal includes an overview of Rincon and our cultural resources team, projects with references, and resumes.

Rincon's Team Offers the City the Following Benefits

Responsive Team

Our key staff include 10 full-time historic preservation professionals who meet or exceed the Secretary of the Interior's Professional Qualifications Standards in history and architectural history and who are ready to dive in and help lead the City's preservation planning needs. In addition to the key staff identified, Rincon provides access to an additional 40+ archaeologists and 400+ experts in a range of environmental and planning disciplines statewide.

Technical Assistance

For over 30 years, Rincon has provided consulting services to public agencies throughout California. Rincon regularly conducts design application review, Certified Local Government support, Historic Preservation Commission support, training, planning counter support, historic resources evaluations, district evaluations, peer reviews, site visits, Department of Parks and Recreation 523 form preparation, California Environmental Quality Act and Section 106 of the National Historic Preservation Act environmental review; Secretary of the Interior's Treatment of Historic Properties design review, public outreach, policy updates, and general preservation planning support. Additionally, we provide team members with extensive experience in archaeology and tribal outreach pursuant to Senate Bill 18, Assembly Bill 52, and Assembly Bill 130, and Section 106, should the need arise.

Local Knowledge

Our team has extensive experience working in Fresno, most notably through the California High-Speed Rail Authority project, where we have spent years researching, evaluating, and mitigating impacts to historic and cultural resources in Fresno. Our work has encompassed a wide range of property types, from early-twentieth-century commercial buildings to mid-century entertainment venues, such as the Crest Theatre. We bring a strong understanding of Fresno's layered and diverse history, including historically significant communities, such as Chinatown, Japantown, Germantown, and Armenian Town, as well as significant resources like the Southern Pacific Depot and the San Joaquin Light & Power Building. Rincon has a long history of coordination with the City, including collaboration with the Planning Department and Public Works on projects, such as the relocation of the Van Ness Entrance Gate and construction adjacent to Roeding Park. Through the High-Speed Rail project and other Rincon efforts, our team has evaluated historical resources in accordance with the City's Historic Preservation Ordinance and has relied on key archival sources, including *A Guide to Historic Architecture in Fresno, California*, records from the Fresno Historical Society, and prior survey efforts. We also have experience researching historically significant individuals and working within potential and established historic districts, including the Chinatown Historic District.

City of Fresno

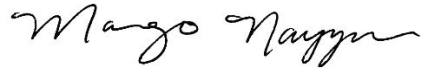
Proposal to Provide Professional On-Call Historic Preservation Services

Passionate Professionals

Our key team members are leaders and actively involved in various historic resources organizations, including the California Preservation Foundation, Society of Architectural Historians, Society of Preservation Technology, Society for American Archaeology, Society for California Archaeology, Association of Environmental Professionals, DOCOMOMO and many more. They are active proponents of our shared cultural history and enjoy thoughtfully balancing this with preservation policy and planning.

Thank you for considering Rincon for this assignment. We are eager to support the City's preservation planning program.

Sincerely,



Margo Nayyar | Principal

916-282-3694

mnayyar@rinconconsultants.com

Authorized to negotiate and execute contracts

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Appendices

Appendix A – Legal Documents

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1 Firm Overview and Qualifications

About Rincon

Rincon Consulting (Rincon) is a multidisciplinary 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 cultural and historical resource specialists, certified land use and environmental planners, environmental scientists and engineers, accredited LEED professionals, noise and air quality experts, geologists, biologists, and paleontologists.

Legal Name:

Rincon Consultants, Inc.

Legal Form:

California "S" Corporation

Professional Staff: 400+

California Offices: 13

Rincon's corporate culture focuses on providing consulting services in a manner beneficial to both the environment and our client's needs. We perceive ourselves as an extension of our client's team and function with their best interests in mind. By managing each project with a focus on three primary objectives—economic efficiency, technical excellence, and sustainable approach— we can provide superior service that efficiently and effectively meets the needs of our clients.

Rincon provides high quality historic preservation services to the private and public sector. Supporting preservation planning projects is a core service area of Rincon's. Further information on our team is highlighted below.

About Our Cultural Resources Team

Our team includes historians, architectural historians, and archaeologists who meet or exceed the Secretary of the Interior's Professional Qualification Standards (SOI PQS) and have worked in on-call historic preservation roles. Our team of experts continuously refine their skills, stay current on legislative updates, and coordinate to apply best practices. We pride ourselves on our strong writing and analytical skills, as well as on our ability to communicate complex issues to the public and decision-makers. Our experts understand legal issues, best practices, and special considerations to develop innovative, appropriate, and defensible solutions.

Historians/Architectural Historians

Our historians and architectural historians are skilled at identification and evaluation studies in which we survey, research, and evaluate/nominate a range of resource-types including buildings, railroads, roadways, bridges, parks, cemeteries, water conveyance features, water treatment plants, historic districts, cultural landscapes, sites, and objects for inclusion in the California Register and National Register. We complete design review to determine if projects comply with the SOI *Standards for the Treatment of Historic Properties* and provide guidance on revising plans for compliance to limit impacts. We analyze impacts to historical resources and develop mitigation measures including interpretive signage, pamphlets, vibratory monitoring, architectural monitoring, and building survey/engineering record/landscape survey documentation, to name a few. Furthermore, we commonly engage with the community to identify historical resources.



City of Fresno

Proposal to Provide Professional On-Call Historic Preservation Services

We have a strong relationship with California State Historic Preservation Office staff, maintained through coordination on projects with complex resource issues, where we work together to move projects forward for Section 106 projects with federal agencies include Housing and Urban Development, Federal Transportation Authority, and US Army Corps of Engineers to name a few.

In addition to our strong environmental compliance acumen, we commonly provide historic preservation planning services as outlined below.

Historic Preservation Planning Services

- Agency staffing
- Commission support
- Certified Local Government (CLG) reporting
- Mills Act program administrative assistance
- Research
- Historic resources surveys
- Historic context/evaluation methodology development
- SOI standards design review/Certificates of Appropriateness
- Local register evaluations
- Local landmark designations
- Training
- Peer review
- Grant writing
- Ordinance development and updates
- Historic tax credit applications
- Environmental document sections
- California Environmental Quality Act (CEQA) and Section 106 compliance reports
- Agency consultation
- Agreement documents
- Maintenance plans
- Mitigation Monitoring and Reporting Program development and implementation
- Monitoring
- Oral history interviews
- Interpretive products
- General, specific, and area plans
- Design guidelines
- Public outreach/engagement, public workshops, and outreach materials
- GIS services

Archaeologists

Should the need arise, our archaeology team is also available to support the City of Fresno (City). Our archaeologists are skilled at all phases of archaeological investigations including Phase I identification surveys, Extended Phase I presence/absence excavations, Phase II testing and evaluation studies, Phase III data recovery, and construction monitoring. Our team includes archaeologists specializing in both prehistoric and historic-period archaeology, with specialties in material cultural analysis, lithics, osteology, ethnography, anthropology, historical ecology, marine archaeology, tribal consultation, and advanced technologies such as ground penetrating radar, drone mapping, and photography.

Rincon provides peer review, sensitivity training, and has managed minor and complex resource issues across California. Our staff is highly skilled in tribal consultation with professional relationships with tribes throughout California and Fresno County, and we can help the City through the Section 106, Assembly Bill 52, Assembly Bill 130, and Senate Bill 18 consultation processes, if needed during the course of this contract.

Value Added: Tribal Liaison Program

Rincon's Tribal Liaison Program was developed to enhance relationships with California tribal governments, individuals, and Tribal Historic Preservation Officers. We have found that by prioritizing these relationships, we have increased successful outcomes for our client's projects. Rincon strives to be an industry leader for our clients, and we have invested in our staff by providing access to Environmental Collaboration and Conflict Resolution Training provided by the Udall Foundation.

About Our Clients

Rincon has numerous satisfied public agency clients who rely on us for our historic preservation expertise. A partial list of such clients with whom we are contracted for on-call historic preservation, environmental, and contract planning services is located below.

City of Antioch	City of Oakland	City of Santa Cruz	Napa County Public Works Department
City of Berkeley	City of Palo Alto	City of Vallejo	San Mateo County Parks Department
City of Concord	City of Redwood City	Contra Costa County	Santa Clara County
City of Cupertino	City of San Francisco	County of Santa Clara Department of Parks and Recreation	Sonoma County
City of Elk Grove	City of San José	East Bay Regional Parks	
City of Gilroy	City of San Juan Bautista	Midpeninsula Regional Open Space District	
City of Hayward	City of San Leandro		
City of Hercules	City of San Mateo		
City of Monterey	City of Santa Ana		

About Our Work Approach

Rincon offers a proven, flexible approach to on-call historic preservation services, built on extensive experience supporting local agencies. We routinely provide part-time on-call services that mirror the scope of this RFQ, including development application review, CLG program and commission support, CEQA and National Historic Preservation Act (NHPA) evaluations, technical assistance, and special projects such as policy updates. Recognizing that City needs may evolve over the contract term, we emphasize adaptability and close collaboration with City staff to deliver a tailored program aligned with planning goals rather than a one-size-fits-all approach.

Our success with on-call contracts is driven by strong quality control procedures, effective systems for billing and progress reporting, and disciplined project management. We prioritize close schedule tracking, proactive issue identification, consistent quality assurance/quality control, and clear communication. Our systematic management process begins with receipt of a work order and continues through delivery of a completed product, ensuring tasks are completed on time and within budget.

A dedicated Project Manager will coordinate closely with City staff and provide technical assistance as needed. All deliverables are prepared in accordance with Rincon’s formal Quality Assurance/Quality Control Manual, which defines roles, communication protocols, and requires Principal-level review before submittal. These procedures are applied throughout each project phase to ensure consistent quality and successful outcomes related to scope, schedule, and cost.

City of Fresno

Proposal to Provide Professional On-Call Historic Preservation Services

2 References

Rincon’s team specializes in architectural history, historic preservation planning, and cultural resources management. We offer a well-established history of supporting on-call historic preservation contracts, as described in the project details with references below. Note that the example work products are linked within each project description.

City of Santa Ana

On-Call Historical Resources Support

Santa Ana, California

Through a **20-year working partnership**, Rincon has provided support to countless City of Santa Ana projects, including many with cultural resources and historic preservation aspects. Most recently, Rincon is providing ongoing historic preservation planning staff augmentation services in support of the City of Santa Ana Planning and Building Agency’s historic preservation program. Among Rincon’s primary contributions is the processing of numerous applications for listing on the Santa Ana Register of Historical Resources and participation in Santa Ana’s Mills Act program. To this end, Rincon worked in conjunction with applicants and Planning division staff to conduct historic site surveys, evaluate properties for local listing on Department of Parks and Recreation (DPR) 523 series forms, and develop historic preservation work plans for properties qualifying for Mills Act contracts. As a culminating step, Rincon summarized the results of these efforts in staff reports and verbally presented findings and recommendations as the Planning Division’s staff liaison during Historic Resources Commission hearings.

Rincon’s staff augmentation role also featured the ongoing development of guidance to Planning Division staff and the historic resources commission pertaining to the application of, and potential revisions to, Santa Ana’s historic preservation ordinance. An important element of this work is the development of guidance for internal and public use so that the Planning Division offers clear and sound advice to project applicants, intended to ensure, where applicable, development projects and building alterations remain consistent with the SOI’s Standards and local historic preservation regulations. Rincon is also currently drafting for the Historic Resource Commission’s consideration a series of proposed revisions to Santa Ana’s historic preservation ordinance to introduce measures related to the initiation of historic design review, demolition by neglect regulations, and disclosure requirements for the transfer of designated historic properties.

An example CLG annual report, evaluations, ordinance amendment, and staff reports completed for this contract can be viewed at the following link:

<https://santa-ana.primegov.com/Portal/Meeting?meetingTemplateId=24563>



Project Relevance

- Staff augmentation
- Site visits
- Evaluations
- Mills Act assessments
- DPR 523 forms
- Commission support
- CEQA/NHPA reviews
- Ordinance updates

Reference Information:

Pedro Gomez, Principal Planner
City of Santa Ana
20 Civic Center Plaza
Santa Ana, California 92701
714-667-2790 | pgomez@santa-ana.org

Dates: May 2024–Ongoing
Staff: Margo Nayyar, James Williams, Michelle Anderson, Ashley Losco
Authorized Budget: \$394,000
Final Cost: Ongoing, within budget

City of Berkeley

On-Call Planning, Environmental, and Historic Preservation Services

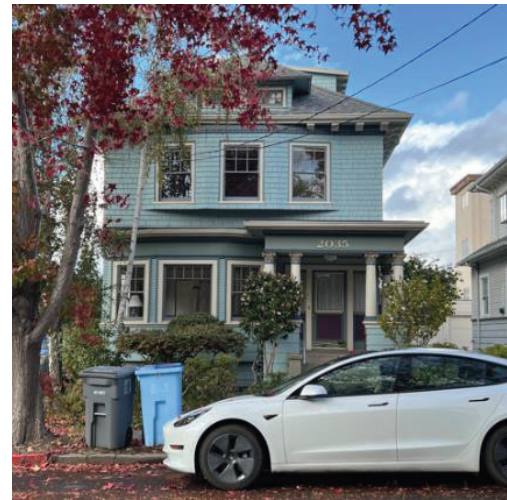
Berkeley, California

For over 11 years, Rincon has been prequalified to augment staff in the review and process of development projects and environmental review and technical analysis. Under this contract, Rincon staff has provided historic resources services for projects requiring CEQA, NEPA, and Section 106 of the NHPA compliance. All projects referenced below were successfully delivered on time and within the allocated budget and required site visits, research, historic resource evaluations, public meeting attendance, peer reviews, tribal consultation assistance, and/or SOI Standards design review. Since 2024, we have been providing on-call historic preservation staff augmentation services to the City of Berkeley. As part of this effort, we have prepared staff reports to support landmark applications and demolition referrals and attended Landmark Preservation Commission hearings.



Selected notable projects completed include:

- 3000 Shattuck Avenue Mixed-Use Project
- 2065 Kittredge Avenue Residential Project
- Ashby and North Berkeley BART Station Historic Resource Evaluations
- 6th Cycle Housing Element Update Project
- 2190 Shattuck Avenue Mixed-Use Project
- 2065 Kittredge Avenue Residential Project
- Martin Luther King Jr./YAP Building Historic Resources Evaluation
- Martin Luther King Jr. Civic Center Turtle Island Monument
- 2211 Harold Way Project
- Bayer HealthCare DA Project
- 1914 Fifth Street Mixed-Use Project Peer Review
- 2128 Oxford/2132-2154 Center Mixed-Use Project
- John Hinkel Park Historic Resources Evaluation



Project Relevance

- Research
- Evaluations
- SOI design review
- Peer reviews
- Staff reports
- Commission support
- Appeals

An example SOI design review completed for this contract can be viewed at the following link:

https://berkeleyca.gov/sites/default/files/documents/2023-03-30_LPC_Item%207_with%20attachments_Civic%20Center%20Fountain.pdf

Reference Information:

Anne Hersch, AICP, Land Use Planning Manager
 City of Berkeley
 1947 Center Street, Second Floor
 Berkeley, California 94704
 510-981-7411 | ahersch@berkeleyca.gov

Dates: December 2024–Ongoing
Staff: Steven Treffers, JulieAnn Murphy, Josh Bevan
Authorized Budget: \$58,000
Final Cost: Ongoing, within budget

City of Fresno

Proposal to Provide Professional On-Call Historic Preservation Services

City of San Juan Bautista

Historic Preservation On-Call Support

San Juan Bautista, California

Since late 2024, Rincon has provided on-call historic preservation support to the City of San Juan Bautista. Rincon has provided day-to-day technical support, including preparation of historical resource evaluations to meet the City of San Juan Bautista’s Municipal Code requirements for identifying historical resources. Additionally, Rincon reviews alteration permit requests, conducts design review, peer reviews, and prepares staff reports for the Historic Resources Board to consider. Rincon also attends Historic Resources Board meetings as needed for technical assistance.



Project Relevance

- Evaluations
- Design review
- Ordinance update
- Public meetings
- CLG program support

In addition to day-to-day technical support, Rincon provides broader historic preservation program services to help the City of San Juan Bautista successfully meet its regulatory requirements and its broader objectives to encourage historic preservation in the city. This work includes regular meetings with City of San Juan Bautista staff to identify priorities for the future of their historic preservation program. Activities to support this effort include fostering on-going communication with local tribal leaders, drafting proposed conditions of approval, auditing the historic preservation ordinance for improvements, and suggestions for program enhancements like better public access to information and resources for project applicants and interested parties. Lastly, Rincon helps with meeting the CLG yearly State Historic Preservation Office reporting requirements by preparing required documentation.

An example staff report and study session presentation for an ordinance update can be viewed at the following link:

https://cms6.revize.com/revize/sanjuanbautistaca/document_center/City%20Council/packet/2025/1%20Packet%2005%2013%202025.pdf

Reference Information:

Arielle Goodspeed, Planning Manager
City of San Juan Bautista
311 Second Street
San Juan Bautista, California 95045
831-623-4661 | cityplanning@san-juan-bautista.ca.us

Dates: November 2024–Ongoing
Staff: Margo Nayyar, JulieAnn Murphy, Ashley Losco
Authorized Budget: \$100,000
Final Cost: Ongoing, within budget

City of Elk Grove

Historic Preservation On-Call Support

Elk Grove, California

Rincon has maintained a strong and collaborative partnership with the City of Elk Grove, playing a key role in advancing their historic preservation initiatives. In 2024, Rincon supported a multi-phase public outreach campaign aimed at increasing community awareness of the Elk Grove Register of Historic Resources, a critical tool established under the City’s Historic Preservation Ordinance to identify and protect properties of historical significance.



As part of this effort, Rincon provided comprehensive support for the inaugural round of historic resource designations. This included the preparation of maps, public notices, and frequently asked questions materials; facilitation of a public workshop; and development of presentations for multiple public hearings. These activities were designed to foster community engagement and ensure transparency throughout the designation process.

Project Relevance

- Evaluations
- Design review
- Training
- Committee support
- Public Outreach

Rincon’s team brings extensive institutional knowledge and technical expertise to its work, ensuring all efforts align with applicable preservation regulations and best practices. Under an active Master Services Agreement, Rincon provides as-needed support for a wide range of historic preservation planning tasks. These services include conducting historic resource surveys and evaluations, preparing Certificate of Appropriateness analyses, supporting Historic Preservation Committee meetings, drafting staff reports, and providing general consultation on preservation-related matters.

Additionally, Rincon develops and delivers an annual training session for Historic Preservation Committee members. This session, presented via a 30- to 60-minute PowerPoint presentation, covering a historic preservation topic preapproved by the City of Elk Grove, and fulfilling their CLG training requirement.

Additionally, Rincon develops and delivers an annual training session for Historic Preservation Committee members. This session, presented via a 30- to 60-minute PowerPoint presentation, covering a historic preservation topic preapproved by the City of Elk Grove, and fulfilling their CLG training requirement.

An example training completed for this contract can be viewed at the following link:

https://sftp.rinconconsultants.com/public/file/neljlb5xveevivlf5gqfeg/2025-09-08_Annual%20CLG%20Training.pdf

Reference Information:

Antonio Ablog, AICP, Planning Manager
 City of Elk Grove
 8401 Laguna Palms Way
 Elk Grove, California 95758
 916-627-3335 | aablog@elkgrovecity.org

Dates: May 2024–Ongoing

Staff: Margo Nayyar, Michelle Anderson, Josh Bevan

Authorized Budget: \$50,000

Final Cost: Ongoing, within budget

City of Fresno

Proposal to Provide Professional On-Call Historic Preservation Services

3 Resumes

Rincon’s team is led by **Principal-in-Charge Margo Nayar**, who has led similar historic preservation contracts that have included development application review, CLG and commission support, technical assistance, historic resource evaluations, and special projects, such as policy updates and historic context and survey projects. She will serve as Contract Manager and is supported by nine professionals available to the City. Below are brief biographical sketches with full resumes located in Appendix B.

Margo Nayar | Principal-in-Charge



Margo is a principal architectural historian with 16 years of experience throughout California. Her experience includes built environment surveys, evaluation of historic-era resources using guidelines outlined in the National Register, California Register, and various local registers, and preparation of cultural resources technical studies pursuant to the CEQA and Section 106 including identification studies, finding of effect documents, memorandum of agreements, programmatic agreements, and Historic American Building Survey/Historic American Engineering Record/Historic American Landscape Survey mitigation documentation. She prepares cultural resources environmental document sections for CEQA environmental documents including infill checklists, initial studies, and environmental impact reports, as well as NEPA environmental documents, including environmental impact statements and environmental assessments. She also specializes in municipal preservation planning, historic preservation ordinance updates, Native American consultation, and provision of CLG training. She develops Survey 123 and Esri Collector applications for large-scale historic resources surveys, and authors National Register nomination packets. Margo has provided historic preservation support to agencies across California.

SOI Qualified

Education:
 MA Public History
 BA History

Availability: 30%

Relevant Project Experience:

- Principal-In-Charge, City of Elk Grove - Preservation Planning Staff Augmentation
- Principal-In-Charge, City of San Juan Bautista – On-call Historic Preservation Support
- Principal-In-Charge, City of Santa Ana – On-call Historic Resources Support
- Preservation Planner, City of Stockton - Planning Staff Augmentation
- Preservation Planner, City of Redlands - Preservation Planning Staff Augmentation

Shannon Carmack | Principal Architectural Historian



Shannon has more than 26 years of professional experience providing cultural resources management and historic preservation planning for large-scale and high-profile projects. She has worked throughout California in numerous sectors, including local planning, development/construction, public utilities, Department of Defense, transportation, recreation, and education. Shannon prepares documentation to satisfy CEQA/NEPA, Section 106, and Local Historic Preservation Ordinances. She also provides reports and studies that are in compliance with the SOI *Standards for the Treatment of Historic Properties* and the California Historic Building Code. She has developed and implemented successful mitigation for countless projects that included building survey documentation, oral histories, and interpretive programs.

SOI Qualified

Education:
 BA History
 AA Anthropology

Availability: 10%

Relevant Project Experience:

- Principal-In-Charge, California High-Speed Rail Project, Fresno to Madera
- Principal-In-Charge, City of Long Beach Historic Context Statement, Long Beach
- Senior Preservation Planner, City of South Pasadena Planning and Building Department – Contract Planning Historic Preservation Project Review

Steven Treffers | Principal Architectural Historian



Steven is a principal architectural historian with 16 years of experience. He has a wide range of experience with projects requiring historic resources compliance with Section 106, CEQA, and local ordinances. He has worked on behalf of both project applicants and local agencies and understands the important role thorough and independent determinations play in the decision-making process. Steven also understands the importance of placing a property within its appropriate historic context as part of the evaluation process. This ensures all potential significant historical and architectural considerations are considered when making a determination on a property's eligibility. In addition, Steven works closely with design teams on projects involving alterations to historic resources to ensure compliance with SOI Standards and applicable design guidelines. As a result, he has extensive experience identifying character-defining features, reviewing architectural drawings, and collaborating with local governments, interested parties, architects, and engineers to meet project objectives, while retaining those elements that convey the reason for a historic resource's significance. Steven maintains close relationships with California Office of Historic Preservation staff to help move projects forward.

SOI Qualified

Education:
 MA Historic Preservation
 BA History

Availability: 30%

Relevant Project Experience:

- Principal-In-Charge, City of Berkeley – Historic Preservation Planning Services
- Principal-In-Charge, City of San Fernando – Historic Context Statement and Survey
- Principal-In-Charge, Santa Clara County Parks – Historic Context and Survey
- Senior Architectural Historian, City of Agoura Hills – Agoura Hills Historic Survey and Cultural Heritage Ordinance
- Senior Architectural Historian, City of Riverside – Latino Historic Context Statement and Focused Historic Resources Survey, Riverside

JulieAnn Murphy | Senior Architectural Historian



JulieAnn is an architectural historian with 13 years of professional experience who has experience conducting historic resource surveys, performing archival research, and reviewing projects for conformance with SOI Standards. Her professional experience includes the preparation of National Register nominations, historic structures reports, and impacts assessments in support of NEPA, Section 106, CEQA, and local ordinances. JulieAnn has conducted historic assessments of character-defining features and standards compliance for dozens of projects, including historic districts and large multiple parcel properties. JulieAnn also has demonstrated experience researching, assessing, and evaluating the integrity of historic resources. She is well versed with the National Register Bulletin technical series, which covers various aspects of historic preservation. She currently provides on-call historic preservation staffing support to the City of Berkeley and San Juan Bautista.

SOI Qualified

Education:
 MS Historic Preservation
 BA History

Availability: 30%

Relevant Project Experience:

- Senior Architectural Historian, City of Berkeley – Historic Preservation Planning Services
- Senior Architectural Historian, City of San Juan Bautista – Historic Preservation Support
- Senior Architectural Historian, City of San Mateo – Historic Context and Policy Update
- Architectural Historian, East Bay Regional Park District – On-call Consultant Services for Historical Resources
- Senior Architectural Historian, Santa Clara County Parks – Historic Context and Survey

City of Fresno

Proposal to Provide Professional On-Call Historic Preservation Services

Rachel Perzel | Senior Architectural Historian



Rachel is an architectural historian with 10 years of experience working in the field of historic preservation. She specializes in conducting historic resource surveys and performing evaluations for National Register, California Register, and local register eligibility. Her professional experience includes the preparation of National Register, Section 106 and California Point of Historical Interest nominations, making her intimately familiar with the eligibility criteria associated with these registers. In support of NEPA, Section 106, CEQA, and local ordinances, Rachel has evaluated dozens of buildings throughout the state. In doing

so, she has demonstrated experience researching, assessing, and evaluating the significance and integrity of historic resources and identifying their character-defining features.

SOI Qualified

Education:

MA, Historic Preservation

BA Historic Preservation

Availability: 30%

Relevant Project Experience:

- Senior Architectural Historian, City of San Fernando – Historic Context Statement and Survey
- Architectural Historian, Greenspace – The Cambria Land Trust, Cambria Chinese Temple California Point of Historical Interest and California Register of Historical Resources Nomination
- Architectural Historian, National Register of Historic Places – Nomination for the Scarlett Ranch, Oxnard Plain

James Williams | Senior Architectural Historian



James has 7 years of professional experience and meets the SOI PQS for Architectural History and History. His professional experience includes the preparation of historic resource assessments in support of NEPA, Section 106, CEQA, and local historic preservation regulations. He has conducted historic surveys and archival research, carried out Native American and local interested party consultation, and recorded and evaluated historic properties on DPR 523 forms. He has also assisted in the preparation of several engineering record-like documentation packages as part of mitigation measures on behalf of various

municipal agencies. He currently provides part-time historic preservation staffing support to the City of Santa Ana.

SOI Qualified

Education:

MA Public History

BA History

Availability: 50%

Relevant Project Experience:

- Senior Architectural Historian, City of Santa Ana – On-Call Historical Resources Support
- Senior Architectural Historian, City of Long Beach – Historic Context Statement
- Senior Architectural Historian, City of San Fernando – Historic Context Statement and Survey
- Architectural Historian, City of San Luis Obispo – Anderson Hotel Secretary of the Interior’s Standards Evaluation

Michelle Anderson | Senior Architectural Historian



With a professional background in the public and private sectors, Michelle possesses a diverse skill set for historic preservation, planning, and cultural resources management. Through her academics and work experience, Michelle meets and exceeds the SOI PQS in History and Architectural History. She has authored and contributed to historic resource studies, regulatory compliance reports, planning documents, and training materials for municipal, state, and federal clients in California, Nevada, Arizona, Idaho, Montana, Alaska, and New York. Her technical expertise is well suited for project and task management, archival research, field recordation, historic context preparation, built environment evaluations, and public outreach. She currently provides on-call historic preservation staffing support to the City of Elk Grove.

SOI Qualified

Education:

MA Historic Preservation Planning

BA History and Communication

Availability: 75%

Relevant Project Experience:

- Senior Architectural Historian, State Center Community College District – Fresno City College Historic District Evaluation
- Senior Architectural Historian, California High-Speed Rail Authority – Project Construction Management for California High-Speed Rail, Fresno
- Historic Preservation Planner, City of Pasadena – Preservation Planning Staff Augmentation
- Historic Preservation Planner, City of Elk Grove – Historic Preservation Services,
- Architectural Historian, City of Kennewick – Farmers Exchange National Register of Historic Places Nomination

Antonette Hrycyk | Architectural Historian



Antonette is an architectural historian with over a decade of experience in public history in California. Antonette meets the SOI PQS in History and has experience working with projects under CEQA and Section 106 for federal agencies, municipalities, public utilities, and private organizations, as well as developing and coordinating large-scale surveys for historic resource inventories. Antonette’s specializations include authorship of historic context statements, historic resource assessments, and a variety of CEQA documents, including categorical exemptions, environmental impact reports, and mitigated negative declarations.

With previous experience in educational curriculum development, exhibit design, and work with museum collections, Antonette brings a creative approach to projects that necessitate the mitigation of impacts to historic and cultural resources.

SOI Qualified

Education:

MS, Museum and Field Studies

BS, Anthropology

Availability: 50%

Relevant Project Experience:

- Architectural Historian, Community Housing Development Corporation/St. Paul AME Church – Ashby BART Affordable Housing Project, Berkeley
- Architectural Historian, California State Water Project San Joaquin and San Luis Field Divisions – California Aqueduct Subsidence Program, Kern County
- Architectural Historian, Santa Clara County Parks – Historic Context and Survey
- Architectural Historian, City of Berkeley – Martin Luther King Jr./YAP Building Section 106 Evaluation

City of Fresno

Proposal to Provide Professional On-Call Historic Preservation Services

Ashley Losco | Architectural Historian



Ashley is an architectural historian with over four years of experience working in the field of historic preservation. She has experience in areas such as Federal Tax Credit projects, evaluating historic properties for local, state, and national significance; field surveys, building survey documentation, Mills Act Applications, and local designations. She received her master’s degree in Historic Preservation from the University of Pennsylvania in 2019 and has worked in consulting since graduation. Ashley meets and exceeds the SOI PQS in Architectural History and History. She currently provides part-time historic preservation

staffing support to the City of Santa Ana.

☒ SOI Qualified

Education:
 MA Historic Preservation
 BA History

Availability: 50%

Relevant Project Experience:

- Historic Preservation Planner, City of Santa Ana – On-Call Historical Resources Support
- Historic Preservation Planner, City of San Juan Bautista – On-call Historic Preservation Support
- Architectural Historian, California High-Speed Rail Authority – Project Construction Management for California High-Speed Rail, Fresno
- Hattie’s House and Sutter Health – Old Tavern Federal Tax Credit Rehabilitation Project, Sacramento

Josh Bevan, AICP | Architectural Historian



Josh is an architectural historian with over 10 years of experience throughout California, including extensive consultation for clients in communities across the San Francisco Bay Area and North Bay regions. Josh’s professional experience includes contribution to multiple on-call services contracts for cultural resources and historic preservation consultation as an architectural historian and project manager, as well as completion of historical resource evaluations, including criteria of the National Register, California Register, and local or regional registers. Josh has additional experience in the application of SOI Standards to

project analyses for properties throughout California. Additionally, Josh has led the development of mitigation documentation efforts related to parks projects for multiple parks agencies. Josh holds a master’s degree in Historic Preservation from the University of Pennsylvania and exceeds the requirements in the SOI PQS for Architectural History and History. He is also a member of the American Institute of Certified Planners.

☒ SOI Qualified

Education:
 MS Historic Preservation
 BA History

Availability: 50%

Relevant Project Experience:

- Architectural Historian, State Center Community College District – Fresno City College Historic District Evaluation
- Architectural Historian, MacArthur Place Hotel – Historic Resource Evaluation, Sonoma
- Architectural Historian, City of Davis – Downtown Specific Plan Historic Resource Survey
- Architectural Historian, Santa Clara County Parks – Historic Context and Survey

Appendix A – Legal Documents

**STATEMENT OF ACCEPTANCE OF THE INDEMNIFICATION AND INSURANCE
REQUIREMENTS**

**Project Name: REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ON-CALL
HISTORIC PRESERVATION SERVICES**

BID FILE NO. [12601838]

The Proposer shall sign below that the Proposer accepts in whole the Indemnification and Insurance Requirements set forth in these Specifications. If the Proposer takes exception to some portions, those portions shall be listed here below, and the Proposer shall sign that the Proposer accepts all portions of the requirements not listed.

Note: Any exceptions may render the proposal non-responsive.

ACCEPT
 DO NOT ACCEPT

If "DO NOT ACCEPT" is checked, please list exceptions:



Signature of Authorized Person

Margo Nayyar, Principal

Type or Print Name of Authorized Person

Respondent's Name: Rincon Consultants, Inc.
(Submit with Proposal, if applicable)

CERTIFICATION FOR LOCAL PREFERENCE

Project Name: REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ON-CALL HISTORIC PRESERVATION SERVICES

We certify that we qualify as a local business pursuant to Fresno Municipal Code Section 4-109(b)(1).

Primary Office
Branch Office (NO PO Box)
(mark as applicable)

Location of Business

Address: 4589 N Marty Ave., Suite 102
Fresno, California 93722

Phone: 559-228-9925

The undersigned Respondent hereby declares under penalty of perjury under the laws of the State of California that the information contained on this CERTIFICATION FOR LOCAL PREFERENCE is correct and complete.

The above Statement is part of the Proposal. Signing this Proposal on the signature page thereof shall also constitute signature of this Certification.

Respondents are cautioned that making a false certification may subject the certifier to criminal prosecution.

EXHIBIT C

DISCLOSURE OF CONFLICT OF INTEREST

2026 On Call Historic Preservation Consulting Services

		YES*	NO
1	Are you currently in litigation with the City of Fresno or any of its agents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Do you represent any firm, organization, or person who is in litigation with the City of Fresno?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Do you currently represent or perform work for any clients who do business with the City of Fresno?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Are you or any of your principals, managers, or professionals, owners or investors in a business which does business with the City of Fresno, or in a business which is in litigation with the City of Fresno?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Are you or any of your principals, managers, or professionals, related by blood or marriage to any City of Fresno employee who has any significant role in the subject matter of this service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Do you or any of your subcontractors have, or expect to have, any interest, direct or indirect, in any other contract in connection with this Project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
* If the answer to any question is yes, please explain in full below.			

Explanation: _____

Rincon provides services to a broad range of clients throughout the states, and it is possible that some of these clients also conduct business with the City. In addition, our firm is currently engaged in several active projects within the City. At this time, we are not aware of any clients or projects that would create a conflict of interest with respect to this contract. Should conflicts arise during the course of our work, we will promptly disclose them to the City

Additional page(s) attached.

Margo Nayyar

Signature

4/27/26

Margo Nayyar

Rincon Consultants, Inc.

4589 N Marty Ave, Suite 102

Fresno, CA 93722

(City, State Zip)

FIRM NAME: Rincon Consultants, Inc.

THIS FORM IS A PUBLIC RECORD

LEVINE ACT DISCLOSURE STATEMENT FOR PROCUREMENTS

California Government Code § 84308, commonly referred to as the "Levine Act," prohibits City Officers from participating in any proceeding concerning a license, permit, other entitlement for use, franchise, or contract (collectively "license, permit, or contract") if they receive campaign contribution(s) from a party to the proceeding, or their agent, totaling more than \$500 in the preceding 12 months. The Levine Act also prohibits City Officers from accepting, soliciting, or directing campaign contributions over \$500 from parties to a proceeding, or in *any* amount by their agents, while a proceeding is pending and for 12 months following the final decision in a proceeding.

The Levine Act requirements apply only when the City Officer or the body of which they are a member has the authority to make any decision or recommendation in the proceeding. City Officers include City elected or appointed officers, their alternates, and any candidate for elective office. City Officers are listed at the following sites:

- *City elected officers* - <https://www.fresno.gov/cityofficials/>
- *Board and Commissioners* - <https://www.fresno.gov/cityclerk/#boards-&-commission-application>

Parties are responsible for reviewing and disclosing on the record of a proceeding their and their agent’s campaign contributions to city officers over \$500 in the 12 months preceding any decision rendered by the agency. A “party” to a proceeding means the applicant as well as the subject of the proceeding.

As a bidder/proposer you are a party to a proceeding under the Levine Act, and required to provide information about campaign contributions to City Officers made by you, your agents on behalf of you or your organization, your organization subject to the proceeding with the City, and any organization you direct or control pursuant to the aggregation rules set forth by [FPPC Reg. § 18438.5](#), except for uncompensated officers of a nonprofit organization. When a closed corporation is a party to or a participant to a proceeding subject to the Levine Act, the majority shareholder is subject to the disclosure and prohibition requirements of the Levine Act. (Gov. Code 84308(e)(4).)

DISCLOSURES

Bidders/proposers are responsible for reviewing the names of the City Officers at the links above prior to making the following disclosure:

Have you or your organization/company, or any Agent on behalf of you or your organization/company, or any organization/company you direct or control, made campaign contributions of more than \$500 to a City Officer in the 12 months preceding the date of the submission of your bid or proposal, or the anticipated date of any action by a City Officer related to this proceeding?

YES: NO: x

If yes, please identify the City Officer(s), Contributing Entity and if they are a Party or an Agent, and date(s) of contribution(s) in the spaces below:

City Officer(s) Name(s)	Contributing Entity	Date(s) of Contribution(s)
<hr/>		
<hr/>		

FIRM NAME: Rincon Consultants, Inc.

Answering yes to the question above does not preclude the City of Fresno from awarding a license, permit, or contract to your entity or taking any subsequent action related to the license, permit, or contract.

OWNERSHIP

To facilitate compliance with the Levine Act, the City of Fresno requests bidders/proposers voluntarily disclose information about the ownership of their companies. **Bidders will not be found non-responsive if they do not provide this information, but the disclosure above is legally required.**

Rincon Consultants/ 4589 N. Marty Ave, Suite 102, Fresno, California 93722

Name of Bidder/Proposer Address

List the names of all principals, partners, and/or trustees. For corporations, provide names of officers, directors, and all stockholders owning more than 10% equity interest in corporation.

For closed corporations, list the name of the majority shareholder:

John Dreher 13.20%

Richard Daulton 12.44%

Jennifer Haddow 10.68%

Lacrissa Davis 10.68%

SIGNATURE

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Rincon Consultants, Inc.

Name of Business/Legal Entity

Margo Nayyar, Principal

Print Name and Title of Authorized Representative Signature

4/27/26

Date

Appendix B - Resumes



Margo A. Nayyar

Cultural Resources Principal

Margo is a cultural resources principal and architectural historian with experience in California. Her experience includes built environment surveys, evaluation of historic-era resources using guidelines outlined in the National Register of Historic Places and the California Register of Historical Resources, and preparation of cultural resources technical studies pursuant to the California Environmental Quality Act (CEQA), Section 106 of the National Historic Preservation Act (NHPA), and Section 110 of the NHPA including identification studies, finding of effect documents, memorandum of agreements, programmatic agreements, and Historic American Building Survey/Historic American Engineering Record/Historic American Landscape Survey mitigation documentation. She also specializes in municipal preservation planning, historic preservation ordinance updates, Native American consultation, and training provision. She develops Survey 123 and Esri Collector applications for large-scale historic resources surveys, and authors National Register nomination packets. Margo meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history and leads a team of archaeologists, architectural historians, and paleontologists.

Education

MA, Public History, California State University, Sacramento
BA, History, University of California, Santa Cruz

Certifications/ Registrations

Meets the Secretary of the Interior's Professional Qualification Standards for History and Architectural History

Affiliations

Ex-Chair - City of Sacramento Historic Preservation Commission
California Preservation Foundation
Preservation Sacramento
Sacramento Modern

Years of Experience

16

Experience

Rincon Consultants, Inc.
(2024 to present)
Michael Baker International
(2015-2023)
LSA Associates
(2014-2015)
ICF International
(2012-2014)
Statistical Research, Inc.
(2010-2014)

Select Project Experience

Principal-in-Charge, Elk Grove Historic Preservation Master Services Agreement – Various Projects, Elk Grove

Responsible for managing the 5-year on-call contract to provide historic preservation services. Task orders include staff augmentation support, public outreach assistance, site visits, resource evaluations, yearly training provision, certificate of appropriateness analysis, Historic Preservation Commission assistance, staff report preparation, general expertise, and other special projects as requested.

Principal-in-Charge, City of San Mateo – Citywide Historic Context Statement, Ordinance Update, and Community Engagement Project, San Mateo

Margo was responsible for allocating staff resources, schedule, and budget. She provides expertise to guide the historic context development, public meetings, and ordinance development. She also provides overall quality control and assurance of deliverables. The historic context statement includes intensive research, writing, and identification of architectural styles, building types, and concentrations, as well as the evaluation methodology for resources from various periods of the city's history. The historic preservation ordinance is updated to follow OHP and NPS best practices. The project includes robust community engagement utilizing Rincon's public engagement professionals. The community's feedback on the project was used to develop the ordinance and context.



Principal-in-Charge, San Juan Bautista Historic Preservation Services – Various Projects, San Juan Bautista

Responsible for managing the on-call contract to provide historic preservation services with task orders related to staff augmentation, peer review, design review, training, site visits, resource evaluations, DPR 523 forms, Historic Resources Board support, ordinance updates, historic context updates, grant writing, and CEQA/NEPA/NHPA project review.

Principal-in-Charge, Santa Ana Historic Preservation Planning Services – Various Projects, Santa Ana

Responsible for managing the 3-year, \$400k on-call contract to provide on-call historic preservation services including staff augmentation, site visits, resource evaluations, Mills Act assessments, DPR 523 forms, Historic Resources Commission support, NHPA project review, ordinance updates, and planning support.

Cultural Resources Specialist, City of Elk Grove – Historic Preservation Ordinance Update, Elk Grove

Responsible for working with City of Elk Grove planning staff to update the City's Historic Preservation Ordinance. The ordinance update included updating cultural resources definitions, adding preservation incentives, adding information regarding AB 52 and tribal cultural resources, consulting with Native American tribes, revising Elk Grove Register evaluation and integrity criteria, updating roles and responsibilities of the Historic Preservation Council, and adding a major and minor certificate of appropriateness process framework.

Project Manager, City of Elk Grove – Historic Resources Survey and Evaluation Report, Elk Grove

Responsible for authoring the survey and evaluation report for 87 resources in the city. Held a project kickoff meeting, provided field survey training, developed a Survey123 application for survey volunteers to use on their smart devices, conducted historic district boundary identification for two mid-century historic districts, and evaluated 85 resources for inclusion in the National Register, California Register, and/or Elk Grove Register. The intent of this project was to reevaluate resources using the updated significance criteria outlined in the City's Historic Preservation Ordinance, and identify the resources which the City will list in the to-be-created Elk Grove Register. Lastly, this study was completed to identify next steps for future identification, evaluation, and preservation of related projects. The project was partially funded by federal Historic Preservation Fund grant funds administered by the OHP.

Project Manager, City of San Jose – Downtown Core Historic Context Statement, San Jose

Responsible for managing the completion of the reconnaissance-level survey, photo documentation of resources within the Downtown Core, development of the historic context, integrity thresholds, and management recommendations. The historic context statement for the San José Downtown Core provides the foundation for decisions about the identification, evaluation, registration, and treatment of historic properties. This document provides the Downtown Core with a historic context and framework for evaluating resources for inclusion in the National Register, California Register, and as a San José city landmark. Each section of the statement concludes with a discussion of associated property types, as well as evaluation criteria, a discussion of significance, and a threshold for historic integrity.

Architectural Historian, City of Stockton – On-Call Planning Projects Support, Stockton

Responsible for conducting peer reviews, demolition appeal reviews, design reviews, and resource evaluation support for the City. Evaluations are completed to support National Register, California Register, and Stockton Register criteria. Responsibilities are assigned by the planning manager and include site plan review; preparation of staff reports to the planning commission, city council, and architectural review board; noticing; applicant coordination; and site inspections.



Shannon Carmack

Principal Architectural Historian

Shannon has more than 25 years of professional experience providing cultural resources management and historic preservation planning for large-scale and high-profile projects. She has worked throughout California in numerous sectors including local planning, development/construction, public utilities, Department of Defense, transportation, recreation, and education. Shannon prepares documentation to satisfy CEQA/NEPA, Section 106, and Local Historic Preservation Ordinances. She also provides reports and studies that are in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the California Historic Building Code. She has developed and implemented successful mitigation for countless projects that included Historic American Building Survey documentation, oral histories, and interpretive programs. Shannon meets and exceeds requirements in the Secretary of the Interior's Professional Qualification Standards in Architectural History and History. Her experience includes being the Senior Architectural Historian on several projects including the City of Beverly Hills 9006 Wilshire Boulevard Historic Assessment, City of West Hollywood – 7965-7985 Santa Monica Boulevard EIR, and City of West Hollywood – Perry Hotel and Residences Cultural Resources Report.

Education

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

Certifications/ Registrations

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

Years of Experience

25

Select Project Experience

Senior Architectural Historian, City of Laguna Beach – 31727 Coast Highway Civic Site MND, Laguna Beach

This MND was prepared to consider the City's potential acquisition of real property located at 31727 Coast Highway. To determine whether the project would result in impacts to historical resources, Rincon completed a Cultural Resources Assessment of the site. Led by Shannon, the assessment included a cultural resources records search, cultural resources site survey, Native American consultation, archival research, and a historical evaluation, and found that development of the site would not result in impacts to historical resources on the project site or in known historic districts located adjacent to the site.

Principal Architectural Historian, Metropolitan Water District of Southern California – On-Call Environmental Services, Various Counties

Shannon has served as Principal Architectural Historian for multiple historic building documentation packages for Metropolitan. These documents were completed as part of the cultural resources mitigation adopted for various site and facilities improvements projects and documented significant properties such as filter buildings and wastewater reclamation plants. For these efforts, Mr. Carmack served in a senior oversight capacity, coordinating with staff to gather historical photographs, documents, and other materials on behalf of Metropolitan. Reports were subsequently prepared presenting the as-built and existing conditions of the properties, narrative statements of significance, and compiled historical documentation.



Principal-in-Charge, Housing Authority of the City of Los Angeles – One San Pedro Specific Plan Project, Los Angeles County

Shannon was the Principal-in-Charge of the *One San Pedro Specific Plan Supplemental Cultural Resources Survey Report and Effects Analysis*, which was undertaken in compliance with CEQA, Section 106, and HACLA's programmatic agreement with the State Historic Preservation Officer (SHPO). Rincon's analysis included the following: delineation of the project's APE, archival and background research, support with local interested party, Native American, and SHPO consultation, an intensive-level built environment survey of the APE, consideration of the historical significance of all properties in the APE containing built environment features constructed prior to 1976; assessment of project effects and impacts in accordance with Section 106 and CEQA.

Principal, City of Santa Ana Community Development Agency – Santa Ana Library Repair Project Cultural Resources Assessment Report, Santa Ana, Orange County

Shannon served as the principal for the Santa Ana Library Repair Project Cultural Resources Assessment Report. The study included the delineation of an area of potential effects, searches of the California Historical Resources Information System and the Native American Heritage Commission Sacred Lands File and Native American and local interested party outreach. The study additionally included the development of a historic context, site specific background and archival research. The Santa Ana Library was recorded on DPR forms and evaluated for listing in the National Register of Historic Places. The study recommended the library building eligible for listing in the National Register of Historic Places under Criteria A and C.

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

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

Principal, City of Beverly Hills – One Beverly Hills Overlay Specific Plan Cultural Resources Technical Report, Beverly Hills

Shannon served as the Principal in Charge for the One Beverly Hills Overlay Specific Plan Cultural Resources Technical Report. The One Beverly Hills Overlay Specific Plan will allow for the comprehensive and coordinated redevelopment of a 17.4-acre project site that includes the Beverly Hilton hotel and is flanked by the Los Angeles Country Club (LACC). As part of the study, Shannon oversaw the completion of update historical evaluations of the Beverly Hilton and the LACC properties, both of which were recommended eligible for historic designation and therefore considered historical resources for the purposes of CEQA, as a result of the study. In addition to a search of the California Historical Resources Information System (CHRIS) and the Native American Heritage Commission's Sacred Lands File (SLF), Native American outreach, background and archival research, a field survey of the project site and adjacent LACC property, and update historical evaluations, the study included an assessment of direct and indirect impacts associated with implementation of the One Beverly Hills Overlay Specific Plan One Beverly Hills Overlay Specific Plan on the Beverly Hilton and LACC properties. Ultimately, Rincon found that the project would result in less than significant impacts within mitigation incorporated.



Steven Treffers, MHP

Principal Architectural Historian

Steven Treffers is Director and Architectural Historian with Rincon's Cultural Resources Group with 16 years of experience. He received his Bachelor of Arts in History at the University of California, Santa Cruz prior to pursuing a Master's in historic preservation from the University of Southern California, School of Architecture. He meets and exceeds the Secretary of the Interior's Professional Qualification Standards for History and Architectural History and has a wide range of experience with projects requiring historic resources compliance with Section 106 of the National Historic Preservation Act, California Environmental Quality Act, and local ordinances. In addition to his direct experience with bridge improvement projects, Steven has been involved in a number of projects in the San Francisco and Monterey Bay areas. For these efforts, Steven has managed and conducted historic resource surveys, and coordinated directly with state and local agencies. Both professionally and as a former commissioner on the South Pasadena Cultural Heritage Commission, Steven has also worked closely with design teams on projects involving alterations to historic resources to ensure compliance with SOI Standards and applicable design guidelines. As a result, he has extensive experience identifying character-defining features, reviewing architectural drawings, and collaborating with local governments, stakeholders, architects, and engineers to meet project objectives while retaining those elements that convey the reason for a historic resource's significance.

Education

MHP, Historic Preservation, University of Southern California, Los Angeles

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

BA, European History, University of California, Santa Cruz

Certifications/ Registrations

Meets and exceeds requirements in the Secretary of the Interior's Professional Qualification Standards in Architectural History and History

Years of Experience

16

Select Project Experience

Director/Senior Architectural Historian, City of Berkeley – On-Call Planning and Environmental Review 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. Steven, serving as a Director and Senior Architectural Historian, has prepared several technical analyses, historic resource evaluations, and impacts analyses for projects in Berkeley including: 6th Cycle Housing Element Update EIR, 2190 Shattuck Avenue Mixed-Use EIR Addendum, 2065 Kittredge Avenue Residential Project EIR Addendum, and 3000 Shattuck Mixed-Use EIR Addendum.

Director, City of San Fernando – Citywide Historic Context Statement and Survey, San Fernando

Steven is the Director and Senior Architectural Historian overseeing the preparation of a reconnaissance-level citywide survey and to prepare a focused historic context statement in support of the Comprehensive Housing Planning Regional Early Action Planning 2.0 Program. The purpose of the survey and survey is to inform future planning opportunities and proactively identify properties and areas of the city,

which may have the potential to qualify as historical resources under CEQA. Efforts have included the development of a focused historic context statement to provide an understanding of the city's development and identify specific themes of significance and architectural styles found with the city. In addition, Rincon has a citywide reconnaissance-level survey to identify individual and grouping of properties with the potential to be historical resources.

Director, City of Santa Ana – Santa Ana Library Project, Orange County

Recently, Rincon supported the City through the environmental review process for the City of Santa Ana Library Project. As part of the cultural resources assessment, Rincon recommended the library, which the city proposed to upgrade as part of the project, eligible for listing in the NRHP under Criterion A and C at the local level of significance, making it a historic property pursuant to Section 106. Due to the building's eligibility and the nature of the proposed project, interested parties were involved significantly, with Rincon providing support for those conversations. Ultimately, Rincon brought a subconsultant on to the project team to assess the feasibility of rehabilitating, versus replacing, the building's character-defining windows. As rehabilitation was deemed possible, the City decided to rehabilitate versus replace the buildings windows following which point Rincon assessed project effects, concluding that the project would result in no adverse effect to historic properties. This finding received concurrence from the SHPO.

Director/Senior Architectural Historian, City of Berkeley Parks, Recreation, and Waterfront Development Department – MLK Jr. Youth Services Center/YAP Center Seismic Retrofit and Renovation, Berkeley

Steven served as the Director and Senior Architectural Historian for the preparation of a historical resource evaluation (HRE) for the Martin Luther King Jr. Youth Services building, adjacent to Grove Park in South Berkeley. The HRE evaluated the property for inclusion in the NRHP, CRHR, and local listing as Berkeley Landmark to determine if the property met the definition of a historical resource for the purpose of CEQA. In support of the evaluation, JulieAnn conducted archival research, reviewed historic building plans and permits, conducted an intensive-level field survey to document the building, and prepared an HRE memorandum with DPR series 523 forms, documenting the findings. The HRE recommended the property ineligible for listing at the federal, state, and local level, finding that it was not a historical resource for the purposes of CEQA.

Senior Architectural Historian, City of Santa Barbara – Cabrillo Boulevard Bicycle and Streetscapes Improvements Project, Santa Barbara

Steven was the Senior Architectural Historian for a California Department of Transportation local-assistance program in the city of Santa Barbara. The project, which was subject to Section 106 of the National Historic Preservation Act, included the Montecito Sanitary District wastewater treatment plant within the boundaries of the Area of Potential Effects. Steven oversaw the cultural resources study, which included a records search, Native American and local interested parties consultation, intensive-level field survey, and preparation of technical studies. The wastewater treatment plant was evaluated within the context of water infrastructure in California and ultimately recommended ineligible.

Director/Senior Architectural Historian, City of Agoura Hills – Agoura Hills Historic Survey and Cultural Heritage Ordinance, Agoura Hills

Steven is currently acting as the Director and Senior Architectural Historian for the preparation of a historic resources windshield survey and cultural heritage ordinance. The historic resources survey was completed to define the architectural and historical character of Agoura Hills and inform the ordinance and future planning efforts. The survey included background and archival research, a reconnaissance-level field survey, and preparation of a report presenting the results. Using the findings of the survey, Rincon has been working with City staff and the public to develop a cultural heritage ordinance which will establish a local regulatory framework to recognize and manage the community's significant cultural resources.



JulieAnn Murphy

Architectural Historian Project Manager

JulieAnn Murphy is an Architectural Historian with over 13 years of experience. Her work includes archival research, historic resource evaluations, and review of projects for the conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Her professional experience includes the preparation of nominations for the National Register of Historic Places. JulieAnn has extensive experience preparing applications for the Federal Historic Tax Credit program as well as several state preservation incentive programs, including the Mills Act. She has experience preparing documentation in support of Section 106 of the National Historic Preservation Act, NEPA, CEQA, and local ordinances. She meets requirements in the Secretary of the Interior's Professional Qualification Standards in Architectural History and History.

Education

MS, Historic Preservation, concentration in Preservation Planning, University of Pennsylvania
BA, History and Sociology, University of California, Riverside

Certifications/ Registrations

Meets and exceeds Secretary of the Interior's Professional Qualification Standards in Architectural History and History.

Years of Experience

13

Experience

Rincon Consultants, Inc.
(2021 to present)

MacRostie Historic Advisors
(2017 to 2021)

MIG, Inc.
(2015 to 2017)

Forma Design and Development
(2015 to 2016)

Lower Merion Conservancy
(2013 to 2015)

Select Project Experience

Parks and Recreation

Senior Architectural Historian, County of Santa Clara Department of Parks and Recreation – Santa Clara County Parks Unused Structures Historic Resource Evaluations, Santa Clara County

JulieAnn is the Project Manager and Senior Architectural Historian for the preparation of several historical resource evaluations (HREs) in support of CEQA documentation for unused structures in Santa Clara County Parks. JulieAnn oversaw the preparation of a historical context statement for Santa Clara County Parks that outlines the geographic parameters, developmental history, historic themes, associated property types, and physical characteristics and integrity of eligible properties. To support the preparation of property-specific HREs, JulieAnn conducted archival research, site visits, and prepared DPR 523 series forms, and historical resource evaluation memorandums.

Senior Architectural Historian, City of Berkeley Parks, Recreation, and Waterfront Development Department – MLK Jr. Youth Services Center/YAP Center Seismic Retrofit and Renovation, Berkeley, Alameda County

JulieAnn served as the Senior Architectural Historian and Project Manager for the preparation of a HRE for the Martin Luther King Jr. Youth Services building, adjacent to Grove Park in South Berkeley. The HRE evaluated the property for inclusion in the NRHP, CRHR, and local listing as Berkeley Landmark. In support of the evaluation, JulieAnn conducted archival research, reviewed historic building plans and permits, conducted an intensive-level field survey to document the building, and prepared an HRE memorandum with DPR series 523 forms, documenting the findings. The HRE recommended the property ineligible for listing at the federal, state, and local level, finding that it was not a historical resource for the purposes of CEQA.



Architectural Historian, East Bay Regional Park District – On-call Consultant Services for Historical Resources/Built Environment, Oakland

Rincon is currently providing cultural resources services to East Bay Regional Park District under two on-call contracts – a Historical Resources/Built Environment contract and an Archaeological Services contract. Under these contracts, Rincon has provided cultural resources services for park development projects, including the Chouinard-Owen Public Access Project in Unincorporated Castro Valley. JulieAnn as the Project Manager and Architectural Historian for the project oversaw the built environment survey effort, archival research, and preparation of Department of Parks and Recreation (DPR) forms. Results of the study were compiled in a Historical Resources Letter Report.

Senior Architectural Historian, City of San Juan Bautista – On-call Consultant Services for Historical Resources/Built Environment, San Juan Bautista

Since late 2024, Rincon has been working with the City of San Juan Bautista to provide on-call historic preservation support. JulieAnn, as Senior Architectural Historian, has provided the City with day-to-day technical support, including preparation of Historic Resource Evaluations (HREs) to meet the City's municipal code requirements for identifying historical resources. Additionally, JulieAnn has assisted the City with additional project-level support through reviewing alteration permit requests, analyzing their success in meeting the City's design review standards. Rincon has also peer reviewed HREs and alteration permit reports prepared by applicant-hired consultants to ensure technical accuracy and prepared staff reports for the Historic Resources Board (HRB) to consider. In addition to day-to-day technical support, Rincon provides broader historic preservation program services to help the City successfully meet its regulatory requirements and its broader objectives to encourage historic preservation in the city. This work includes regular meetings with City staff to identify priorities for the future of the City's historic preservation program. Activities to support this effort include fostering on-going communication with local tribal leaders, drafting proposed conditions of approval, auditing the historic preservation ordinance for improvements, and suggestions for program enhancements like better public access to information and resources for project applicants and interested parties.

Senior Architectural Historian, City of San Mateo – Historic Preservation Policy Update, San Mateo

Rincon is preparing a citywide Historic Context Statement and assisting the city update their Historic Preservation Ordinance. JulieAnn, as the Senior Architectural Historian and Project Manager, is overseeing day-to-day management of the project. She is conducting archival and background research and reconnaissance survey work to draft the city's first citywide historic context statement. Additionally, she is leading the research, development, and implementation to update the city's existing historic preservation ordinance. She is working closely with Rincon's community engagement team to design and implement a robust public outreach effort with in-person and digital touchpoints to inform both efforts and ensure they reflect community attitudes and attributes.

Senior Architectural Historian, City of Vallejo – On-Call Planning and Environmental Services, Vallejo, Solano County

Rincon has provided planning and environmental services to the City of Vallejo under successive on-call contracts since 2018. Under these contracts, Rincon has been pre-qualified to augment staff in reviewing and providing technical assistance for historic preservation projects. JulieAnn, serving as Senior Architectural Historian, has prepared historic resource evaluations, prepared technical analyses, including design review for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and provided public testimony. Projects have included: 251 Moore Street Historic Resources Impacts Assessment and 717 Sacramento Street Historic Resources Impacts Assessment.



Rachel Beth Perzel

Senior Architectural Historian

Rachel is an architectural historian with 15 years of experience working in the field of historic preservation. She specializes in conducting historic resource surveys and performing evaluations for National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) and local register eligibility. Her professional experience includes the preparation of NRHP, CRHR and California Point of Historical Interest nominations, making her intimately familiar with the eligibility criteria associated with these registers. In support of the National Environmental Protection Act (NEPA), Section 106 of the National Historic Preservation Act (Section 106), California Environmental Quality Act (CEQA), and local ordinances, Rachel has evaluated dozens of buildings throughout the state. In doing so, she has demonstrated experience researching, assessing, and evaluating the significance and integrity of historic resources and identifying their character-defining features. She exceeds the Secretary of the Interior's (SOI) Professional Qualifications (PQS) for History and Architectural History.

Education

MA, Historic Preservation,
Savannah College of Art &
Design

BA, Historic Preservation &
Community Planning,
College of Charleston

Certifications/ Registrations

Meets and exceeds
requirements in the
Secretary of the Interior's
Professional Qualification
Standards in Architectural
History and History

Affiliations

Committee Member – City
of Ventura Historic
Preservation Committee
(2019 to 2023)

Member, California
Preservation Foundation

Member, National Trust for
Historic Preservation

Years of Experience

15

Experience

Rincon Consultants, Inc.
(2017 to present)

National Park Service
(2011-2017)

Select Project Experience

Co-Author/Architectural Historian, Greenspace – The Cambria Land Trust, Cambria Chinese Temple California Point of Historical Interest and California Register of Historical Resources Nomination, Cambria, San Luis Obispo County

Rachel recently prepared a California Point of Historical Interest and California Register of Historical Resources nomination for the Cambria Chinese Temple, a vernacular building historically associated with the Chinese community of California's Central Coast region. To fulfill the requirements of the nomination, Rachel applied the Point of Historical Interest and California Register of Historical Resources criteria. She performed an integrity assessment of the building and identified its character-defining features. The nomination recently received concurrence from the State Historic Resources Commission.

Principal Author/Architectural Historian, City of Camarillo – Historic Resources Evaluation of 2220 Ventura Boulevard, Camarillo, Ventura County

Rachel performed a Historic Resources Evaluation of 2220 Ventura Boulevard, the location of the Camarillo Municipal Courthouse, constructed in 1954-1965. The evaluation included the development of a site-specific context, background and archival research and a field survey. The study recorded the property on DPR forms and evaluated it for listing in the NHRP, California Register of Historical Resources, and local historic designation. The study ultimately recommended the property ineligible for historic designation.

Project Manager, County of Ventura – Historical Resources Evaluation Report for the Ventura Avenue Pedestrian and Bike Lane Improvements Project, Ventura County

Rachel served as project manager for the Caltrans compliant Historical Resources Evaluation Report for the Ventura Avenue Pedestrian and Bike Lane Improvements Project, in Ventura County. Rachel worked closely with Caltrans staff, provided senior level-oversight to Rincon's architectural history team and conducted the built environment field survey for the project. Using Caltrans's Standard Environmental Reference as a guideline, Rincon's team evaluated five properties for listing in the NRHP and was able to exempt nine properties from evaluation in accordance with the Caltrans Programmatic Agreement in compliance with Section 106 of the National Historic Preservation Act, as it Pertains to the Administration of the Federal-Aid Highway Program in California.

Project Manager, Ventura Port District - Cultural Resources Assessment for the Parcels 20 and 14 Redevelopment Project

Rachel served as the project manager for the Parcels 20 and 14 Redevelopment Project Cultural Resources Technical Report. The assessment included a search of the California Historical Resources Information System (CHRIS), a Sacred Lands File (SLF) search, a cultural resources survey of the current project site, and the preparation of this cultural resources technical report to summarize the results of these activities. Additionally, as part of the assessment, parcels 20 and 14 were recorded and evaluated for listing in the NRHP, CRHR, and for designation as City of Ventura Landmark and Point of Interest. The assessment recommended parcels 20 and 14 ineligible for historic designation and concluded that the property's redevelopment would not result in a substantial adverse change to historical resources pursuant to CEQA.

Architectural Historian, City of Camarillo – Scholle House Historic Resources Support, Camarillo

Rachel recently assisted the City of Camarillo with several tasks associated with the landmarking and future rehabilitation of the Scholle House. As part of this effort Ms. Perzel conducted a site visit and reviewed existing documents related to the significance and historical resources eligibility of the Scholle House. She also reviewed the Historic Structures Report and rehabilitation plans prepared for the Scholle House on behalf of the City to confirm that the recommendations they contain are in compliance with the Standards. She presented the Scholle House's Landmark application to the City's Planning Commission. As a result, the Planning commission approved the landmarking and the Scholle House become the City's first locally designated Landmark.

Architectural Historian/Project Manager, Ventura County Public Works – Cultural Resources Assessment for the E.P. Foster Library Modernization Project, City and County of Ventura

Rincon is currently in the process of supporting the E.P. Foster Library Modernization Project through the environmental review process. To date Ms. Perzel has prepared a Cultural Resources Identification (Identification) Report and a Cultural Resources Finding of Effect (FOE) Report for the project, both of which are compliant with CEQA and Section 106/NEPA. The Identification Report concluded that the E.P. Foster Library is eligible for listing in the NRHP, the CRHR, and as a local landmark. As a result, Ms. Perzel provided design guidance to the county and supported the project through City of Ventura Historic Preservation Committee and Community Development Director review of the project. Ms. Perzel just finalized the FOE Report, which concluded that the proposed project is compliant with the Secretary of the Interior's Standards for the Treatment of Historic Properties (the Standards) and therefore would result in no adverse effect to historic properties in accordance with Section 106. Consultation with the State Historic Preservation Officer (SHPO) is currently ongoing.



James Williams

Senior Architectural Historian

James has eight years of professional experience and meets the SOI PQS for Architectural History and History. His professional experience includes the preparation of historic resource assessments in support of NEPA, Section 106 of the NHPA, CEQA, and local historic preservation regulations. He has conducted historic surveys and archival research, carried out Native American and local interested party consultation, and recorded and evaluated historic properties on DPR 523 series forms. He has also assisted in the preparation of several HAER-like documentation packages as part of mitigation measures on behalf of various municipal agencies.

Education

MA, Public History,
California State University,
Sacramento

BA, History, California State
University, Sacramento

Years of Experience

8

Experience

Rincon Consultants, Inc.
(2018 to present)

Select Project Experience

Preservation Planner, City of Santa Ana, Planning and Building Agency – Historic Preservation Services, Orange County

James currently serves in a staff augmentation role as a preservation planner for the City of Santa Ana Planning and Building Agency. Among his primary duties, he evaluates applicant-nominated properties for eligibility for the Santa Ana Register of Historical Properties, often in conjunction with Mills Act applications. His other responsibilities have included review of proposed exterior modifications for consistency with the Secretary of the Interior's Standards for Rehabilitation, presenting the findings of staff reports to the Historic Resources Commission (HRC), review of applicant submitted cultural resources reports, and briefing the HRC on potential revisions to the City's Preservation Ordinance.

Architectural Historian, San Francisco Mayor's Office of Housing and Community Development – Analytical and Support Services, San Francisco

James served as an Architectural Historian for two affordable housing projects in San Francisco; 500 Turk Street, and 180 Jones Street. These projects involved federal funding through the U.S. Department of Housing and Urban Development and therefore were subject to Section 106 of the NHPA. In support of these projects, James has conducted Section 106 outreach and contributed to the drafting of site-specific Programmatic Agreements, prepared in cooperation with the City.

Architectural Historian, Los Angeles County Metropolitan Transit Authority – Metro Los Angeles West Santa Ana Branch Existing Conditions Report & Survey, Los Angeles County

James served as an architectural historian in support of a light rail transit project in Los Angeles County. Under NEPA, CEQA, and Section 106, his efforts included historical background research regarding several communities located in the project area, field recordation of historic-age buildings, and the evaluation of built environment resources on DPR 523 forms. He also contributed to the project's Existing Conditions report.

Architectural Historian, City of Berkeley – Ashby and North Berkeley BART Stations Transit-Oriented Development (TOD) Zoning Standards Project Environmental Impact Report, Historic Resources Evaluation, Berkeley

James served as a contributing author of a historic resources evaluation report completed in support of CEQA compliance efforts for a proposed rezoning of two mass transit station sites for residential development. His contributions included archival background research into the histories of the stations, outreach to stakeholders and knowledgeable informants familiar with the history of Berkeley's African American community, and the completion of historic built-environment evaluations of the stations on DPR 523 forms. He also assessed project's potential effects on three adjacent NRHP-eligible historic districts.

Architectural Historian, City of San Fernando – Citywide Historic Context Statement and Survey, San Fernando

James served as an architectural historian and contributing author to the San Fernando Citywide Historic Context Statement and Survey Report. The report documents a citywide windshield survey effort to identify potentially significant built environment resources and archival and secondary research to develop significant historical themes in the history of San Fernando. In addition to contributing to the windshield survey effort, James served as a primary author of the historic context statement portion of the report.

Architectural Historian, San Francisco Mayor's Office of Housing and Community Development – Cultural Resources Compliance for the William Mead Homes Project, Los Angeles County

James served as an Architectural Historian for CEQA compliance for a project proposed to redevelop the site of William Mead Homes, a City of Los Angeles public housing project that has been determined eligible for listing in the NRHP. James' contributions included a built environment resources field survey to confirm the conditions of William Mead Homes and co-authorship of the report documenting CEQA compliance with the project.

Architectural Historian, City of Long Beach, Department of Community Development – Citywide Historic Context Statement Update, Long Beach

James is serving as the primary researcher and author for the ongoing update to the City of Long Beach's existing historic context statement. The historic context statement will provide a thematic presentation to Long Beach's architectural and social history that analyzes the city's historical built environment in the context of such themes as residential, commercial, and infrastructural development; and the architectural history trends; and the underappreciated histories of several marginalized identity groups. So far, James has conducted extensive primary- and secondary-source research, completed a reconnaissance survey of areas of interest identified by the City of Long Beach, conducted outreach to interested community members and organizations, and authored the draft historic context statement update, which is currently under review with the City of Long Beach.

Architectural Historian, City of Berkeley – 2012 Berkeley Way Mixed-Use Project, Historic Properties Assessment and Finding of No Adverse Effect, Berkeley

James served as principal author for cultural resources evaluation report completed in support of NEPA compliance efforts for a proposed housing and commercial development project. Under Section 106, his contributions included the completion of a historic built-environment survey and the recordation and evaluation of historic properties on DPR 523 forms. He also contributed to an assessment of project's effects on adjacent NRHP-listed and potentially eligible historic properties.



Michelle Anderson

Senior Architectural Historian

With a professional background in the public and private sectors, Michelle Anderson possesses a diverse skill set for historic preservation, planning, and cultural resources management. Through her academics and work experience, Michelle meets and exceeds the Secretary of the Interior's Professional Qualification Standards in history and architectural history. She has authored and contributed to historic resource studies, regulatory compliance reports, planning documents, and training materials for municipal, state, and federal clients in California, Nevada, Arizona, Idaho, Montana, Washington, Alaska, and New York. Her technical expertise is well suited for project management, archival research, field recordation, historic context preparation, built environment evaluations, and public outreach.

Education

MA, Historic Preservation Planning, Cornell University
BA, History and Communication, Tulane University

Certifications/ Registrations

Meets and exceeds Secretary of the Interior's Professional Qualification Standards in Architectural History and History

Years of Experience

8

Select Project Experience

Built Environment Oversight, California High-Speed Rail Authority – Project Construction Management for California High-Speed Rail, Fresno

As Built Environment Oversight, Michelle provides consultation to the California High-Speed Rail (HSR) Authority on Construction Package 1 (CP-1) to maintain compliance with National Historic Preservation Act (NHPA) Section 106, the National Environmental Policy Act (NEPA), Department of Transportation Act Section 4(f), and the California Environmental Quality Act (CEQA). She aids in implementing mitigation plans for built environment historic properties in CP-1; prepares directive letters and memoranda pertaining to mitigation; provides input for built environment historic properties on environmental documents; and coordinates with the City of Fresno, the HSR construction team, and other project proponents on cultural resources matters.

Project Manager/Historic Preservation Planner, City of Elk Grove – Elk Grove Register of Historic Resources, Elk Grove

Michelle managed a multi-phase public outreach campaign aimed at increasing community awareness of the Elk Grove Register of Historic Resources (Elk Grove Register). The Elk Grove Register is a critical tool established under the City's Historic Preservation Ordinance (HPO) to identify and protect properties of historical significance. As part of this effort, Rincon provided comprehensive support for the City's inaugural round of historic resource designations. This included the preparation of maps, public notices, and frequently asked questions (FAQ) materials; facilitation of a public workshop; and development of presentations for multiple public hearings. These activities were designed to foster community engagement and ensure transparency throughout the designation process.

Project Manager/Senior Architectural Historian, State Center Community College District – Fresno City College Categorical Exemption Program, Fresno

Michelle served as the project manager and senior architectural historian for a cultural resources assessment prepared in support of CEQA compliance for multiple projects proposed under the Fresno City College Categorical Exemption Program in Fresno, California. Retained by the State Center Community College District (SCCCD), Rincon Consultants conducted the study for four campus improvement projects involving modernization and replacement of existing academic, administrative, and support facilities. SCCCDD served as the CEQA lead agency. Michelle oversaw a CHRIS records search conducted through the Southern San Joaquin Valley Information Center (SSJVIC); an NAHC Sacred Lands File search; archival and background research; intensive-level cultural resources surveys; and evaluation of the Fresno City College campus for eligibility as a historic district. Previously recorded historical resources within the campus, including the NRHP-listed Old Administration Building and the NRHP-eligible Fresno City College Library, were identified and considered as part of the analysis but were not subject to alteration by the proposed projects. Multiple historic-age campus buildings proposed for replacement, as well as an off-campus commercial property intended for future redevelopment, were also evaluated for eligibility for listing in the NRHP, CRHR, and City of Fresno Local Register of Historic Resources. The campus was recommended ineligible for listing as a historic district and all evaluated buildings ineligible for individual listing. Accordingly, the project elements were determined not to be historical resources as defined by CEQA Guidelines Section 15064.5(a).

Project Manager/Senior Architectural Historian, State Center Community College District – Modernization of Agricultural Instruction Complex at Reedley College, Reedley

Michelle served as the project manager and senior architectural historian for a cultural resources assessment prepared in support of CEQA compliance for the Reedley College Agriculture Instruction Complex Modernization and Vocational Technology Complex Modernization projects in Reedley, Fresno County, California. Michelle oversaw a CHRIS records search conducted at the SSJVIC; an NAHC Sacred Lands File search; intensive-level cultural resources surveys; archival research; evaluation of the Reedley College campus for potential eligibility as a historic district; and evaluation of seven individual historic-age campus buildings for eligibility for listing in the NRHP and CRHR. The campus and all seven individually assessed buildings were recommended ineligible for listing in the NRHP and CRHR. Accordingly, the campus and evaluated buildings were determined not to be historical resources as defined by CEQA Guidelines Section 15064.5(a).

Architectural Historian, City of Kennewick – Farmers Exchange National Register of Historic Places Nomination, Kennewick

Michelle authored an NRHP nomination for the Farmers Exchange Building in Kennewick, Washington. The nomination was funded by a Benton County Historic Preservation Grant awarded to the City of Kennewick. Originally built as a produce distribution warehouse in 1912, the building housed the family-owned Farmers Exchange feed and farm supply store from the 1930s through 2024. The building is eligible for listing on the NRHP at the local level of significance under Criterion A. One of the oldest extant buildings in downtown Kennewick, its development coincided with Kennewick's transition to a burgeoning commercial hub during the early twentieth century. The building's strategic location and the essential services it provided played a demonstrable role in fostering the town's economic growth during this transformative period. The property is also eligible for its enduring contribution to the local agricultural industry. Since its construction, it has served various processing, distribution, and commercial functions critical to Kennewick's agricultural sector. Michelle coordinated with the Washington Department of Archaeology and Historic Preservation on behalf of the City throughout the review process. The nomination received unanimous support from the Washington State Advisory Council on Historic Preservation in April 2025.



Antonette Hrycyk

Architectural Historian

Antonette is an Architectural Historian with over a decade of experience in public history in California with significant experience in Southern California. Antonette meets the Secretary of the Interior's Professional Qualification Standards in History and has experience working with Projects under CEQA and Section 106 for federal agencies, municipalities, public utilities, and private organizations, as well as developing and coordinating large-scale surveys for historic resource inventories. Antonette's specializations include authorship of historic context statements, historic resource assessments, and a variety of CEQA documents, including Categorical Exemptions, EIRs, and MNDs. With previous experience in educational curriculum development, exhibit design, and work with museum collections, Antonette brings a creative approach to Projects which necessitate the mitigation of impacts to historic and cultural resources.

Education

MS, Museum and Field Studies, University of Colorado, Boulder

BS, Anthropology and Comparative Studies, The Ohio State University

Certifications/ Registrations

Meets the Secretary of Interior Standards for History

Years of Experience

10

Experience

Rincon Consultants, Inc.
(2025 to present)

Environmental Science Associates
(2022 to present)

Educator, museums and K12
(2013-2022)

Select Project Experience

Architectural Historian, City of Oakland – 7th Street Connection Project, Oakland

Antonette prepared evaluations of three buildings along 7th Street in West Oakland which are within the APE for various transit-related improvements to 7th Street in addition to serving as a contributing author to Caltrans HRER for the project.

Architectural Historian, Southern California Edison – North of SONGS to Serrano Project

Antonette contributed to the built environment team's on-going review and survey of over 20 previously and newly documented historic resources along the planned alignment of a new transmission line within Orange County, California.

Architectural Historian, Southern California Edison – Ironwood Transmission Line Project

Antonette contributed to the built environment team's on-going review and survey of over 20 previously and newly documented historic resources along the planned alignment of a new transmission line within Orange County, California.

Architectural Historian, County of Santa Barbara – Goener Single-Family Dwelling HRER, Santa Barbara

Antonette surveyed and re-evaluated the historic eligibility and integrity of a County-listed trail in the community of Montecito, Santa Barbara County.

Architectural Historian, City of Berkeley – Martin Luther King Jr./Y.A.P. Building Section 106 Evaluation, Berkeley

Antonette prepared a 106 report for a project which had previously been evaluated under CR/local criteria for CEQA purposes; coordinated local historic group outreach and CHRIS/SLF searches.

Architectural Historian, City of Lomita – Downtown Lomita Stormwater Project, Lomita

Antonette prepared an evaluation of the Lomita City Hall as a part of a larger Section 106 report for this project which will upgrade stormwater drainage and retention within Lomita.

Architectural Historian, Private Client – 630 El Camino Real Project

Antonette prepared an evaluation of a mid-century hotel that was found to not be significant for listing in the CR in preparation for a Category 32 CatEx under CEQA.

Architectural Historian, State Water Project – Castaic Dam High Intake Tower Bridge Retrofit Project, Castaic,

As coauthor of the Cultural Resources report, Antonette provided development history of the infrastructure of the dam and associated features as a part of on-going seismic retrofitting projects, a Section 106 impacts analysis, and recommendations of future evaluations to streamline largescale projects for the client.

Architectural Historian, State Water Project – Castaic Dam Instrumentation Rehabilitation Project, Castaic

Castaic Dam Instrumentation Rehabilitation Project, Castaic, CA Architectural Historian Antonette served as coauthor of the Cultural Resources Technical Memorandum in support of a CEQA NOE, coordinating a streamlined memorandum incorporating archaeological and built environment resource survey, resource evaluations, and impacts.

Architectural Historian, Private Client – Julian-Ramona-Borrego Springs Broadband Project, San Diego and Imperial Counties

Antonette was a member of the Cultural Resources team which provided design support and alignment suggestions for the preliminary development of a large-scale broadband project to avoid impacts to listed and potential historic resources.

Architectural Historian, Los Angeles Department of Water and Power – Control Gorge Hydroelectric Plant, Bishop

Antonette was the lead researcher and primary author of unique historic resource assessment was looked at all structures associated with the control gorge hydroelectric plant, owned and operated by LA DWP. Antonette constructed a full site chronology of the control gorge site in addition to developing a detailed historical context of the Owens gourd hydroelectric project in relation to the development of hydroelectric power by LA DWP. This project, though located in Bishop CA, was evaluated under LHM criteria as it had been continuously owned and proved and operated by LA DWP in addition to being inextricably tied to the development of Los Angeles's power supply. Though the assessed structure was found not to be significant under any criteria, the report included recommendations for future potential districts were included in the HRA.



Ashley V. Losco

Architectural Historian

Ashley is an architectural historian and assistant project manager with Rincon’s cultural resources group. She has over seven years of experience working in the field of historic preservation in areas such as Federal Tax Credit projects, evaluating historic properties under the California Environmental Quality Act (CEQA) and the National Historic Preservation Act (Section 106), field surveys, HABS documentation, Mills Act Applications, and local designations. Ashley is the Built Environment Oversight Manager for the California High Speed Rail Project Construction Package 1 Fresno to Bakersfield. She received her master’s degree in Historic Preservation from the University of Pennsylvania in 2019 and has worked in consulting since graduation. Ashley meets and exceeds the requirements in the Secretary of the Interior’s Professional Qualification Standards in Architectural History and History.

Education

MS, Historic Preservation, The University of Pennsylvania, School of Design

BA, History and Museum Studies, The Florida State University

Professional Qualification Standards

Meets and exceeds requirements in the Secretary of the Interior’s Professional Qualification Standards in Architectural History and History

Years of Experience

7

Experience

Rincon Consultants, Inc. (2021 to present)

Urbana Preservation & Planning, LLC (2019 to 2021)

Philadelphia City Planning Commission (2018 to 2019)

Select Project Experience

Project Manager, City of Santa Ana – Santa Ana Historic Preservation Planning On-Call, Santa Ana

Twice a week, Ms. Losco works as a contract planner for the City of Santa Ana Planning Department. Ms. Losco assists in the preparation of Mills Act contracts by scheduling property inspections, preparation of DPR forms and exhibits, and preparing materials for the Historic Resources Commission meetings. Additionally, Ms. Losco assists local residents with questions and concerns around Mills Act contracts, alterations to listed properties, design review, and several other topics. Ms. Losco is assisting the City with their historic mural program and designation of their first local historic district.

Architectural Historian and Assistant Project Manager, Los Angeles County Development Authority (LACDA) – Environmental Documentation, LA County

LACDA retained Rincon to prepare environmental assessments for multi-family residential projects throughout Los Angeles County using funding from the US Department of Housing and Urban Development in compliance with Section 106. As part of each individual project, Rincon prepared a cultural resources study which included delineation of an Area of Potential Effect in coordination with LACDA and pursuant to their Programmatic Agreement (PA), a CHRIS search, Native American and interested parties consultation support, field survey of the APE, and evaluation of the property for listing in the National Register of Historic Places (NRHP).



Built Environment Oversight, California High Speed Rail Authority – California High Speed Rail Construction Package 1, Fresno to Bakersfield

On behalf of the California High Speed Rail Authority, Ms. Losco worked as part of the Cultural Resources Construction Management Team as Built Environment Oversight. Ms. Losco managed mitigation measures for eleven built environment resources within the city of Fresno, including vibration monitoring, resource documentation through field survey and California Department of Parks and Recreation 523 Series Forms (DPR forms), and communication with the contractor, TPZP, the City of Fresno Planning Department, and the City of Fresno Historic Preservation Commission. Ms. Losco oversaw three cultural resource specialists.

Architectural Historian, IP Roebing, LLC – Roebing Energy Storage Project, Fresno County

As part of the Roebing Energy Storage Project, Ms. Losco assisted in the preparation of the Cultural Resources Technical Report which met the requirements of CEQA. As part of preparation of the study, Ms. Losco conducted a desktop survey to identify historic-period built resources within the project area and within 0.5-mile of the project area. Ms. Losco prepared DPR forms for four historic-period built environment resources (water reservoirs and transmission lines) including a previously recorded resource identified in the CHRIS records search. Additionally, Ms. Losco prepared impacts analysis for the built environment resources and assisted in the preparation of the technical report.

Architectural Historian, MRS Environmental – Phase II State Abandonment of Orphan Wells Project, Los Angeles

On behalf of California Department of Conservation California Geologic Energy Management Division (CalGEM), MRS Environmental retained Rincon to prepare a Historic Properties Identification and Finding of Effects Report for the Phase II State Abandonment of Orphan Wells Project in Los Angeles. In compliance with Section 106, Ms. Losco and the Cultural Resource team delineated an Area of Potential Effects (APE) around each well location, conducted archival research, a records search of the California Historical Resources Information System (CHRIS), local interested party consultation, field survey, and prepared a technical report. Ms. Losco conducted the local consultation, recorded and evaluated the well site for national, state, and local listing, and contributed to the technical report.

Architectural Historian and Project Manager, City of El Monte and Cannon Corporation – El Monte Elevated Water Tank Seismic and Corrosion Evaluation, El Monte, California

In compliance with CEQA, Rincon prepared a historic resources evaluation report for the El Monte Elevated Water Tank Seismic and Corrosion Evaluation Project. Rincon worked with the City of El Monte and Cannon Corporation to access the property for historic resources field survey and historic architectural plans. As part of the evaluation, Rincon conducted a CHRIS Records Search, background and archival research, and evaluation of the El Monte Elevated Water Tank, constructed in 1970 and designed by Pittsburgh–Des Moines Steel Company. Rincon concluded that the resource is not eligible for listing in the NRHP and CRHR.

Architectural Historian, Ceres Unified School District – Historical Resources Assessment for the Ceres High School Main Hall Modernization Project, Ceres

Ceres Unified School District retained Rincon to prepare a Historical Resources Assessment for the Ceres High School Main Hall Modernization Project. Ms. Losco conducted research on the over 45-years-old high school, a CHRIS records search, and provided guidance for the field survey. Ms. Losco recorded and evaluated the 1950s Ceres High School designed by Russell Guerne de Lappe and Mitchell Van Bourg Architects Associated through documentation of the current physical appearance, property development history, development of Ceres Unified School District, and evaluated the historic resource in compliance with CEQA. Ms. Losco prepared a technical memorandum provided to the client on time and under budget.



Josh Bevan, AICP

Architectural Historian

Josh Bevan is an Architectural Historian and member of the American Institute of Certified Planners (AICP) with ten years of experience throughout California, including extensive consultation for clients in communities across the San Francisco Bay Area. Josh serves as a primary author of historical resource evaluations, cultural resources chapters of larger environmental planning documents, and interpretive documentation supporting project mitigation measures. Josh applies his expertise in the evaluating built environment resources under the criteria of the National, California, and local registers, including residences, commercial high rises, institutional facilities, resources in historic districts, and transmission lines and substations. Beyond the desktop, Josh frequently leads field surveys spanning from single properties to larger districts or corridors. Josh earned his master's degree in Historic Preservation from the University of Pennsylvania in 2016, is a member of the City of Alameda's Historical Advisory Board, and meets the Secretary of the Interior's Professional Qualification Standards in Architectural History and History.

Education

MS, Historic Preservation,
University of Pennsylvania
BA History, Minor in
Geography & Planning, West
Chester University

Certifications/ Registrations

Exceeds Secretary of the
Interior's Professional
Qualification Standards in
Architectural History and
History.

American Institute of
Certified Planners (AICP)

Years of Experience

10

Select Project Experience

Architectural Historian, East Bay Regional Parks District – On-Call Services for Cultural Resources, Contra Costa and Alameda Counties

Josh serves as Architectural Historian for the preparation of historical resource evaluations in support of CEQA documentation for East Bay Regional Park District properties, in support of ongoing property management and long-range planning by the Park District. Josh conducts archival research, field surveys, and prepares DPR 523 series forms for built environment resources, including former residences, agricultural buildings, and ancillary structures in Alameda and Contra Costa counties. Josh reviews applicable previous reconnaissance level surveys, prepares architectural descriptions and relevant historic contexts, and evaluates the properties for eligibility for the National, California, and local registers.

Architectural Historian, County of Santa Clara Department of Parks and Recreation – Santa Clara County Parks Unused Structures Historic Resource Evaluations, Santa Clara County

Josh serves as Architectural Historian for the preparation of historical resource evaluations in support of CEQA documentation for unused structures in Santa Clara County Parks. Josh conducted archival research, site visits, and prepared DPR 523 series forms, and historical resource evaluation memorandums for over 30 buildings across the Santa Clara County Parks system, including Cochrane-Jackson Ranch at Anderson Lake County Park, the Pourroy Ranch site in Sanborn County Park, and several other parks. Additionally, he is currently supporting a larger effort to prepare a historical context statement for Santa Clara County Parks.

Architectural Historian, Los Angeles County Development Authority – On-Call Environmental Services, Pilgrim Place, Claremont, Los Angeles County

For this study, Josh served as architectural historian and primary author of DPR forms to support an Environmental Assessment under Section 106 review. Josh completed review of Phase I Environmental Site Assessments for the property, directed field staff for a built environment survey, and conducted extensive archival research to place the property within the context of the Quaker religion, the development of Claremont, and to understand the property's potential significance within the career of a noted Modernist architect. As a result of the study, the property was recommended ineligible for the National Register, as it lacked significant association to history in Claremont, Quakerism, and was not an outstanding architectural example. Therefore, the study recommended a finding of no historic properties affected.

Architectural Historian, Los Angeles County Development Authority – On-Call Environmental Services, Alma Apartments, East Los Angeles, Los Angeles County

Josh served architectural historian and primary author of a Section 106 technical report and DPR forms for two neighboring commercial properties in East Los Angeles to support an Environmental Assessment under Section 106 review. Josh completed review of Phase I Environmental Site Assessments for each property, conducted archival research through regional repositories, and developed property histories and historical contexts for East Los Angeles. As a result of the study, each property was recommended ineligible for the National Register, due to a lack of historical and architectural significance. Therefore, the study recommended a finding of no historic properties affected.

Architectural Historian, City of Palo Alto – On-Call Planning and Environmental Services, Palo Alto, Santa Clara County

Under a previous employer, Josh served as architectural historian in support of the City of Palo Alto's on-call project review process for historic and age-eligible properties. Josh authored over 20 historical resource evaluations and proposed project analyses for residential and commercial properties, to support CEQA review by the City of Palo Alto Planning Department. Evaluations were completed using DPR 523 series forms or historic resource evaluation reports, while project analyses and design consultation recommendations were delivered in as memoranda. Development of the deliverables included completion of fieldwork, digital photography, archival research, review of Palo Alto's historic resources survey and context statement, project plans, and in some cases attendance at meetings of the Palo Alto Historic Resources Board. As a result of this consultation and coordination with City staff, Palo Alto was able to update previous property evaluations and reconnaissance survey forms from ca. 2000 and earlier, as part of the ongoing effort to maintain an updated historic resources inventory as a Certified Local Government.

Architectural Historian, City of Fremont – On-Call Planning and Environmental Services, Fremont, Alameda County

Under a previous employer, Josh served as architectural historian in support of the City of Fremont's on-call project review process for historic and age-eligible properties. Josh authored three historical resource evaluations to support CEQA review by the City of Fremont Planning Division. Evaluations were completed using DPR 523 series forms, while project analyses and related design consultation recommendations were delivered as memoranda. Development of the deliverables included completion of fieldwork, digital photography, archival research, review Fremont's historic context statement, and review of proposed project plans. These evaluations were prepared for properties that typically originated as small farm homesteads, but which received varying degrees of alteration to their historic materials and immediate setting, including extensive suburban development. The research and evaluation completed informed the Planning Division and community's understanding of Fremont's agricultural history, related building typologies, and provided for continued updating of the City's historic resource inventory.



Standard Fee Schedule for Environmental Sciences and Planning Services

Professional, Technical and Support Personnel*	Hourly Rate for January 1 – December 31		
	2026	2027	2028
Senior Principal	\$342	\$354	\$366
Principal	\$329	\$341	\$353
Director	\$329	\$341	\$353
Senior Supervisor II	\$313	\$324	\$335
Supervisor I	\$292	\$302	\$313
Senior Professional II	\$273	\$283	\$293
Senior Professional I	\$255	\$264	\$273
Professional IV	\$226	\$234	\$242
Professional III	\$210	\$217	\$225
Professional II	\$186	\$193	\$200
Professional I	\$166	\$172	\$178
Associate III	\$140	\$145	\$150
Associate II	\$125	\$129	\$134
Associate I	\$117	\$121	\$125
Field Technician	\$100	\$104	\$108
Technical Editor	\$157	\$162	\$168
Project Accountant	\$134	\$139	\$144
Billing Specialist	\$115	\$119	\$123
Publishing Specialist	\$128	\$132	\$137
Clerical	\$115	\$119	\$123

* Professional classifications include environmental scientists, urban planners, biologists, geologists, marine scientists, GHG verifiers, sustainability, cultural resources, GIS, data technology, and other professionals. Expert witness services consisting of depositions or in-court testimony are charged at the hourly rate of \$400.

Reimbursable Expenses

Equipment	Rate
Equipment Package (covers field equipment)	\$150/day
UAS Drone	\$300/day
Boat (20-foot Boston Whaler or Similar)	\$800/day
Light-Duty and Passenger Vehicles*	\$90/day
4WD and Off-Road Vehicles*	\$150/day

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

Direct Costs. Other direct costs associated with the execution of a project, that are not included in the hourly rates above, are billed at cost plus 16%. These may include, but are not limited to, printing and production, laboratory and drilling services, subcontractors, vendors, 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.

Budget Reallocation. Rincon reserves the right to reallocate the budget between tasks and staff classifications, while remaining within the approved contract amount.

Annual Escalation. Standard rates subject to 3.5% annual escalation on January 1.

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